

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 1, 2006

DEPARTMENT: Neighborhood Services

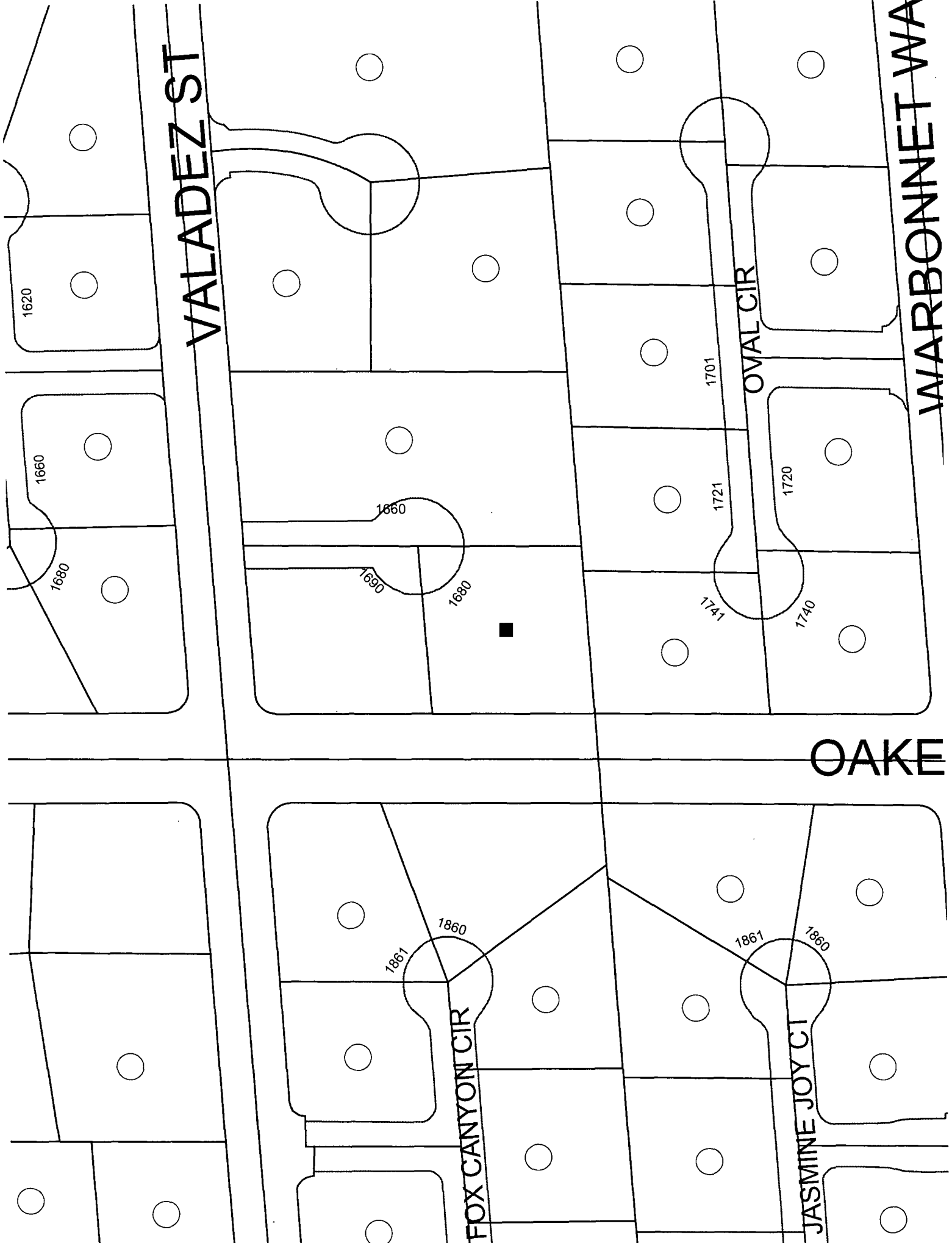
ITEM DESCRIPTION: Public Hearing to consider the report of expenses to recover costs for abatement of nuisance/litter located at 1680 S. Valadez Street.

PROPERTY OWNER: POST TRUST - Ward 1 (Tarkanian)

C.H. Construction, LLC completed work on December 16, 2005 at a cost of \$2,349.00, plus a 15% administrative fee, for a total of \$2,701.35.

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.



