

IN THE SUPREME COURT OF THE STATE OF NEVADA

SOPHIE LAU, an individual; JEFFREY LAU, an individual, GOOD EARTH ENTERPRISES, INC., a California Corporation, and LIG LAND DEVELOPMENT, LLC, a California Limited Liability Company,

Appellants,

v.

CITY OF LAS VEGAS, a political subdivision of the State of Nevada, CAROLYN GOODMAN, as Mayor of the City of Las Vegas, CITY OF LAS VEGAS DEPARTMENT OF BUILDING & SAFETY, CODE ENFORCEMENT DIVISION, a department of the City of Las Vegas, VICKI OZUNA, Code Enforcement Manager; EMILY WETZSTEIN, Code Enforcement Assistant; KEVIN MCOSKER, director, Building and Safety department, JOHN BOYER, as City of Las Vegas Council Designee; DOES I through X.

Respondents.

CASE NO.: 82720

Electronically Filed
(EIGHTH JUDICIAL DISTRICT)
Elizabeth A. Brown
Clerk of Supreme Court
Case No. A-19-80677

APPELLANTS' APPENDIX VOLUME IV

ANDREW H. PASTWICK, ESQ.
Nevada Bar No. 09146
Law Office of Andrew H. Pastwick, LLC
1810 E. Sahara Avenue, Suite 120
Las Vegas, Nevada 89104
(702)866-9978

Document

Pages

Transmittal of Record on Review

0241-0320

CONCLUSION

Given the totality of the circumstances, it is impermissible to assess fees and penalties against Owner in the amount of \$54,624.70 for the 233 Property: 1) Proper notice was never given of the need to abate at any time, and the City has provided no proof thereof; 2) The invoice for alleged "Emergency Boarding" is unreasonable; 3) and there are no dates specified to justify the charge of \$32,000 for daily civil penalties.

Regarding the 232 Property, it is impermissible to assess fees and penalties against Owner in the amount of \$30,000 because of the problems with notice, and the fact that there are no dates specified to justify the \$30,000 charge for daily penalties.

Finally, the 615 Property cannot be assessed fees and penalties due to improper notice and lack of any sort of backup for the work performed.

Sincerely,



Benjamin La Luzerne, Esq.

cc: Vicki Ozuna
cc: Client

DocuSign Envelope ID: 102E508D-863E-4FFB-9071-0969CE8868E2



construction group international

November 8th, 2017

Law Investment Group
Mrs. Lau
785 Columbus Ave.
San Francisco, CA 94133
Sent Via Email: lausinvestment@yahoo.com

Dear Mrs. Lau,

REVISED 12-19-18; 1-29-19; 2-7-19; 2-8-19; 2-12-19; 2-13-19

Construction Group International, LLC (CGI) is pleased to submit our proposal for the work described below, according to plans, specifications and clarifications, inclusions and exclusions noted hereafter:

Project Name: El Cid Hotel Asbestos Abatement and Building Wrecking
Project Address: 233 S 6th (El Cid Hotel); 203,205,207 S. 6th (3 Apartment Building) ; 201 S 6th (MI Hotel), 615 E. Carson (MI Hotel - Annex); 232 S 7th St (El Cid Hotel - Annex), 222/224 S 7th (2 Residential structures), 216 S 7th St. (Office Building); and 210 S. 7th (3 Apartment Building) ; Las Vegas, NV 89101
Drawings: N/A, Addenda: N/A, Specifications N/A
Analytical: Asbestos Survey reports prepared by Jason McAllister - MACROTEC. Project No(s). 17302, 17303, 17307, 17308, 17309, 17310. Report dates: August 15 - 31, 2017. and report prepared by Ryan C. Jones - Ninyo and Moore, Project No(s). 303043001 and 303043002. Reports Date: March 31, 2010, for above listed properties received by CGI prior to bid.

Description	Asbestos Abatement	DEMO - INCLUDING Slab Asphalt, Footers and Pool	DEMO - EXCLUDING Slab Asphalt & Footers
Permits	Included	\$3,563.00	\$3,563.00
233 S. 6 th St.	\$ 269,490.00	\$105,813.00 (elev. ram added)	\$96,600.00 (elev. Ram removal Included)
203, 205, 207 S. 6 th	\$ 14,350.00	\$7,899.00 (No Slab)	\$1,500.00 N/A No Slab (demo asphalt)
201 S. 6 th St.	\$ 18,750.00	\$24,727.00 (No Slab)	\$24,727.00 (No Slab)(if slab add \$7,930)
615 E. Carson Ave.	\$ 9,830.00	\$18,057.00	\$15,153.00
232 S. 7 th St.	\$ 12,950.00	\$33,426.00	\$28,300.00 (backfill pool included)
222 & 224 S. 7 th St.	\$ 0.00	\$5,471.00 (No Slab)	N/A No Slab
216 S. 7 th St.	\$ 29,420.00	\$16,931.00 (No Slab)	\$14,820.00 (No Slab)(if slab add \$2,111)
210 S. 7 th St.	\$ 15,110.00	\$4,942.00 (No Slab)	\$4,942.00 (if slab add \$2,872)
Pump Down CFC's	\$0	\$2,200.00	\$2,200.00
Permanent Fence	\$12,588.00	\$0	\$0
Dust Palliative	\$0	\$4,076.00 (2.8 acres)	\$1,560.00 (1 acre)
Base Bid	\$382,488.00	227,105.00	\$193,365.00

Grand Total asbestos abatement/wrecking with slabs only is: \$609,593.00 (not including allowance or add alternate).

Grand Total asbestos abatement/wrecking w/out slabs only is: \$575,853.00 (not including allowance or add alternate).

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Specialty Contractors

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Gladstone, MO 64119
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Nevada:
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Lic #60686

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Add Alternate for Import to backfill depressions if required by COLV only is: \$20,496.00 (this was not originally included and additionally will be required in order to provide a rough graded "flat" surface for parking)
 Option 1. Spread 3" of type II (gravel) over the 3 acres only is: \$21,383.00 (if accepted, dust palliative price above is not required)
 Allowance: South West Gas disconnects: 9 meters assumed \$682.00 each total \$6,138.00 (Invoiced per each disconnect)

Certifications:

Property line walls:	Included
Building sidewalks:	Included
Underground utility removal: fire, electric, water, gas, Irrigation, etc.	Excluded
Asphalt Removal/rough grade: Included in above pricing.	Included
Lane Closures/traffic control:	Included

Asbestos Scope of Work: Remove and Properly Dispose Regulated Asbestos Containing Materials (RACM) as follows:

- 1) 288 S. 6th. St. (El Cid Hotel): a) Acoustic ceiling "pop corn" texture (RACM) located through all rooms, hallways on each floor of the structure. b) Sheetrock wall and ceiling system with applied skimcoat and joint compound (RACM) located throughout all areas of the building. c) VCT floor tile and associated mastic (NF. Cat I) located on the east side of 1st floor hallway. d) Vinyl sheet flooring (RACM) located through all bathrooms and kitchenettes of rooms in the 1st, 2nd and 3rd floors. e) Transite panels located beneath the room windows located on the west and south sides of the building. f) TSI fittings (RACM) located on the 4th floor at Mechanical/Boiler room. g) Soft contents and materials are going to be dispose as presumed asbestos contaminated materials, such as: carpet, mattresses, trash and debris. Hard contents like wood furniture bath fixtures, bathtubs, etc; will be wipe down clean and left in place for demolition. h) Remaining Non friable asbestos materials found in building will be left in place for demolition.
- 2) 282 S. 7th. St. (Annex - El Cid Hotel): a) Green Vinyl sheet flooring (RACM) located through all room bathrooms in the 1st and 2nd floors and all beige Vinyl sheet flooring located in the 2nd floor storage rooms. b) Remaining Non friable asbestos materials found in building will be left in place for demolition.
- 3) 203, 205, 207 S. 6th. St. (3 Unit Structure): a) Thermal System Insulation (TSI - RACM) located in the attic and crawl space, including dispose of contaminated adjacent construction materials and clean up as required. b) Roof asbestos transite shingles located on all roof structure.
- 4) 201 S. 6th. St. (MI Hotel): a) Thermal System Insulation (TSI - RACM) located in the basement and crawl space, including dispose of contaminated adjacent construction materials and clean up as required. b) Remaining Non friable asbestos materials found in building will be left in place for demolition.
- 5) 615 E. Carson Ave. (Annex - MI Hotel): a) Green Vinyl sheet flooring (RACM) located in shared bathrooms at rooms 101/103, 103/105 and 104/106. b) Remaining Non friable asbestos materials found in building will be left in place for demolition.
- 6) 210 S. 7th. St. (3 Unit Structure): a) Sheetrock wall and ceiling systems with applied skimcoat and joint compound (RACM) located through all 3 units. b) 9"x9" VCT Floor tile and associated black mastic glue (Non Friable Cat. I) in order to recycle concrete slab. c) Remaining Non friable asbestos materials found in building will be left in place for demolition.
- 7) 216 S. 7th. St. (Office Building): a) acoustic ceiling "pop corn" texture (RACM) located through all 2nd floor office ceiling spaces and hallway only. b) Remaining Non friable asbestos materials found in building will be left in place for demolition.
- 8) 222 - 224 S. 7th. St. (2 Residential Structures): None Asbestos Found to remove.

Abatement scope also includes:

1. Mobilize materials, tools and equipment for work.
2. Set up containment area as required with negative pressure area.
3. Abatement and removal of identified ACM.
4. Tear down and demobilization of materials, tools and equip. and proper disposal of ACM debris.

Demolition Proposal Scope Items include:

1. File appropriate notifications and permits with applicable agencies, install temporary security fence panels.

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Specialty Contractors

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Nevada:
 3640 S. Highland Drive
 Las Vegas, NV 89103
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 Lic #60686

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2. Coordinate disconnection of gas with SW gas, assist with coordination disconnection of any overhead power supply with NV Energy.
3. Perform asbestos abatement as quoted of structures and pump down recover CFC's from AC units.
4. Grub property of trees, shrubs and detritus. Remove planters, trees and shrubs.
5. Wreck structures, remove building slab on grade up to 4" thick, remove building footers no larger than 2x2", remove site concrete flatwork sidewalks etc., remove perimeter CMU property line walls, demo of pool and pool deck areas, backfill of pool (for safety no compaction included).
6. Removal of basement concrete at MI structure, backfill of basement included (for safety, no compaction).
7. Remove asphalt paving up to 3", rough grade/blade entire site. Apply dust suppressant (2.7 acres).
9. Cap water and sewer inside sidewalk at property line.

Proposal Clarifications and/or Inclusions:

1. This proposal includes all supervision, labor, material, equipment, disposal, overhead, profit and insurance to properly complete the work.
2. Our current bid limit status is unlimited. NV License 60686.
3. Proposal is based on non-prevailing.
4. Permanent fence will be 4' high drive post chain link fence with 2 gates.
5. Proposal based on normal working hours and based on mutually agreeable schedule. Does not include overtime or/and weekend work. Anticipated asbestos abatement performance period is 16 weeks. Anticipated wrecking performance period is 8 weeks.
6. Should we discover slabs in any of the structures above labeled as "No Slab" there will be an upcharge for the concrete slab and footings demo.
7. Proposal is based in one mobilization and demobilization per structure, additional mobilizations will an upcharge.
8. Proposal based on capping utilities e.g. sewer, water and gas at property line. If capping in the street is required add \$2,500.00 per location.
9. Should the Owner choose to remove anything from the buildings; this must be done prior to CGI filing for permits.
10. Proposal does not consider strikes, homeland security events, acts of God, and foul weather or wind delays.
11. Proposal is based on specific ACM materials and its respective quantities provided in bid documents. If additional quantities are discovered that are not identified in the surveys they shall be assessed accordingly and shall increase the original costs.
12. Proposal is based on award of all work simultaneously. Proposed costs are not a pick and choose per building. Single award of all work or price format will increase.
13. For demolition and abatement purposes, CGI will provide all necessary utilities including: power, water and sanitary services to complete the work.
14. We require sufficient access to perform the work.
15. We include all applicable taxes.
16. Contract terms other than standard AIA or AGC Contractor/Subcontractor language is subject to review and mutual acceptance, including deletions, additions or modifications of boiler plate subcontract language. All inclusions, exclusions and clarifications in this proposal shall be incorporated into the subcontract agreement.
17. Proposal is valid for thirty (30) days. Payment terms are net thirty (30) days. Invoicing shall be progressive every thirty (30) days; payment shall be made within ten (10) days of receipt of invoice.

