

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 1, 2006

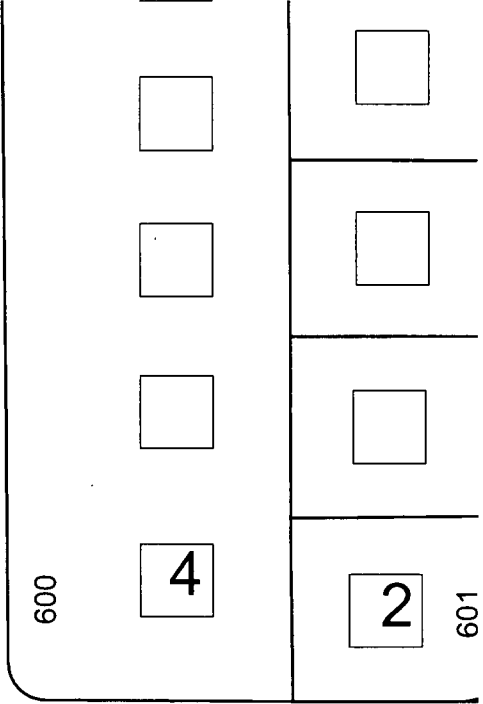
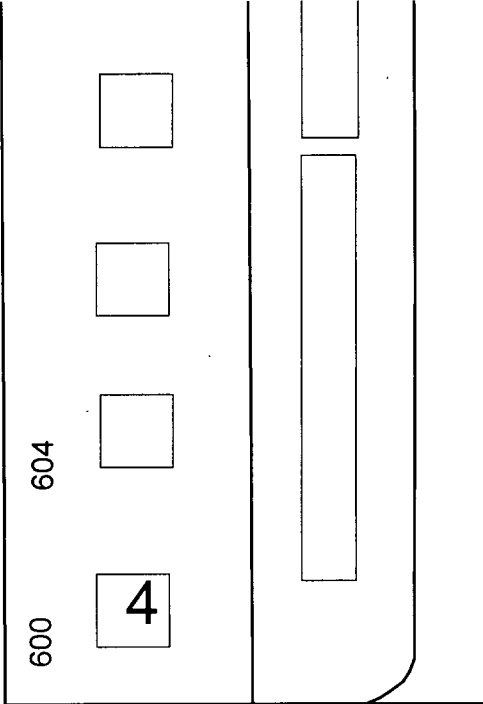
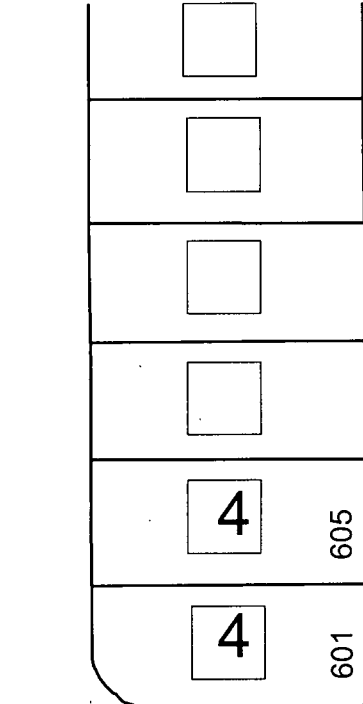
DEPARTMENT: Neighborhood Services

ITEM DESCRIPTION: Public Hearing to consider the report of expenses to recover costs for abatement of nuisance located at Vacant lot Southwest corner of Bonanza Road and 13th Street - APN: 139-35-111-001. PROPERTY OWNER: R. SCOTT SUSMAN – Ward 5 (Weekly)

