

Memorandum

Neighborhood Services Department

To: Beverly Bridges, Acting City Clerk
 From: Devin S. Smith, Manager Neighborhood Response Division
 CC: File
 Date: February 12, 2007
 Re: REVISED: Report of Expenses for the mitigation abatement of Vacant or Abandoned Building at 629 W. McWilliams Avenue - Ward 5

LVMC Ordinance 5873 authorizes the City of Las Vegas to assess and collect a re-inspection fee of \$120.00 if the nuisance violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of \$180.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection. In addition, LVMC 9.04.020 and 9.040.040 authorizes the city to assess a civil penalty concurrently with the re-inspection fees assessed. On the 2nd re-inspection a \$180 re-inspection fee + a \$150.00 civil penalty will be assessed; on the 3rd re-inspection a \$180 re-inspection fee + a \$300.00 civil penalty will be assessed; on the 4th re-inspection and any future re-inspections will be assessed a \$180 re-inspection 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, or for commercial properties; civil penalties of not more than one thousand (\$1000.00) per day, for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation. The \$500.00 or \$1000 daily civil penalty 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 Vacant or Abandoned Building, the Department of Neighborhood Services caused the above-referenced property to be corrected by landscaping front and side yards (rock landscape), painting exterior, replacing windows, apply protective covering, removing refuse, waste, trash, litter, vegetation, and repairing or replacing drip edge. The mitigation abatement was completed by C.W. Enterprises on October 9, 2006 at a cost of \$9,400.00, which was accepted by the Department of Neighborhood Services.

Contract Amount Breakdown:		
Landscape, front/side (rock landscape)		\$2,000.00
Exterior paint		\$2,600.00
Replace windows		\$1,800.00
Protective covering		\$800.00
Refuse/waste/trash/litter removal		\$800.00
Vegetation removal		\$800.00
Repair or replace drip edge		\$600.00
AMOUNT DUE:		\$9,400.00
Administrative Processing Fee:		\$1,410.00
Sub-Total:		\$10,810.00
Reinspection Fees (w/late fees):		\$210.00
Civil Penalties:		\$1,950.00
TOTAL AMOUNT DUE:		\$12,970.00
Daily Civil Penalties (\$23,000.00 46 days)	(Not to exceed)	\$35,970.00
OWNER OF RECORD:	TOUY KEN	
PROPERTY ABATED:	629 W. MCWILLIAMS AVENUE	
ASSESSOR PARCEL:	139-27-310-051	
LEGAL DESCRIPTION:	LAS VEGAS ORIG TOWNSITE 2ND AMD	
	PLAT BOOK 1 PAGE 46	
	PT LOT 13 BLOCK 9	
	& PT LOTS 14-18	

DSS:jl