July 20, 2006

CASE#37400
Certified/Regular Mail
Return Receipt Requested

Congregation Ephraim Israel
8270 Florine Avenue
Las Vegas, NV 89129-4841

RE: 3220 Mariner Bay Street

Dear Property Owner:

On March 29, 2006, the City of Las Vegas caused the above-referenced property to be corrected by removing refuse, waste, trash, debris, dead/dry/overgrown vegetation and posting No Trespassing, No Dumping, No Vehicles signs on site. The Department of Neighborhood Services has submitted a Report of Expenses to the City Clerk.

At the City Council meeting held on July 19, 2006, Item #71 was held in abeyance, a new date and time to consider the Report of Expenses will be set. A tentative date for the public hearing is August 2, 2006. 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,

Devin S. Smith, Manager
Neighborhood Response Division
Department of Neighborhood Services

cc:
TBM Family Trust, 3220 Mariner Bay Street, Las Vegas, NV 89117
Union Financial Network, 2770 Leonis Blvd, Los Angeles, CA 90058
M. Shamouni, 369 S. Doheny Drive, Beverly Hills, CA 90211-3577

DSS:jl

LAS VEGAS CITY COUNCIL

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OSCAR B. GOODMAN

GARY REESE, WARD 3
(MAYOR PRO-TEM)

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NEIGHBORHOOD
SERVICES DEPARTMENT

DIRECTOR
STEPHEN K. HARSIN, AICP

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

VOICE 702.229.2330
FAX 702.382.3045
TTY 702.386.9108
www.lasvegasnevada.gov

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: June 30, 2006

Re: **REVISED:** Report of Expenses for the abatement of Vacant or Abandoned Building and Assess Civil Penalties at 3220 Mariner Bay Street - Ward 2 (Wolfson)

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 removing refuse, waste, trash, debris, dead/dry/overgrown vegetation and posting No Trespassing, No Dumping, No Vehicles signs on site. The abatement was completed by C.H. Construction, LLC on March 29, 2006 at a cost of $1,749.00 which was accepted by the Department of Neighborhood Services.

Contract Amount Breakdown:	
Refuse/Waste/Trash/Debris/Litter Removal	$849.00
Vegetation Removal (Dead/Dry/Overgrown)	$800.00
Posting Signs	$100.00
AMOUNT DUE:	$1,749.00
Administrative Processing Fee:	$262.35
Sub-Total:	$2,011.35
Reinspection Fees:	$217.50
Civil Penalties:	$1,450.00
TOTAL AMOUNT DUE:	**$3,678.85**
OWNER OF RECORD:	CONGREGATION EPHRAIM ISRAEL
PROPERTY ABATED:	3220 MARINER BAY STREET
ASSESSOR PARCEL:	163-08-812-047
LEGAL DESCRIPTION:	LAKESIDE #1 LEWIS HOMES
	PLAT BOOK 34 PAGE 26
	LOT 59 BLOCK A

DSS:jl