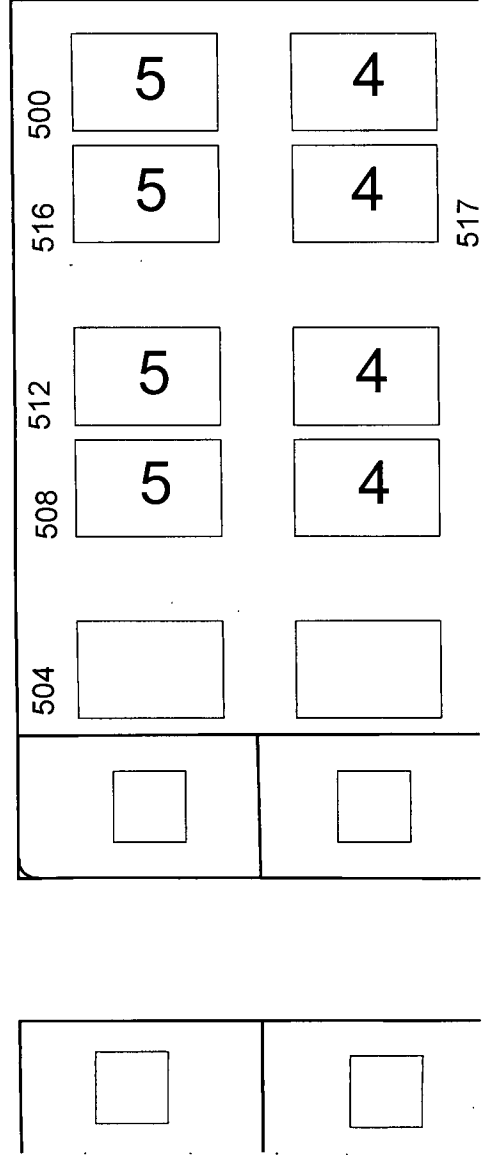
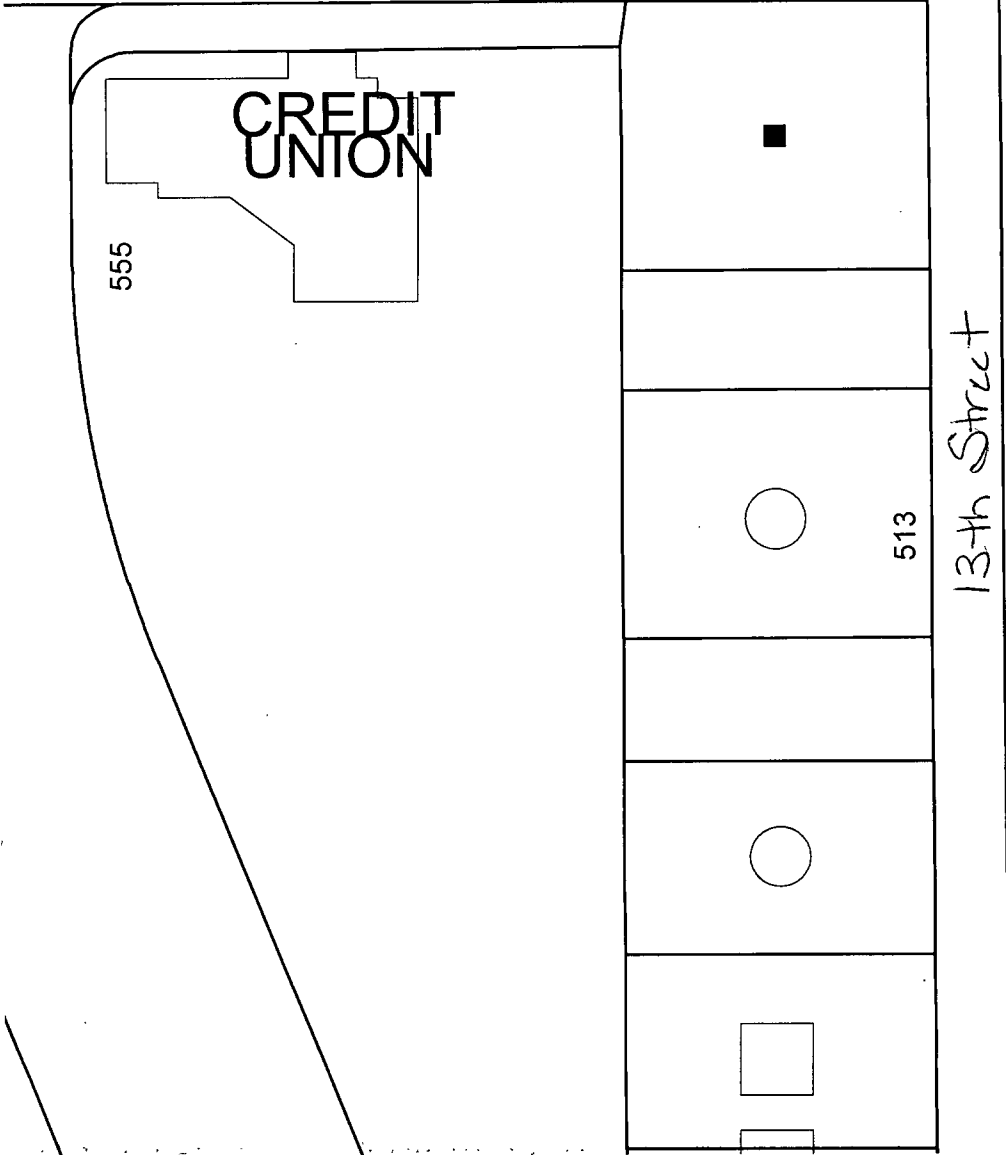
C.H. Construction, LLC completed work on January 3, 2006 at a cost of \$1,869.00, plus a 15% administrative fee, for a total of \$2,149.35.

