

Memorandum

To: Beverly Bridges, CMC, City Clerk
 From: Devin S. Smith, Manager Neighborhood Response Division
 CC: File
 Date: September 8, 2008
 Re: Report of Expenses for the abatement of Vacant or Abandoned Dangerous Building at 3151 Soaring Gulls Drive, Unit 1073, 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 Vacant or Abandoned Dangerous Building, the Department of Neighborhood Services caused the above-referenced property to be corrected by boarding slider door and all windows to City of Las Vegas specifications, covering boards with screening, installing security bars on all windows and security doors over slider door and front door, removing all trash and debris from patio area. The abatement was completed by W.A. Construction, LLC on June 27, 2008 at a cost of \$3,549.00, which was accepted by the Department of Neighborhood Services.

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| Contract Amount Breakdown: | |
| Board slider door and all windows to CLV specs | \$549.00 |
| Cover boards with screening | \$300.00 |
| Install security bars on all windows and security doors over slider door and front door | \$2,500.00 |
| Remove all trash and debris from patio area | \$200.00 |
| AMOUNT DUE: | \$3,549.00 |
| Administrative Processing Fee: | \$532.35 |
| Sub-Total: | \$4,081.35 |
| Reinspection Fees (w/late fees): | \$528.00 |
| Civil Penalties: | \$450.00 |
| TOTAL AMOUNT DUE: | \$5,059.35 |
| OWNER OF RECORD: | MARIANO PUNZALAN |
| PROPERTY ABATED: | 3151 Soaring Gulls Drive, Unit 1073 |
| ASSESSOR PARCEL: | 138-16-120-189 |
| LEGAL DESCRIPTION: | BROADSTONE AT DESERT SHORES |
| | PLAT BOOK 127 PAGE 42 |
| | UNIT 1073 BLDG 14 |

DSS:jl