

**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: MAY 3, 2006**

**DEPARTMENT: Neighborhood Services**

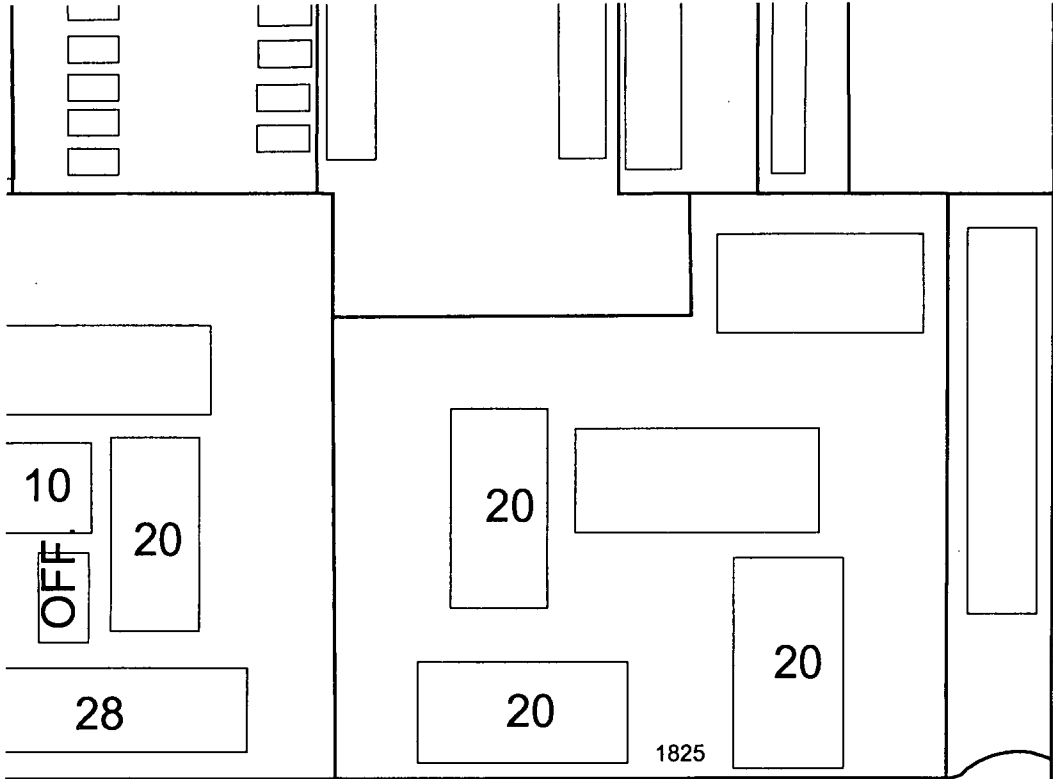
**ITEM DESCRIPTION: Public Hearing to consider the report of expenses to recover costs for abatement of vacant or abandoned building located at 1832 Lewis Avenue. PROPERTY OWNER: MARIA BASCO – Ward 3 (Reese)**