VALADEZ ST

WARBONNET WA

OAKE

1620

1660

1680

1660

1690

1680

1701

1721

1741

1720

1740

1861

1860

1861

1860

FOX CANYON CIR

JASMINE JOY CT



Memorandum

City of Las Vegas Neighborhood Services Department

To: Barbara Jo Ronemus, City Clerk
 From: Devin S. Smith, Manager – Neighborhood Response Division
 CC: File
 Date: January 17, 2006
 Re: Report of Expenses for the abatement of Nuisance/Litter located at 1680 S. Valadez Street - Ward 1 (Tarkanian)

LVMC9.04.045 Authorizes the City of Las Vegas to assess and collect a reinspection fee of \$75.00 if the violation(s) are not brought into compliance by the reinspection 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 reinspection. In addition, LVMC9.04.020 and 9.040.030 Authorizes the city to assess a civil penalty concurrently with the reinspection fees assessed. On the 2nd re-inspection a \$45 re-inspection fee + a \$150.00 civil penalty will be assessed; On the 3rd re-inspection a \$45 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 \$45 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 for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation. The \$500.00 daily civil fee 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 Neighborhood Services caused the above-referenced property to be corrected by removing refuse, trash, debris, concrete sections, etc, all overgrown, dead, dry weeds, grass, and vegetation exceeding 8 inches in height and posting No Trespassing, No Dumping signs on site. C.H. Construction, LLC completed work on December 16, 2005 at a cost of \$2,349.00, which was accepted by the Department of Neighborhood Services.

Contract Amount Breakdown:	
Remove refuse, trash, debris, concrete sections, etc.	\$1,300.00
Vegetation Removal	\$1,000.00
Posting Signs	\$49.00
AMOUNT DUE	\$2,349.00
Administrative Processing Fee:	\$352.35
TOTAL AMOUNT DUE:	\$2,701.35
OWNER OF RECORD:	POST TRUST
PROPERTY ABATED:	1680 S. Valadez Street
ASSESSOR PARCEL:	163-04-605-007
LEGAL DESCRIPTION:	PARCEL MAP FILE 23 PAGE 52
	LOT 3

DSS:jl

EXHIBIT A

DISCLOSURE OF PRINCIPALS

The principals and partners of K.O. CONSTRUCTION INC and all persons and entities holding more than a 1% interest in [Contractor Entity] or any principal of [Contractor Entity] are the following: K.O. CONST INC K.O. CONSTRUCTION INC

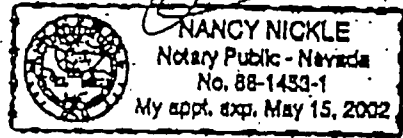
FULL NAME	BUSINESS ADDRESS	BUSINESS PHONE
1. CHRIS HARRISON	4855 W. MAULDING AVE	702-361-4221
2. EDWARD KOPE	LAS VEGAS, NV 89139	
3. ROSE KOPE		
4.		
5.		
6.		

Continue list until full and complete disclosure is made.

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

[Contractor Entity] K.O. CONSTRUCTION INC
By: [Signature]

Subscribed and sworn to before me this 21 Day of October, 1999.
[Signature]
Notary Public





AS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

NOTICE OF PUBLIC HEARING FEBRUARY 1, 2006

Pursuant to Title 9, Chapter 12 of the Las Vegas Municipal Code, NOTICE IS HEREBY GIVEN THAT ON **Wednesday, February 1, 2006 at 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 refuse, trash, debris, concrete sections, etc. all overgrown, dead, dry weeds, and vegetation exceeding 8 inches in height, and posting "No Trespassing, No Dumping" signs on property located at **1680 SOUTH VALADEZ STREET** legally described as **PARCEL MAP FILE 23 PAGE 52, LOT 3** Owner of record at time of abatement: **POST TRUST - WARD 1 (TARKANIAN)**

The Director of Neighborhood Services certifies in the report that the sum of \$2,701.35 was expended (\$2,349.00 for cleaning the property by C.H. Construction LLC; and \$352.35 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

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009



Address: 1680 S VALADEZ ST

CITZ

T/D, WEEDS AND GRASS, MOUNDS OF DIRT ON VACANT PROPERTY

Parcel(s)

Parcel: 16304605007 **Size:** 0.54 ACRE **Subdivision Name:** PARCEL MAP FILE 23 PAGE 52

Owner Information:

