

**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: JANUARY 5, 2005**

**DEPARTMENT: Neighborhood Services**

**ITEM DESCRIPTION: Public Hearing to consider the report of expenses to recover costs for abatement of nuisance/litter located at 2916 Armin Avenue.**

**PROPERTY OWNER: YVES VITAL – Ward 3 (Reese)**

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Weaver Inc. completed work on November 1, 2004 at a cost of \$1,450.00, plus a 15% administrative fee, for a total of \$1,667.50.

Today's public hearing is to consider the Report of Expenses filed by the Department of Neighborhood Services and to hear any objections thereto. Under the "Uniform Code for the Abatement of "Nuisance", the City Council may make revisions or adjustments to the Report of Expenses as deemed proper. If the Report of Expenses is confirmed and accepted by the Council, the Council can then declare the charges to be a personal obligation on the part of the property owner or may order the charges assessed against the property by means of a Lien of Assessment. In this particular case, we recommend a Lien of Assessment.

If the Lien is approved by the Council, certified copies of the recorded lien will be given to the County Treasurer's Office and the amount of the assessment will be collected at the same time and in the same manner as ordinary property taxes. All laws applicable to the collection and enforcement of property taxes shall be applicable to such assessment, and the amount of the assessment will be added to the next regular property tax bill levied against the parcel.



# Memorandum

City of Las Vegas  
Neighborhood Services Department

To: Barbara Jo Ronemus, City Clerk  
From: Orlando Sanchez, Director – Neighborhood Response Division  
CC: File  
Date: December 3, 2004  
Re: Report of Expenses for the abatement of Nuisance/Litter located at 2916 Armin Avenue - Ward 3 (Reese)

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 Neighborhood Services caused the above-referenced property to be corrected by removing all piled, dead vegetation and general litter from the property, trimming, cutting, and removing all weeds and turf grass exceeding eight (8) inches in height from all yards and posting "No Trespassing and No Dumping" signs on site. Weaver Inc. completed work on November 1, 2004 at a cost of \$1,450.00, which was accepted by the Department of Neighborhood Services.

Contract Amount .....	\$ 1,450.00
AMOUNT DUE .....	1,450.00
Administrative processing fee .....	<u>217.50</u>
TOTAL AMOUNT DUE .....	\$1,667.50

**OWNER OF RECORD:** YVES VITAL  
**PROPERTY ABATED:** 2916 Armin Avenue  
**ASSESSOR'S PARCEL:** 139 25 112 012  
**LEGAL DESCRIPTION:** COLLEGE PARK #30  
PLAT BOOK 10 PAGE 67  
LOT 28 BLOCK 8

OS:jl

**WEAVER CONSTRUCTION**  
"GENERAL ENGINEERING"  
2590 NORTH NELLIS BLVD.  
LAS VEGAS, NEVADA 89115

**EXHIBIT A**

**DISCLOSURE OF PRINCIPALS**

The principals and partners of Weaver Construction and  
all persons and entities holding more than a 1% interest in  
Weaver Construction or any principal of  
Weaver Construction are the following:

<u>FULL NAME</u>	<u>BUSINESS ADDRESS</u>	<u>BUSINESS PHONE</u>
1. Phil Weaver	2590 N. Nellis Blvd. LV, NV	644-1088
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____

Continue list until full and complete disclosure is made

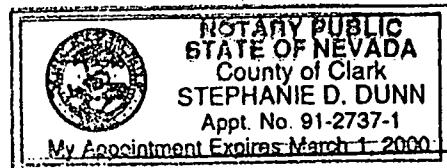
I certify under penalty of perjury, that the foregoing list is full and complete.

Weaver Construction

BY: Phyllis Weaver  
Phyllis Weaver, Office Mgr.

Subscribed and sworn to before me  
this 28 day of October, 1999.

