

# Memorandum

## City of Las Vegas Neighborhood Services Department

To: Barbara Jo Ronemus, City Clerk  
 From: Devin S. Smith, Manager – Neighborhood Response Division  
 CC: File  
 Date: October 31, 2006  
 Re: Report of Expenses for the abatement of Vacant or Abandoned Building and Assess Civil Penalties at 3705 San Joaquin Avenue - Ward 1 (Tarkanian)

*LVMC9.04.045 Authorizes the City of Las Vegas to assess and collect a reinspection fee of \$75.00 if the violation(s) are not brought into compliance by the reinspection date on this notice. An additional fee of \$45.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial reinspection. In addition, LVMC9.04.020 and 9.040.030 Authorizes the city to assess a civil penalty concurrently with the reinspection fees assessed. On the 2nd reinspection a \$45 reinspection fee + a \$150.00 civil penalty will be assessed; On the 3rd reinspection a \$45 reinspection fee + a \$300.00 civil penalty will be assessed; On the 4th reinspection and any future re-inspections will be assessed a \$45 reinspection fee + a \$500.00 civil penalty. Additionally, every person who causes or maintains a public nuisance, or who willfully omits or refuses to perform any legal duty relating to the abatement of such nuisance (1) shall be guilty of a misdemeanor; (2) shall be liable civilly to the City and, upon such findings shall be responsible to pay civil penalties of not more than five hundred (\$500.00) dollars per day for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation. The \$500.00 daily civil fee will be determined at the discretion of the city council. Any and all unpaid fees are subject to collection and/or liens.*

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Dangerous Building," the Department of Neighborhood Services caused the above-referenced property to be corrected by boarding and securing the structure to City of Las Vegas specifications, removing all trash, debris, refuse, waste, litter, all vegetation (dead, dry vegetation exceeding 8 inches in height), repairing the fence/gate, and posting No Trespassing, No Dumping, No Vehicle signs on site. The abatement was completed by Weaver Construction, Inc. on September 19, 2006 at a cost of \$3,380.00 which was accepted by the Department of Neighborhood Services.

<b>Contract Amount Breakdown:</b>	
Board/Secure structure to City of Las Vegas specifications	\$1,475.00
Refuse/Waste/Trash/Debris/Litter Removal (Exterior)	\$1,420.00
Vegetation Removal (Dead/Dry/Overgrown)	\$250.00
Repair broken fence/gate	\$185.00
Posting Signs	\$50.00
<b>AMOUNT DUE:</b>	<b>\$3,380.00</b>
Administrative Processing Fee:	\$507.00
Boarded Building Certificate	\$325.00
Sub-Total:	\$4,212.00
Reinspection Fees (w/late fees):	\$451.50
Civil Penalties:	\$1,450.00
<b>TOTAL AMOUNT DUE:</b>	<b>\$6,113.50</b>
<b>OWNER OF RECORD:</b>	WALTER & SHIRLEY MERKEL
<b>PROPERTY ABATED:</b>	3705 San Joaquin Avenue
<b>ASSESSOR PARCEL:</b>	162-07-516-034
<b>LEGAL DESCRIPTION:</b>	LAS VERDES HGTS 6 UNIT #3
	PLAT BOOK 8 PAGE 29
	LOT 2 BLOCK 5

DSS:jl