

Memorandum

To: Beverly Bridges, CMC, City Clerk
 From: Devin S. Smith, Manager Neighborhood Response Division
 CC: File
 Date: October 13, 2008
 Re: Report of Expenses for the mitigation abatement of Vacant or Abandoned Building located 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 installing security bars over all windows, installing protective covering on all windows and doors, removing refuse, waste, trash, debris, vegetation and dilapidated fence from south, west side yards, removing fencing on north side of property (fence along east side property line to remain). The abatement was completed by Levelex, Inc. on September 5, 2008 at a cost of \$3,110.00 which was accepted by the Department of Neighborhood Services.

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| Contract Amount Breakdown: | |
| Remove refuse, waste, trash & debris | \$555.00 |
| Vegetation Removal | \$475.00 |
| Install security bars over all windows | \$545.00 |
| Protective covering required (all doors/windows) bars on windows and doors on doors | \$1,260.00 |
| Remove dilapidated fencing from south and west side yards, fencing on north side of property (fencing along east side to remain) | \$275.00 |
| AMOUNT DUE: | \$3,110.00 |
| Administrative Processing Fee: | \$466.50 |
| Sub-Total: | \$3,576.50 |
| Reinspection Fees (w/late fees): | \$444.00 |
| Civil Penalties: | \$1,000.00 |
| TOTAL AMOUNT DUE: | \$5,020.50 |
| Daily Civil Penalties 440 days @ \$500 a day (excluding fees already assessed) June 24, 2007 to September 5, 2008 | \$218,550.00 |
| Maximum Total: | \$223,570.50 |
| 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 |

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| | PLAT BOOK 1 PAGE 47 |
| | LOT 10 BLOCK 10 |

DSS:jl