Stephanie D. Dunn  
Notary Public





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

LARRY BROWN

LAWRENCE WEEKLY

MICHAEL MACK

JANET MONCRIEF

STEVE WOLFSON

DOUGLAS A. SELBY  
CITY MANAGER

NOTICE OF PUBLIC HEARING  
JANUARY 5, 2005

Pursuant to Title 9, Chapter 12 of the Las Vegas Municipal Code NOTICE IS HEREBY GIVEN THAT ON **Wednesday, January 5, 2005** 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 by removing all piled, dead vegetation and general litter from the property; trimming, cutting and removing all weeds turf grass exceeding eight (8) inches in height from all yards and posting "No Trespassing and No Dumping" signs on property located at **2916 ARMIN AVENUE** legally described as **COLLEGE PARK #30, PLAT BOOK 10 PAGE 67 LOT 28 BLOCK 8** Owner of record at time of abatement: **YVES VITAL – WARD 3 (REESE)**

The Director of Neighborhood Services certifies in the report that the sum of \$1,667.50 was expended (\$1,450.00 to Weaver, Inc. for cleaning the property; and \$217.50 Administrative Processing 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

TDD 702.386.9108

www.lasvegasnevada.gov  
18112-001-6/04

Address: 2916 ARMIN AVE

WARD3TOUR

VACANT HOUSE IS SECURE. H/VEG AND PILED DEAD VEG - ALL YARDS

**Parcel(s)**

<b>Parcel:</b>	<b>Size:</b>	<b>Subdivision Name:</b>
13925112012	0.15 ACRE	COLLEGE PARK #30

**Owner Information:**

10-Aug-02	09-Jun-04	EKIGWE GODWIN & STELLA I 2916 ARMIN AVE; LAS VEGAS, NV 89101-1602
09-Jun-04		VITAL YVES 2916 ARMIN AVE; LAS VEGAS, NV 89101-1602

**Inspection Summary**

Inspector:	Status:		Scheduled DT:	Start Dt:	Comp DT:	Min:
960392	Failed		7/22/2004	07/20/2004 14:00	07/20/2004 14:05	5
960392	Failed		7/30/2004	07/30/2004 10:40	07/30/2004 10:45	5
960392	Failed		8/12/2004	08/16/2004 8:30	08/16/2004 8:35	5
970581	Passed	Partial	9/2/2004	08/21/2004 8:25	08/21/2004 8:30	5
960392	Passed	Partial	9/2/2004	09/02/2004 11:45	09/02/2004 11:50	5
870076	Passed		9/9/2004	10/28/2004 7:30	10/28/2004 7:41	11
<b>Time in Minutes:</b>						<b>36</b>

**Violation Details**

Violation	Violation DT	Resolve DT	Location:
A-WEEDS	7/20/2004	10/28/2004	ALL YARDS
REMOVE ALL HIGH/DRY VEGETATION ALL YARDS			
A-REFUSE/WST	7/20/2004	10/28/2004	ALL YARDS
REMOVE ALL REFUSE AND WASTE FROM ALL YARDS (PILED DEAD VEGETATION)			

**Log**

Type:	Date:	Employee:	Min:
MISC	11/22/2004 7:19:00 AM	KATHY STEWART	0
ks) Sent Invoice from Weaver, Inc. (\$1,450) to Finance for payment. Gave file to Jessica Larramendy for Council.			
MISC	11/3/2004 10:27:00 AM	KATHY STEWART	0
Received Invoice from Weaver, Inc (\$1,450) for completion of abatement.			
PHONE	11/2/2004 9:12:00 AM	JESSICA LARRAMENDY	0
JL) T/C w/Yves (813-8433) regarding invoice for reinspection fee. I explained the fees and informed him that the property is going thru the abatement process. He states he only rec'd the inspection invoice but no N&O ltrs - all mailed to the same place.			
VDPST	10/28/2004 7:30:00 AM	KATHY STEWART	11
#24) All fronds, litter, vegetation, overgrowth & the doggie house removed. Looks great. Officer #17 will put a padlock on the side gate today. Tape to OS.			
PHONE	10/4/2004 3:40:00 PM	KATHY STEWART	3
ks) Per Phyllis w/Weaver, Inc. will call latter part of this week with a start date. She is trying to find a "whole" in her schedule for this abatement. E-mailed Pam Hines this information.			
EMAIL	10/4/2004 10:10:00 AM	KATHY STEWART	0
ks) E-mailed Pam Hines have not been notified by Weaver, Inc. of a "start date" to abate (clean) property.			

