

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: September 24, 2013
Re: Report of Expenses for the abatement of nuisance located at 4550 East Van Buren Avenue - Ward 3 (Coffin)

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 all structures, removing all refuse, waste, graffiti, high grass and weeds, and applying herbicide, and in compliance with Clark County Health regulations (bid must include asbestos removal) hired CamAir for the asbestos survey. The abatement was completed by Construction Group International on August 12, 2013 at a cost of \$24,760.00, which was accepted by the Department of Building and Safety.

Contract Amount Breakdown:	
Demolish all structures, and remove all refuse and waste.	\$22,885.00
Remove all high weeds, and apply herbicide.	\$250.00
Remove all graffiti.	\$600.00
Apply dust control product.	\$200.00
AMOUNT DUE:	\$23,935.00
Asbestos Survey	\$825.00
Sub-Total	\$24,760.00
Administrative Processing Fee:	\$3,714.00
Sub-Total:	\$28,474.00
Reinspection Fees (w/late fees):	\$1,122.00
TOTAL AMOUNT DUE:	\$29,596.00
DAILY CIVIL PENALTIES (\$500 Residential/\$750 Commercial- Civil Penalty assessed Per Day From 11th day after Notice of Violation issued until Pre-Abatement Inspection)	\$19,500.00
MAXIMUM TOTAL:	\$49,096.00
OWNER OF RECORD	CHARLES & BAMBI COMPTON
PROPERTY ABATED:	4550 East Van Buren Avenue
	Las Vegas, NV 89110
ASSESSOR PARCEL:	140-29-101-016
LEGAL DESCRIPTION:	PT NW4 NW4 SEC 29-20-62

LVMC 9.04.020 authorizes the City of Las Vegas to assess and collect a re-inspection fee of \$120.00 if the 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. Penalties are assessed as follows:

- 2nd re-inspection a \$180 re-inspection fee + a \$150.00 civil penalty will be assessed;
- 3rd re-inspection a \$180 re-inspection fee + a \$300.00 civil penalty will be assessed;
- 4th re-inspection and additional re-inspections will be assessed a \$180 re-inspection fee + a civil penalty. Residential (\$500) or Commercial (\$750)

If you do not correct the violation within that time, the City may issue a criminal misdemeanor citation for violation for each and every day the violation exists, with a penalty of up to Five Hundred (\$500.00) Dollars or fine of up to six (6) months in jail or both for each violation, or the City may direct a licensed contractor to remove the nuisance described below, or both.

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 citation;
- (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 for residential properties, or (\$750) dollars for commercial properties.

Civil penalties may be assessed for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation. Any and all unpaid fees are subject to collection and/or liens.

MWB:ld