10-Aug-02 POST TRUST
4172 BOULDER HWY; LAS VEGAS, NV 89121-3004

Inspection Summary

Inspector:	Status:		Scheduled DT:	Start Dt:	Comp DT:	Min:
960066	Failed		8/19/2005	08/19/2005 8:55	08/19/2005 9:00	5
870076	Passed	Partial	8/30/2005	08/25/2005 8:40	08/25/2005 8:45	5
840182	Passed	Partial	9/6/2005	09/06/2005 9:45	09/06/2005 9:52	7
880076	Passed	Partial	9/16/2005	09/16/2005 13:40	09/16/2005 13:45	5
840182	Failed		9/23/2005	09/19/2005 8:50	09/19/2005 8:55	5
840182	Passed	Partial	9/29/2005	10/10/2005 8:45	10/10/2005 8:50	5
940274	Passed		12/30/2005	12/16/2006 13:30	12/16/2006 13:31	1
Time in Minutes:						33

Violation Details

Violation	Violation DT	Resolve DT	Location:
A-WEEDS	8/19/2005	12/16/2006	T/D Weeds Grass mounds of dirt on vacant property abate refuse,waste,weeds.

Log

Type:	Date:	Employee:	Min:
MEET	1/17/2006 11:44:00 AM	JESSICA LARRAMENDY	0
JL) Scheduled to go before Council on February 1, 2006.			
LETTER	1/17/2006 11:43:00 AM	JESSICA LARRAMENDY	0
JL) Report of expense ltr and memo mailed to property owner both certified and regular mail.			
MISC	1/10/2006 1:40:00 PM	KATHY STEWART	0
Sent invoice (\$2,349) from C.H. Construction to Finance for payment. Sent file to Jessica Larramendy for Council.			
DIRECT	12/29/2005 3:25:00 PM	KATHY STEWART	0
Per e-mail for #19, okay to pay invoice from contractor for abatement.			
VIDPST	12/16/2005 1:30:00 PM	VICKI OZUNA	1
19) Checked property, no fence, videoed lot clean. Left message for CH Construction advising to contact me when completd Emailed Kathy lot not complete do not pay.			
MISC	12/16/2005 11:00:00 AM	KATHY STEWART	0
Received invoice (\$2,349) from C.H. Construction. E-mailed #19 & #24 this information.			
VIDPRE	12/14/2005 2:00:00 PM	VICKI OZUNA	10
19) Pre-abatement video.			
MISC	12/13/2005 2:41:00 PM	KATHY STEWART	0
Received start date 12/15/05, via fax, from C.H. Construction for abatement of property. Emailed #19 #24 this information.			

BIDA	12/8/2005 2:38:00 PM	KATHY STEWART	0
Faxed Award letter to contractor, C.H. Construction. Contractor has 5 days to call with start date. Notified #19 & #24.			
DIRECT	12/8/2005 1:22:00 PM	KATHY STEWART	0
Per Devin Smith, Proceed with Abatement, award to lowest bidder, C.H. Construction.			
MISC	11/28/2005 3:23:00 PM	KATHY STEWART	0
Sent e-mailed to Devin Smith asking if he wanted me to Proceed with Abatement - Award.			
MISC	11/21/2005 1:05:00 PM	VICKI OZUNA	0
19) Proceed with abatement process. Refer to office. Awaiting notification to do pre-video. File sent to Laura.			
REFER	11/21/2005 9:12:00 AM	ERIC MCCOY	0
25) REF TO #19 FOR ABATEMENT			
MISC	11/16/2005 11:33:00 AM	LAURA DEARMOND	0
REGULAR LETTER TO OWNER RETURNED NO FORWARD ORDER ON FILE, SENT LETTER TO C/E OFFICE			
INSP	11/16/2005 8:00:00 AM	ERIC MCCOY	5
25) DRIVE BY. NO CHANGED			
MISC	11/8/2005 3:55:00 PM	LAURA DEARMOND	0
CERT LETTER TO OWNER RETURNED, NO FORWARD ORDER ON FILE, SENT LETTER TO C/E OFFICE			
NTCABT	10/26/2005 2:00:00 PM	ERIC MCCOY	3
25) POSTED 10 DAY NOTICE BEFORE ABATEMENT UNDER ROCK. NO CHANGE IN LOT.			
NOTICE	10/20/2005 2:10:00 PM	LAURA DEARMOND	0
SENT 10 DAY NOTICE BEFORE ABATEMENT TO OWNER			
BIDR	10/18/2005 1:16:00 PM	LAURA DEARMOND	1
REC'D BIDS 1.C.H. CONSTRUCTION \$2,349 2.CLV/RRT \$3,725			
BIDS	10/12/2005 3:51:00 PM	LAURA DEARMOND	0
faxed bid to contractors, due back 10-17			
INSP	10/10/2005 8:45:00 AM	GEORGE CLEVELAND	5
28) PIX..NO CHANGE..CHECKED PHONE BOOKS, WHT PAGES, SCREENS IN HANSEN , UNABLE TO FIND ANOTHER ADDRESS FOR OWNER...EVERYTHING SENT TO INDICATED OWNERS ADDRESS HAS BEEN RETURNED..REFERED TO 24 FOR ABATEMENT,,CB 10/20			
MISC	9/22/2005 4:35:00 PM	LAURA DEARMOND	0
regular letter to owner returned, attempted unknown, sent letter to c/e office			
MISC	9/20/2005 1:08:00 PM	LAURA DEARMOND	0
CERT LETTER TO OWNER RETURNED, ATTEMPTED NOT KNOWN, SENT LETTER TO C/E OFFICE			
INSP	9/19/2005 8:50:00 AM	GEORGE CLEVELAND	5
28) no improvement..failed insp..pix..assessed 75 FEE...TO OWNER...CB 9/29			
INSP	9/16/2005 1:40:00 PM	MICHAEL WAKE	5
23) WEEDS/DIRT REMAIN NO PROGRESS CALLED CHERYL DAVIS PLATINUM PROPERTIES NO RESPONCE 683-7785 C/B 9/23			
INSP	9/6/2005 9:45:00 AM	GEORGE CLEVELAND	5
28) NOTHING STARTED YET..CB 9/16			
RECORD	9/2/2005 2:50:00 PM	JESSICA LARRAMENDY	0
JL) Recorded N&O dated August 23, 2005 at Clark County. Book: 20050902 Inst: 02460			
INSP	8/25/2005 8:40:00 AM	ERIC MCCOY	5
28) VIOLATIONS REMAIN ON PROPERTY. C/B 09/06			
NOPOST	8/25/2005 8:40:00 AM	ERIC MCCOY	5
28) POSTED NOTICE & ORDER			
NOTICE	8/23/2005 4:13:00 PM	LAURA DEARMOND	0
SENT N&O TO OWNER			
NOREQ	8/19/2005 1:33:00 PM	ANTHONY GUARINO	2
sent N/O upstairs for processing			

