

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: June 29, 2009
Re: Report of Expenses for the abatement of nuisance located at 2111 Stewart Avenue - Ward 3 (Reese)

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 trash, debris, fence, and placing landscape rock in front area. The abatement was completed by Regency Design & Landscaping, Inc on February 25, 2009 at a cost of \$450.00, which was accepted by the Department of Neighborhood Services.

Contract Amount Breakdown:	
Remove trash, debris, fence and place landscape rock in front area.	\$450.00
AMOUNT DUE:	\$450.00
Administrative Processing Fee:	\$67.50
Sub-Total:	\$517.50
Reinspection Fees (w/late fees):	\$1,122.00
Civil Penalties:	\$1,950.00
TOTAL AMOUNT DUE:	\$3,589.50
Daily Civil Penalties 96 days @ \$500 a day (excluding civil penalty fees already assessed) November 22, 2008 to February 25, 2009	\$46,200.00
MAXIMUM TOTAL:	\$49,789.50
OWNER OF RECORD:	MARYAM KAVEH
PROPERTY ABATED:	2111 Stewart Avenue
ASSESSOR PARCEL:	139-35-611-082
LEGAL DESCRIPTION:	BOULDER DAM HOMESITE ADD
	TRACT #03
	PLAT BOOK 1 PAGE 79
	LOT 45 BLOCK 3 & LOT 46

DSS:jl