

Department of Planning– Code Enforcement Division

Submitted At Meeting

Date 5/24/16 Item 10

Code Enforcement Division

- ▶ The purpose of the Code Enforcement Division is to promote, develop and support safe, healthy neighborhoods through partnerships, education and compliance.
- ▶ The Planning Division creates the Uniform Development Code, Code Enforcement has the job of enforcing it.



Code Enforcement Division

- ▶ Code Enforcement helps preserve property values.
- ▶ Enhance quality of neighborhoods.
- ▶ Give residents the opportunity to report violations in their community.
- ▶ Educate citizens on their responsibility to keep communities clean and attractive.



Code Enforcement Staff

- ▶ Total Employees – 17
 - 2– Code Enforcement Supervisors
 - 1– Code Enforcement Inspector
 - 11– Code Enforcement Officers
 - 3 – ASA
- ▶ Total Square Miles Covered– 134.5
- ▶ Number of citizens per Officer– 57,156
- ▶ Number of Households per Officer– 20,958



Code Enforcement Division

▶ Enforcement Responsibilities:

- LVMC Title 9 Nuisance
- LVMC Title 16 Building Code
 - Non-Permitted Structures
 - Dangerous Building
 - Housing Code
- Uniform Development Code



Complaint Initiated Enforcement

- ▶ Complaint Received
- ▶ Inspection completed within 48 hours
- ▶ Goal is Voluntary Compliance



