

# Memorandum

## City of Las Vegas Neighborhood Services Department

To: Beverly Bridges, CMC, City Clerk  
From: Devin S. Smith, Manager Neighborhood Response Division  
CC: File  
Date: April 14, 2009  
Re: Report of Expenses for the abatement of Vacant or Abandoned Dangerous Building located at 4830 Kansas Avenue - Ward 1 (Tarkanian)

*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 Dangerous Building, the Department of Neighborhood Services caused the above-referenced property to be corrected by removing all high, dry, dead vegetation to include dead bushes and trees, all trash and debris, boarding all openings to City of Las Vegas specifications, and post No Trespassing, Dumping or Vehicles signs on site. The abatement was completed by Levelex, Inc on December 20, 2008 at a cost of \$1,700.00, which was accepted by the Department of Neighborhood Services.

|                                                                                                                                        |                          |
|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <b>Contract Amount Breakdown:</b>                                                                                                      |                          |
| Remove high/dry/dead vegetation                                                                                                        | \$350.00                 |
| Remove all trash and debris                                                                                                            | \$425.00                 |
| Board front house to CLV specs                                                                                                         | \$835.00                 |
| Post signs                                                                                                                             | \$90.00                  |
| <b>AMOUNT DUE:</b>                                                                                                                     | <b>\$1,700.00</b>        |
| Administrative Processing Fee:                                                                                                         | \$255.00                 |
| Boarded Building Certificate                                                                                                           | \$325.00                 |
| <b>Sub-Total:</b>                                                                                                                      | <b>\$2,280.00</b>        |
| Reinspection Fees (w/late fees):                                                                                                       | \$726.00                 |
| Civil Penalties:                                                                                                                       | \$950.00                 |
| <b>Payment</b>                                                                                                                         | <b>0</b>                 |
| <b>TOTAL AMOUNT DUE:</b>                                                                                                               | <b>\$3,956.00</b>        |
| Daily Civil Penalties 141 days @ \$500 a day<br>(excluding civil penalty fees already assessed)<br>August 2, 2008 to December 20, 2008 | \$69,550.00              |
| <b>MAXIMUM TOTAL:</b>                                                                                                                  | <b>\$73,506.00</b>       |
| <b>OWNER OF RECORD:</b>                                                                                                                | LUIZA PAIRICH            |
| <b>PROPERTY ABATED:</b>                                                                                                                | 4830 Kansas Avenue       |
| <b>ASSESSOR PARCEL:</b>                                                                                                                | 138-25-812-170           |
| <b>LEGAL DESCRIPTION:</b>                                                                                                              | LAS VEGAS SQUARE         |
|                                                                                                                                        | PLAT BOOK 1 PAGE 96      |
|                                                                                                                                        | LOT 21 BLOCK 17 & LOT 22 |

DSS:jl