

## **DISCLAIMER**

**Electronic versions of the exhibits in these minutes may not be complete.**

**This information is supplied as an informational service only and should not be relied upon as an official record.**

**Original exhibits are on file at the Legislative Counsel Bureau Research Library in Carson City.**

**Contact the Library at (775) 684-6827 or [library@lcb.state.nv.us](mailto:library@lcb.state.nv.us).**

AB 343 Manufactured housing  
Chris Giunchigliani 3/30/05  
Suggested amendments

118B.073 delete "upon request" all tenants should receive a receipt that rent is paid.

Amend 118B177,180 and 183 to add "or if condemned by a local government for health or safety reasons." This change would allow Sec. 5-7 of the bill to be deleted and this should clarify that a city or county shall have the right to recover the costs associated with relocating tenants due to condemnation.

Amend Sec. 12 by adding on line 16, "or is in violation of 641A"

Sec. 13, add a definition of utilities for the purposes of this section as "water, septic systems and sanitation."

Include where appropriate to allow for condemnation to occur for 'chronic hazards or chronic criminal nuisance.

Sec. 14 subsection 3, line 24 insert after "the division" delete [shall] and insert "may contract with others including an agency for enforcement."

Under 461A.090 or 140 make sure that. when an order to repair is issued a stop work order may be issued if it is determined that an unlicensed person is doing the repairs. A tenant may not do health/life/safety repairs.

Sec. 15 subsection 4, Reword, The State Fire Marshall [shall] insert "may inspect upon request from the division."

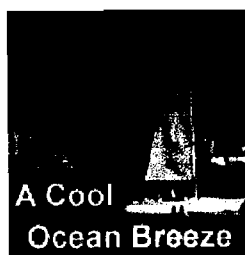
Add a section, "The county assessor is prohibited from issuing its medallions for property taxes until the owner has shown proof to the assessor that the property tax as been paid."

Add to 118B, Any mobile home which is owned for residential purposes must be equipped with a smoke detector but an interconnectivity device shall not be required to be installed in a home that has not been designed and produced by the manufacturer to accommodate such a system.

Specify that the local fire department must inspect the property for fire hazards and compliance upon change of ownership or when the park is initially applying for a business license. Require them to notify the Administrator of the division of any violations.

Include a new section in statute to make sure that the Division is notified when a local agency for enforcement finds code violations.

Change business license to operate a park to a privileged license.

**reviewjournal.com** **PRINT THIS**

Wednesday, May 26, 2004  
Copyright © Las Vegas Review-Journal

## **Closure prompts meeting**

### **Legislator questions response to problems at mobile home park**

By JULIET V. CASEY  
REVIEW-JOURNAL

After mass evictions from the Sky Vue mobile home park, one state official called on local authorities Tuesday to seek ways to prevent similar episodes from occurring.

Las Vegas officials closed the park last month because it posed an imminent threat to health and safety, they said. They cited inadequate fire hydrants, exposed wiring, blocked exits, sewage leaks, uncapped sewer lines and drinking water lines sitting in sewage.

Though city and county officials brought in agencies to help the roughly 100 residents find another place to live, many lost their belongings for lack of storage, and some lost their pets because they could not find a place that would take them. Some of the animals went to a local animal shelter.

"I just think there were too many different jurisdictions involved and a lack of oversight," Assemblywoman Chris Giunchigliani, D-Las Vegas, said before a public hearing that she called to gather ideas for legislation she might propose next session. "Basically, I want to make sure this doesn't happen again."

The assemblywoman said she decided to get involved when she heard from a former constituent who lived at the mobile home park near the intersection of Main Street and Owens Avenue. Giunchigliani said three older mobile home parks are in her own district, which includes much of the downtown area.

Panelists at the meeting included health and fire officials, code enforcement officers, building inspectors, social service administrators from Clark County and a state official from the Manufactured Housing Division.

Enforcement of local and state regulations governing mobile home parks is disjointed, panelists said. Often, one agency will find a violation within its jurisdiction but might not alert other agencies of potential problems, several panelists said.

