

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 16, 2011

DEPARTMENT: BUILDING AND SAFETY

DIRECTOR: CHRIS KNIGHT

☐ Consent ☒ Discussion

SUBJECT:

Public Hearing for possible action to consider a request for a waiver and/or reduction of fees totaling \$1,582 and civil penalties in the amount of \$45,000 recorded against the vacant lot located across from 1305 Belcastro Street (APN 163-05-501-032). PROPERTY OWNER: TRUSTEE CLARK COUNTY TREASURER C/O NAKHLE SAMER C/O MISHFERI ADNAN - Ward 1 (Tarkanian)

Fiscal Impact

☐

No Impact

☐

Budget Funds Available

☒ Augmentation Required

Amount:

Funding Source:

Dept./Division: Building and Safety/Neighborhood Res

PURPOSE/BACKGROUND:

Today's hearing is a request from David Fedel, the lender's agent, to consider a request for a waiver and/or reduction of fees imposed on the parcel at the City Council meeting on May 19, 2010. There was one abatement action completed on this property January 5, 2010. The lien was recorded at Clark County Records Office on June 10, 2010 for \$1,582 in costs and \$45,000 in civil penalties. In addition, there is a 4.3% tax roll fee for \$1,843.70 for a total of \$48,425.70. Building and Safety received a Request for Waiver and/or Reduction of Civil Penalties Application dated September 18, 2011 from David Fedel, the lender's agent, requesting the civil penalties be waived.

RECOMMENDATION:

No Recommendation.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Request for Waiver and Reduction Application
3. Location Maps
4. Spreadsheet of Charges Accrued
5. Notice of Public Hearing
6. Submitted at Meeting - Site Photos by Staff and Request for a Waiver of Civil Penalties with Attached Documentation by Dave Fedel

Motion made by LOIS TARKANIAN to Approve the assessment of \$1,582 in expense fees plus \$1,843.70 County tax roll fee, totaling \$3,425.70

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Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, STEVE WOLFSON, CAROLYN G. GOODMAN, STAVROS S. ANTHONY, STEVEN D. ROSS, BOB COFFIN; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

While MICHAEL BOUSE, Code Enforcement Manager, reviewed the purpose and background of the item, photos of the property were shown on overhead monitors. The major cross streets near the property are Oakley Boulevard and Del Ray Avenue.

DAVID FEDEL, representing the applicant, reviewed documents he submitted for the record and stated they had been completely unaware of the lien and are beginning foreclosure proceedings against DR. SAMER NAKHLI.

ANTHONY HODGES, Las Vegas resident, appeared before Council.

COUNCILMAN ROSS received confirmation from MR. FEDEL that he will be able to make the payment within 14 days. The Councilman explained that he is not concerned with the foreclosure process, but is concerned with the upkeep of the property.

COUNCILWOMAN TARKANIAN explained everyone works differently and she appreciates the effort of MR. FEDEL to compile information packets for the Council.

COUNCILMAN COFFIN cautioned MR. FEDEL on the development of the property since it is surrounded by single family homes. MR. FEDEL explained he will proceed carefully.

COUNCILWOMAN TARKANIAN suggested working closely with community members and neighbors before proceeding with development plans.

MAYOR GOODMAN declared the Public Hearing closed.