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.



BONANZA RD



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 located at Vacant lot Southwest corner of Bonanza Road and 13th Street – APN: 139-35-111-001 - Ward 5 (Weekly)

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, waste, trash, debris, litter, vegetation (dead/dry/overgrown) and posting No Trespassing, No Dumping signs on site. C.H. Construction, LLC completed work on January 3, 2006 at a cost of \$1,869.00, which was accepted by the Department of Neighborhood Services.

Contract Amount Breakdown:	
Refuse/Waste/Trash/Debris/Litter Removal	\$1,000.00
Vegetation Removal	\$769.00
Posting Signs	\$100.00
AMOUNT DUE	\$1,869.00
Administrative Processing Fee:	\$280.35
TOTAL AMOUNT DUE:	\$2,149.35
OWNER OF RECORD:	R. SCOTT SUSMAN
PROPERTY ABATED:	VL SW corner of Bonanza and 13 th
ASSESSOR PARCEL:	139-35-111-001
LEGAL DESCRIPTION:	FOURTEENTH STREET CITY ADD PLAT BOOK 1 PAGE 82 LOT 1 BLOCK 4 & LOT 2

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 [Contracting Entity] or any principal of [Contracting Entity] are the following: K.O. CONST INC K.O. CONSTRUCTION INC

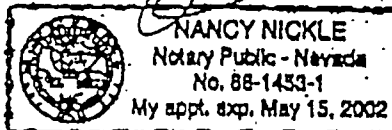
FULL NAME	BUSINESS ADDRESS	BUSINESS PHONE
1. CHRIS HARRISON	4855 W. MAULDING AVE	702-361-4221
2. EDWARD KOFF	LAS VEGAS, NV 89139	
3. ROSE KOFF		
4.		
5.		
6.		

Continue list until full and complete disclosure is made.

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

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

Subscribed and sworn to before me this 21 Day of October, 1999.
Nancy Nickle
Notary Public





**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:

LAS 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

Abatement of the property by removing refuse, waste, trash, debris, litter, vegetation (dead/dry/overgrown) and posting "No Trespassing, No Dumping" signs on property located at **VACANT LOT – SOUTHWEST CORNER OF BONANZA ROAD AND 13TH STREET (APN 139-35-111-001)** legally described as **FOURTEENTH STREET CITY ADD, PLAT BOOK 1 PAGE 82, LOT 1 BLOCK 4 & LOT 2** Owner of record at time of abatement: **R. SCOTT SUSMAN – WARD 5 (WEEKLY)**

The Director of Neighborhood Services certifies in the report that the sum of \$2,149.35 was expended (\$1,869.00 for cleaning the property by C.H. Construction LLC; and \$280.35 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



Parcel: 13935111001

S/W CORNER BONANZA/13TH

CHECK FOR ALL CODE VIOLATIONS



Parcel(s)

Owner Information:

Inspection Summary

Inspector:	Status:		Scheduled DT:	Start Dt:	Comp DT:	Min:
860034	Failed		8/18/2005	08/17/2005 8:50	08/17/2005 8:55	5
970581	Passed	Partial	8/28/2005	08/28/2005 8:13	08/28/2005 8:17	4
860034	Failed		9/6/2005	09/08/2005 15:50	09/08/2005 15:55	5
860034	Failed		9/15/2005	09/15/2005 16:25	09/15/2005 16:30	5
860034	Failed		9/19/2005	09/19/2005 14:35	09/19/2005 14:40	5
860034	Passed	Partial	10/3/2005	09/28/2005 12:50	09/28/2005 12:55	5
970581	Failed		10/10/2005	10/10/2005 10:35	10/10/2005 10:45	10
860034	Passed	Partial	10/20/2005	10/13/2005 13:20	10/13/2005 13:30	10
880076	Failed		10/20/2005	10/20/2005 13:06	10/20/2005 13:12	6
970581	Passed	Partial	10/28/2005	10/31/2005 14:13	10/31/2005 14:20	7
970581	Passed	Partial	11/4/2005	11/04/2005 14:45	11/04/2005 14:49	4
860034	Passed	Partial	11/8/2005	11/09/2005 16:00	11/09/2005 16:05	5
860034	Failed		11/15/2005	11/21/2005 13:55	11/21/2005 14:00	5
860034	Failed		12/1/2005	12/08/2005 14:00	12/08/2005 14:05	5
860034	Failed		12/19/2005	12/20/2005 10:50	12/20/2005 10:55	5
940274	Passed		12/30/2005	01/06/2006 7:30	01/06/2006 7:45	15
Time in Minutes:						101