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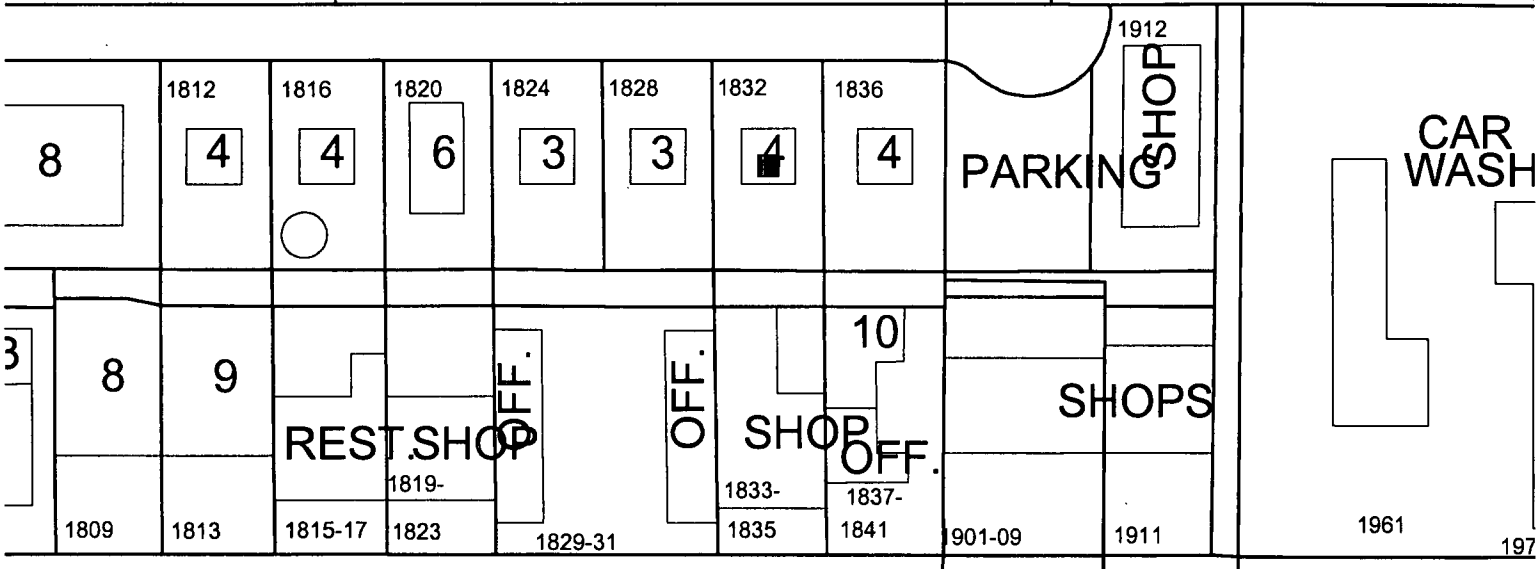
Weaver Construction, Inc completed work on March 14, 2006 at a cost of \$5,600.00; \$400.00 boarded building certificate fee; \$132.00 in reinspection fees; plus a 15% administrative fee, for a total of \$6,972.00.

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 Dangerous Building, Vacant or Abandoned Buildings, 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.

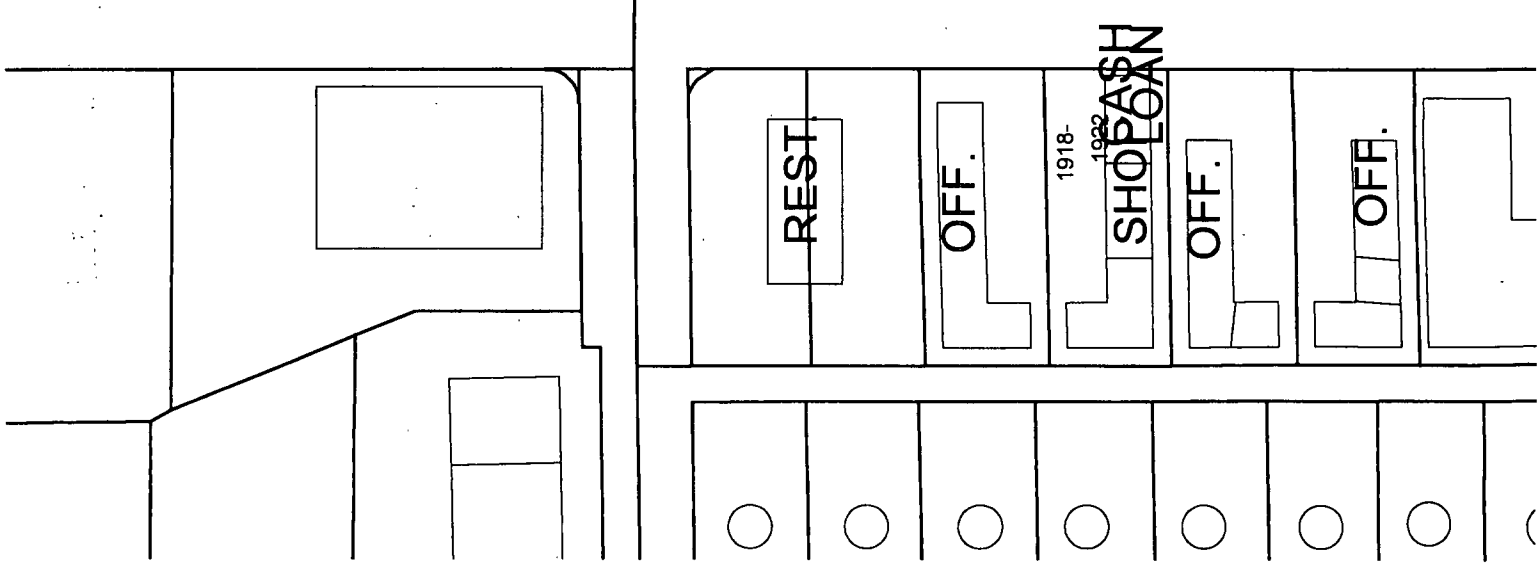
If the Lien is approved by the Council, certified copies of the recorded lien will be given to the County Treasurer's Office and the amount of the assessment will be collected at the same time and in the same manner as ordinary property taxes. All laws applicable to the collection and enforcement of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