Proposal Exclusions:

1. Retention, performance bonds, If required add 2%.
2. Design costs associated with NV Energy in relation to transformer removal. Unknown at this time.
3. Compactions of imported materials for back fill.
4. Removal of palm tree root balls due to proximity of public sidewalks and potential damage to sidewalks.
5. CGI proposal does not include grading, paving on the property; areas to be "tracked flat".
6. Costs associated with 3rd party final visual and/or air clearances. TEM analysis is excluded. "Periodic" outside containment air monitoring during the work or 3rd party oversight during the work. Price available upon request. We are not carrying post abatement final clearances; Owner to cover costs. Price available upon request.
7. CGI will not be held responsible for any ancillary damage caused by our work due to unforeseen conditions.
8. Damages to unmarked or unidentified utilities below grade or within walls, flatwork, landscaping, irrigation, other items surrounding building structure including remaining asphalt.
9. Site security.
10. Removal of below grade utilities.

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Owner's/Contractor's Responsibilities:

1. Hire a 3rd party consultant for final visual clearances inspection for each property/containment that requires asbestos abatement. CGI can typically carry this cost for less than the Owner.
2. Payment terms are thirty (30) days net.

We appreciate the opportunity to proposal this project and look forward to working with you in the near future. Should you have any questions or concerns, please contact our office at your convenience.

Sincerely,

Proposal accepted by:

Brett D. Hagedorn

Declassified by:
Sophie Lau
 10706477F 02487

2/14/2019

Date:

Brett D. Hagedorn
 Regional Manager
 702-612-9190
bretth@cgius.net

Additional disclosures and clarifications including possible unforeseen up charges/credits:

1. We are unaware if there is an electric or hydraulic elevator in El Cid. If hydraulic there will be a subgrade ram. Price to remove the ram has been added to the base price. If there is soil contamination from leaking oil we could have an upcharge for dealing with the soil. If there is no visible leakage there will be no exploratory testing for soil contamination. If there is soil contamination there will be an upcharge for 3rd party testing and ensuing work.
2. As with any asbestos abatement project we can only include asbestos materials as identified in the asbestos surveys. Should suspect materials be uncovered or discovered, those materials will need to be sampled and if identified as asbestos; there will be an upcharge for the work. This upcharge is not quantifiable at this time.
3. If we discover there is an additional basement in more than one building there will be an upcharge. Currently we have a basement in the 201 S 6th St MI Hotel structure. We have removal and backfill for this basement and no others.
4. We have no control over SWG fees in regards to temporary abandonment. If SWG elects to perform permanent abandonment there could be a slight upcharge.
5. It would be in our best interest to bring the COLV inspector to the site to count sewer connections. There could be a substantial realized credit for all sewer connections which will be recorded and passed on to the Owner at the time of new development. CGI could coordinate this process. There could be as many as 500-900 connections resulting in in approximately (\$600.00) per connection in credits to reside with the property. These sewer connection credits could be passed on to new developers or current Ownership if rebuilding were to take place on these parcels.
6. We have no control over NV Energy fees if there are any associated with re-routing lines or service. I highly doubt this will be an issue but wanted to mention.
7. If slabs and footers are removed and we encounter footings/footers larger than 2'x2' or slabs thicker than 5" there may be an upcharge.
8. Should utilities water, sewer or fire need to be capped in the street there will be an upcharge. This is a rare occasion.

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SOME EMAILS WITH C/E

RE: WE received new set of bills in the mail today. Bill # 90713, 90606, & 90611

From: Vicki Ozuna <vozuna@LasVegasNevada.GOV> Feb 26 at 9:05 AM

To: Laus Investment Group, Ruth LauInvestmentGroup, Timothy Paul Elson

Cc: Gerald Toci, Eric McCoy, Emily Wetzstein

I am not going to be sending daily response on failed inspections fees and penalties. If the property is not in compliance when inspected, fees and penalties are assessed.

What can be provided by the inspector is the next date of inspection on a case and Gerald will email you all when an inspection fails. At the end of the process when the case is closed, you may file a waiver request on civil penalties.

If you have any other questions, please feel free to reach out to me.

Vicki Ozuna | Code Enforcement Section Manager -Code Enforcement Division - (702) 229-4915

From: Laus Investment Group <lausinvestment@yahoo.com>

Sent: Monday, February 25, 2019 5:17 PM

To: Ruth LauInvestmentGroup <ruthcusinglg@gmail.com>; Timothy Paul Elson <timothy.elson@gmail.com>; Vicki Ozuna <vozuna@LasVegasNevada.GOV>

Cc: Gerald Toci <gtoci@LasVegasNevada.GOV>; Eric McCoy <emccoy@LasVegasNevada.GOV>; Emily Wetzstein <ewetzstein@LasVegasNevada.GOV>

Subject: Re: WE received new set of bills in the mail today . Bill # 90713, 90606, & 90611

EXTERNAL EMAIL

Hello Vicki,

Failed Inspections for what?

Please send us a detail break down.

Thank you,

Ruth Cusing

Assistant to Sophie Lau

On Monday, February 25, 2019, 4:55:34 PM PST, Vicki Ozuna <vozuna@LasVegasNevada.GOV> wrote:

The Invoices from pages 3-6 are for failed inspections. Those will not be removed and will need to be paid or they will be llined at a future date, in which a hearing will be scheduled.

Vicki

ROR000213

0246

From: Vicki Ozuna
Sent: Monday, February 25, 2019 4:53 PM
To: 'Laus Investment Group' <lausinvestment@yahoo.com>; Gerald Toci <gtoci@LasVegasNevada.GOV>; Ruth LauInvestmentGroup <ruthcusingllg@gmail.com>; Timothy Paul Elson <timothy.elson@gmail.com>; Emily Wetzstein <ewetzstein@LasVegasNevada.GOV>
Subject: RE: WE received new set of bills in the mail today . Bill # 90713, 90606, & 90611

These were added in error to the case, they have been removed, please disregard.

Vicki Ozuna | Code Enforcement Section Manager

Department of Planning

Code Enforcement Division

(702) 229-4915

From: Laus Investment Group <lausinvestment@yahoo.com>
Sent: Monday, February 25, 2019 4:44 PM
To: Gerald Toci <gtoci@LasVegasNevada.GOV>; Sophie Lau <lausinvestment@yahoo.com>; Ruth LauInvestmentGroup <ruthcusingllg@gmail.com>; Timothy Paul Elson <timothy.elson@gmail.com>; Vicki Ozuna <vozuna@LasVegasNevada.GOV>; Emily Wetzstein <ewetzstein@LasVegasNevada.GOV>
Subject: re: WE received new set of bills in the mail today . Bill # 90713, 90606, & 90611

Hello Vicki and Gerald,

WE have received and attached a total of 6 invoices with no descriptions.

Please give us a detail breakdown of all these invoices.

Best Regards,

Ruth Cusing

Assistant to Sophie Lau

DocuSign Envelope ID: 192E506D-863E-4FFB-9871-09B9CE8B88E2



construction group international

November 8th, 2017

Lau Investment Group
Mrs. Lau
785 Columbus Ave.
San Francisco, CA 94133
Sent Via Email: laulinvestment@yahoo.com

Dear Mrs. Lau,

REVISED 12-19-18; 1-29-19; 2-7-19; 2-8-19; 2-12-19; 2-13-19

Construction Group International, LLC (CGI) is pleased to submit our proposal for the work described below, according to plans, specifications and clarifications, inclusions and exclusions noted hereafter:

Project Name: El Cid Hotel Asbestos Abatement and Building Wrecking
Project Address: 233 S 6th (El Cid Hotel); 203, 205, 207 S. 6th (B Apartment Building); 201 S 6th (MI Hotel); 615 E. Carson (MI Hotel - Annex); 232 S 7th St (El Cid Hotel - Annex); 222/224 S 7th (2 Residential structures); 216 S 7th St. (Office Building); and 210 S. 7th (B Apartment Building); Las Vegas, NV 89101
Drawings: N/A, Addenda: N/A, Specifications N/A
Analytical: Asbestos Survey reports prepared by Jason McAllister - MACROTEC. Project No(s). 17302, 17303, 17307, 17308, 17309, 17310. Report dates: August 15 - 31, 2017. and report prepared by Ryan C. Jones - Ninyo and Moore. Project No(s). 303043001 and 303043002. Reports Date: March 31, 2010, for above listed properties received by CGI prior to bid.

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203, 205, 207 S. 6 th	\$ 14,350.00	\$7,899.00 (No Slab)	\$1,500.00 N/A No Slab (demo asphalt)
201 S. 6 th St.	\$ 18,750.00	\$24,727.00 (No Slab)	\$24,727.00 (No Slab)(If slab add \$7,930)
615 E. Carson Ave.	\$ 9,830.00	\$18,057.00	\$15,153.00
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216 S. 7 th St.	\$ 29,420.00	\$16,931.00 (No Slab)	\$14,820.00 (No Slab)(If slab add \$2,111)
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Pump Down CFC's	\$0	\$2,200.00	\$2,200.00
Permanent Fence	\$12,588.00	\$0	\$0
Dust Palliative	\$0	\$4,076.00 (2.8 acres)	\$1,560.00 (1 acre)
Base Bid	\$382,488.00	227,105.00	\$193,365.00

Grand Total asbestos abatement/wrecking with slabs only is: \$809,593.00 (not including allowance or add alternate).

Grand Total asbestos abatement/wrecking w/out slabs only is: \$575,833.00 (not including allowance or add alternate).

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Add Alternate for Import to backfill depressions if required by COLV only is: \$20,496.00 (this was not originally included and additionally will be required in order to provide a rough graded "flat" surface for parking)
 Option 1. Spread 3" of type II (gravel) over the 3 acres only is: \$21,383.00 (if accepted, dust palliative price above is not required)
 Allowance: South West Gas disconnects: 9 meters assumed \$682.00 each total \$6,138.00 (invoiced per each disconnect)

Certifications:

Property line walks:	Included
Building sidewalks:	Included
Underground utility removal: fire, electric, water, gas, irrigation, etc.	Excluded
Asphalt Removal/rough grade: Included in above pricing.	Included
Lane Closures/traffic control:	Included

Asbestos Scope of Work: Remove and Properly Dispose Regulated Asbestos Containing Materials (RACM) as follows:

- 1) 283 S. 6th. St. (El Cid Hotel): a) Acoustic ceiling "pop corn" texture (RACM) located through all rooms, hallways on each floor of the structure. b) Sheetrock wall and ceiling system with applied admcost and joint compound (RACM) located throughout all areas of the building. c) VCT floor tile and associated mastic (NF. Cat I) located on the east side of 1st floor hallway. d) Vinyl sheet flooring (RACM) located through all bathrooms and kitchenettes of rooms in the 1st, 2nd and 3rd. floors. e) Transite panels located beneath the room windows located on the west and south sides of the building. f) TSI fittings (RACM) located on the 4th floor at Mechanical/Boiler room. g) Soft contents and materials are going to be dispose as presumed asbestos contaminated materials, such as: carpet, mattresses, trash and debris. Hard contents like wood furniture bath fixtures, bathtubs, etc; will be wipe down clean and left in place for demolition. h) Remaining Non friable asbestos materials found in building will be left in place for demolition.
- 2) 292 S. 7th. St. (Annex - El Cid Hotel): a) Green Vinyl sheet flooring (RACM) located through all room bathrooms in the 1st and 2nd floors and all beige Vinyl sheet flooring located in the 2nd floor storage rooms. b) Remaining Non friable asbestos materials found in building will be left in place for demolition.
- 3) 203, 205, 207 S. 6th. St. (3 Unit Structure): a) Thermal System Insulation (TSI - RACM) located in the attic and crawl space, including dispose of contaminated adjacent construction materials and clean up as required. b) Roof asbestos transite shingles located on all roof structure.
- 4) 201 S. 6th. St. (MI Hotel): a) Thermal System Insulation (TSI - RACM) located in the basement and crawl space, including dispose of contaminated adjacent construction materials and clean up as required. b) Remaining Non friable asbestos materials found in building will be left in place for demolition.
- 5) 615 S. Carson Ave. (Annex - MI Hotel): a) Green Vinyl sheet flooring (RACM) located in shared bathrooms at rooms 101/103, 103/105 and 104/106. b) Remaining Non friable asbestos materials found in building will be left in place for demolition.
- 6) 210 S. 7th. St. (3 Unit Structure): a) Sheetrock wall and ceiling systems with applied skimcoat and joint compound (RACM) located through all 3 units. b) 9"x9" VCT Floor tile and associated black mastic glue (Non Friable Cat. I) in order to recycle concrete slab. c) Remaining Non friable asbestos materials found in building will be left in place for demolition.
- 7) 218 S. 7th. St. (Office Building): a) acoustic ceiling "pop corn" texture (RACM) located through all 2nd floor office ceiling spaces and hallway only. b) Remaining Non friable asbestos materials found in building will be left in place for demolition.
- 8) 222 - 224 S. 7th. St. (2 Residential Structures): None Asbestos Found to remove.

