

Memorandum

To: Beverly K. Bridges, City Clerk
 From: Devin S. Smith, Manager Neighborhood Response Division
 CC: File
 Date: April 8, 2008
 Re: Report of Expenses for the abatement of Nuisance Regarding a Vacant Building at 4944 Portraits Place - Ward 4 (Brown)

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 Nuisance, the Department of Neighborhood Services caused the above-referenced property to be corrected by removing all refuse, waste (including screens, dead bird, and metal), all dead vegetation (palm fronds on trees and bushes), trimming, and cutting and removing all weeds, grass exceeding 8 inches in height in all yards. The abatement was completed by C.H. Construction, LLC on January 14, 2008 at a cost of \$1,769.00, which was accepted by the Department of Neighborhood Services.

Contract Amount Breakdown:	
Refuse and waste removal (including screens, dead bird and metal)	\$300.00
Remove all dead vegetation (palm fronds on trees and bushes)	\$869.00
Trim, cut and remove all weeds/grass exceeding 8 inches in height in all yards	\$600.00
AMOUNT DUE:	\$1,769.00
Administrative Processing Fee:	\$265.35
Sub-Total:	\$2,034.35
Reinspection Fees (w/late fee):	\$726.00
Civil Penalty Fees:	\$950.00
TOTAL AMOUNT DUE:	\$3,710.35
OWNER OF RECORD:	PATRICIA GOMEZ
PROPERTY ABATED:	4944 PORTRAITS PL
ASSESSOR PARCEL:	125-34-811-035
LEGAL DESCRIPTION:	PORTRAITS AT PAINTED DESERT PHASE 3
	PLAT BOOK 43 PAGE 21
	LOT 143 BLOCK J

DSS:jl