<http://reviewjournal.printthis.clickability.com/pt/cpt?action=cpt&title=reviewjournal.com+--+...> 6/7/04

02-10

The group talked about how problems at Sky Vue have prompted them to start working together to inspect all of the valley's 135 mobile home parks.

Renee Diamond, administrator of the state's Manufactured Housing Division, said better communication among other enforcement agencies and the state would help detect problems before they become a crisis.

She suggested creating a mechanism or lead agency to oversee the governance and enforcement of health and safety regulations at mobile home parks.

Doug Rankin, a spokesman for Las Vegas Councilman Larry Brown, suggested Giunchigliani propose legislation that would compel mobile home park owners to eliminate "life-safety issues."

"We would've liked to see Sky Vue repaired," Rankin said. "That's why the owners were given notice. But they chose not to do that. It would have been nice to have a tool that we could have used to effect those repairs."

Rankin suggested legislation that would allow city, county or health officials to obtain a court order that would assign a "receiver" to the case. The receiver, Rankin said, would collect rents and ensure the money is used for repairs.

He said that although the city has used legislation to close down or clean up places that become a "chronic criminal nuisance," legislation targeting places with "chronic hazards" is needed. That, he said, would help the city and other local authorities clamp down on poorly run mobile home parks that pose health hazards and house low-income people.

"We have a tremendous loss of affordable housing in our community," Giunchigliani said. "I want to make sure we don't lose any more."

Beth Jones, a former resident of Sky Vue, criticized government officials for fumbling through helping residents caught in the park's abysmal living conditions. She said she called authorities 29 times to report hazardous conditions before anyone responded to her concerns.

She said many of the people living at the park had received emergency rent aid from Clark County's Social Service Department, a benefit poor individuals can qualify for once a year.

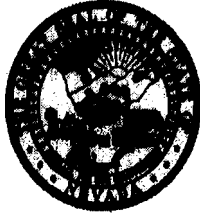
"People can't move out of hell when they're broke," she said. "You're stuck there for a year before you can get out."

But Jones thanked a handful of people she credited with taking her and the problems at the mobile home park seriously.

"Thank you for saving us," she said.

Find this article at:  
[http://www.reviewjournal.com/lvrj\\_home/2004/May-28-Wed-2004/news/23967411.html](http://www.reviewjournal.com/lvrj_home/2004/May-28-Wed-2004/news/23967411.html)

☐ Check the box to include the list of links referenced in the article.



STATE OF NEVADA  
DEPARTMENT OF BUSINESS AND  
INDUSTRY  
MANUFACTURED HOUSING  
DIVISION  
2501 E. Sahara Avenue, Suite 204  
Las Vegas, Nevada 89104  
(702) 486-4135 • Fax (702) 486-4309

# NOTICE

Unsafe Homes May Not be  
Removed from Sky-Vue  
MHP

May 21, 2004

GARRY L HAYES, ATTN:  
199 N ARROYO GRANDE BLVD STE 200  
HENDERSON NV 89074

VIA FACSIMILIE NO. 434-3739

RE: SKY-VUE MOBILE HOME PARK

Dear Sir:

The Manufactured Housing Division is charged by law with the administration and enforcement of Chapters 489 and 461A of Nevada Revised Statutes (NRS), providing for the inspection of mobile and manufactured homes, mobile home lots, or mobile home parks in the State of Nevada. NRS § 461A.090, authorizes the Division to inspect when it believes there exists a condition that makes it unsafe. The Division is the primary agency of enforcement for the issues related to the home, installation and utility connections to the home. The local jurisdiction (The City of Las Vegas) is the primary agency of enforcement for issues related to the park safety and infrastructure.

The State of Nevada in NRS § 461A.130 has prescribed that all manufactured/mobile homes with existing hazardous conditions must not be rented, leased or sold or offered for rent, lease or sale until the nuisance is abated.

As a result of an inspection, the Division issued an order dated February 3, 2004. On March 24, 2004, the Division received your response and plan for repairs. On April 2, 2004, the Division issued an amendment to your plan. To-date the Division has received no request to inspect any unit owned by Sky-Vue. The Division continues to have authority regarding safety issues for the individual homes.