Abatement scope also includes:

1. Mobilize materials, tools and equipment for work.
2. Set up containment area as required with negative pressure area.
3. Abatement and removal of identified ACM.
4. Tear down and demobilization of materials, tools and equip. and proper disposal of ACM debris.

Demolition Proposal Scope Items include:

1. File appropriate notifications and permits with applicable agencies, install temporary security fence panels.

Corporate Headquarters: - www.cgius.net
 19407 144th Ave NE Bldg. D
 Woodinville, WA 98072
 T 425.487.2618 F 425.487.2619

Specialty Contractors

Missouri:
 6505 N. Prospect Suite 500
 Gladstone, MO 64119
 T 816.875.4449 F 816.841.1362

Nevada:
 3640 S. Highland Drive
 Las Vegas, NV 89103
 T 702.307.8002 F 702.307.8010
 Lic #60686

DocuSign Envelope ID: 182E508D-863E-4FFB-9671-09B9CE6868E2

2. Coordinate disconnection of gas with SW gas, assist with coordination disconnection of any overhead power supply with NV Energy.
3. Perform asbestos abatement as quoted of structures and pump down recover CFC's from AC units.
4. Grub property of trees, shrubs and detritus. Remove planters, trees and shrubs.
5. Wreck structures, remove building slab on grade up to 4" thick, remove building footers no [a]ppr than 2' x 2', remove site concrete flatwork sidewalks etc., remove perimeter CMU property line walls, demo of pool and pool deck areas, backfill of pool (for safety no compaction included).
6. Removal of basement concrete at MI structure, backfill of basement included (for safety, no compaction).
7. Remove asphalt paving up to 3", rough grade/blade entire site. Apply dust suppressant (2.7 acres).
9. Cap water and sewer inside sidewalk at property line.

Proposal Clarifications and/or Inclusions:

1. This proposal includes all supervision, labor, material, equipment, disposal, overhead, profit and insurance to properly complete the work.
2. Our current bid limit status is unlimited. NV License 60686.
3. Proposal is based on non-prevailing.
4. Permanent fence will be 4' high drive post chain link fence with 2 gates.
5. Proposal based on normal working hours and based on mutually agreeable schedule. Does not include overtime or/and weekend work. Anticipated asbestos abatement performance period is 16 weeks. Anticipated wrecking performance period is 8 weeks.
6. Should we discover slabs in any of the structures above labeled as "No Slab" there will be an upcharge for the concrete slab and footings demo.
7. Proposal is based in one mobilization and demobilization per structure, additional mobilizations will an upcharge.
8. Proposal based on capping utilities e.g. sewer, water and gas at property line. If capping in the street is required add \$2,500.00 per location.
9. Should the Owner choose to remove anything from the buildings; this must be done prior to CGI filing for permits.
10. Proposal does not consider strikes, homeland security events, acts of God, and foul weather or wind delays.
11. Proposal is based on specific ACM materials and its respective quantities provided in bid documents. If additional quantities are discovered that are not identified in the surveys they shall be assessed accordingly and shall increase the original costs.
12. Proposal is based on award of all work simultaneously. Proposed costs are not a pick and choose per building. Single award of all work or price format will increase.
13. For demolition and abatement purposes, CGI will provide all necessary utilities including: power, water and sanitary services to complete the work.
14. We require sufficient access to perform the work.
15. We include all applicable taxes.
16. Contract terms other than standard AIA or AGC Contractor/Subcontractor language is subject to review and mutual acceptance. Including deletions or modifications of boiler plate subcontract language. All inclusions, exclusions and clarifications in this proposal shall be incorporated into the subcontract agreement.
17. Proposal is valid for thirty (30) days. Payment terms are not thirty (30) days. Invoicing shall be progressive every thirty (30) days; payment shall be made within ten (10) days of receipt of invoice.

Proposal Exclusions:

1. Retention, performance bonds, if required add 2%.
2. Design costs associated with NV Energy in relation to transformer removal. Unknown at this time.
3. Compactions of imported materials for back fill.
4. Removal of palm tree root balls due to proximity of public sidewalks and potential damage to sidewalks.
5. CGI proposal does not include grading, paving on the property; areas to be "tracked flat".
6. Costs associated with 3rd party final visual and/or air clearances. TEM analysis is excluded. "Periodic" outside containment air monitoring during the work or 3rd party oversight during the work. Price available upon request. We are not carrying post abatement final clearances; Owner to cover costs. Price available upon request.
7. CGI will not be held responsible for any ancillary damage caused by our work due to unforeseen conditions.
8. Damages to unmarked or unidentified utilities below grade or within walls, flatwork, landscaping, irrigation, other items surrounding building structure including remaining asphalt.
9. Site security.
10. Removal of below grade utilities.

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Owner's/Contractor's Responsibilities:

1. Hire a 3rd party consultant for final visual clearances inspection for each property/containment that requires asbestos abatement. CGI can typically carry this cost for less than the Owner.
2. Payment terms are thirty (30) days net.

We appreciate the opportunity to proposal this project and look forward to working with you in the near future. Should you have any questions or concerns, please contact our office at your convenience.

Sincerely,

Proposal accepted by:

Brett D. Hagedorn

Digitized by:
Sophie Lau
10770542843487

2/14/2019

Date:

Brett D. Hagedorn
Regional Manager
702-612-9190
bretth@cplus.net

Additional disclosures and clarifications including possible unforeseen up charges/credits:

1. We are unaware if there is an electric or hydraulic elevator in El Cid. If hydraulic there will be a subgrade ram. Price to remove the ram has been added to the base price. If there is soil contamination from leaking oil we could have an upcharge for dealing with the soil. If there is no visible leakage there will be no exploratory testing for soil contamination. If there is soil contamination there will be an upcharge for 3rd party testing and ensuing work.
2. As with any asbestos abatement project we can only include asbestos materials as identified in the asbestos surveys. Should suspect materials be uncovered or discovered, those materials will need to be sampled and if identified as asbestos; there will be an upcharge for the work. This upcharge is not quantifiable at this time.
3. If we discover there is an additional basement in more than one building there will be an upcharge. Currently we have a basement in the 201 S 6th St MI Hotel structure. We have removal and backfill for this basement and no others.
4. We have no control over SWG fees in regards to temporary abandonment. If SWG elects to perform permanent abandonment there could be a slight upcharge.
5. It would be in our best interest to bring the COLV Inspector to the site to count sewer connections. There could be a substantial realized credit for all sewer connections which will be recorded and passed on to the Owner at the time of new development. CGI could coordinate this process. There could be as many as 500-900 connections resulting in approximately (\$600.00) per connection in credits to reside with the property. These sewer connection credits could be passed on to new developers or current Ownership if rebuilding were to take place on these parcels.
6. We have no control over NV Energy fees if there are any associated with re-routing lines or service. I highly doubt this will be an issue but wanted to mention.
7. If slabs and footers are removed and we encounter footings/footers larger than 2'x2' or slabs thicker than 5" there may be an upcharge.
8. Should utilities water, sewer or fire need to be capped in the street there will be an upcharge. This is a rare occasion.

Corporate Headquarters • www.cplus.net
19407 144th Ave NE Bldg. D
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Specialty Contractors

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Code Enforcement Agenda Item Information Sheet

Ward 3 (Olivia Diaz)

Case # CE-195118

Address: 233 S 6TH ST

Description:

Major Cross Street: 6th & Bridger

Zip Code: 89101

Foreclosure: N

Registration Status:

Meets Registration Status: N

Property Registered: Claimed

Lender Notified: N

Property Owner: GOOD EARTH ENTERPRISES INC

Since: 2/5/1993

Case Opened: 12/4/2018

Notice & Order Issued: 1/8/2019

Case Closed:

Certified Mail Receipt Sent to: GOOD EARTH ENTERPRISES INC, 785 COLUMBUS AVE SAN FRANCISCO, CA 94133-2732
SOPHIE LAU 201 S. 6TH ST LAS VEGAS NV 89101

of Inspections Completed: TOTAL (52), Fail (7); PartPassed (46)

Abatement Started: 12/20/2018

Abatement Completed: 12/20/2018

OUT-OF-POCKET COSTS	ASSESSED	PAID	OUTSTANDING
ADMINISTRATIVE	\$2,804.70	\$0.00	\$2,804.70
NUISANCE ABATEMENT FEE	\$18,698.00	\$0.00	\$18,698.00
INSPECTION COST RECOVERY FEE	\$1,020.00	\$0.00	\$1,020.00
LATE FEES	\$102.00	\$0.00	\$102.00
SUB-TOTAL OUT-OF-POCKET COSTS:	\$22,624.70	\$0.00	\$22,624.70
CIVIL PENALTIES			
DAILY CIVIL PENALTIES	\$32,000.00	\$0.00	\$32,000.00
TOTAL ALL COSTS, LATE FEE AND PENALTIES			\$54,624.70

Property Value Per Zillow.com:

As of: 8/8/2019

Staff Recommendation:

THAT THE CITY COUNCIL/HEARING OFFICER APPROVE THE EXPENSE REPORT AND ASSESS ALL OUT-OF-POCKET EXPENSES AND CIVIL PENALTIES AS A LIEN AGAINST THE PROPERTY

ROR000219

AGENDA SUMMARY PAGE
CODE ENFORCEMENT HEARING: August 28, 2019

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD ☐ ☐

SUBJECT:

Hearing for possible action to consider the report of expenses to recover costs for abatement of nuisance located at 233 S 6TH ST for fees in the amount of \$54,624.70 (General Fund) and assess a maximum of \$32,000 in daily civil penalties for a total of \$54,624.70 - PROPERTY OWNER: GOOD EARTH ENTERPRISES INC - Ward 3 (Diaz)

Fiscal Impact

<input type="checkbox"/>	No Impact	Amount: \$54,624.70
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division: Planning/Code Enforcement
<input type="checkbox"/>	Augmentation Required	Funding Source: General Fund

PURPOSE/BACKGROUND:

The condition of the property was a public hazard and an attractive nuisance. The Department of Planning declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed, the Department of Planning hired CGI to Emergency Boarding. To date, there have been 52 inspections conducted at this location.

RECOMMENDATION:

Approve the report of expenses to include \$18,698 for CGI, \$2,804.70 administrative fee, and \$1,122 in reinspection fees (including late fees), for a total of \$54,624.70 to be recorded immediately, and assess a maximum of \$32,000 in daily civil penalties to be recorded on or after January 19, 2020.

