138 36 412 031 082002-010

PUBLIC HEARING

AFFIDAVIT OF POSTING

I, Pamela Hines an employee of the Neighborhood Response Division, Department of Neighborhood Services of the City of Las Vegas, Nevada, do certify that on the 22ND day of NOVEMBER, 2002 I personally posted the attached Notice of Public Hearing upon the property located at **5437 Liverpool Road,** Las Vegas, Nevada. The attached Notice in compliance with the Uniform Code for the abatement of dangerous building.

Pamela Hines
EMPLOYEE

STATE OF NEVADA)
)
COUNTY OF CLARK)

Subscribed and sworn to before me, a Notary Public, on this 22nd day of November, 2002

Laura deArmond
NOTARY PUBLIC in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA deARMOND
Appt. No. 01-66412-1
My Appt. Expires Dec. 29, 2004

My commission expires:

December 29, 2004

033103

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

NOTICE OF PUBLIC HEARING
DECEMBER 4 , 2002

Pursuant to Section 302 of the Uniform Code for the Abatement of Dangerous Buildings adopted as Section 16.08.010 of the Las Vegas Municipal Code. NOTICE IS HEREBY GIVEN THAT ON **Wednesday, December 4, 2002,** at the hour of **1:00 P.M.**, in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following REPORT OF EXPENSES submitted by the Director of Neighborhood Services incurred by the City of Las Vegas for:

> Abatement of the property began by securing and boarding all doors and windows; removing refuse, waste, trash debris and scattered litter from inside the house, garage and all yards; removing all dead/dry vegetation from the front yard and along the east side of the property; removing the chain link dog run from the rear yard; and posting "No Trespassing" signs on property located at **5437 LIVERPOOL ROAD** legally described as **CHELSEA PLACE, PLAT BOOK 32, PAGE 20, LOT 15 BLOCK 1** Owner of record at time of abatement: **WASHINGTON MUTUAL BANK, FA c/o RECONVEYANCE COMPANY – WARD 1 (M. McDONALD)**
>
> The Director of Neighborhood Services certifies in the report that the sum of $2,460.55 was expended ($1,857.00 to K. O. Construction, Inc., $325 Boarding fee and $278.55 Administrative fee).

If upon hearing the report, the City Council is satisfied with the correctness of the expenses incurred by the City, it may order a lien of assessment recorded and given to the County Treasurer to be collected in the same manner as ordinary property taxes.

Any person interested in or affected by the proposed charge may file written protests or objections with the City Clerk at any time prior to the time set for the hearing on the Report of Expenses. Each such protest or objection must contain a description of the property in which the signer thereof is interested and the grounds of such protest or objection. The City Clerk shall endorse on every such protest or objection the date it was received by her. She shall present such protests or objections to the City Council at the time set for the hearing, and no other protests or objections shall be considered.

BARBARA JO RONEMUS
CITY CLERK

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

68112-012-8/02

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

ACTING CITY MANAGER
DOUGLAS A. SELBY

NEIGHBORHOOD SERVICES DEPARTMENT

DIRECTOR
SHARON SEGERBLOM

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA
89101

VOICE 702.229.2330
FAX 702.382.3045
TDD 702.386.9108
www.ci.las-vegas.nv.us

November 8, 2002

REFERENCE #082002-010
Certified/Regular Mail
Return Receipt Requested

Washington Mutual Bank, FA
c/o CA Reconveyance Company
Mail Stop N030312
9301 Corbin Avenue
Northridge, CA 91324-2406

RE: 5437 LIVERPOOL ROAD

Dear Property Owner:

On October 16, 2002, the City of Las Vegas caused the above-referenced property to be corrected by securing and boarding all doors and windows; removing all refuse, waste, trash, debris, and scattered litter from inside the house, garage, and all yards; removing all dead/dry vegetation from the front yard and along the east side of the property; removing the chain link dog run from the rear yard; and by posting "No Trespassing" signs on the property. The Department of Neighborhood Services has submitted a Report of Expenses to the City Clerk.

At the City Council meeting to be held on November 20, 2002, a date and time for a public hearing will be set to consider the Report of Expenses. A tentative date for the public hearing is December 4, 2002. You will, however, be mailed appropriate notification.

For your information, a copy of the Report of Expenses is enclosed.

If you have any questions concerning this procedure, please contact the Neighborhood Response Division located in the Department of Neighborhood Services by telephoning (702) 229-6615.