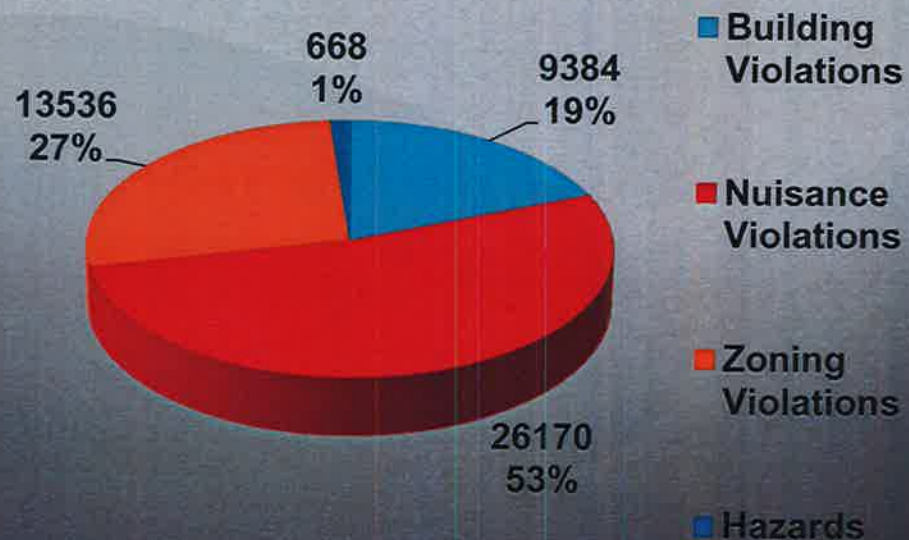
Nuisance- Health & Safety



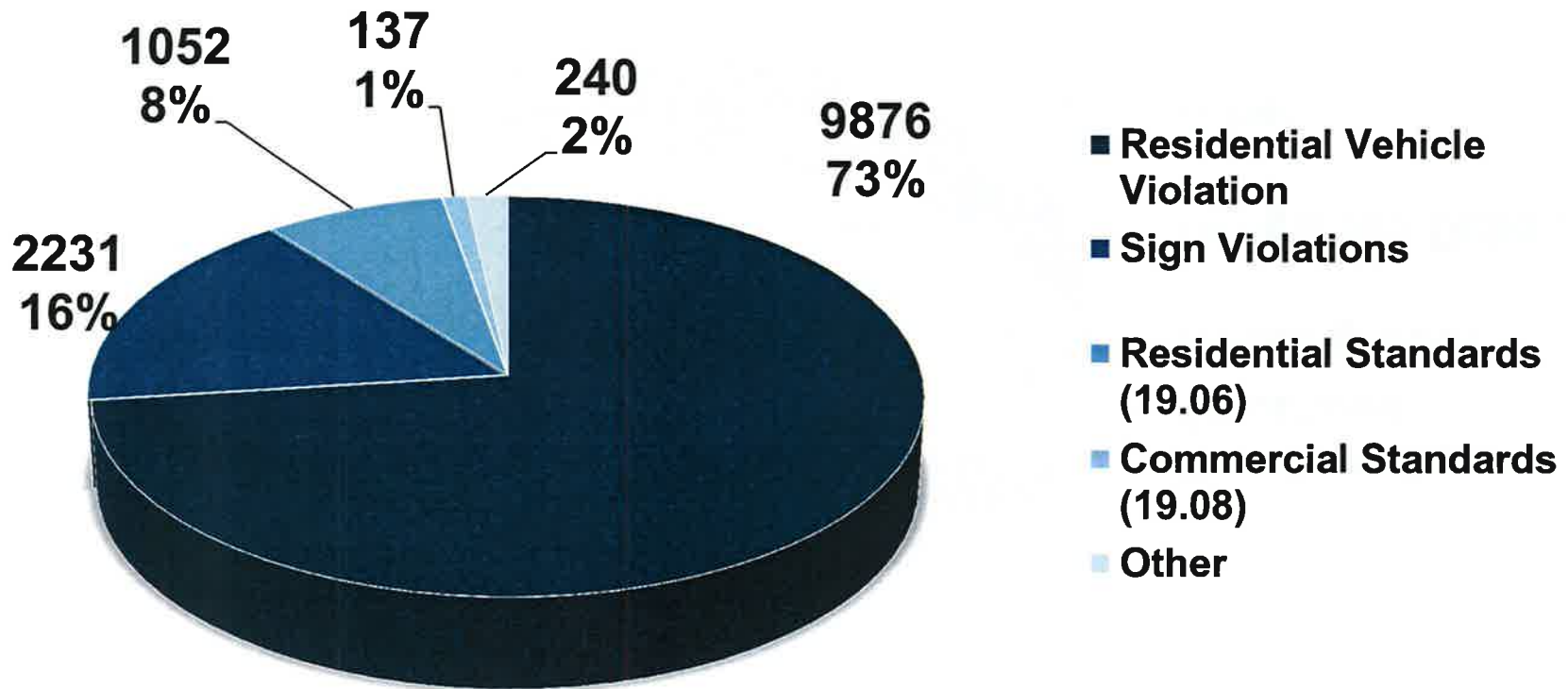
Code Enforcement Statistics

- ▶ Over 11,000 complaints received a year
- ▶ Average # of Inspections per Case- 3
- ▶ Average Days Case is Open- Less than 27
- ▶ Abatements per year- FY 2015- 98

