

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: SEPTEMBER 18, 2013

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 \$6,077.77 in out of pocket costs, and \$27,650 in daily civil penalties for a total of \$33,727.77 recorded against the property located at 2718 Howard Drive. PROPERTY OWNER: CAMPBELL ROAD LLC - Ward 5 (Coffin)

Fiscal Impact

☐

No Impact

☐ Augmentation Required

☐

Budget Funds Available

Amount:

Funding Source:

Dept./Division: Building and Safety/Code Enforcement

PURPOSE/BACKGROUND

Today's hearing is a request from Anthony DeVries, agent, to reconsider a request for a waiver and/or reduction of fees imposed on the parcel at the City Council meeting on March 21, 2012. There was one abatement action conducted on this property January 20, 2012. The liens were recorded at Clark County Records Office on April 5, 2012 for \$4,474.25 in out of pocket costs, and on September 17, 2012 for \$27,650 in daily civil penalties. In addition, there is a 4% tax roll fee for \$1,297.22 and interest in the amount of \$306.36 for a total balance due of \$33,727.77. Building and Safety received a Request for Waiver and/or Reduction of Civil Penalties Application dated August 1, 2013 from Anthony DeVries, agent, requesting the fees and civil penalties be waived. The estimated value of the property based on Zillow.com is \$74,393.

RECOMMENDATION:

That the City Council deny the request for a waiver and/or reduction of fees.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Request for Waiver and Reduction Application
3. Information Report
4. Location Maps
5. Staff Report
6. Notice of Public Hearing
7. Chronological Case Summary
8. Submitted at Meeting Site Photos by Staff

Motion made by BOB COFFIN to Approve 10 percent in daily civil penalties of \$2,765.00 plus a full waiver of the previously assessed expense costs to be paid within 30 days

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 1

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

While photos of the site that were submitted as backup were shown, VICKY OZUNA, Code Enforcement Supervisor, summarized the Purpose/Background and Recommendation sections of the Agenda Summary Page.

ANTHONY DeVRIES appeared representing Campbell Road, LLC, which is in the business of purchasing properties for resale or renting. When this property was purchased, Campbell Road was unaware of the extent of the damage, and no action was taken on the City's lien because it was not aware of it. He requested the fees be waived as a substantial amount of money has already been invested into improving the property and another property in the area.

ANTHONY HODGES stated the improvements to the property are good for the neighborhood.

TODD FARLOW, Las Vegas resident, commented that out-of-state investors are buying properties based on Zillow, which provides erroneous information. It would be better to demolish this property and start over. He recommended the sewer lines be replaced and said he supports the International Energy Conservation Code.

MAYOR GOODMAN declared the Public Hearing closed.