BACKUP DOCUMENTATION:

1. Case Information

I have reviewed this agenda item and its backup documentation.
It is approved for the City Council meeting agenda listed above.

Approver's Signature: _____ Date: _____



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

MICHELE FIORE
Mayor Pro-Tem

STAVROS S. ANTHONY
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**
333 N. RANCHO DRIVE
LAS VEGAS, NV 89106
702.229.4830 | VOICE
711 | TTY



August 8, 2019

CASE #CE-195118
Certified/Regular Mail
Return Receipt Requested

GOOD EARTH ENTERPRISES INC
785 COLUMBUS AVE
SAN FRANCISCO CA 94133-2732

RE: 233 S 6TH ST

Dear Property Owner:

Pursuant to Las Vegas Municipal Code for the Abatement of Dangerous Buildings/Nuisance Code and/or Housing Code, NOTICE IS HEREBY GIVEN THAT ON Wednesday, August 28, 2019, at the hour of 8:30 am. in the Code Enforcement Conference Room, 333 North Rancho Drive, 6th Floor, Las Vegas, NV, the City Council Designee will consider the REPORT OF EXPENSES submitted by the Director of Planning for: Abatement of the violations on the property located at **233 S 6TH ST - Case #CE-195118**. The Director of Planning certifies that the sum of \$54,624.70 was expended and Civil Penalties in the sum of \$32,000 may be imposed for a total of \$54,624.70. For your information, a copy of the Report of Expenses is enclosed.

If the City Council Designee is satisfied with the report, he may order a lien of assessment recorded against the property. Any person affected by the proposed charge may file a written protest with Code Enforcement, 333 N Rancho Drive, 6th Floor, Las Vegas, NV 89106 or fax (702) 382-4341 any time prior to the hearing. Each protest must contain a description of the property and the grounds for the protest.

You may be present at the hearing. You may be, but need not be, represented by an attorney.

If you have any questions concerning this procedure, please contact the Code Enforcement Division located in the Department of Planning, by telephoning (702) 229-6615.

Sincerely,

Vicki R. Ozuna, Code Enforcement Section Manager
Code Enforcement Division
Department of Planning

ROR000221

Memorandum

City of Las Vegas Planning Department

To: LuAnn Holmes, MMC, City Clerk
From: Vicki R. Ozuna, Code Enforcement Section Manager – Code Enforcement Division
CC: File
Date: August 8, 2019
Re: Report of Expenses for the abatement of nuisance located at 233 S 6TH ST - Ward 3 (Diaz)

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 Planning caused the above-referenced property to be corrected by Emergency Boarding. The abatement was completed by CGI on 12/20/2018 at a cost of \$18,698, which was accepted by the Department of Planning.

Contract Amount Breakdown:	
Emergency Boarding	\$18,698.00
AMOUNT DUE:	\$18,698
Administrative Processing Fee:	\$2,804.70
Reinspection Fees (w/late fees):	\$1,122
TOTAL AMOUNT DUE:	\$54,624.70
DAILY CIVIL PENALTIES (\$500 Residential/\$750 Commercial- Civil Penalty assessed Per Day From 11th day after Notice of Violation Issued until Pre-Abatement Inspection)	\$32,000
TOTAL AMOUNT DUE:	\$54,624.70
OWNER OF RECORD	GOOD EARTH ENTERPRISES INC
PROPERTY ABATED:	233 S 6TH ST
ASSESSOR PARCEL:	139-34-611-037
LEGAL DESCRIPTION:	HAWKINS ADD
	PLAT BOOK 1 PAGE 40
	LOT 12 BLOCK 5 & LOTS 13-16

LVMC 9.04.020 authorizes the City of Las Vegas to assess and collect a re-inspection fee of \$120.00 if the violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of \$180.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection.

In addition, LVMC 9.04.020 and 9.040.040 authorizes the city to assess a civil penalty concurrently with the re-inspection fees assessed. Penalties are assessed as follows:

- 2nd re-inspection a \$180 re-inspection fee + a \$150.00 civil penalty will be assessed;
- 3rd re-inspection a \$180 re-inspection fee + a \$300.00 civil penalty will be assessed;
- 4th re-inspection and additional re-inspections will be assessed a \$180 re-inspection fee + a civil penalty. Residential (\$500) or Commercial (\$750)

If you do not correct the violation within that time, the City may issue a criminal misdemeanor citation for violation for each and every day the violation exists, with a penalty of up to Five Hundred (\$500.00) Dollars or fine of up to six (6) months in jail or both for each violation, or the City may direct a licensed contractor to remove the nuisance described below, or both.

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 citation;
- (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 residential properties, or (\$750) dollars for commercial properties.

Civil penalties may be assessed for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation. Any and all unpaid fees are subject to collection and/or liens.

APN 139-34-611-037

NOTICE AND CLAIM OF LIEN OF ASSESSMENT

TO: **GOOD EARTH ENTERPRISES INC**
Reputed Owner(s) at time of abatement.

Assessor's Parcel No.: 139-34-611-037
Commonly known as: 233 S 6TH ST
Legal Description: HAWKINS ADD
PLAT BOOK 1 PAGE 40
LOT 12 BLOCK 5
& LOTS 13-16

On 12/20/2018 as provided in the Title 9, Chapter 4, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due and proper notification.

Expenses costs and fees ("Actual Cost") in the amount of \$54,624.70 were incurred by the City of Las Vegas in the above-referenced nuisance abatement procedure. Additionally, pursuant to Las Vegas Municipal Code, including without limitation Sections 9.04.040 and/or .100 thereof, civil liability/penalties in the amount of \$32,000 were approved against the property for causing or maintaining a public nuisance as defined by 9.04.010 and/or other Municipal Code sections. The City Council Designee, at a duly noticed hearing held on September 25, 2019 ordered the above Actual Cost in the amount of \$54,624.70, be immediately assessed against the property by means of this Lien of Assessment with the lien 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.

NOTE: The City Council Designee ordered the above civil penalties in the amount of \$32,000 be assessed against the property by recording a Lien of Assessment on or after January 19, 2020.

Mary McElhone, Deputy City Clerk
495 South Main Street
Las Vegas, NV 89101

STATE OF NEVADA)
)
COUNTY OF CLARK)

Mary McElhone, 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.

Mary McElhone, Deputy City Clerk

Subscribed and sworn to before me this ____ day of _____, 2019

NOTARY PUBLIC, in and for said County and State

WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, DEPARTMENT OF PLANNING
333 N RANCHO DRIVE, LAS VEGAS, NV 89106 Case #CE-195118

ROR000223

0256

APN 139-34-611-037

NOTICE AND CLAIM OF LIEN OF ASSESSMENT

TO: **GOOD EARTH ENTERPRISES INC**
Reputed Owner(s) at time of abatement.

Assessor's Parcel No.: 139-34-611-037
Commonly known as: 233 S 6TH ST
Legal Description: HAWKINS ADD
PLAT BOOK 1 PAGE 40
LOT 12 BLOCK 5
& LOTS 13-16

On 12/20/2018 as provided in the Title 9, Chapter 9, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due notification.

Pursuant to Las Vegas Municipal Code, including without limitation Sections 9.04.040 and/or .100 thereof, civil liability/penalties in the amount of \$32,000 were approved against the property for causing or maintaining a public nuisance as defined by 9.04.010 and/or other Municipal Code sections.

The City Council Designee, at a duly noticed hearing held on September 25, 2019 ordered the above charges in the amount of \$32,000, 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.

Mary McElhone, Deputy City Clerk
495 South Main Street
Las Vegas, NV 89101

STATE OF NEVADA)
)
COUNTY OF CLARK)

Mary McElhone, 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.

Mary McElhone, Deputy City Clerk

Subscribed and sworn to before me this ____ day of _____, 2019

NOTARY PUBLIC, in and for said County and State

WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, DEPARTMENT OF PLANNING
333 N RANCHO DRIVE, LAS VEGAS, NV 89106 Case #CE-195118

ROR000224

0257



**City of Las Vegas
Department of Planning
Code Enforcement Case Report**

Case #: CE-195118

233 S 6th St - Map # 02425-56 Parcel 13934611037

Owner Information:

GOOD EARTH ENTERPRISES INC
785 COLUMBUS AVE
SAN FRANCISCO, CA 94133-2732

Zoning Information: C-2 (General Commercial)

Case Comments: EL CID HOTEL Per Metro open accessible Refuse upkeep Issues 232 7th 195119 233 6th 195118

Case Assigned To: GERALD TOCI (44)

Follow Up Inspection Date: 8/12/2019

Date Case Opened: 12/4/2018

Ward: 3

Source: MTRO

Date Case Resolved:

Disposition: Abate

Property Info / Status: Vacant: N

Foreclosure: N

Secure: N

Violations:

AB-006 16.08.010 UDB SEC 403

12/5/2018

Location: BUILDING

Comments: Building must be secured to the City of Las Vegas specifications and properly maintained at all times. All doors and windows on 1st and 2nd floors must be boarded. All windows above 2nd floor are to be replaced or boarded.

AB-008S HC-SEC 1001.8 FAULTY WEATHER

12/5/2018

Location: BUILDING, WINDOWS

Comments: Remove all glass shards along frames of all broken and boarded windows. Maintain at all times.

AH-001 9.04.010 IMMINENT HAZARD

12/17/2018

Location: Building

Comments: Secure all elevator shafts, they pose an imminent hazard to anyone including fire and police who are entering the building without electricity and a limited ability to see inside the structure.

AN-001 9.04.010 (2) BUILDING VIOL

12/5/2018

Location: BUILDING, PROPERTY

Comments: This property is in violations of Title 16 of the Las Vegas Municipal Code.

AN-005 9.04.010 (8) GENERAL NUISANCE

12/5/2018

Location: BUILDING, PROPERTY

Comments: This property is in violation of Title 9 of the Las Vegas Municipal Code. Building not being maintained, homeless gaining entry. Remove palm trees adjacent to windows allowing access by homeless to building.

AN-006 9.04.010(8)(A) HIGH VEGETATION

12/5/2018

Location: LANDSCAPING

Comments: Remove all high grass or weeds over 8" inches from all visible areas of property and maintain.

AN-007 9.04.010(8)(B) DEAD VEGETATION

12/5/2018

Location: LANDSCAPING

Comments: Remove all dead trees and bushes from all areas of the property. All dead landscape to be removed.

