

Memorandum

City of Las Vegas

Building and Safety Department

To: Beverly Bridges, MMC, City Clerk
From: Devin S. Smith, Manager Neighborhood Response Division
CC: File
Date: May 12, 2011
Re: Report of Expenses for the abatement of nuisance located at 1925 Franklin 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 Building and Safety caused the above-referenced property to be corrected by boarding all open doors and windows, removing shed and exterior accessory structures located in the rear yard to include half constructed tree house non-permitted and located in the set back, and removing all trash, debris, graffiti, and all high and dead vegetation, grass, and weeds. The abatement was completed by Lunas Construction on April 11, 2011 at a cost of \$1,037.00, which was accepted by the Department of Building and Safety.

Contract Amount Breakdown:	
Board all open doors and windows.	\$142.00
Remove shed and exterior accessory structures located in the rear yard to include half constructed tree house non-permitted and located in the set back.	\$730.00
Remove all trash and debris.	\$0.00
Remove all high and dead vegetation, grass, and weeds.	\$100.00
Remove graffiti.	\$65.00
AMOUNT DUE:	\$1,037.00
Administrative Processing Fee:	\$155.55
Sub-Total:	\$1,192.55
Reinspection Fees (w/late fees):	\$726.00
Civil Penalties:	\$950.00
TOTAL AMOUNT DUE:	\$2,868.55
Daily Civil Penalties 65 days @ \$500 a day (excluding civil penalty fees already assessed) February 6, 2011 to April 11, 2011	\$31,550.00
MAXIMUM TOTAL:	\$34,418.55
OWNER OF RECORD	JEREMY SHANE
PROPERTY ABATED:	1925 Franklin Avenue Las Vegas, NV 89104
ASSESSOR PARCEL:	162-02-519-007
LEGAL DESCRIPTION:	COLUMBIA HGTS ADD #1 PLAT BOOK 3 PAGE 22 LOT 3 BLOCK 1

DSS:ld