

# Memorandum

## Neighborhood Services Department

To: Beverly Bridges, CMC, City Clerk  
 From: Devin S. Smith, Manager Neighborhood Response Division  
 CC: File  
 Date: September 17, 2007  
 Re: Report of Expenses for the abatement of Dangerous Building/Demolition at 228 W. Baltimore 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 Dangerous Building/Demolition, the Department of Neighborhood Services caused the above-referenced property to be corrected by demolishing the structure, removing refuse, waste, trash, debris, vegetation and posted No Trespassing, No Dumping, No Vehicle signs on site. On June 13, 2007, an asbestos survey was conducted. The abatement was completed by C&W Enterprises on August 16, 2007 at a cost of \$19,600, and asbestos survey on June 13, 2007 at a cost of \$725 which was accepted by the Department of Neighborhood Services.

<b>Contract Amount Breakdown:</b>	
Demolish the Structure	\$19,000.00
Remove refuse, waste, trash & debris	\$200.00
Vegetation Removal	\$200.00
Posting of Signs (No Trespassing, No Dumping, No Vehicles)	\$200.00
Asbestos Survey	\$725.00
<b>AMOUNT DUE:</b>	<b>\$20,325.00</b>
Administrative Processing Fee:	\$3,048.75
Sub-Total:	\$23,373.75
Reinspection Fees (w/late fees):	\$132.00
Civil Penalties:	\$0
<b>TOTAL AMOUNT DUE:</b>	<b>\$23,505.75</b>
<b>Daily Civil Penalties (0 days @ 500/day = \$0)</b>	<b>(Not to exceed) \$0</b>
<b>OWNER OF RECORD:</b>	ASMIK YURDUMYAN
<b>PROPERTY ABATED:</b>	228 W. BALTIMORE AVENUE
<b>ASSESSOR PARCEL:</b>	162-04-813-012
<b>LEGAL DESCRIPTION:</b>	MEADOWS ADD
	PLAT BOOK 1 PAGE 43
	LOT 25 BLOCK 12 & LOT 26

DSS:jl