MISC	9/28/2004 1:20:00 PM	KATHY STEWART	0
ks) Received Regular letter back Return to Sender. Filed in folder.			
BIDA	9/24/2004 9:11:00 AM	KATHY STEWART	0
Faxed Award letter to Weaver, Inc. Weaver, Inc. to fax/call within five days with a start date. Award letter attached in OLE			
MISC	9/24/2004 7:01:00 AM	KATHY STEWART	0
Received Certified letter back Unclaimed. Sent letter to #17 for filing.			
DIRECT	9/22/2004 11:27:00 AM	KATHY STEWART	0
Per Steve Harsin, Award to lowest bidder, Weaver, Inc.			
EMAIL	9/22/2004 9:06:00 AM	KATHY STEWART	0
ks) E-mailed Stephen Harsin results of bid.			
BIDR	9/22/2004 7:00:00 AM	KATHY STEWART	5
ks)Received bids from contractors (1) Weaver, Inc - \$1,450; (2) C&W Enterprises - \$1,600; (3) KO Construction - \$1,949.			
RECORD	9/20/2004 7:21:00 AM	JESSICA LARRAMENDY	0
JL) Recorded N&O at Clark County. Book: 20040920 Inst: 03967			
BIDS	9/16/2004 7:15:00 AM	KATHY STEWART	0
Faxed Invitation to Bid to contractors. Bids due back by COB Tuesday, 9/21. Invitation to Bid attached in OLE.			
VIDREQ	9/13/2004 7:20:00 AM	KATHY STEWART	0
Request for Before Abatement Video sent to #24.			
MISC	9/13/2004 7:19:00 AM	KATHY STEWART	0
ks) Log entry of 9/2 already entered. Refer to #24 for Before Abatement Video.			
INSP	9/2/2004 11:45:00 AM	LYNN NIHIPALI	5
17)NO CHANGE AND NO CONTACT INFO AVAILABLE. N&O STILL POSTED. CONTINUE WITH ABATEMENT, REFER TO 24			
NOPOST	8/21/2004 8:25:00 AM	LYNN NIHIPALI	5
26)POSTED N&O ON DOOR, CB 9/2			
INSP	8/21/2004 8:25:00 AM	LYNN NIHIPALI	5
26)NO CHANGE			
LETTER	8/20/2004 7:42:00 AM	KATHY STEWART	0
N&O letter attached in OLE.			
NOTICE	8/20/2004 7:30:00 AM	KATHY STEWART	12
Sent Nuisance/Litter Abatement Notice & Order to Comply letter to owner, Yves Vital. POST: 8/23. C/B: 9/2. Sent file to #17.			
NOREQ	8/16/2004 12:32:00 PM	STEPHANIE DEMOLEAS	3
17) N&O TO 24, NO FURTHER OWNER INFO AVAIL YET			
INSP	8/16/2004 8:30:00 AM	KATHY STEWART	5
17) No change. Assess fee. Switch to N&O.			
MISC	8/5/2004 6:39:00 AM	STEPHANIE DEMOLEAS	1
17) POSTPONED DUE TO IST			
INSP	7/30/2004 10:40:00 AM	MARIA VIGIL	5
17) PIX. NO CHANGE, ASSESS FEE. POSTED C/N REMOVED. POSTED F/N. C/B 8/5			
LETTER	7/30/2004 6:55:00 AM	STEPHANIE DEMOLEAS	0
17) CN CAME BACK RET MAIL "ATT UNK"			
LETTER	7/21/2004 4:25:00 PM	STEPHANIE DEMOLEAS	2
17) MAILED CN TO NEW OWNER OF RECORD: YVES VITAL AT THIS SERVICE ADDR (PER SEWER COO ON 6/24)			
INSP	7/20/2004 2:00:00 PM	LYNN NIHIPALI	5
17)1(T/D PILED DEAD VEG ALL YARDS, 2)H/VEG-ALL YARDS, CN POSTED CB 7/30			

Time in minutes:

67