CASENO 33763 CODEENF

02517-56

INSP 8/19/2005 8:55:00 AM ANTHONY GUARINO

5

21,29)observed high weeds,trash & concrete sections..mounds of dirt prevent illegal dumping refer N/O.

Time in minutes:

57

APN 163-04-605-007
Ref # 33763

NOTICE AND CLAIM OF LIEN OF ASSESSMENT

TO: POST TRUST

(Reputed Owner(s)) at time of abatement.


Assessor's Parcel No.: **APN 163-04-605-007**
Commonly known as: **1680 SOUTH VALADEZ STREET**
Legal Description: **PARCEL MAP FILE 23**
PAGE 52 LOT 3

On **December 16, 2005**, as provided in the Municipal Code, Title 9, Chapter 12, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due notification.

Expenses in the amount of **\$2,701.35** were incurred by the City of Las Vegas in the above nuisance condition abatement procedure.


The Las Vegas City Council, at a duly noticed public hearing held on **February 1, 2006**, ordered the above charges in the amount of **\$2,701.35**, assessed against the property by means of a Lien of Assessment, such a lien to be duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

All or any portion of this lien of assessment, which remains unpaid after 30 days from the date of the recording thereof on the assessment roll, shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date. This lien shall continue until the assessment, which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.

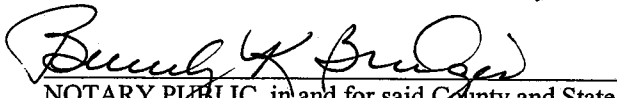

BARBARA JO RONEMUS, City Clerk
400 Stewart Avenue
Las Vegas, NV 89101 - (702) 229-6311

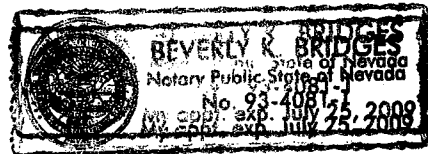
STATE OF NEVADA)
)
COUNTY OF CLARK)

BARBARA JO RONEMUS, being duly sworn, deposes and says that she is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that she has read the same and knows the contents thereof, that the matters stated herein are true to her own knowledge, except such matters as are stated to be on information and belief, and as to those matters, she believes them to be true.


BARBARA JO RONEMUS, City Clerk

Subscribed and sworn to before me this 7th day of February, 2006


NOTARY PUBLIC, in and for said County and State



WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, DEPARTMENT OF NEIGHBORHOOD RESPONSE
400 STEWART AVENUE
LAS VEGAS, NV 89101