LEWIS AVE



CHARLESTON BLVD



# 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: April 4, 2006  
Re: Report of Expenses for the abatement of Vacant or Abandoned Building at 1832 Lewis Avenue - Ward 3 (Reese)

*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 "Dangerous Building," the Department of Neighborhood Services caused the above-referenced property to be corrected by boarding, securing (doors, windows and all other openings), removing refuse, waste, trash, debris, dead/dry overgrown vegetation, graffiti and posting No Trespassing, No Dumping, No Vehicles signs on site. The abatement was completed by Weaver Construction, Inc on March 14, 2006 at a cost of \$5,600.00 which was accepted by the Department of Neighborhood Services.

<b>Contract Amount Breakdown:</b>	
Board/Secure (Doors, windows and all other openings)	\$3,465.00
Refuse/Waste/Trash/Debris/Litter Removal	\$1,375.00
Vegetation Removal (Dead/dry/overgrown)	\$235.00
Graffiti Removal	\$375.00
Posting Signs	\$150.00
<b>AMOUNT DUE:</b>	<b>\$5,600.00</b>
Administrative Processing Fee:	\$840.00
Boarded Building Certificate:	\$400.00
Reinspection Fees:	\$132.00
<b>TOTAL AMOUNT DUE:</b>	<b>\$6,972.00</b>
<b>OWNER OF RECORD:</b>	MARIA BASCO
<b>PROPERTY ABATED:</b>	1832 LEWIS AVENUE
<b>ASSESSOR PARCEL:</b>	139-35-814-009
<b>LEGAL DESCRIPTION:</b>	LAWRENCE LOVE TRACT
	PLAT BOOK 3 PAGE 9
	LOT 9

DSS: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

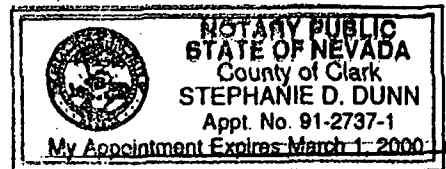
I certify under penalty of perjury, that the foregoing list is full and complete.

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





**NOTICE OF PUBLIC HEARING  
MAY 3, 2006**

Pursuant to Title 9, Chapter 4 of the Las Vegas Municipal Code, NOTICE IS HEREBY GIVEN THAT ON **Wednesday, May 3, 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 boarding and securing (doors, windows and all other openings) removing refuse, waste, trash, debris, dead/dry/overgrown vegetation, graffiti and posting "No Trespassing, No Dumping and No Vehicles" signs on property located at **1832 LEWIS AVENUE** legally described as **LAWRENCE LOVE T RACT P LAT B OOK 3 PAGE 9 LOT 9** Owner of record at time of abatement: **MARIA BASCO – WARD 3 (REESE)**

The Director of Neighborhood Services certifies in the report that the sum of \$6,972.00 was expended (\$5,600.00 for cleaning the property by Weaver Construction, Inc.; \$132.00 for Re-inspection fees; \$400.00 for Boarded Building Certificate; and \$840.00 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](http://www.lasvegasnevada.gov)

