

Memorandum

City of Las Vegas Neighborhood Services Department

To: Beverly Bridges, MMC, City Clerk
From: Devin S. Smith, Manager Neighborhood Response Division
CC: File
Date: January 25, 2010
Re: Report of Expenses for the abatement of nuisance of vacant lot located behind Glen Landing Avenue, Parcel #125-27-819-092 - Ward 6 (Ross)

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 all trash and high vegetation. The abatement was completed by Disaster Kleen-Up of Nevada on October 19, 2009 at a cost of \$1,500.00, which was accepted by the Department of Neighborhood Services.

Contract Amount Breakdown:	
Remove all high vegetation	\$850.00
Remove all trash and debris	\$650.00
AMOUNT DUE:	\$1,500.00
Administrative Processing Fee:	\$225.00
Sub-Total:	\$1,725.00
Reinspection Fees (w/late fees):	\$726.00
Civil Penalties:	\$950.00
TOTAL AMOUNT DUE:	\$3,401.00
Daily Civil Penalties 92 days @ \$500 a day (excluding civil penalty fees already assessed) July 20, 2009 to October 19, 2009	\$45,050.00
MAXIMUM TOTAL:	\$48,451.00
OWNER OF RECORD	SILVER DOLLAR LAND COMPANY LLC
PROPERTY ABATED:	Vacant lot behind Glen Landing Avenue
ASSESSOR PARCEL:	125-27-819-092
LEGAL DESCRIPTION:	TOSCANA
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