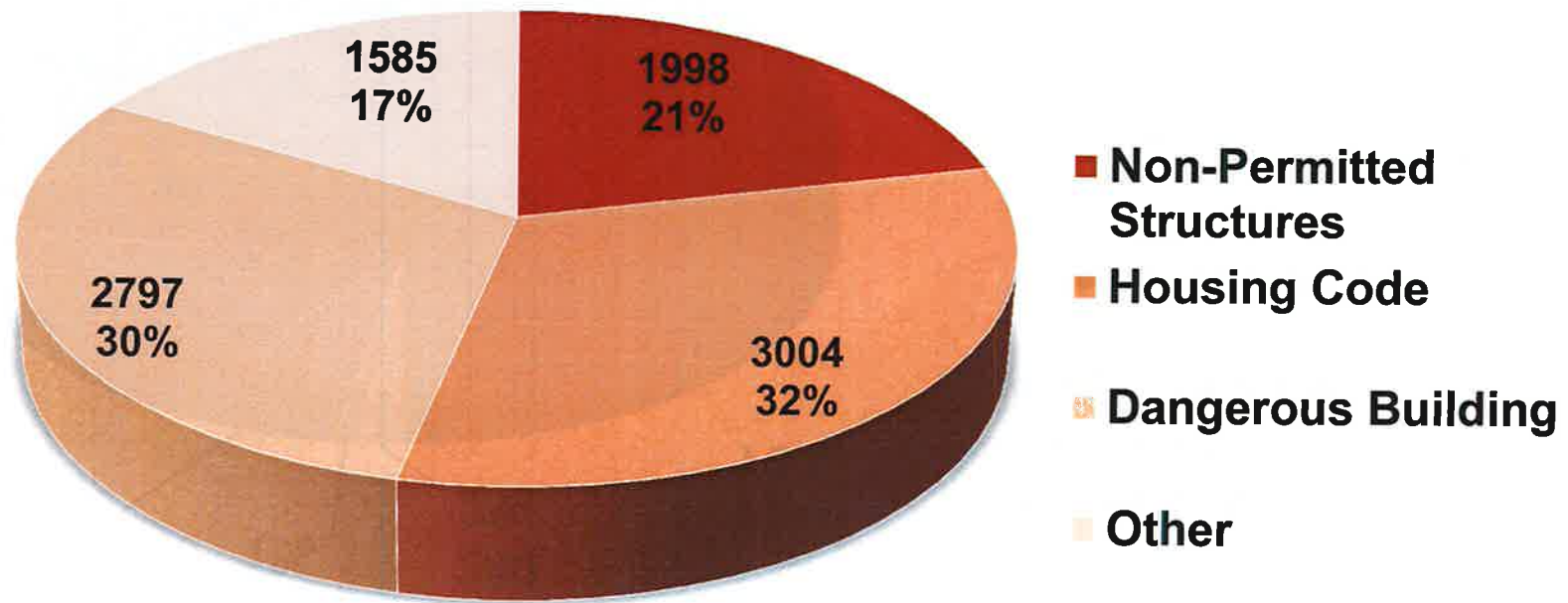
Overall Code Enforcement Violations



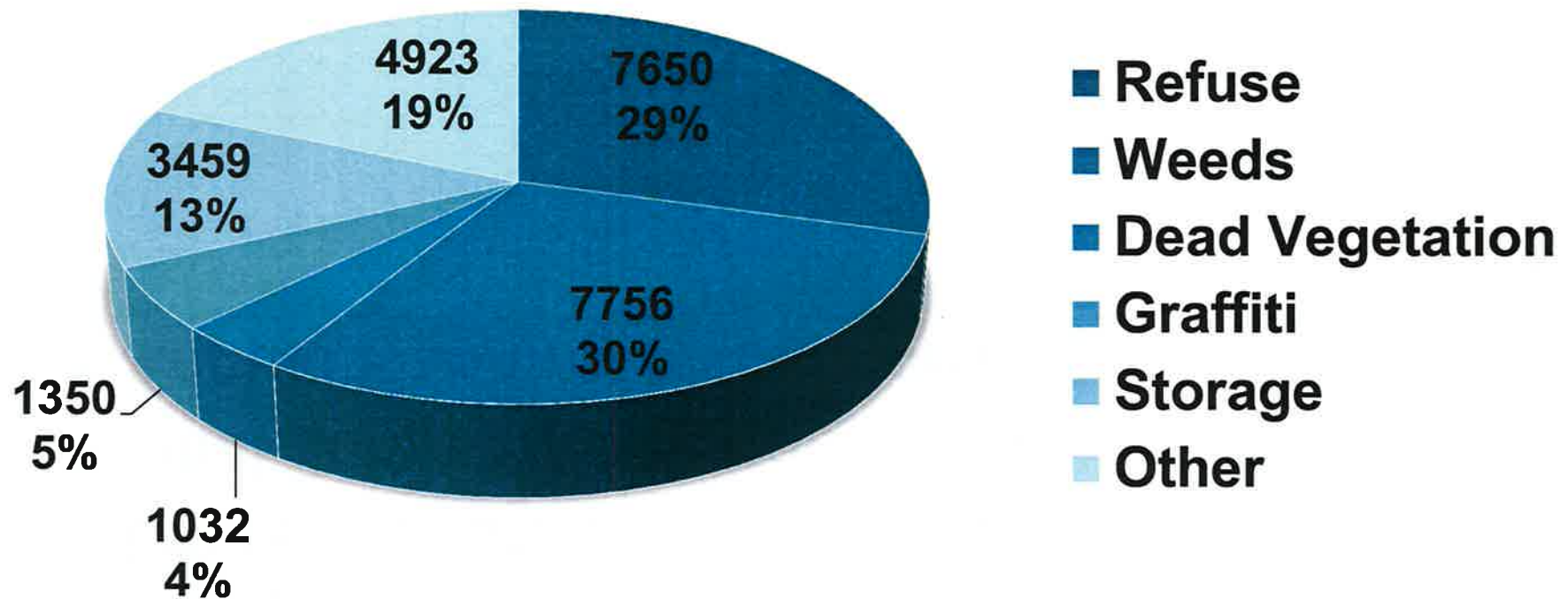
Zoning Code Violations



Building Code Violations



Nuisance Code Violations



Zoning Enforcement

- ▶ Complaint Initiated Enforcement
- ▶ Officer Initiated Enforcement
- ▶ Final Zoning Inspection – (640)
- ▶ Annual Planning Inspections



