

CLARK COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

Petitioner: Steven B. Wolfson, District Attorney

Recommendation:

Authorize the District Attorney's Office to commence an action in the Eighth Judicial District Court of Clark County to enforce various provisions of the Nevada Revised Statutes, Clark County Code and other rules and regulations against persons and entities that own, manage and use property located at 4180 S Sandhill Rd. in Clark County, Nevada in violation of the public nuisance law, other laws and operating without the required permits. (For possible action)

FISCAL IMPACT:

Fund #:	1010.000	Fund Name:	General Fund
Fund Center:	1080716000	Funded PGM/Grant:	N/A
Amount:	Up to \$5,000.00		
Description:	Miscellaneous court fees and related expenses		
Additional Comments:	N/A		

BACKGROUND:

The District Attorney's Office has received information and evidence that the property located at 4180 S Sandhill Rd. in Clark County, Nevada is being used and operated in violation of the public nuisance law and other laws. The use of 4180 S Sandhill Rd. includes the operation of a banquet hall and unpermitted business use of live entertainment. This has caused a significant public nuisance for the public that reside around this location. The owner of the property is "MLCFC 2006-3 - 4130-4180 South Sandhill Road, LLC." The South Sandhill Road, LLC is managed by Greystone Servicing Company, LLC, which is managed by Stephen Rosenberg, who is the Corporate CEO of Greystone a private commercial real estate finance and investment company. The commercial tenants involved include OneStar Events Co., operating as Kathy's Vintage Venue, the company's president is Reynaldo J Alvarez. The owner appears to be an absentee landlord and have refused to properly manage the property or cease causing a public nuisance over the past several years. Further the tenant refuses to comply with the Clark County Code by obtaining a license before conducting live entertainment and refuses to turn down the volume of the music during the night so the residential neighbors can fully enjoy their property. Therefore, the District Attorney's Office seeks authorization to commence an action in Eighth Judicial District Court by whatever remedy and cause of action the District Attorney's Office deems necessary to end the illegal use of the property in question and to bring the property and its operators of the uses into compliance with all laws, rules and regulations that apply. This request includes authorization for the District Attorney's Office to seek injunction and collect any unpaid taxes, damages and fees and to seek reimbursement of attorney's fees and costs incurred during the handling of the action.

The District Attorney's Office recommends that the Board of County Commissioners authorize such action.

Cleared for Agenda

05/03/2022

File ID#

22-0627