18112-001-06-05  
CLV 7009



Address: 1832 LEWIS AVE

CLV

PER JIM SHADRICK: Per Metro Police..numerous housing code violations, outside storage problems, stealing power, criminal activity and trash and debris everywhere. Owner not responding to their complaints. Take DDT team over for inspections. 11-02-05

**Parcel(s)**

**Parcel:** 13935814009      **Size:** 0.16 ACRE      **Subdivision Name:** LAWRENCE LOVE TRACT

**Owner Information:**

10-Aug-02	17-Dec-03	ELQUIST ROBERT A & JUNE L LIV TR ELQUIST ROBERT A & JUNE L TRS 3020 PLAZA DE ROSA; LAS VEGAS, NV 89102-4021
17-Dec-03	28-May-04	TURNER MICHAEL % MT REAL ESTATE INVEST 2545 S TORREY PINES; LAS VEGAS, NV 89146-4007
28-May-04	19-May-05	TAN SAMUEL 16905 BALTAR ST; VAN NUYS, CA 91406-1106
19-May-05		BASCO MARIA 1832 LEWIS AVE; LAS VEGAS, NV 89101-5150

**Inspection Summary**

<i>Inspector:</i>	<i>Status:</i>	<i>Scheduled DT:</i>	<i>Start Dt:</i>	<i>Comp DT:</i>	<i>Min:</i>
981876	Failed	11/9/2005	12/22/2005 11:18	12/22/2005 11:36	18
981876	Passed Partial	1/17/2006	01/04/2006 9:50	01/04/2006 9:53	3
981876	Failed	1/17/2006	01/19/2006 11:09	01/19/2006 11:15	6
981876	Passed Partial	1/25/2006	02/09/2006 14:12	02/09/2006 14:15	3
981876	Failed	2/21/2006	02/21/2006 12:49	02/21/2006 12:53	4
870076	No Action	2/23/2006			
<i>Time in Minutes:</i>					<b>34</b>

**Violation Details**

<i>Violation</i>	<i>Violation DT</i>	<i>Resolve DT</i>	<i>Location:</i>
A-ZONE OTHER REMOVE ALL VEHICLES FROM THIS VACANT PROPERTY	11/9/2005		PROPERTY
A-REFUSE/WST REMOVE ALL REFUSE AND WASTE	11/9/2005		PROPERTY
A-PERMIT REQ OBTAIN A PERMIT FOR LAWFUL OCCUPANCY.	11/9/2005		PROPERTY
A-MITIGATION SUBMIT FOR APPROVAL AND ADHERE TO A MITIGATION PLAN.	11/9/2005		PROPERTY
A-INTENT LTR SUBMIT A LETTER OF INTENT	11/9/2005		PROPERTY
A-BRDG CERT OBTAIN A BOARDING CERT	11/9/2005		PROPERTY
A-BLD DNGR SECURE ALL STRUCTURES TO CLV SPECS.	11/9/2005		PROPERTY