Violation Details

Violation	Violation DT	Resolve DT	Location:
A-REFUSEWST	8/17/2005	1/6/2006	VACANT LOT
REMOVE ALL TRASH, DEBRIS, REFUSE AND WASTE FROM VACANT LOT,			
A-WEEDS	8/17/2005	1/6/2006	VACANT LOT
REMOVE ALL HIGH DRY VEGETATION FROM VACANT LOT			

Log

Type:	Date:	Employee:	Min:
MEET	1/17/2006 12:29:00 PM	JESSICA LARRAMENDY	0
JL) Scheduled to go before Council on February 1, 2006			
LETTER	1/17/2006 12:28:00 PM	JESSICA LARRAMENDY	0
JL) Report of expense ltr and memo mailed to property owner both certified and regular mail			
MISC	1/10/2006 1:52:00 PM	KATHY STEWART	0
Sent invoice (\$1,869) from CH Construction to Finance for payment. Sent file to Jessica Larramendy for Council.			

VIDPST	1/6/2006 7:30:00 AM	VICKI OZUNA	15
19) Post abatement video completed. Email to KS. Okay to pay.			
VIDPST	1/6/2006 7:30:00 AM	VICKI OZUNA	15
19) All violations have been abated, Post Video Completed. Okay to pay invoice. Email sent to KS.			
MISC	1/3/2006 10:12:00 AM	KATHY STEWART	0
Received Invoice (\$1,869) from C.H. Construction, LLC, for completion of abatement to property. E-mail #19 this information.			
VIDPRE	12/28/2005 7:30:00 AM	VICKI OZUNA	15
19) Pre abatement video completed			
FAX	12/22/2005 10:45:00 AM	KATHY STEWART	0
Per fax from C.H. Construction, start date for abatement will be 12/28/05. E-mailed this information to #19 & #24			
BIDA	12/22/2005 9:16:00 AM	KATHY STEWART	0
Faxed Award letter to C.H. Construction for abatement of property. Contractor to call within five days with start date.			
DIRECT	12/21/2005 4:09:00 PM	KATHY STEWART	0
Per Devin Smith, Award abatement of property to low bidder, C.H. Construction.			
INSP	12/20/2005 10:50:00 AM	GERALD GUZMAN	5
27) PILE OF GARBAGE BAGS REMAIN ON VACANT LOT. ASSESS FEE. PROCEED W/ABATEMENT, REFER TO 26. CALL BACK 12/30			
PHONE	12/12/2005 4:30:00 PM	GERALD GUZMAN	-30
27) CALLED OWNER AT 785-3208, SAID WOULD REMOVE BY THIS WEEKEND. CALL BACK 12/19			
INSP	12/8/2005 2:00:00 PM	GERALD GUZMAN	5
27) BAGS REMAIN ON VACANT LOT. WILL CONTACT OWNER, ASSESS FEE.			
INSP	11/21/2005 1:55:00 PM	GERALD GUZMAN	5
27) BAGS REMAIN IN MIDDLE OF VACANT LOT. CALLED OWNER, LEFT MESSAGE. ASSESS FEE.			
INSP	11/9/2005 4:00:00 PM	GERALD GUZMAN	5
27) BAGS REMAIN ON PROPERTY. CALLED OWNER, SAID WOULD REMOVE. CALL BACK 11/15			
DIRECT	11/7/2005 4:23:00 PM	PAMELA HINES	-3
24) REFERRED TO #27 TO CALL OWNER TO P/U THE BAGS.			
INSP	11/4/2005 2:45:00 PM	ROBERT KAEMPFER	-176
26) Bags of weeds and r/w remain on property, took pixs, refer back to #24, cxb 11-7			
INSP	10/31/2005 2:13:00 PM	ROBERT KAEMPFER	7
26) Weeds cut and r/w in bags on vacant lot, cb 11-4			
INSP	10/20/2005 1:06:00 PM	MICHAEL WAKE	6
23) NO COMPLIANCE, TOOK PHOTOS, CHECKED ASSESSORS SCREEN, PROCEED WITH ABATEMENT. RE-27 C/B 10/28			
INSP	10/13/2005 1:20:00 PM	GERALD GUZMAN	10
27) SITUATION REMAINS THE SAME. CALLED OWNER, SCOTT SUSMAN. SAID INTENTIONS ARE TO ABATE, HE WILL BE ON THE PROPERTY TOMORROW. WILL CHECK BACK NEXT WEEK. CALL BACK 10-20			
INSP	10/10/2005 10:35:00 AM	ROBERT KAEMPFER	10
26) Still nothing has been done to clean property, r/w & high weeds cover entire lot, took pixs. Neighbor said vagrants are sleeping in bushes and weeds & she is afraid, continue abatement, cb 10-17			
PHONE	10/4/2005 3:46:00 PM	SHIRLEY WARMOUTH	1
SCOTT SUSMAN, OWNER STATED HE NEEDS MORE TIME BECAUSE OF HISTORICAL CONCERNS HE'S PURSUING - HE ASKS THAT NOTHING BE DONE UNTIL YOU SPEAK TO HIM. HE CAN BE REACHED AT 785-3208 (CELL).			
MISC	10/4/2005 11:32:00 AM	KATHY STEWART	0
Sent signed Certified Card from R. Scott Susman, to #27 to file.			
NTCABT	9/28/2005 12:50:00 PM	GERALD GUZMAN	5
27) SITUATION REMAINS THE SAME. POSTED TEN DAY NOTICE ON TREE ALONG EAST PERIMETER. CALL BACK 10/10			
NOTICE	9/27/2005 9:05:00 AM	KATHY STEWART	10
Sent Ten (10) Day Notice Before Abatement letter to owner. POST: 9/28. C/B: 10/10. Sent file to #27. N&O letter attached in OLE			
BIDR	9/27/2005 8:00:00 AM	KATHY STEWART	0
Received bids from contractors (1) CH Construction -\$1,869; (2) CLV RRT -\$1,960. LATE BID received @ 8:14 a.m., from Weaver Construction - \$1,575			

