



*Las Vegas*

Agenda Item No.: 91.

**AGENDA SUMMARY PAGE  
CITY COUNCIL MEETING OF: APRIL 18, 2007**

**DEPARTMENT: NEIGHBORHOOD SERVICES  
DIRECTOR: STEPHEN HARSIN**

Consent  Discussion

**SUBJECT:** Public Hearing to consider the report & expenses to recover costs for mitigation abatement of vacant or abandoned building and assess civil penalties located at 1836 Lewis Avenue.  
**PROPERTY OWNER:** BANK US NATIONAL ASSN TRS C/O ASC 106 (\$12,147.85 - General Fund) (Walter Reese)

**Fiscal Impact**

- No Impact  Augmentation Required  
 Budget Funds Available

**Amount:** \$12,147.85

**Funding Source:** General Fund

**Dept./Division:** Neighborhood Services/Neighborhood Response

**PURPOSE/BACKGROUND:**

The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed, the Department of Neighborhood Services hired C. H. Construction, LLC to paint exterior as needed, repair eaves as needed, repair or replace windows/doors that are boarded, place protective covering required, remove refuse, waste, trash, debris, vegetation, (dead, dry & overgrown), and graffiti, landscape the front and side yards (with rock), repair or replace fascia board as needed and repair dilapidated fence. To date, there have been nine (9) inspections conducted at this location. The value of the property based on the sale date of December 2006 was \$172,707.00.

**RECOMMENDATION:**

That the City Council: 1. Approve the report of expenses in the amount of \$9,949.00 for work completed by C. H. Construction, LLC, plus a 15% administrative fee of \$1,492.35, reinspection fees (including late fees) of \$181.50, civil penalties in the amount of \$450.00, a Boarded Building Certificate in the amount of \$75.00 for a total amount of \$12,147.85, and that the above charges be filed and recorded against the property, constituting a special assessment and lien, and authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer.

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. Location Map
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien

## CITY COUNCIL MEETING OF: April 18, 2007

Passed For: 0; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0  
None; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

### Minutes:

MAYOR GOODMAN declared the Public Hearing open.

DEVIN SMITH, Manager of Neighborhood Response, indicated the condition of the property as a public hazard and attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken, nor an appeal filed, the Department of Neighborhood Services hired C.H. Construction, LLC to paint exterior as needed, repair eaves as needed, repair or replace windows/doors that were boarded, place protective covering required, remove refuse, waste, trash, debris, vegetation (dead, dry and overgrown), graffiti, and landscape the front and side yards with rock, repair or replace fascia board as needed and repair dilapidated fence. To date, there have been nine inspections conducted at this location. The value of the property based on the sale date of December 2006 was \$172,707. MR. SMITH recommended that the City Council approve a part of expenses in the amount of \$9,949, plus a 15 percent administrative processing fee of \$1,492.35, reinspection fees including late fees of \$181.50, civil penalties in the amount of \$350, a Boarded Building Certificate in the amount of \$75, totaling \$12,147.85, and that the above charges be filed and recorded against the property, constitute a special assessment and lien and authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer.

There being no one present to speak, MAYOR GOODMAN declared the Public Hearing closed.