A-LITTER 11/9/2005 PROPERTY

REMOVE ALL LITTER

A-WEEDS 11/9/2005 PROPERTY

REMOVE ALL HIGH WEEDS

**Log**

<i>Type:</i>	<i>Date:</i>	<i>Employee:</i>	<i>Min:</i>
LETTER	4/4/2006 9:52:00 AM	JESSICA LARRAMENDY	0
JL) Report of expense letter and memo mailed to property owner both certified and regular mail.			
MEET	4/4/2006 9:52:00 AM	JESSICA LARRAMENDY	0
JL) Scheduled to go before Council on May 3, 2006			
MISC	3/22/2006 7:38:00 AM	KATHY STEWART	0
Sent invoice (\$5,600) from Weaver Construction, Inc. to Finance for payment; gave file to Jessica Larramendy for Council.			
MISC	3/21/2006 4:32:00 PM	KATHY STEWART	0
Waiting for Devin Smith to approve Oracle			
MISC	3/21/2006 4:26:00 PM	KATHY STEWART	0
Received invoice (\$5,600) from Weaver Construction, Inc.			
PHONE	3/14/2006 2:26:00 PM	KELLY OLIVERIUS	2
30)RECIEVED A CALL FROM MR RODRIGUEZ, HE STATED HIS PROPERTY MANAGER IS TAKING CARE OF PROEPRITIES, I TOLD HIM ALL VIOL. HAVE BEE ABATED BY CITY.			
VIDPST	3/13/2006 1:34:00 PM	KELLY OLIVERIUS	12
30)FILMED POST ABATEMENT VIDEO. BLDG SECURE, PROEPRTY CLEAN, BOARDS PAINTED.			
PHONE	3/13/2006 11:20:00 AM	KELLY OLIVERIUS	1
30)CALL FROM PHYLLIS STATING ABATEMENT IS COMPLETE.			
PHONE	3/8/2006 10:05:00 AM	KELLY OLIVERIUS	2
30)PHONED PHYLLIS, INFORMED HER VIDEO HAS BEEN TAPED.			
VIDPRE	3/8/2006 9:55:00 AM	KELLY OLIVERIUS	-535
30)filmed pre abate vidoe. bldg ope/access. r/w.			
PHONE	3/8/2006 7:00:00 AM	KELLY OLIVERIUS	3
30)RETURNED A CALL TO PHYLLIS, SHE IS REQUESTING THE PRE ABATEMENT VIDEO BE DONE. WORK TO COMMENCE THUR 03-09.			
PHONE	3/3/2006 3:16:00 PM	KELLY OLIVERIUS	4
30)PHONED MR RODRIGUEZ, TOL DHIM MONIES SENT IN ARE NOT ENOUGH. HE SAID BLDG HAS FOUR UNITS, TOTAL FOR BAORDING WOULD BE \$400. HE WILL SEND IN OTHER MONEY. APPLY AMOUNT SUBMITTED TO 1836 LEWIS. HE WILL ALSO SEND IN MITIGATION PLAN.			
PHONE	3/3/2006 3:11:00 PM	KELLY OLIVERIUS	0
30)PHONED MR WHITE, PROPERTY MANAGER, NO ANSWER, LEFT A VM FOR HIM TO CALL.			
MISC	3/3/2006 3:10:00 PM	KELLY OLIVERIUS	0
JL) Residential four plex. BB Cert: \$400.00 (\$325.00 + 3 units at \$25.00) - MFD.			
BIDA	2/27/2006 8:33:00 AM	KATHY STEWART	0
Faxed Award letter to Weaver Construction. Contractor to call within 5 days with a start date.			
DIRECT	2/27/2006 8:01:00 AM	KATHY STEWART	0
Per Devin Smith, Award to low bidder, Weaver Construction.			
MISC	2/27/2006 7:58:00 AM	KATHY STEWART	0
Sent e-mail to Devin Smith, okay to proceed with abatement, award.			
MISC	2/24/2006 1:48:00 PM	KATHY STEWART	0
Sent Certified letter, Return to Sender, Attempted Not Known, to #30 to file.			
RESEAR	2/22/2006 2:25:00 PM	KELLY OLIVERIUS	0
30)CHECKED ASSESSOR FOR OWNERSHIP CHANGE, NO CHANGE.			

