

Memorandum

Neighborhood Services Department

To: Beverly Bridges, MMC, City Clerk

From: Devin S. Smith, Manager Neighborhood Response Division

CC: File

Date: March 26, 2010

Re: Report of Expenses for the abatement of nuisance located at 1400 Pyramid Drive - 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 Nuisance, the Department of Neighborhood Services caused the above-referenced property to be corrected by removing all trash and debris including combustible waste matter, combustible fibers, and combustible liquids from all ingress and egress areas of property, removing all trash and debris, and removing all stored items from all areas of the property. The abatements were completed by NDX, LLC on July 27, 2009 at a cost of \$3,449.00 and Blast Janitorial Services on February 18, 2010 at a cost of \$550.00, which was accepted by the Department of Neighborhood Services.

Contract Amount Breakdown:	
Remove all trash and debris including combustible waste matter, combustible fibers, and combustible liquids from all ingress and egress areas of property.	\$3,449.00
Remove all trash and debris from all areas of the property.	\$275.00
Remove all stored items from all areas of the property.	\$275.00
Numark Process Service	\$45.00
Legal Wings Process Service	22.25
AMOUNT DUE:	\$4,066.25
Administrative Processing Fee:	\$609.94
Sub-Total:	\$4,676.19
Reinspection Fees (w/late fees):	\$1,518.00
Civil Penalties:	\$2,950.00
TOTAL AMOUNT DUE:	\$9,144.19
Daily Civil Penalties 428 days @ \$500 a day (excluding civil penalty fees already assessed) December 18, 2008 to February 18, 2010	\$211,050.00
MAXIMUM TOTAL:	\$220,194.19
OWNER OF RECORD	
	WILLIE B. JAQUESS
	SHIRLEY J. AYO
PROPERTY ABATED:	1400 Pyramid Drive
ASSESSOR PARCEL:	139-30-514-038
LEGAL DESCRIPTION:	TWIN LAKES VILLAGE UNIT 4
	PLAT BOOK 4 PAGE 98
	LOT 52 BLOCK 19

DSS:ld