

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 26, 2010
Re: Report of Expenses for the abatement of nuisance located at 1936 Casa Vista Drive - 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 Nuisance, the Department of Neighborhood Services caused the above-referenced property to be corrected by removing all trash and high, dead vegetation. The abatement was completed by American Demolition on November 20, 2009 at a cost of \$897.00, which was accepted by the Department of Neighborhood Services.

Contract Amount Breakdown:	
Remove all high vegetation	\$250.00
Remove all dead vegetation	\$297.00
Remove all trash and debris	\$350.00
AMOUNT DUE:	\$897.00
Administrative Processing Fee:	\$134.55
Sub-Total:	\$1,031.55
Reinspection Fees (w/late fees):	\$924.00
Civil Penalties:	\$1,450.00
TOTAL AMOUNT DUE:	\$3,405.55
Daily Civil Penalties 100 days @ \$500 a day (excluding civil penalty fees already assessed) August 13, 2009 to November 20, 2009	\$48,550.00
MAXIMUM TOTAL:	\$51,955.55
OWNER OF RECORD	BANK WELLS FARGO N A TRS
PROPERTY ABATED:	1936 Casa Vista Drive
ASSESSOR PARCEL:	163-02-310-017
LEGAL DESCRIPTION:	WILDWOOD RANCH EST UNIT #2
	PLAT BOOK 18 PAGE 79
	LOT 21 BLOCK 2

DSS:ld