ROR000225



**City of Las Vegas
Department of Planning
Code Enforcement Case Report**

AN-008	9.04.010 (8)(C) GRAFFITI	12/5/2018
Location:	PROPERTY	
Comments:	Remove all graffiti from property and maintain free of graffiti at all times.	
AN-009	9.04.010 (8)(D) DILAPIDATED	12/5/2018
Location:	BUILDING, PROPERTY	
Comments:	(1) Repair damaged hotel sign or remove. (2) Repair damage to building facade (west side).	
Chronology of Events:		
December 6, 2018	Research 25] 3-year research on fire calls to address shows (1) outside fire (F15L) ON 11/28/17 1:58; AND (2) building fire (F3H) ON 11/17/18 @ 13:13	
December 6, 2018	Insp# : 655704 (Fall) 25] EL CID -HOTEL- Per Metro open and accessible. Refuse and upkeep issues.(232 S 7th/195119 & 233 S 6th 195118). Inspected today. found multiple windows broken or open on all levels of both buildings. The boarding was done poorly and insufficient to keep out homeless. Signs homeless have made entry. Refuse and trash in the small landscape areas that surround the Hotel and the Annex. Burnt palm trees on south side of Annex building. Police report palm trees are allowing access to open or broken windows on higher floors. Homeless climbing tree to get in. Trees to be removed and all openings to be boarded or windows replaced. Best plan of action is to have all windows on 1st and 2nd floor regardless of condition boarded and all windows higher replaced or boarded after trees removed. Graffiti here and there on both buildings. Homeless hanging about on steps area with overhang on east side of Annex. This area should be chain-linked fence in to prevent homeless from camping in overhang area. Met owner's local rep Robert Mann 415-299-0517. He was boarding bungalows to the north also owned by same owner. I explained upcoming N&O and status of property.	
December 10, 2018	Bid Preparation Bid Preparation - awaiting fax receipt & email	
December 10, 2018	Bid Request Sent RFQ sent to contractors due 12-17-2018 by 5:00 pm	
December 10, 2018	Officer Note 25] Fire on 12/8 per Fire Dept with injuries.	
December 10, 2018	Notice & Order Processing 25] file to EW. NO 10 DAY/ Winter case bid cost to be sent in letter	
December 10, 2018	Phone Call 25] Spoke to Dave B City Atty. Obtaining a search warrant to evaluate interior and homeless occupancy.,	
December 10, 2018	Review 25] Bid Request Sheet to GF/ No 10 DAY to be accomplished due to homeless activity and recent fire	
December 17, 2018	Insp# : 655961 (PartPassed)	



**City of Las Vegas
Department of Planning
Code Enforcement Case Report**

Chronology of Events:

	<p>40- Myself, 25 and 19 responded to the property at the request of the fire dept and metro as another fire had occurred. Several fire engines responded and Metro had several blocks of the area closed. The fire appeared to have occurred on an upper floor on the south side of the building. There were several open access points on the first floor and higher floors on the east, west, north and south sides of the building. Graffiti and debris were visible throughout the entire property. Fire and Metro have deemed the property is an imminent hazard and are requiring the property be boarded immediately. Fire has deemed the elevator shafts as an imminent hazard, the fire fighters cannot see the shafts when they enter the property to fight a fire. Fire requested the shafts be boarded also to prevent a fire fighter from falling down a shaft. Violations have been updated. 25 has contact CGI to board and secure today. Reinspect December 18th.</p>
December 17, 2018	<p>Insp# : 656401 (PartPassed)</p> <p>34) Per 25, went to property. Another fire happened today. City contractor at property. Man named Bob also at property & identified himself as property manager. Building open/accessible on east side from alley. Placed red tag on east, west & south side of building. Photos.</p>
December 19, 2018	<p>Insp# : 656446 (PartPassed)</p> <p>44- Observed building being boarded by CGI for 1st and 2nd floor, partial pass will follow up 12-24-18.</p>
December 19, 2018	<p>Insp# : 656607 (PartPassed)</p> <p>34) Met with City contractor at property. 2 east openings facing alley not boarded yet. Called Deputy Marshals & waited for them to arrive. Contractor stated they believe homeless persons are still inside building. We didn't enter building due to documented high levels of asbestos. Patrol Sergeant Derek Major arrived. Marshals have protective gear & are willing to help clear building before openings are boarded. Not able to do this today but can tomorrow. Code officer will meet with Marshals & contractor at property tomorrow morning at 8:00.</p>
December 20, 2018	<p>Insepctin-Assst Addn'L Officer</p> <p>34) Assisted 44 with meeting contractor for board up.</p>
December 20, 2018	<p>Insp# : 656633 (PartPassed)</p> <p>44/34- Inspection (board up) of El Cid from approx. 0800-1135 hours. Met onsite with CGI contractor, City Marshals, and Metro Police. Marshals entered the building wearing asbestos protection (suits and masks) and cleared out each floor of the building and Metro assisted at the exterior rear alley with persons who exited building. A total of approximately 15 persons exited the building during the time of the inspection. Marshals determined the building cleared and along with Metro they departed the area. CGI boarded remaining rear exits and after they secured the first 8ft high plywood boards myself and 34 departed the area per 38. Photos taken, attached in EB.</p>
December 26, 2018	<p>Correspondence Email</p>



**City of Las Vegas
Department of Planning
Code Enforcement Case Report**

Chronology of Events:

NEW WEB COMPLAINT AS OF 12/16/18,
CSR#1039589

"THIS INFORMATION CONCERNS ONLY ONE LOCATION AT PRESENT:

EL CID HOTEL, LOCATED AT INTERSECTION OF BRIDGER AND 6TH ST.

WOODEN DOORS AND WOODEN WINDOWS ARE BEING CONTINUALLY BROKEN AND MOVED BY PEOPLE WHO ARE OPERATING OUTSIDE THE LAW. Lately, the person who "runs" this locale, his local balliwick, appeared in the morning, armed to the hilt. He and his cohort, along with many other types of vagrants, appear at this location and continue to remove doors and windows to enter into the hotel, breaking and entering.

The landlord, first name Carlos, residing at or near 201 6th St (Bungalows), continues to patch up doors and windows, only to be frustrated by this gang of persons who operate with impunity.

Not only the above, but the graffiti continues to appear on walls, and people continue to break down barricades that landlord puts, continue to remove screws and chains, and continue to enter into the Hotel.

The breaches occur out of sight -on Bridger- and by the alleyway, in the middle of the night.

More likely than not, this hotel serves as an operating ground for persons who are severely intoxicated with alcohol and drugs, because Fremont Street Experience and Fremont East District are only a couple blocks away, and they feel at liberty to continually break, enter, and operate within their perceived balliwick, sometimes armed.

This has severe effects, such as a fire that started next door, but which was fortunately contained. notices are being posted a"

December 26, 2018

Insp# : 656727 (PartPassed)

34- While checking adjacent properties with Metro & Fire, observed hole in board on west side of building (facing 6th St). Now open/accessible again.

December 31, 2018

Phone Call

voicemail from 12/31/18 1 window broken into corner of 6th and Bridger Compl_caller James 702-572-6935

January 2, 2019

Insp# : 657288 (Fail)

44- Observed building first and second stories boarded, however, opening in first floor front west side window/board. Also one board on northside of building appeared to have been tampered with as some screw bottoms/threads exposed, Photos taken and placed in EB.

January 7, 2019

Notice & Order Processing

no process

January 8, 2019

Insp# : 657639 (PartPassed)

44- Posted Notice and Order on front building board. Walked building and observed maintenance Bob working on northwest side window of building. Also observed one opening on front building wall 1st floor. Gathered photos and spoke with Bob. Bob told me the board he was working on came off and he is repairing. Bob also told me opening in front of building is accessible as he has placed a metal fence over opening that has been pulled off. During our conversation, a male appeared to have exited the front opening quickly and he told us he had come out of the building and that there are about a dozen people in building and he was inside the building telling them they need to leave. The male departed the area. Bob also told me he is living back in 203 S 6th and the water and electric is on.

January 9, 2019

Administrative

ROR000228



**City of Las Vegas
Department of Planning
Code Enforcement Case Report**

Chronology of Events:

	requisition# 301788 submitted for a PO due to emergency board up bc of fire and property open & accessible. Per 19, ok to submit without bid quotes due to emergency situation. Will add abatement fees of 18,698 to details tab based on Invoice submitted by CGI.- JLancaster
January 10, 2019	Administrative Invoice uploaded to AR receipt #496381- JLancaster
January 10, 2019	Administrative per 19. throw what I have in file and give to Emily to get into Jan 2019 Hearings.
January 14, 2019	Insp# : 657863 (PartPassed) 44- Posted Revised N&O at El Cid Hotel, observed trash, debris, and graffiti on property. Also opening at front building on 6th street side and appeared board on northeast side wall unsecured and tampered as work/bolts done to board that appeared not to be done from contractor board up. Photos taken.
January 16, 2019	Officer Note 44- Note inspections in area, noticed removal of trees out front and side of building.
January 16, 2019	Insp# : 658217 (PartPassed) 44- On 1-16-19, at approximately 1115 hours to 1215 hours conducted inspection for properties: 233, 217, 215, and 203 S 6th St; 615, 617, and 631 E Carson Ave; and 206, 210, 216, 220, 222, and 232 S 7th Street. For this case, found maintenance/management repairing opening in front of building, new opening in north wall near parking lot with board hanging, also trash and graffiti throughout. Partial passed property as N&O posted 1-14-19.
January 22, 2019	Administrative 13- delivered search warrant to contractors TERRACON CONSULTANTS & MACROTEC CONSULTING. lmw
January 23, 2019	Insp# : 658508 (PartPassed) 44- Onsite to post Code Enforcement Hearing Notice, posted Notice, obtained photos.
January 28, 2019	Insp# : 658847 (Fail) 44- On 1-28-19, at approximately 0950 hours to 1100 hours conducted inspection for properties: 233, 217, 215, and 203 S 6th St; 615, 617, and 631 E Carson Ave; and 206, 210, 216, 220, 222, and 232 S 7th Street. At this address found the following: graffiti on building, trash on side areas of building, and open and accessible board on northeast corner of building. Also, observed graffiti on what appeared to be mechanical vents on roof area. Photos taken, CB 1-31-19
January 29, 2019	Bid Preparation Demo Bid Preparation - awaiting fax receipt & email
January 29, 2019	Bid Request Sent Demo RFQ sent to contractors due 2-4-2019 by 5:00 pm
February 5, 2019	Bid Received Scanned & recorded Demo bids received
February 5, 2019	Administrative Demo Bid approval & bid packet given to #25
February 5, 2019	Insp# : 659229 (Fail)

ROR000229



**City of Las Vegas
Department of Planning
Code Enforcement Case Report**

Chronology of Events:

	44- Observed trash, debris, graffiti throughout property. Window on northeast side of building open and accessible, board removed. Graffiti also on roof top area observed from street. Observed one male and one female exit the building from a unsecured board at the eastside of the building near the alley. Board is unsecured and appears to be used as a door to be opened and closed. Board left opened by persons. Failed inspection.
February 11, 2019	Review 25] BID REVIEW CGI \$388,750.00
February 11, 2019	Insp# : 660948 (Fail) 44- Trash, debris, window on northeast corner of building open and accessible. Opening in door appeared to have new boards placed over existing boards. Failed inspections, obtained photos.
February 13, 2019	Administrative requisition# 303284 for submitted PO for demo abatement- J Lancaster
February 14, 2019	Insp# : 660468 (Fail) 44- Observed trash, debris on north side wall, and open and accessible window at north east corner of building. Obtained photos, failed inspection.
February 19, 2019	Insp# : 660855 (Fail) 44- Observed worker Bob onsite appeared to be repairing opening in northeast window. Contacted Bob and he told me he repairs window and the next day it is broken into again. Observed trash and debris, graffiti and openings on upstairs windows, and opening at window Bob was repairing. Obtained photos, failed inspection.
February 21, 2019	Insp# : 661143 (PartPassed) 44/38- Onsite, observed CGI contractor installing fencing around 232 S 7th St., 233 S 6th St, and 222 S 7th St. El Cid Annex, open and accessible and El Cid open and accessible. Photos taken.
March 11, 2019	Insp# : 661441 (PartPassed) 44- Observed building boarded and fenced, and rear door open near alley for workers. Contacted CGI Brian onsite who told me rear door was open for workers who are clearing asbestos. Brian gave approximate date of a month to a month and a half till start demo. Note, building set for demo per Permit C19-00728, Scope: Demolition of building - Imminent hazard per KTM- Individual responsible for calling in of utility inspections 250 and 450 is Taryna Hagedorn or Brian Goddard. Issued 2-20-19. Also, Contacted Rubicon Security KZ 702-969-9995 who was walking the premise and he told me he is working Security for the properties and they are 24 hours. Photos taken, also signed Visitors Sign-In Sheet per Brian's request.
March 13, 2019	Insp# : 662847 (PartPassed) 38) Demolition of El Cid Annex started and the rubble is being cleared. The loader is currently working on breaking up the foundation. Took photos.
March 18, 2019	Insp# : 662925 (PartPassed) 44- Observed building being worked on appeared to be for asbestos removal. CB 4-4-19
April 4, 2019	Insp# : 669382 (PartPassed) 44- On 4-4-19, at approximately 1415 hours to 1450 hours, conducted inspection for properties: 233, 217, 215, and 203 S 6th St; 615, 617, and 631 E Carson Ave; and 206, 210, 216, 220, 222, and 232 S 7th Street. At this address found the following: El Cid, appeared to be worked on for asbestos removal. Note, Demo Permit C19-00728 not Finaled.
May 15, 2019	Insp# : 669453 (PartPassed)