Sincerely,

David Semenza, Manager
Neighborhood Response Division
Department of Neighborhood Services

DS:jg

Memorandum

City of Las Vegas
Neighborhood Services Department

To: Barbara Jo Ronemus, City Clerk

From: David Semenza, Manager – Neighborhood Response Division

CC: File

Date: November 8, 2002

Re: Report of Expenses for the abatement of Dangerous Building located at 5437 Liverpool Road - Ward 1 (M. McDonald)

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Dangerous Building," the Department of Neighborhood Services caused the above-referenced property to be corrected by boarding and securing all doors and windows; removing all refuse, waste, trash, debris and scattered litter from inside the house garage, and all yards; removing all dead/dry vegetation from the front yard and along the east side of the property; removing the chain link dog run from the rear yard; and by posting "No Trespassing" signs on the property. Work was completed on October 16, 2002, by K. O. Construction, Inc., at a cost of $2,460.55 and was accepted by the Department of Neighborhood Services.

Contract Amount	$ 1,857.00
AMOUNT DUE	1,857.00
Boarding fee	325.00
Administrative processing fee	278.55
TOTAL AMOUNT DUE	$ 2,460.55

OWNER OF RECORD: WASHINGTON MUTUAL BANK, FA
c/o RECONVEYANCE COMPANY

PROPERTY ABATED: 5~~2~~37 LIVERPOOL RD

ASSESSOR'S PARCEL: 138 36 412 031

LEGAL DESCRIPTION: CHELSEA PLACE
PLAT BOOK 32 PAGE 20
LOT 15 BLOCK 1

DS:jg

APN: 138-36-412-031

October 8, 2002

Reference #082002-010 (copy)
CERTIFIED/REGULAR MAIL
RETURN RECEIPT REQUESTED

Washington Mutual Bank, FA
% CA Reconveyance Co.
Mail Stop N030312
9301 Corbin Avenue
Northridge, CA 91324-2406

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

TEN (10) DAY NOTICE BEFORE ABATEMENT

Dear Property Owner,

You are hereby notified as owner(s) of the property located at **5437 Liverpool Road, Las Vegas, NV, Parcel 138-36-412-031**, that it has been found to be a dangerous building(s) as defined in the Uniform Code for the Abatement Dangerous Building, 1994 Edition, Section 302, adopted by the Las Vegas Municipal Code 16.08.

This letter is being sent as formal notification that the City's Contractor is expected to be on your property after **ten (10) days** from the date of this notice to abate the condition of your property, which was brought to your attention by the **Notice and Order to Abate Dangerous Building** (see copy attached).

Since you have failed to comply with the requirements outlined in the **Notice and Order to Comply,** the City is now exercising its legal right to abate this problem **by October 21, 2002. Our contractor (K O Construction)** has estimated the cost of this abatement to be **$1,857.00** dollars (included in this amount are the estimated dump fees). As the property owner(s) you will be responsible for all costs incurred, including a fifteen percent (15%) administrative processing fee.

Sincerely,

David Semenza

David Semenza, Manager
Neighborhood Response Division
Department of Neighborhood Services

DS:ks

NEIGHBORHOOD
SERVICES DEPARTMENT
DIRECTOR
SHARON SEGERBLOM

RETURN TO:

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.2330
FAX 702.382.3045
TTY 702.386.9108
www.ci.las-vegas.nv.us

August 29, 2002

Reference #082002-010
Certified/Regular Mail
Return Receipt Requested

Timothy J. Hafer
5437 Liverpool Rd.
Las Vegas, NV 89107-3751

NOTICE AND ORDER TO ABATE DANGEROUS BUILDING

You are hereby notified as owner(s) of the property located at **5437 Liverpool Rd, Las Vegas, NV, Parcel #138-36-412-031**, that it has been found to be a dangerous building(s) as defined in the Uniform Code for the Abatement Dangerous Building, 1994 Edition, Section 302, adopted by the Las Vegas Municipal Code 16.08. LVCM 9.04.045 authorizes The City of Las Vegas to access and collect a re-inspection fee of $75.00 if the violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of $45.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection. The building(s) constitutes a public hazard and an attractive nuisance because *the property is open and accessible to vagrants, vandals and minor children.*

To correct this condition you need to secure all doors and windows (front door, the two rear sliding glass doors, garage door, etc.) by boarding to CLV Code requirements and city specifications as stated within preventing and discouraging vandalism and vagrant activity. Post "No Trespassing" signs. Remove all refuse, waste, trash, debris, and scattered litter from all yards (front, rear, west, and east side yards), and from inside the house which consists of tires, freezer, wood, tables, boxes, furniture, plastic containers, clothing, lockers, auto parts and supplies, etc. Remove all dead dry vegetation from the front yard along the east side of the property. Remove the chain link dog run that is located in the rear yard. It is affixed to the cinder block wall and does not meet set back requirements. Permits are required for a permanent dog run.

