

Memorandum

Neighborhood Services Department

To: Beverly Bridges, CMC, City Clerk
 From: Devin S. Smith, Manager Neighborhood Response Division
 CC: File
 Date: January 7, 2008
 Re: Report of Expenses for the mitigation abatement of Vacant or Abandoned Building and Assess Civil Penalties at 3705 San Joaquin Avenue - Ward 1 (Tarkanian)

LVMC9.04.045 Authorizes the City of Las Vegas to assess and collect a reinspection fee of \$120.00 if the violation(s) are not brought into compliance by the reinspection 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 reinspection. In addition, LVMC9.04.020 and 9.04.030 Authorizes the city to assess a civil penalty concurrently with the reinspection fees assessed. On the 2nd reinspection a \$180 reinspection fee + a \$150.00 civil penalty will be assessed; On the 3rd reinspection a \$180 reinspection fee + a \$300.00 civil penalty will be assessed; On the 4th reinspection and any future re-inspections will be assessed a \$180 reinspection 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 fee 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, side and rear yards), removing refuse, waste, trash, debris, litter, vegetation (dead/dry/overgrown), repair fascia board, paint exterior, repair eaves, repair or replace roof covering, repair or replace windows/doors that are boarded, install protective covering (all doors/windows). The abatement was completed by C&W Enterprises, Inc. on November 2, 2007 at a cost of \$9,800.00 which was accepted by the Department of Neighborhood Services.

Contract Amount Breakdown:	
Landscape (front, side and rear yards) Rock landscape, no irrigation, include weed barrier under rock	\$3,000.00
Refuse/Waste/Trash/Debris/Litter Removal	\$800.00
Vegetation Removal (Dead/Dry/Overgrown)	\$800.00
Repair broken fascia board	\$400.00
Exterior Paint	\$800.00
Repair Eaves	\$400.00
Repair or Replace Roof Covering	\$800.00
Repair or replace windows/doors that are boarded	\$1,000.00
Protective covering (all doors/windows)	\$1,800.00
AMOUNT DUE:	\$9,800.00
Administrative Processing Fee:	\$1,470.00
Sub-Total:	\$11,270.00
Reinspection Fees (w/late fees):	\$1,017.00
Civil Penalties:	\$0
TOTAL AMOUNT DUE:	\$12,287.00

Daily Civil Penalties (409 days @ \$500) = \$204,500	Not to exceed \$216,787
OWNER OF RECORD:	WALTER & SHIRLEY MERKEL
PROPERTY ABATED:	3705 San Joaquin Avenue
ASSESSOR PARCEL:	162-07-516-034
LEGAL DESCRIPTION:	LAS VERDES HGTS 6 UNIT #3
	PLAT BOOK 8 PAGE 29
	LOT 2 BLOCK 5

DSS:jl