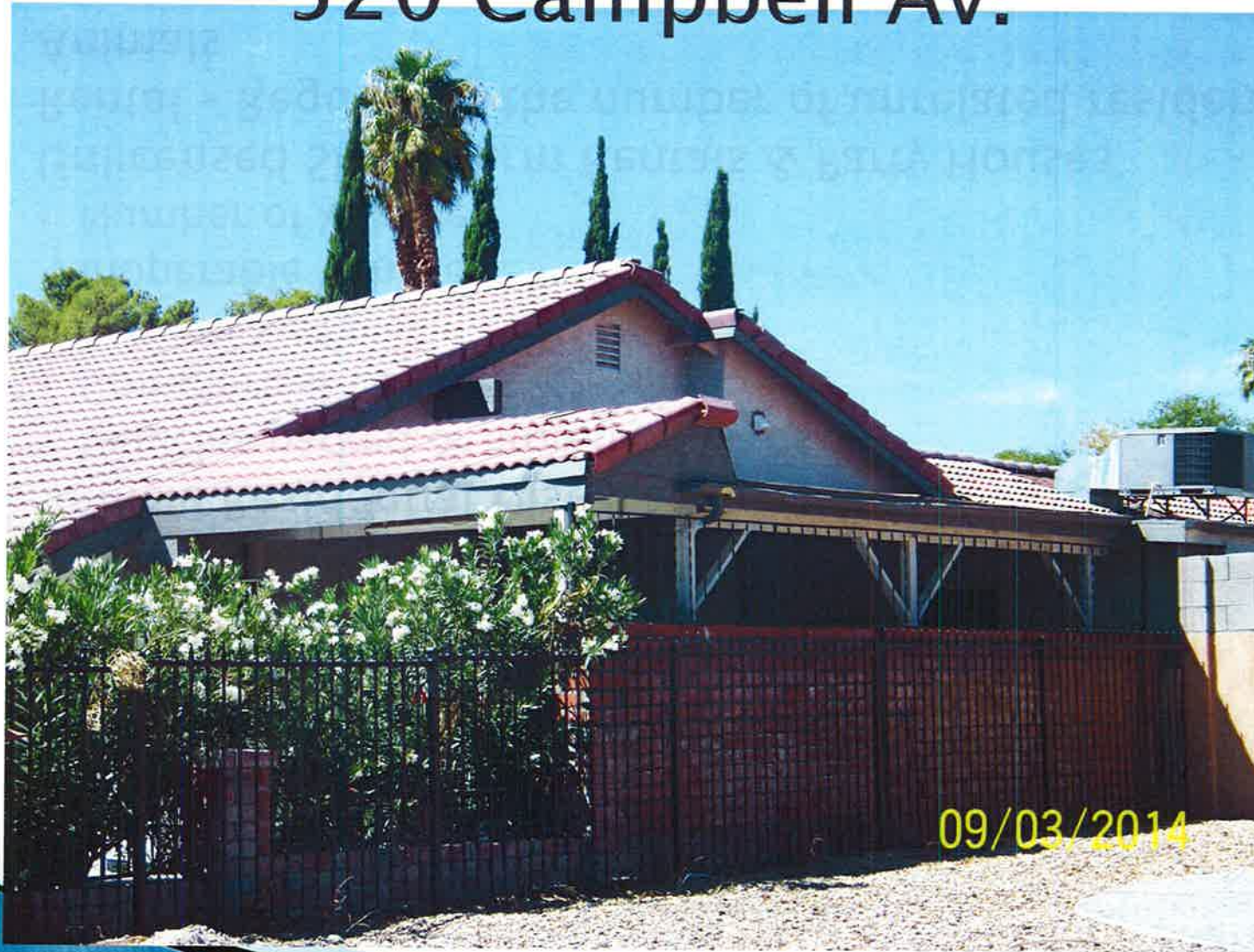
Zoning Enforcement

- ▶ Complaint Initiated Enforcement
 - Landscaping Conditions for Commercial Property, Subdivisions and Medians
 - Home Occupation Violations
 - Vehicle Residential District Violations
 - Vehicles parked or stored on yards
 - Commercial Vehicles
 - Parking Surfaces
 - Inoperable Vehicles
 - Number of Vehicles
 - Unlicensed Short Term Rentals & Party Houses
 - Rental – Regulating the number of unrelated residents
 - Animals