**City of Las Vegas
Department of Planning
Code Enforcement Case Report**

Chronology of Events:

	44- On 5-15-19, at approximately 1215 hours to 1300 hours, conducted inspection for properties: 233, 217, 215, and 203 S 6th St; 615, 617, and 631 E Carson Ave; and 206, 210, 216, 220, 222, and 232 S 7th Street. At this address found the following: El Cid building appeared to be in asbestos removal process. Partial passed inspection, photos taken, CB 6-5-19.
June 11, 2019	Insp# : 670713 (PartPassed) 44- Observed demo process has started, northeast corner of building being demolished. Partial passed inspection, photos taken, CB 6-12-19.
June 12, 2019	Insp# : 675825 (PartPassed) 44- Observed demo continuing on northeast corner, partial passed inspection, photos taken. CB 6-13-19
June 13, 2019	Insp# : 676063 (PartPassed) 44- Observed building further demolished, partial passed inspection, CB 6-17-19.
June 18, 2019	Insp# : 676294 (PartPassed) 44- Observed building further demolished with first floor remaining. Permit #C19-00728 for Demolition of building - Imminent hazard per KTM- Individual responsible for calling in of utility inspections 250 and 450 is Taryna Hagedorn or Brian Goddard still active expire 8-19-2019, partial passed inspection, CB 6-18-19.
June 19, 2019	Insp# : 676643 (PartPassed) 44- Observed EL Cid building in demo process, sections of first floor still remained, partial passed inspection, CB 6-20-19
June 20, 2019	Insp# : 676847 (PartPassed) 44- Observed building further being demolished, partial passed inspection. CB 6-24-19.
June 24, 2019	Insp# : 676968 (PartPassed) 44- Observed EL Cid building appeared to be further demolished with section of 1st floor still remaining, partial passed inspection, CB 6-25-19.
June 25, 2019	Insp# : 677216 (PartPassed) 44- Observed property being further demolished, obtained photos, CB 6-26-19.
June 26, 2019	Insp# : 677382 (PartPassed) 44- Observed building being further demolished with section of 1st floor still remaining. Partial passed, CB 6-27-19.
June 27, 2019	Insp# : 677514 (PartPassed) 44- Observed section of 1st floor still remained, partial passed inspection, CB 7-1-19.
July 1, 2019	Insp# : 677813 (PartPassed) 44- Observed building appeared further demolished, partial passed inspection, CB 7-2-19.
July 2, 2019	Insp# : 678071 (PartPassed) 44- Observed building appeared further demolished, partial passed, CB 7-3-19.
July 3, 2019	Insp# : 678252 (PartPassed) 44- Observed building being further demolished, partial passed inspection. CB 7-8-19.
July 8, 2019	Insp# : 678365 (PartPassed) 44- Observed building being further demolished, partial passed, CB 7-9-19.

ROR000231



**City of Las Vegas
Department of Planning
Code Enforcement Case Report**

Chronology of Events:

July 9, 2019	Insp# : 678657 (PartPassed) 44- Observed building being further demolished, photos taken, CB 7-10-19.
July 10, 2019	Insp# : 678797 (PartPassed) 44- Observed building being further demolished, photos taken, CB 7-11-19.
July 11, 2019	Insp# : 678984 (PartPassed) 44- Observed building in demo phase with section of 1st floor still remaining, partial passed inspection CB 7-15-19.
July 16, 2019	Insp# : 679160 (PartPassed) 44- Observed building further demolished with section of 1st floor remaining, partial passed inspection, photos obtained. CB 7-17-19.
July 17, 2019	Insp# : 679710 (PartPassed) 44- Observed section of 1st floor of building still remained, partial passed, CB 7-18-19.
July 18, 2019	Insp# : 679882 (PartPassed) 44- Observed section of 1st floor still remained, partial passed inspection, photos taken, CB 7-22-19.
July 22, 2019	Insp# : 680086 (PartPassed) 44- Observed building being further demolished, photos taken, partial passed, CB 7-23-19.
July 23, 2019	Insp# : 680281 (PartPassed) 44- Observed building being further demolished with section of 1st story remaining, partial passed, CB 7-24-19.
July 24, 2019	Insp# : 680440 (PartPassed) 44- Observed building being further demolished, section of 1st floor remained. Partial passed inspection, photos taken, CB 7-25-19.
July 25, 2019	Insp# : 680606 (PartPassed) 44- Observed section of first floor remained, partial passed, CB 7-29-19.
July 29, 2019	Insp# : 680834 (PartPassed) 44- Observed building being demolished, section of first floor remained, partial passed, CB 7-30-19.
July 30, 2019	Insp# : 681035 (PartPassed) 44- Observed building in demo process, 1st floor of building still remained, photos taken, CB 7-31-19.
August 1, 2019	Insp# : 681165 (PartPassed) 44- Observed building in demo process with section of 1st floor remaining, partial passed, CB 8-5-19.
August 5, 2019	Insp# : 681519 (PartPassed) 44- Observed building in demo process with section of 1st floor remaining, partial passed inspection, CB 8-6-19.
August 7, 2019	Insp# : 681819 (PartPassed) 44- Observed building in demo process with section of 1st floor remaining and concrete rubble/rebar piled. Partial passed inspection, photos taken, CB 8-12-19.

Fee Information:

ROR000232



**City of Las Vegas
Department of Planning
Code Enforcement Case Report**

<u>Fee Name</u>	<u>Fee Added</u>	<u>Status</u>	<u>Liened</u>	<u>Fee Amount</u>	<u>Fee Paid</u>	<u>Fee Due</u>
Commercial Inspection Fee	1/7/2019	U	N	\$120.00	\$0.00	\$120.00
Nuisance Abatement Fee	1/9/2019	U	N	\$18,698.00	\$0.00	\$18,698.00
Administrative	1/9/2019	U	N	\$2,804.70	\$0.00	\$2,804.70
Commercial Reinspection Fee	1/28/2019	U	N	\$180.00	\$0.00	\$180.00
First Commercial Civil Penalty	1/28/2019	U	N	\$150.00	\$0.00	\$150.00
Commercial Reinspection Fee	2/6/2019	U	N	\$180.00	\$0.00	\$180.00
Second Commercial Civil Penalty	2/6/2019	U	N	\$300.00	\$0.00	\$300.00
Commercial Reinspection Fee	2/11/2019	U	N	\$180.00	\$0.00	\$180.00
Third Commercial Civil Penalty	2/11/2019	U	N	\$1,000.00	\$0.00	\$1,000.00
Administrative	2/13/2019	U	N	\$0.15	\$0.15	\$0.00
Commercial Reinspection Fee	2/14/2019	U	N	\$180.00	\$0.00	\$180.00
Fourth Commercial Civil Penalty	2/14/2019	U	N	\$1,000.00	\$0.00	\$1,000.00
Commercial Reinspection Fee	2/19/2019	U	N	\$180.00	\$0.00	\$180.00
Recurring Commercial Civil Penalty	2/19/2019	U	N	\$750.00	\$0.00	\$750.00
Late Fee	2/22/2019	U	N	\$12.00	\$0.00	\$12.00
Late Fee	3/15/2019	U	N	\$18.00	\$0.00	\$18.00
Late Fee	3/24/2019	U	N	\$18.00	\$0.00	\$18.00
Late Fee	3/29/2019	U	N	\$18.00	\$0.00	\$18.00
Late Fee	4/1/2019	U	N	\$18.00	\$0.00	\$18.00
Late Fee	4/6/2019	U	N	\$18.00	\$0.00	\$18.00
Totals				\$25,824.85	\$0.15	\$25,824.70

ROR000233

Code Enforcement Agenda Item Information Sheet

Ward 3 (Ollivia Diaz)

Case # CE-195540

Address: 615 E CARSON AVE

Description:

Major Cross Street: 6th & Carson

Zip Code: 89101

Foreclosure: N

Registration Status:

Meets Registration Status: N

Property Registered: Claimed

Lender Notified: N

Property Owner: LIG LAND DEVELOPMENT L L C

Since: 11/17/2008

Case Opened: 1/2/2019

Notice & Order Issued: 3/18/2019

Case Closed: 4/2/2019

Certified Mail Receipt Sent to: LIG LAND DEVELOPMENT L L C, 785 COLUMBUS AVE SAN FRANCISCO, CA 94133-2732

of Inspections Completed: TOTAL (7), Fail (3); PartPassed (3); Passed (1)

Abatement Started: 2/25/2019

Abatement Completed: 2/26/2019

Abatement of: Emergency Boarding

OUT-OF-POCKET COSTS	ASSESSED	PAID	OUTSTANDING
ADMINISTRATIVE	\$3,000.00	\$0.00	\$3,000.00
NUISANCE ABATEMENT FEE	\$20,000.00	\$0.00	\$20,000.00
INSPECTION COST RECOVERY FEE	\$300.00	\$0.00	\$300.00
LATE FEES	\$30.00	\$0.00	\$30.00
SUB-TOTAL OUT-OF-POCKET COSTS:	\$23,330.00	\$0.00	\$23,330.00
CIVIL PENALTIES			
FAILED INSPECTION CIVIL PENALTIES	\$150.00	\$0.00	\$150.00
TOTAL ALL COSTS, LATE FEE AND PENALTIES			\$23,480.00

Property Value Per Zillow.com:

As of: 8/8/2019

Staff Recommendation:

THAT THE CITY COUNCIL/HEARING OFFICER APPROVE THE EXPENSE REPORT AND ASSESS ALL OUT-OF-POCKET EXPENSES AND CIVIL PENALTIES AS A LIEN AGAINST THE PROPERTY

ROR000234

0267

AGENDA SUMMARY PAGE

CODE ENFORCEMENT HEARING: August 28, 2019

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD ☐ ☐

SUBJECT:

Hearing for possible action to consider the report of expenses to recover costs for abatement of nuisance located at 615 E CARSON AVE for fees in the amount of \$23,330 (General Fund) -
PROPERTY OWNER: LIG LAND DEVELOPMENT L L C - Ward 3 (Diaz)

Fiscal Impact

<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

No Impact

Budget Funds Available

Augmentation Required

Amount: \$23,330

Dept./Division: Planning/Code Enforcement

Funding Source: General Fund

PURPOSE/BACKGROUND:

The condition of the property was a public hazard and an attractive nuisance. The Department of Planning declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed, the Department of Planning hired Junkman to Emergency Boarding. To date, there have been 7 inspections conducted at this location.

RECOMMENDATION:

Approve the report of expenses to include \$20,000 for Junkman, \$3,300 administrative fee, and \$330 in reinspection fees (including late fees), for a total of \$23,330 to be recorded immediately.

BACKUP DOCUMENTATION:

1. Case Information

I have reviewed this agenda item and its backup documentation.
It is approved for the City Council meeting agenda listed above.

Approver's Signature: _____ Date: _____

ROR000235



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

MICHELE FIORE
Mayor Pro-Tem

STAVROS S. ANTHONY
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**

333 N. RANCHO DRIVE
LAS VEGAS, NV 89106
702.229.4830 | VOICE
711 | TTY



August 8, 2019

CASE #CE-195540
Certified/Regular Mail
Return Receipt Requested

LIG LAND DEVELOPMENT L L C
785 COLUMBUS AVE
SAN FRANCISCO CA 94133-2732

RE: 615 E CARSON AVE

Dear Property Owner:

Pursuant to Las Vegas Municipal Code for the Abatement of Dangerous Buildings/Nuisance Code and/or Housing Code, NOTICE IS HEREBY GIVEN THAT ON Wednesday, August 28, 2019, at the hour of 8:30 am. in the Code Enforcement Conference Room, 333 North Rancho Drive, 6th Floor, Las Vegas, NV, the City Council Designee will consider the REPORT OF EXPENSES submitted by the Director of Planning for: Abatement of the violations on the property located at **615 E CARSON AVE** – Case #CE-195540. The Director of Planning certifies that the sum of \$23,330 was expended for a total of \$23,330. For your information, a copy of the Report of Expenses is enclosed.

