

Memorandum

Neighborhood Services Department

To: Beverly Bridges, CMC, City Clerk
 From: Devin S. Smith, Manager Neighborhood Response Division
 CC: File
 Date: February 5, 2008
 Re: Report of Expenses for the abatement of Vacant or Abandoned Building Partial Demolition at 513 Harrison Avenue - Ward 5 (Barlow)

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 demolishing the structure(s) in compliance with Clark County Health regulations (bid must include asbestos removal), removing refuse, waste, trash, debris (including furniture, unused fencing, plastic bags, paper, leaves, clothes, wood, carpet, windblown trash), vegetation (dead/dry and overgrown) and posting No Trespassing, No Dumping, No Vehicle signs on site. On July 26, 2007, an asbestos survey was conducted by CamAir. The abatement was completed by C.H. Construction, LLC on December 21, 2007 at a cost of \$6,949.00, and asbestos survey on July 26, 2007 at a cost of \$475.00 which was accepted by the Department of Neighborhood Services.

Contract Amount Breakdown:	
Demolish the Structure(s)	\$5,800.00
Remove refuse, waste, trash & debris	\$600.00
Vegetation Removal	\$449.00
Posting of Signs (No Trespassing, No Dumping, No Vehicles)	\$100.00
Asbestos Survey	\$475.00
AMOUNT DUE:	\$7,424.00
Administrative Processing Fee:	\$1,113.60
Sub-Total:	\$8,537.60
Boarded Building Certificate Fee:	\$375.00
Reinspection Fees (w/late fees):	\$480.00
Civil Penalties:	\$450.00
TOTAL AMOUNT DUE:	\$9,842.60
OWNER OF RECORD:	WILLIAMS 1996 TRUST
	WOODS DELORES TRS ETAL
PROPERTY ABATED:	513 HARRISON AVENUE
ASSESSOR PARCEL:	139-27-110-023
LEGAL DESCRIPTION:	H F M & M ADD
	PLAT BOOK 1 PAGE 47
	LOT 10 BLOCK 10

DSS:jl