MISC	9/26/2005 1:28:00 PM	KATHY STEWART	0
Sent Certified letter, Return to Sender, Unclaimed, to #27 to file.			
BIDS	9/21/2005 1:49:00 PM	KATHY STEWART	0
Faxed Invitation to Bid to Contractors. Bid due by COB, Monday, 9/26. Invitation to Bid attached in OLE			
CHECK	9/20/2005 8:30:00 AM	GERALD GUZMAN	5
27)DID NOT RECEIVE CALL FROM MGR,PROCEED W/ABATEMENT,REFER TO 24,CALL BACK10/3			
INSP	9/19/2005 2:35:00 PM	GERALD GUZMAN	5
27)NO IMPROVEMENT,SITUATION REMAINS THE SAME,ASSESS FEE.CALLED PROP MGR,LEFT MESSAGE.CALL BACK9/20			
INSP	9/15/2005 4:25:00 PM	GERALD GUZMAN	5
27)SITUATION REMAINS THE SAME,ASSESS FEE,CALL BACK9/19			
PHONE	9/12/2005 10:28:00 AM	KATHY STEWART	0
Per phone call from #27, hold off on sending Invitation to Bid; owner cleaning vacant lot. #27 will check property on 9/15. Sent file to #27			
BIDS	9/12/2005 10:24:00 AM	KATHY STEWART	0
Faxed Invitation to Bid to contractors. Bid due by COB, 9/15/05. Invitation to Bid attached in OLE			
PHONE	9/12/2005 10:00:00 AM	GERALD GUZMAN	8
27)RECEIVED A CALL FROM PROPERTY MGR,DAVID MARTINEZ,736-4847,OWNER SCOTT SUSSMAN 785-3208.SAID CREW IS ON-SITE TO DO CLEAN-UP AT THIS TIME. CALL BACK9/15			
INSP	9/8/2005 3:50:00 PM	GERALD GUZMAN	5
27)SITUATION REMAINS THE SAME.NO IMPROVEMENT.ASSESS FEE,PROCEED W/ABATEMENT,REFER TO 24,CALL BACK9/15			
RECORD	9/2/2005 2:44:00 PM	JESSICA LARRAMENDY	0
JL) Recorded N&O dated August 25, 2005 at Clark County. Book: 20050902 Inst: 02447			
NOPOST	8/28/2005 8:13:00 AM	ROBERT KAEMPFER	4
26) No improvement in property, attached N&O to tree, took pix, cb 9-6			
NOTICE	8/25/2005 1:00:00 PM	KATHY STEWART	15
Sent Nuisance Notice & Order to Comply letter to owner. POST: 8/26. C/B: 9/6. Sent file to #27. N&O letter attached in OLE.			
INSP	8/17/2005 8:50:00 AM	LYNN NIHIPALI	5
27) VACANT LOT, SOME HIGH WEEDS, TRASH AND DEBRIS, WILL ISSUE NOTICE AND ORDER TO OWNER, CB 8/29			

Time in minutes: -43

