

# Memorandum

## City of Las Vegas Neighborhood Services Department

To: Beverly Bridges, CMC, City Clerk

From: Devin S. Smith, Manager Neighborhood Response Division

CC: File

Date: November 6, 2007

Re: Report of Expenses for the abatement of Vacant or Abandoned Building at 1211 Eastwood Drive - 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 removing the refuse, waste, trash, debris (including deteriorated perimeter fencing & carport posts/columns), dead/dry/overgrown vegetation (including oleander branches at the property line and north side of property, graffiti, vehicles from the property, patio cover on east side of building (to include top and sides), cutting all low hanging tree branches to a height of at least 7 feet (west side and south side pine trees), boarding the structure to city specifications, boarding the enclosure on west side of building, repairing the dilapidated fence on west side of property by the sidewalk, and posting No vehicles, No Trespassing, No Dumping signs. The abatement was completed by C.H. Construction, LLC on September 17, 2007 at a cost of \$5,499.00, which was accepted by the Department of Neighborhood Services.

| <b>Contract Amount Breakdown:</b>                                                                                                                                                                                              |                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Board to City of Las Vegas specifications                                                                                                                                                                                      | \$1,500.00        |
| Refuse/waste/trash/debris removal (including the deteriorated perimeter fencing & carport posts/columns)                                                                                                                       | \$1,200.00        |
| Graffiti Removal                                                                                                                                                                                                               | \$450.00          |
| Vegetation removal (dead/dry/overgrown) to include removal of Oleander branches at property line and north side of property, cut all low hanging tree branches to a height of at least 7 feet (west and south side pine trees) | \$549.00          |
| Remove vehicles from property                                                                                                                                                                                                  | \$150.00          |
| Remove patio cover on east side of building, to include top and sides                                                                                                                                                          | \$500.00          |
| Board enclosure on west side of building board to City of Las Vegas specifications                                                                                                                                             | \$500.00          |
| Repair dilapidated fence on west side of property by sidewalk                                                                                                                                                                  | \$450.00          |
| Post No Vehicles, No trespassing, and No Dumping signs                                                                                                                                                                         | \$200.00          |
| AMOUNT DUE:                                                                                                                                                                                                                    | \$5,499.00        |
| Administrative Processing Fee:                                                                                                                                                                                                 | \$824.85          |
| Sub-Total:                                                                                                                                                                                                                     | \$6,323.85        |
| Reinspection Fees (w/late fees):                                                                                                                                                                                               | \$528.00          |
| Civil Penalties:                                                                                                                                                                                                               | \$450.00          |
| Boarded Building Certificate                                                                                                                                                                                                   | \$375.00          |
| <b>TOTAL AMOUNT DUE:</b>                                                                                                                                                                                                       | <b>\$7,676.85</b> |
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|---------------------------|----------------------------|
| <b>OWNER OF RECORD:</b>   | EDUARDO A & NOEMI GALICIA  |
| <b>PROPERTY ABATED:</b>   | 1211 EASTWOOD DRIVE        |
| <b>ASSESSOR PARCEL:</b>   | 162-01-110-016             |
| <b>LEGAL DESCRIPTION:</b> | JUBILEE TRACT              |
|                           | PLAT BOOK 4 PAGE 28        |
|                           | PT LOT 18 BLOCK 1 & LOT 19 |
|                           |                            |

DSS:jl