You are hereby notified that Sky-Vue must abide by the original order/amendment and request inspections before any unit is removed from the park.

MANUFACTURED HOUSING DIVISION

By Jerry B. Holmes, Investigator

For Gary Childers, Supervisor Codes, Compliance and Investigations 702-486-4138

C4-10

Assemblywoman Chris Giunchigliani  
**Summit on Mobile Home Parks and other housing**  
Tuesday, May 25, 2004, at 1:00 p.m.

LIST OF ATTENDEES  
(as of 1:00 p.m., 5/20/04)

Assemblywoman Barbara Buckley  
Assemblyman Mark Manendo

Clark County (from Dan Musgrove 455-3226)  
Darryl Martin and Nancy McLane from Social Services  
Terry Lamuraglia and Joe Boteilho from Public Response  
Bill Handlon and Jon Theriault from Business License  
Kurt Gottschalk, Deputy Fire Marshal  
John Vincent from Development Services (which handles building code enforcement)

City of Las Vegas (from Elaine Howard and Betsy Fretwell 229-5917)  
Orlando Sanchez, Director, Neighborhood Services  
Ron LaBar, Deputy Director, Building & Safety  
Ken Riddle, Deputy Fire Chief, Fire & Rescue  
+Deputy Fire Marshal and Fire Inspection Supervisor  
City Attorney (representative to be named)  
Finance Office (representative to be named)  
Note: Betsy Fretwell has a commitment on that date which cannot be changed, but she will try to make the meeting or at least a portion of it, if she can.

Clark County Health District (385-1291)  
Glen Savage and others

Clark County Assessor's Office (455-3891)  
Mark Schofield or designee

Metropolitan Police Department  
Bob Roshak (229-5538)

State of Nevada Offices  
Housing Division—Art Thurner & Debby Parra (800-227-4960, x222) (in Carson City)  
Manufactured Housing Division—Renee Diamond (486-4278)  
Health Division—Alex Haartz or designee (775-684-4200) (in Carson City)  
Labor Commissioner—Terry Johnson or designee (486-2650)  
PUC—Rick Hackman (775-687-6016) (in Carson City)

U.S. Department of Housing & Urban Development  
Roy Porter (388-6123)

NV Legal Services  
Jim Vilt (386-0404)

NV Power Company  
Judy Stokey and others (367-5622)

Nevada Association of Manufactured Homeowners  
Bob Varallo, President (384-8428)

Catholic Charities  
Susie Taylor (387-2266)

**Return to the referring page.**

Photo: Chris Giunchigliani

---

**Las Vegas SUN**

---

Today: May 26, 2004 at 10:59:44 PDT

## **Sky-Vue Mobile Park owners in another mess**

### **Problems found at site on Lake Mead Boulevard**

**By Sito Negrón**

**<[negron@lasvegassun.com](mailto:negron@lasvegassun.com)>**

LAS VEGAS SUN

The same day that government officials had a discussion regarding gaps in the inspection system for mobile home communities, they were finding more problems at a park owned by the Sky-Vue proprietors, this time at College Inn on Lake Mead Boulevard, where a maintenance man told inspectors about an illegal sewer pipe.

The Sky-Vue Mobile Park was closed by the city April 30 and has become a symbol for crumbling mobile home parks that have slipped through the cracks in the inspection system meant to enforce basic housing standards.

Sandi and David DiMarco own the Sky-Vue, which is along "homeless row" on Owens near Main. They also own two parks on Lake Mead, along a stretch between Pecos Road and Nellis Boulevard populated by more than 10 mobile home communities. Those two DiMarco parks are Trailer Vegas, 3975 E. Lake Mead, and College Inn, 4615 E. Lake Mead near Lamb.

Clark County Building Services Director Ron Lynn confirmed Tuesday that his inspectors, who have been to College Inn more than once recently, talked to a maintenance man who told them about the sewer pipe.

The pipe apparently was installed in December. The health district -- which eventually fined David DiMarco \$10,000 for sewage that had leaked into the trench during installation -- informed the county's building department about the problem.

