

Memorandum

Neighborhood Services Department

To: Beverly Bridges, CMC, City Clerk
 From: Devin S. Smith, Manager Neighborhood Response Division
 CC: File
 Date: October 23, 2008
 Re: Report of Expenses for the abatement of Vacant or Abandoned Dangerous Building located at 893 Balzar 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 Dangerous Building, the Department of Neighborhood Services caused the above-referenced property to be corrected by boarding and securing to City of Las Vegas specifications, securing the shed, removing all trash, debris, high, dry or dead vegetation, removing dilapidated front yard fence (except portion adjacent to the property at the east), and posting signs (No Trespassing, No Dumping, No Vehicles). The abatement was completed by W.A. Construction, LLC on September 1, 2008 at a cost of \$1,849.00, which was accepted by the Department of Neighborhood Services.

Contract Amount Breakdown:	
Board and secure to City of Las Vegas specifications	\$1,000.00
Secure shed	\$100.00
Remove all high/dry/dead vegetation	\$250.00
Remove all trash and debris	\$250.00
Remove dilapidated fence from front yard (except portion adjacent to property at the east)	\$200.00
Post signs (No Trespassing/Dumping/Vehicles)	\$49.00
AMOUNT DUE:	\$1,849.00
Administrative Processing Fee:	\$277.35
Sub-Total:	\$2,126.35
Boarded Building Certificate Fee:	\$325.00
Reinspection Fees (w/late fees):	\$528.00
Civil Penalties:	\$450.00
TOTAL AMOUNT DUE:	\$3,429.35
Daily Civil Penalties 197 days @ \$500 a day (excluding fees already assessed) February 18, 2008 to September 1, 2008	\$98,050.00
Maximum Total:	\$101,479.35
OWNER OF RECORD:	DAVID W. CHAN
PROPERTY ABATED:	893 Balzar Avenue

ASSESSOR PARCEL:	139-21-610-020
LEGAL DESCRIPTION:	VEGAS HGTS TRACT UNIT #4
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	LOT 76D

DSS:jl