If the City Council Designee is satisfied with the report, he may order a lien of assessment recorded against the property. Any person affected by the proposed charge may file a written protest with Code Enforcement, 333 N Rancho Drive, 6th Floor, Las Vegas, NV 89106 or fax (702) 382-4341 any time prior to the hearing. Each protest must contain a description of the property and the grounds for the protest.

You may be present at the hearing. You may be, but need not be, represented by an attorney.

If you have any questions concerning this procedure, please contact the Code Enforcement Division located in the Department of Planning, by telephoning (702) 229-6615.

Sincerely,

Vicki R. Ozuna, Code Enforcement Section Manager
Code Enforcement Division
Department of Planning

ROR000236

0269

Memorandum

City of Las Vegas Planning Department

To: LuAnn Holmes, MMC, City Clerk
From: Vicki R. Ozuna, Code Enforcement Section Manager – Code Enforcement Division
CC: File
Date: August 8, 2019
Re: Report of Expenses for the abatement of nuisance located at 615 E CARSON AVE - Ward 3 (Diaz)

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 Planning caused the above-referenced property to be corrected by Emergency Boarding. The abatement was completed by Junkman on 2/26/2019 at a cost of \$20,000, which was accepted by the Department of Planning.

Contract Amount Breakdown:	
Emergency Boarding	
AMOUNT DUE:	\$20,000
Administrative Processing Fee:	\$20,000
Reinspection Fees (w/late fees):	\$3,300
TOTAL AMOUNT DUE:	\$330
OWNER OF RECORD	\$23,330
PROPERTY ABATED:	LIG LAND DEVELOPMENT L L C
ASSESSOR PARCEL:	615 E CARSON AVE
LEGAL DESCRIPTION:	139-34-611-041
	HAWKINS ADD
	PLAT BOOK 1 PAGE 40
	LOT 1 BLOCK 5 & LOTS 2-4

LVMC 9.04.020 authorizes the City of Las Vegas to assess and collect a re-inspection fee of \$120.00 if the violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of \$180.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection.

In addition, LVMC 9.04.020 and 9.040.040 authorizes the city to assess a civil penalty concurrently with the re-inspection fees assessed. Penalties are assessed as follows:

2nd re-inspection a \$180 re-inspection fee + a \$150.00 civil penalty will be assessed;

3rd re-inspection a \$180 re-inspection fee + a \$300.00 civil penalty will be assessed;

4th re-inspection and additional re-inspections will be assessed a \$180 re-inspection fee + a civil penalty Residential (\$500) or Commercial (\$750)

If you do not correct the violation within that time, the City may issue a criminal misdemeanor citation for violation for each and every day the violation exists, with a penalty of up to Five Hundred (\$500.00) Dollars or fine of up to six (6) months in jail or both for each violation, or the City may direct a licensed contractor to remove the nuisance described below, or both.

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 citation;

(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 residential properties, or (\$750) dollars for commercial properties.

Civil penalties may be assessed for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation. Any and all unpaid fees are subject to collection and/or liens.

ROR000237

0270

APN 139-34-611-041

NOTICE AND CLAIM OF LIEN OF ASSESSMENT

TO: **LIG LAND DEVELOPMENT L L C**
Reputed Owner(s) at time of abatement.

Assessor's Parcel No.: 139-34-611-041
Commonly known as: 615 E CARSON AVE
Legal Description: HAWKINS ADD
PLAT BOOK 1 PAGE 40
LOT 1 BLOCK 5
& LOTS 2-4

On 2/26/2019 as provided in the Title 9, Chapter 4, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due and proper notification.

Expenses costs and fees ("Actual Cost") in the amount of \$23,330 were incurred by the City of Las Vegas in the above-referenced nuisance abatement procedure. Additionally, pursuant to Las Vegas Municipal Code, including without limitation Sections 9.04.040 and/or .100 thereof, civil liability/penalties in the amount of were approved against the property for causing or maintaining a public nuisance as defined by 9.04.010 and/or other Municipal Code sections. The City Council Designee, at a duly noticed hearing held on September 25, 2019 ordered the above Actual Cost in the amount of \$23,330, be immediately assessed against the property by means of this Lien of Assessment with the lien 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.

Mary McElhone, Deputy City Clerk
495 South Main Street
Las Vegas, NV 89101

STATE OF NEVADA)
COUNTY OF CLARK)

Mary McElhone, 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.

Mary McElhone, Deputy City Clerk

Subscribed and sworn to before me this ____ day of _____, 2019

NOTARY PUBLIC, in and for said County and State

WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, DEPARTMENT OF PLANNING
333 N RANCHO DRIVE, LAS VEGAS, NV 89106 Case #CE-195540

ROR000238

0271



City of Las Vegas
Department of Planning
Code Enforcement Case Report

Case #: CE-195540

615 E Carson Ave - Map # 02425-47 Parcel 13934611041

Owner Information:

LIG LAND DEVELOPMENT L L C
785 COLUMBUS AVE
SAN FRANCISCO, CA 94133-2732

Zoning Information: C-2 (General Commercial)

Case Comments: nuisance property project

Case Assigned To: GERALD TOCI (44)

Date Case Opened: 1/2/2019

Date Case Resolved: 4/2/2019

Property Info / Status: Vacant: Y

Follow Up Inspection Date: 4/4/2019

Ward: 3

Source: CITZ

Disposition: Abate

Foreclosure: N

Secure: N

Violations:

AB-006	16.08.010 UDB SEC 403	2/22/2019	Complied
Location:	Property, All buildings		
Comments:	Secure all points of entry to City of Las Vegas specification. Maintain security of building at all times.		
AB-006Q	16.08.010 UDB SEC 302 (17)	2/25/2019	Complied
Location:	Property		
Comments:	The property is an ongoing public nuisance. Correct all violations immediately.		
AH-002	9.04.010 ATTRACTIVE NUISANCE	2/25/2019	Complied
Location:	Property		
Comments:	This property is an attractive nuisance due to open and accessible structure, transient activity and could be a danger to neighboring residents.		
AN-001	9.04.010 (2) BUILDING VIOL	2/25/2019	Complied
Location:	Property, building		
Comments:	This property is in violation of Title 16 of the Las Vegas Municipal Code. Secure property and all open and accessible access points. Maintain at all times.		
AN-003	9.04.010 (4) REFUSE & WASTE	1/10/2019	Complied
Location:	Property		
Comments:	Remove/dispose of all refuse, waste, debris, litter, and trash from all areas throughout the property, maintain cleanliness.		
AN-005	9.04.010 (8) GENERAL NUISANCE	2/25/2019	Complied
Location:	Property, building		
Comments:	This property is violation of Title 9 of the Las Vegas Municipal Code. The building is not being maintained, homeless are gaining entry and starting fires.		
AN-008	9.04.010 (8)(C) GRAFFITI	1/10/2019	Complied
Location:	Property		

ROR000239



**City of Las Vegas
Department of Planning
Code Enforcement Case Report**

Comments: Remove all graffiti from property and maintain free of graffiti at all times. Remove any and all graffiti and keep maintained.

Chronology of Events:

January 16, 2019	Insp# : 657324 (Fall) 44- On 1-16-19, at approximately 1115 hours to 1215 hours conducted inspection for properties: 233, 217, 215, and 203 S 6th St; 615, 617, and 631 E Carson Ave; and 206, 210, 216, 220, 222, and 232 S 7th Street. For this case, found some trash and debris, and graffiti. Building appeared to be vacant. Emailed NV Energy to see if power to be building.
January 28, 2019	Officer Note 44-Inspection Added In WB for 1-28-19:44- On 1-28-19, at approximately 0950 hours to 1100 hours conducted inspection for properties: 233, 217, 215, and 203 S 6th St; 615, 617, and 631 E Carson Ave; and 206, 210, 216, 220, 222, and 232 S 7th Street. At this address found the following: building appeared vacant with no openings observed, did not check doors
February 14, 2019	Officer Note 44- Driving in area noticed board open and accessible. Obtained photos added to case. CB for N&O.
February 22, 2019	Insp# : 658541 (Fall) 37) Received call from 19 at 0830 that a fire occurred at this property overnight. Directed to perform inspection regarding any open/accessible and take photos. Ownership shows LIG LAND DEVELOPMENT LLC. Search of California Secretary of State shows agent for the LLC is SOPHIE LAU 785 COLUMBUS AVE, SAN FRANCISCO CA 94133. Arrived at property at 9:30am. The structure is the 2 story building along the East property line and abuts the alleyway. This parcel also has an adjacent 2 story building, known as the M.I. Residential Hotel, which fronts to 6th Street. The fire department contractor has secured all openings on first floor, but some windows of second floor have broken windows, are not boarded or partially boarded windows. Per LVFR news feed, "This vacant hotel is on the same block next buildings which have had a number of squatter related fires in the past including the El Cid. Squatters were already returning as the building was being boarded up to keep them out. Total 5 rescues of squatters by firefighters, 1 person to Hosp for smoke, non critical, crews picking up." Photos taken and added to EDM. Added building violations to secure all points of entry and maintain. Failed inspection. No vagrants or squatters appeared to be present during inspection. Emailed update and photos to 19, 25 and area officer 44.
February 23, 2019	Research 40- LIG Land Development LLC is not listed on the NV Sec of State website.
February 23, 2019	Research 40- Printed LIG Land Development LLC California Sec of State web page. No additional contact info listed or additional responsible parties listed.
February 23, 2019	Recorders Research 40- I printed the recorder's page.
February 23, 2019	Sewer Information Research 40- No additional contact info or responsible parties listed on sewer account.
February 25, 2019	Phone Call 40- I called Phyllis at Weaver Construction to request an emergency board up of both buildings. She advised she was not able to assist us today.
February 25, 2019	Phone Call

ROR000240



**City of Las Vegas
Department of Planning
Code Enforcement Case Report**

Chronology of Events:

	40- I called Chris, Junkman, and requested assistance with the emergency board up of both buildings. He said he could board both buildings today and that he would be out to the property within an hour or so. Advised 19.
February 25, 2019	Administrative po submitted for emergency board up awarded to Junkman for 20,000. requisition# 303745- J Lancaster
February 25, 2019	Phone Call 19) Called Tim Elson, no answer.
February 25, 2019	Phone Call 19) Mr. Elson called. We discussed the current situation. I advised him that the city had hired a contractor as the building is open and accessible, interior area is still open to elements, and to transient activity. Mr. Elson argued that interior of the building did not need to be secured. I explained that I felt that the interior needs to be secure to help prevent transients from breaking in. If they know they can't access anything, they will not try. Mr. Elson wanted to speak with David Bailey. I advised he needed to call City Attorney's Office.
February 25, 2019	Insp# : 661442 (Fail) 43] Per 19 and 40 met CGI General Superintendent Brian Goddard 702-912-3349 who accompanied me and pointed out violations, PRE ABATEMENT INSPECTION AND PHOTOS TAKEN, observed at property security fence in place perimetering both main building at 201 S 6th St and annex building to east at 601 E. Carson Ave. Main building has several hotel rooms/units open accessible photos taken, signs of vagrant activity to include personal belongings and food found in main building units. Both buildings have entries that are boarded but not to City specs. Per 19, security is to be onsite at all times, no security found at either building during inspection. Brian stated an entry to annex building was found unboarded by him this morning at 07:30 when he arrived, however he resecured it prior to my inspection. Brian also stated that transients were found leaving the premises once he arrived this morning. Indications of fire damage at annex building to include smoke marks at windows of second level. Failed inspection, email and photos being sent to 40 for review, per 40 case file back to 44 CB 2/26
March 5, 2019	Administrative file to 25 to review/close- J Lancaster
March 11, 2019	Insp# : 661516 (PartPassed) 44- Observed property boarded and fenced. Shopping cart and items near middle yard/court area. Note, building is set for demo per Permits #C19-00805 COMPLETE DEMO issued on 3-11-19 and #C19-00804 COMPLETE DEMO issued 3-11-19.
March 17, 2019	Notice & Order Processing no process
March 21, 2019	Insp# : 662836 (PartPassed) 44- Posted Notice and Order, photos taken.
March 28, 2019	Insp# : 663951 (PartPassed) 44- Observed East building demolished and removed, concrete foundation still remaining. Photos taken, CB 4-4-19.
April 1, 2019	Administrative file(papers -paperclipped together) back on 25 desk. I printed post pics. Junkman is asking for payment. Please review and let me know if ok to pay- J Lancaster

