

# Memorandum

City of Las Vegas

Building and Safety Department

To: Beverly Bridges, MMC, City Clerk  
From: Michael W. Bouse, Manager Code Enforcement Division  
CC: File  
Date: July 31, 2013  
Re: Report of Expenses for the abatement of nuisance located at 231 Earl St. - Ward 3 (Coffin)

*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 seven hundred fifty (\$750.00) 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 \$750 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 demolishing and removing all structures and non-shared block walls, removal of trash, debris, high grass and weeds, application of herbicide and dust control, and in compliance with Clark County Health regulations (bid must include asbestos removal) hired GCA Environmental for the asbestos survey. The abatement was completed by Weaver Construction on June 24, 2013 at a cost of \$8,585.00, which was accepted by the Department of Building and Safety.

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|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| <b>Contract Amount Breakdown:</b>                                                                                                             |                     |
| Demolish all structures and non-shared block walls, removal of trash, debris, high grass and weeds, application of herbicide and dust control | \$8,585.00          |
| AMOUNT DUE:                                                                                                                                   | \$8,585.00          |
| Asbestos Survey                                                                                                                               | \$600.00            |
| Administrative Processing Fee:                                                                                                                | \$1,377.75          |
| Sub-Total:                                                                                                                                    | \$10,562.75         |
| Reinspection Fees (w/late fees):                                                                                                              | \$924.00            |
| <b>TOTAL AMOUNT DUE:</b>                                                                                                                      | <b>\$11,486.75</b>  |
| <b>Daily Civil Penalties (\$500 per day from Notice of Violation until Award of Abatement Contract)</b>                                       | <b>\$19,500.00</b>  |
| <b>MAXIMUM TOTAL:</b>                                                                                                                         | <b>\$30,986.75</b>  |
| <b>OWNER OF RECORD</b>                                                                                                                        | NOEL CATBAGAN       |
| <b>PROPERTY ABATED:</b>                                                                                                                       | 231 Earl St.        |
|                                                                                                                                               | Las Vegas, NV 89101 |
| <b>ASSESSOR PARCEL:</b>                                                                                                                       | 139-35-412-030      |
| <b>LEGAL DESCRIPTION:</b>                                                                                                                     | MAYFAIR TRACT #1    |
|                                                                                                                                               | PLAT BOOK 2 PAGE 30 |
|                                                                                                                                               | LOT 7 BLOCK 6       |

MWB:vo