PHONE	2/21/2006 4:38:00 PM	KELLY OLIVERIUS	10
30)RETURNED A CALL TO ENRIQUE RODRIGUEZ, HUSBAND OF OWNER, 310-709-8285, TOLD HIM PROPERTY WAS TO BE PUT INTO CONT. ABATEMENT.EXPLAINED STATUS.			
INSP	2/21/2006 12:49:00 PM	KELLY OLIVERIUS	4
30)VEH. REMOVED. ALL OTHER VIOL. REMAIN. PIX. PUT IN FOR CONT ABATEMENT.			
NTCABT	2/9/2006 2:12:00 PM	KELLY OLIVERIUS	3
30)POSTED TEN DAY NOTICE TO ABATE, CB 02/21			
NOTICE	2/7/2006 7:39:00 AM	KATHY STEWART	0
Sent Ten (10) Day Notice Before Abatement letter to owner. POST: 2/8. C/B: 2/21. Sent file to #30.			
BIDR	2/6/2006 10:00:00 AM	KATHY STEWART	0
Received bids from contractors (1) Weaver Construction - \$5,600; (2) C.H. Construction - \$5,949.			
PHONE	2/1/2006 9:21:00 AM	KELLY OLIVERIUS	0
30)RECIEVED A CALL FROM EARL WHITE, 241-5085, HE IS GOING TO BE THE PROPERTY MANAGER FOR THE NEW OWNERS.			
PHONE	1/30/2006 4:08:00 PM	KELLY OLIVERIUS	0
30)RETURNED A CALL TO ELOISA REDAD, 818-378-7803, SHE IS PURCHASING PROPERTY AND WANTED TO KNOW THE CURRENT VIOL.			
BIDS	1/30/2006 1:43:00 PM	KATHY STEWART	0
Faxed Invitation to Bid to contractors. Bid due by COB, 2/3/06.			
RESEAR	1/24/2006 7:08:00 AM	KELLY OLIVERIUS	2
30)CHECKED ASSESSOR FOR CHANGE IN OWNERSHIP, NO CHANGE.			
PHONE	1/19/2006 11:15:00 AM	KELLY OLIVERIUS	5
30)PHONED ENRIQUE, TOLD HIM PROPERTY IS GOING IN FOR ABATEMENT. HE SAID HE WOULD NOT BE IN TOWN FOR A WEEK OR SO.			
INSP	1/19/2006 11:09:00 AM	KELLY OLIVERIUS	6
30)PROEPRTY STILL OPEN/ACCESS. R/W REMAINS. PIX. PUT IN FOR CONT. ABATEMENT.			
RECORD	1/12/2006 9:28:00 AM	JESSICA LARRAMENDY	0
JL) Recorded N&O dated December 30, 2005 at Clark County. Book: 20060112 Inst: 0000593			
PHONE	1/4/2006 1:40:00 PM	KELLY OLIVERIUS	25
30)RECIEVED A CALL FROM ENRIQUE RODRIGUEZ, 310-709-8285, HUSBAND OF OWNER,EXPLAINED ALL VIOL TO HIM AND ABATEMENT PROCESS. TOLD HIM TO SECURE PORPERTY AND CLEAN. EXPLAINED TIMELINE FOR LETTER/BOARD CERT AND MITIGATION.			
NOPOST	1/4/2006 9:50:00 AM	KELLY OLIVERIUS	3
30)POSTED N&O. NO CHANGE. CB 01/17.			
DBPROJ	1/3/2006 8:12:00 AM	LAURA DEARMOND	0
MISC	12/27/2005 8:20:00 AM	KELLY OLIVERIUS	6
30)PROCESSED N&O, FORWARDED TO 24 FOR REVIEW.			
PHONE	12/27/2005 8:18:00 AM	KELLY OLIVERIUS	0
30)PHONED NUMBER FROM WATER SCREEN, NO ANSWER, LEFT A VM FOR HER TO CALL.			
RESEAR	12/27/2005 8:15:00 AM	KELLY OLIVERIUS	3
30)ACCESSED ASSESSOR FOR OWNER INFO. PER MY CASE AT 1836 LEWIS, PHONE NUMBER FOR PROEPRTY OWNER IS 310-709-8285. CHECKED HANSEN FOR PROPERTY HISTORY. CHECKED SEWER FOR ALTERNATE CONTACT. NONE FOUND.			
INSP	12/22/2005 11:18:00 AM	KELLY OLIVERIUS	18
30&20)TWO UNITS HAVE INHABITANTS, PER JIM THE BUILDING IS NOT TO BE OCCUPIED, NOT LEGAL TENANTS. VACANT UNITS OPEN/ACCESS. LITTER. WEEDS. GRAFFITI. R/W (MATTRESS, WOOD, VAG. DEBRIS, ECT.). BROKEN WINDOWS, UNSECURED DOORS. PERMIT REQ (POSTED TO VACATE)			
INSP	12/22/2005 11:18:00 AM	KELLY OLIVERIUS	18
30&20)WHT PONTIAC, INOP, ABANDONED. PIX. PROCESS N&O.			