Once you have been officially notified that this condition exists and you fail to respond, court citations could be issued with each day constituting a separated offense.

If the problem still exists after this ten (10) day Notice and Order, the City may hire a licensed contractor to remove the nuisance and hazard either by demolition or safely securing the structure and cleaning the premises. As the property owner(s), you will be responsible for all costs incurred, including a fifteen (15%) administrative processing fee. There is a three hundred and twenty-five dollar ($325.00) boarding fee payable to The City of Las Vegas whether your contractor or ours board it. If it is boarded without the fee being paid, the property will have a lien placed for that amount. You will be notified of a public hearing to be conducted by the City Council to review the costs, and their decision shall be final and conclusive. Upon approval of the costs by the City Council, A Lien of Assessment shall be filed with the County Recorder office, certified copies of the Lien given to the County Treasurer, and the amount of the Lien of Assessment shall then be collected at the same time and in the same manner as ordinary taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to such assessment.

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
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DOUGLAS A. SELBY

NEIGHBORHOOD
SERVICES DEPARTMENT
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LAS VEGAS, NEVADA 89101

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If you disagree with the assessment of Neighborhood Response, within ten days after service of the notice of violation, the owner or responsible party may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk. Within fifteen days after the appeal has been filed, the appellant shall be given written notice of the procedure and time frame for the hearing of the appeal. The appeal shall be heard by the City Council or by the Council's designee, with a right of final appeal to the Council. The decision of the City Council or the council's designee, in cases where a designee hears an appeal and no further appeal is taken, shall be final and conclusive. An owner or responsible party failing to appeal as provided in this Section shall be deemed to have waived any and all objections to the existence of a public nuisance and the abatement of such nuisance.

It is recommended that you contact the Department of Neighborhood Services, Neighborhood Response Division, by telephoning (702) 229-6615 concerning your intentions at your earliest convenience.

Sincerely,

David Semenza, Manager
Neighborhood Response Division
Department of Neighborhood Services

DS:ld

Enclosure: Abatement Specifications

cc: Washington Mutual

City of Las Vegas
Abatement Specifications

CONTRACTOR WILL BE RESPONSIBLE FOR THE FOLLOWING ON A PROJECT-BY-PROJECT BASIS:

1. Contractor is responsible for removing all vehicles located on property.
2. Contractor is responsible for the cutting down and removal of all dry vegetation down to a 2-inch height.
3. Contractor is responsible for abating all trash and debris visible on the property.
4. All windows, exterior doors, holes in the roof exterior walls and any other openings providing access to the structure are to be completely covered with ¾" exterior grade plywood and installed with through-bolts secured to 2" x 4" interior back-boards. The through bolts shall be preened over both inside and outside to prevent removal.
5. The exterior doors, which are undamaged, shall be locked and toenailed shut.
6. Contractor is responsible for removal of all trash and debris from the interior of the building.
7. Contractor is responsible for removal of all graffiti from the premises.
8. To comply with EPA, OSHA, Clark County Health Districts Demolition Removal procedures.
9. Being licensed for this particular work by Nevada State Contractor's Board prior to bid.
10. Paying all fees, permits, and must comply with City of Las Vegas Public Works Uniform Standard Specifications and all other applicable standards and codes.
11. To call "Call Before You Dig".
12. To make sure all utilities have been disconnected and services removed, both underground and overhead from the buildings to the existing right of way to the satisfaction of the applicable utility company before starting demolition, having portable toilet and other temporary utilities on site when required.
13. To cap and ark disconnected utilities as required by the appropriate utility.
14. To keep utilities in service and maintain access to the other sections of the neighborhood.
15. Demolition of the building must include removal of all asphalted cement surfaces and slabs.
16. When a building is to be demolished, it is the Contractors responsibility to ensure all utility hook-ups are disconnected.
17. Have a water truck on-site and in use during demolition.

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF: LAS VEGAS CITY

10-17-2002 09:12 DMU PAGE COUNT: 4

BOOK/INSTR:20021017-00865 FEE: 17.00
NOTICE RPTT: .00

RECEIPT/CONF COPY-HAS NOT BEEN COMPARED TO THE ORIG

CITY of LAS VEGAS

OFFICE OF THE CITY CLERK
CITY HALL
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101-2986

CERTIFIED MAIL

7000 1670 0010 0573 8218

LAS VEGAS

U.S. POSTAGE

CITY CLERK
2002 DEC -9 A 11: 16

RETURNED TO SENDER
INSUFFICIENT ADDRESS

DB 5437
WASHINGTON MUTUAL BANK
c/o CA RECONVEYANCE CO
MAIL STOP N030312
NORTHRIDGE CA 91324-2406

89101