



AGENDA SUMMARY PAGE
City Council
Meeting of: January 17, 2024

Agenda Item No.:
27

DEPARTMENT: Community Development
DIRECTOR: Seth Floyd

DISCUSSION

SUBJECT:

Discussion for possible action to consider an Appeal of the decision by the City Council Designee to impose a lien for \$87,000 in daily civil penalties for illegal short term rental violations for Code Enforcement case CE22-00330 regarding property located at 2140 Americas Cup Circle - PROPERTY OWNER : LEGACY INVESTMENT LLC SERIES 3 - Ward 2 (Seaman)

FISCAL IMPACT:

None

PURPOSE/BACKGROUND:

The subject property was determined to be a public nuisance as defined in Las Vegas Municipal Code Title 9 Nuisances and Title 19 Zoning. The Department of Community Development declared the property in violation and started legal notification. A Notice and Order to comply dated January 20, 2022 was posted on the property and mailed certified mail return receipt requested to the property owners to correct the violations. After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Nuisance," the Department of Community Development obtained an Administrative Search Warrant. The Report of Expenses details the calculations gathered from the return of said Warrant.

RECOMMENDATION:

Staff recommends that the City Council uphold the City Council Designee's decision to impose \$87,000 in daily civil penalties for 174 days of illegal short term rental violations.

BACKUP DOCUMENTATION:

1. Appeal Documentation
2. Case Information
3. Lien Approval Decision
4. Submitted after Final Agenda - Abeyance Request Letter by Kaempfer Crowell