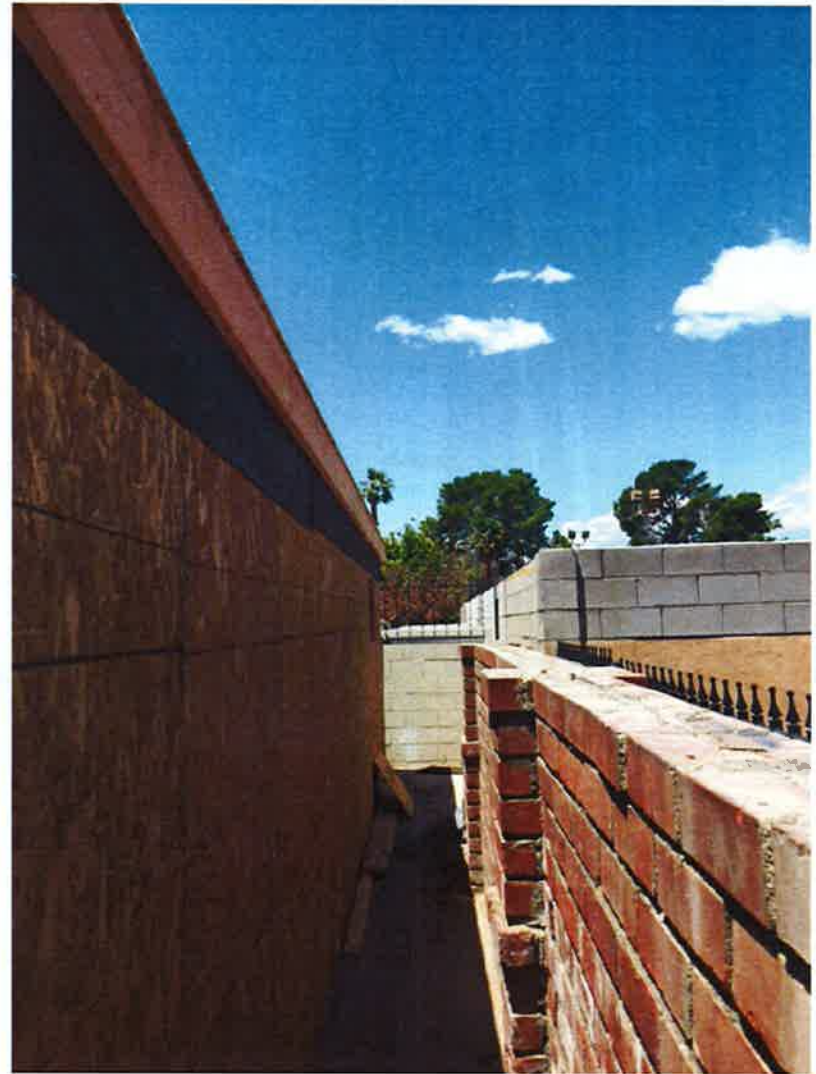


Complaint Initiated Investigations

520 Campbell Av.



520 Campbell Av. Current Status



Complaint Initiated Investigations



Complaint Initiated Investigations



Zoning Enforcement

- ▶ Final Zoning Inspection – (640)
- ▶ Code Enforcement started performing these inspections in January 2016
- ▶ These inspections are completed before the Certificate of Occupancy is issued.
 - Verify Compliance with Site Plan, Elevations and Approved Conditions
 - Measurement of Signs
 - Verify Setbacks
 - Inspect for compliance of Zoning Conditions of all Subdivision Walls.
 - Inspection Landscaping
 - Parking Requirements



1704 Santa Paula-













Zoning Enforcement

▶ Annual Planning Inspections–

- Property checked for 3 consecutive years for compliance after project is completed. If in compliance for 3 consecutive years, inspections are held off for 3 years.
- Billboards are inspected every 5 years.
- Reviews– Code Enforcement will inspect to provide an update to Planning Division when requested.
 - Code Enforcement is checking for compliance with approved conditions of approved Site Development Plans and Special Use Permits, Review of Conditions, Extension of Time.
 - Landscaping Requirements
 - Illegal Signage– Banners, Window Signs, Non-Permitted Signs
 - Parking Requirements



Annual Planning Inspections– Before and After



Before and After Enforcement



03.00.2016



Annual Planning Inspections



Enforcement Tools

- ▶ If Property Owners fail to comply when requested, Code Enforcement may assess inspection fee's for non-compliance.
- ▶ Code Enforcement has two processes available for tools to utilize with non-compliant property owners– Criminal and Civil
- ▶ The Civil Process allows for the assessment against properties in non-compliance, civil penalties.
 - Penalties up to \$500 for Residential, \$750 Commercial properties per day may be assessed.
- ▶ Code Enforcement Officers also have the ability to issue criminal citations to property owners. These types of issues are heard in Municipal Court.
- ▶ Code Enforcement may obtain search warrants and when needed obtain court orders to take action.
- ▶ Property Owners can spend up to 6 month in jail for violation of the Las Vegas Municipal Code.



Appropriate Time Frames for Conditions

- ▶ Building Permits needed with in ?????
- ▶ Project Needs to be completed with in ?????
- ▶ What are appropriate timeframes on the projects that come before Planning Commission that need to monitored for enforcement?