But, Lynn said, "by the time he (the inspector) got out there, there were no violations. He did see pipes stacked on site, and he asked the manager what they were going to do and they said they were going to put (in) piping, and he said they had to get a permit."

During follow-up inspections, Lynn said, "the pipe was gone." The installation apparently was done at night, and the trench covered up during the day so the inspector would not see anything, Lynn said.

"Normally speaking, people aren't this sneaky, to be frank with you," he said.

He said that his inspectors on Tuesday ordered the dirt to be cleared from atop the pipe so that it could be examined by a licensed plumber for problems. In addition, his inspectors ordered a survey of the property line to see if the pipe crosses onto the adjacent property.

C7-10



Lynn said other problems at College Inn include a piece of copper wire used in place of a \$25 to \$50 fuse, which presents a fire hazard, and a damaged electrical panel.

Those problems were described by Lynn Tuesday morning, and by the afternoon he was sitting in on a panel called by Assemblywoman Chris Giunchigliani, D-Las Vegas, to discuss the issues presented by Sky-Vue and other parks found in recent months to have problems.

During the hearing, Clark County Health District Environmental Health Director Glenn Savage said that his inspectors have found a park in such disrepair he compared it to Sky-Vue. He would not say where it was in the county, citing the ongoing investigation.

"I don't know how many are out there but we're continuing to find them," Savage said.

There are more than 100 mobile home parks in the Las Vegas Valley, and while there is general agreement that most are clean, safe places to live, a handful have been found to have severe problems.

The hearing did not produce any startling new ideas, with the discussion re-emphasizing the need for communication -- at Sky-Vue, numerous inspection departments had visited, noted narrow pieces of the problem, and failed to put the picture together -- and some officials offering suggestions for legislation that might tighten loopholes.

Las Vegas Neighborhood Services Director Orlando Sanchez suggested that when a license to run a mobile home park changes hands, code enforcement and other agencies inspect the property.

Other suggestions included:

- Assessing a fee per unit, to be placed in a fund to pay for more inspections, or for a relocation fund.
- Changing state law to allow people to recover their costs when a mobile home park closes because of owner neglect. The current state law allows people to recover costs if the park owner closed the park because they want to change its use.
- Making it easier for government agencies to perform repairs, and charge the owners.
- Developing a simplified version of the state rules that govern landlord-tenant relations, known as 118B.
- Developing a strategy for future emergencies like Sky-Vue.

Doug Rankin, a liaison for Las Vegas Councilman Larry Brown, said that since the Sky-Vue situation, owners of parks in the city have been sprucing up their properties.

"Out of the bad, some good has happened," he said.

City inspectors pointed to Shady Acres, at Washington and Main just north of downtown, which is owned by Shady Acres LLC. Denise Karp, an officer in that corporation, sold Sky-Vue to the DiMarcos in 2002.

They said that problems with leaking sewers, overgrown brush and abandoned trailers at Shady Acres were being fixed, and contrasted that with what they said was the approach of the DiMarcos, who were

accused of trying to pass off cosmetic fixes as repairs of severe safety defects.

Beth Jones, a former Sky-Vue manager, told government officials the answer to the problem was simple.

"The No. 1 thing you want to learn here is if there is a complaint, you go out there and check it out," said Jones, who said her previous complaints were ignored until the Las Vegas Sun began checking into the situation.

During Tuesday's hearing, government officials agreed that while there are problems at other mobile home parks, the situation at Sky-Vue was unusual in its severity and in the number of possible violations.

In addition to the health and safety concerns with leaking sewers and poor wiring, there was no business license because of a failure to install a fire hydrant, and numerous questions about how the trailers got to the park uninspected, how employees were paid, and whether tenants were fairly billed.

"If I had known about it I would have turned them in myself," said Marolyn Mann, executive director of the Manufactured Home Community Owners Association, speaking of the condition of Sky-Vue.

Giunchigliani wondered: "Why aren't these people in jail?"

---

**Return to the referring page.**

Photo: [Chris Giunchigliani](#)

[Las Vegas SUN main page](#)

---

**Questions or problems? [Click here.](#)**

*All contents copyright 2004 Las Vegas SUN, Inc.*