

# Memorandum

## City of Las Vegas Neighborhood Services Department

To: Beverly Bridges, Acting City Clerk  
 From: Devin S. Smith, Manager – Neighborhood Response Division  
 CC: File  
 Date: April 2, 2007  
 Re: Report of Expenses to recover costs for the mitigation abatement of Vacant or Abandoned Building at 1836 Lewis Avenue - Ward 3 (Reese)

*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 the front and side yards (with rock), painting exterior as needed, repairing eaves as needed, repairing or replacing windows/doors that are boarded, placing protective covering required, removal of refuse, waste, trash, debris, vegetation (dead, dry, overgrown), and graffiti, repairing or replacing fascia board as needed and repairing dilapidated fence. The mitigation abatement was completed by C. H. Construction, LLC on January 23, 2007 at a cost of \$9,949.00, which was accepted by the Department of Neighborhood Services.

<b>Contract Amount Breakdown:</b>	
Landscape (front & side yards): Rock landscape, no irrigation, include weed barrier under rock	\$2,000.00
Exterior paint – as needed	\$2,000.00
Repair eaves – as needed	\$200.00
Repair or replace all windows/doors that are boarded	\$1,200.00
Protective covering required	\$1,300.00
Refuse/waste/trash/debris/litter removal (including the deteriorated perimeter fencing & carport post/columns)	\$1,200.00
Vegetation Removal (Dead/Dry/Overgrown)	\$800.00
Graffiti Removal	\$100.00
Repair or replace fascia board – as needed	\$800.00
Repair dilapidated fence – as needed	\$349.00
<b>AMOUNT DUE:</b>	<b>\$9,949.00</b>
Administrative Processing Fee:	\$1,492.35
Boarded Building Certificate:	\$75.00
<b>Sub-Total:</b>	<b>\$11,516.35</b>
Reinspection Fees (w/late fees):	\$181.50
Civil Penalties:	\$450.00
<b>TOTAL AMOUNT DUE:</b>	<b>\$12,147.85</b>
<b>OWNER OF RECORD:</b>	BANK US NATIONAL ASSN TRS C/O ASC 106
<b>PROPERTY ABATED:</b>	1836 LEWIS AVENUE
<b>ASSESSOR PARCEL:</b>	139-35-814-010
<b>LEGAL DESCRIPTION:</b>	LAWRENCE LOVE TRACT
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