ROR000241



**City of Las Vegas
Department of Planning
Code Enforcement Case Report**

Chronology of Events:

April 2, 2019	Correspondence Email 25] E-mail to JL to pay JUNKMAN for Emergency Board Up work done on 3/11/19
April 2, 2019	Administrative uploaded receipts to AR so Junkman can get paid. Receipt# 502970. File of EW- J Lancaster
April 2, 2019	Insp# : 664964 (Passed) 25] Case reviewed. Per 44 on 3/11/19 property was boarded to bid. Property was then demolished on 3/28/19 inspection by 44. E-mail today to JL to pay JUNKMAN for Emergency Board Up.
April 4, 2019	Officer Note 44- On 4-4-19, at approximately 1415 hours to 1450 hours, conducted inspection for properties: 233, 217, 215, and 203 S 6th St; 615, 617, and 631 E Carson Ave; and 206, 210, 216, 220, 222, and 232 S 7th Street. At this address found the following: West building still standing. Demo permit C19-00804 and C19-00805 not Finaled. Note on previous inspection from 25 case was closed.
May 15, 2019	Officer Note 44- On 5-15-19, at approximately 1215 hours to 1300 hours, conducted inspection for properties: 233, 217, 215, and 203 S 6th St; 615, 617, and 631 E Carson Ave; and 206, 210, 216, 220, 222, and 232 S 7th Street. At this address found the following: Other building of MI Residential on corner of S 6th and E Carson Ave being demolished. Photos taken, CB 6-5-19.

Fee Information:

Fee Name	Fee Added	Status	Liened	Fee Amount	Fee Paid	Fee Due
Commercial Inspection Fee	2/22/2019	U	N	\$120.00	\$0.00	\$120.00
Commercial Reinspection Fee	2/25/2019	U	N	\$180.00	\$0.00	\$180.00
First Commercial Civil Penalty	2/25/2019	U	N	\$150.00	\$0.00	\$150.00
Administrative	2/25/2019	U	N	\$0.15	\$0.15	\$0.00
Nuisance Abatement Fee	3/5/2019	U	N	\$20,000.00	\$0.00	\$20,000.00
Administrative	3/5/2019	U	N	\$3,000.00	\$0.00	\$3,000.00
Late Fee	4/9/2019	U	N	\$12.00	\$0.00	\$12.00
Late Fee	4/12/2019	U	N	\$18.00	\$0.00	\$18.00
Totals				\$23,480.15	\$0.15	\$23,480.00

AGENDA SUMMARY PAGE
CODE ENFORCEMENT HEARING: August 28, 2019

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ ☐

SUBJECT:

Hearing for possible action to consider the report of expenses to recover costs for abatement of nuisance located at 232 S 7TH ST to assess a maximum of \$30,000 in daily civil penalties for a total of \$30,000 - PROPERTY OWNER: GOOD EARTH ENTERPRISES INC - Ward 3 (Diaz)

Fiscal Impact

<input type="checkbox"/>	No Impact	Amount:
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division: Planning/Code Enforcement
<input type="checkbox"/>	Augmentation Required	Funding Source: General Fund

PURPOSE/BACKGROUND:

The condition of the property was a public hazard and an attractive nuisance. The Department of Planning declared the property in violation and started legal notification. To date, there have been 16 inspections conducted at this location.

RECOMMENDATION:

Approve the report of expenses to assess a maximum of \$30,000 in daily civil penalties to be recorded on or after January 21, 2020.

BACKUP DOCUMENTATION:

1. Case Information

I have reviewed this agenda item and its backup documentation.
It is approved for the City Council meeting agenda listed above.

Approver's Signature: _____ Date: _____



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

MICHELE FIORE
Mayor Pro-Tem

STAVROS S. ANTHONY
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**

333 N. RANCHO DRIVE
LAS VEGAS, NV 89106
702.229.4830 | VOICE
711 | TTY



August 8, 2019

CASE #CE-195119
Certified/Regular Mail
Return Receipt Requested

GOOD EARTH ENTERPRISES INC
785 COLUMBUS AVE
SAN FRANCISCO CA 94133-2732

RE: 232 S 7TH ST

Dear Property Owner:

Pursuant to Las Vegas Municipal Code for the Abatement of Dangerous Buildings/Nuisance Code and/or Housing Code, NOTICE IS HEREBY GIVEN THAT ON Wednesday, August 28, 2019, at the hour of 8:30 am. in the Code Enforcement Conference Room, 333 North Rancho Drive, 6th Floor, Las Vegas, NV, the City Council Designee will consider the REPORT OF EXPENSES submitted by the Director of Planning for: Abatement of the violations on the property located at **232 S 7TH ST - Case #CE-195119**. The Director of Planning certifies that the sum of Civil Penalties in the sum of \$30,000 may be imposed for a total of \$30,000. For your information, a copy of the Report of Expenses is enclosed.

If the City Council Designee is satisfied with the report, he may order a lien of assessment recorded against the property. Any person affected by the proposed charge may file a written protest with Code Enforcement, 333 N Rancho Drive, 6th Floor, Las Vegas, NV 89106 or fax (702) 382-4341 any time prior to the hearing. Each protest must contain a description of the property and the grounds for the protest.

You may be present at the hearing. You may be, but need not be, represented by an attorney.

If you have any questions concerning this procedure, please contact the Code Enforcement Division located in the Department of Planning, by telephoning (702) 229-6615.

Sincerely,

Vicki R. Ozuna, Code Enforcement Section Manager
Code Enforcement Division
Department of Planning

ROR000244

0277

Memorandum

City of Las Vegas Planning Department

To: LuAnn Holmes, MMC, City Clerk
From: Vicki R. Ozuna, Code Enforcement Section Manager – Code Enforcement Division
CC: File
Date: August 8, 2019
Re: Report of Expenses for the abatement of nuisance located at 232 S 7TH ST - Ward 3 (Diaz)

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 Planning caused the above-referenced property to be corrected which was accepted by the Department of Planning.

Contract Amount Breakdown:	
DAILY CIVIL PENALTIES (\$500 Residential/\$750 Commercial- Civil Penalty assessed Per Day From 11th day after Notice of Violation issued until Pre-Abatement Inspection)	\$30,000
TOTAL AMOUNT DUE:	\$30,000
OWNER OF RECORD	GOOD EARTH ENTERPRISES INC
PROPERTY ABATED:	232 S 7TH ST
ASSESSOR PARCEL:	139-34-611-036
LEGAL DESCRIPTION:	HAWKINS ADD
	BLOCK H
	HAWKINS ADD IRREG LOT 17-20
	BLOCK 5

LVMC 9.04.020 authorizes the City of Las Vegas to assess and collect a re-inspection fee of \$120.00 if the violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of \$180.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection.

In addition, LVMC 9.04.020 and 9.040.040 authorizes the city to assess a civil penalty concurrently with the re-inspection fees assessed. Penalties are assessed as follows:

2nd re-inspection a \$180 re-inspection fee + a \$150.00 civil penalty will be assessed;

3rd re-inspection a \$180 re-inspection fee + a \$300.00 civil penalty will be assessed;

4th re-inspection and additional re-inspections will be assessed a \$180 re-inspection fee + a civil penalty. Residential (\$500) or Commercial (\$750)

If you do not correct the violation within that time, the City may issue a criminal misdemeanor citation for violation for each and every day the violation exists, with a penalty of up to Five Hundred (\$500.00) Dollars or fine of up to six (6) months in jail or both for each violation, or the City may direct a licensed contractor to remove the nuisance described below, or both.

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 citation;

(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 residential properties, or (\$750) dollars for commercial properties.

Civil penalties may be assessed for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation. Any and all unpaid fees are subject to collection and/or liens.

ROR000245

APN 139-34-611-036

NOTICE AND CLAIM OF LIEN OF ASSESSMENT

TO: **GOOD EARTH ENTERPRISES INC**
Reputed Owner(s) at time of abatement.

Assessor's Parcel No.: 139-34-611-036
Commonly known as: 232 S 7TH ST
Legal Description: HAWKINS ADD
PLAT BOOK 1 PAGE 40
BLOCK H
HAWKINS ADD IRREG LOT 17-20
BLOCK 5

On as provided in the Title 9, Chapter 9, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due notification,

Pursuant to Las Vegas Municipal Code, including without limitation Sections 9.04.040 and/or .100 thereof, civil liability/penalties in the amount of \$30,000 were approved against the property for causing or maintaining a public nuisance as defined by 9.04.010 and/or other Municipal Code sections.

The City Council Designee, at a duly noticed hearing held on September 25, 2019 ordered the above charges in the amount of \$30,000, 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.

Mary McElhone, Deputy City Clerk
495 South Main Street
Las Vegas, NV 89101

STATE OF NEVADA)
COUNTY OF CLARK)

Mary McElhone, 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.

Mary McElhone, Deputy City Clerk

Subscribed and sworn to before me this ____ day of _____, 2019

NOTARY PUBLIC, in and for said County and State

WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, DEPARTMENT OF PLANNING
333 N RANCHO DRIVE, LAS VEGAS, NV 89106 Case #CE-195119

ROR000246

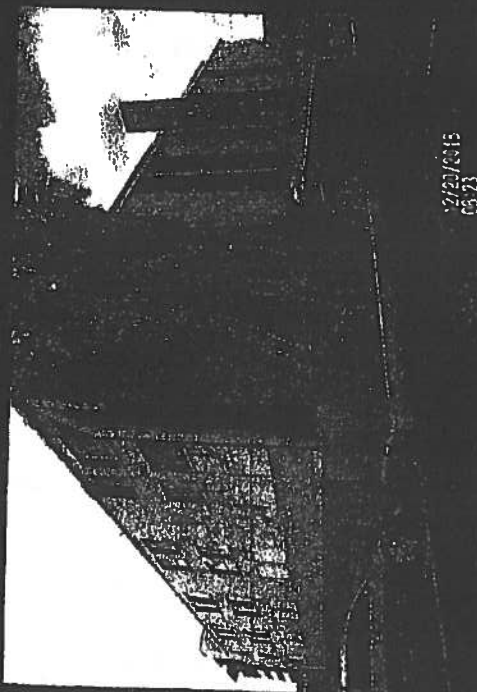
233 S 6th Street

Case 195118

PRE-ABATEMENT



POST ABATEMENT

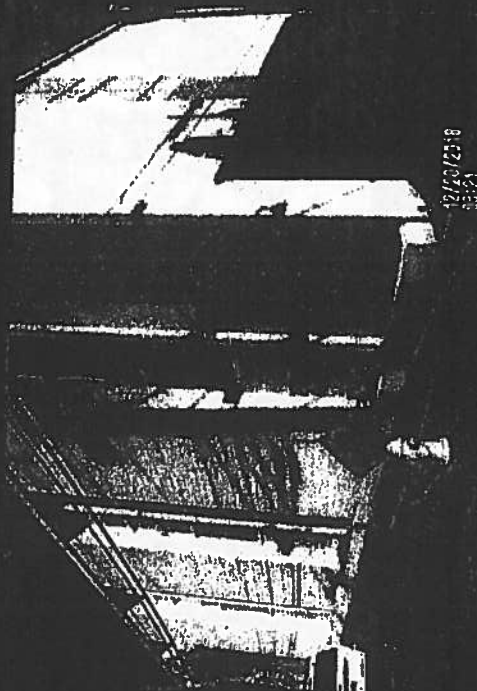


233 S 6th Street

Case 195118

PRE-ABATEMENT

POST ABATEMENT

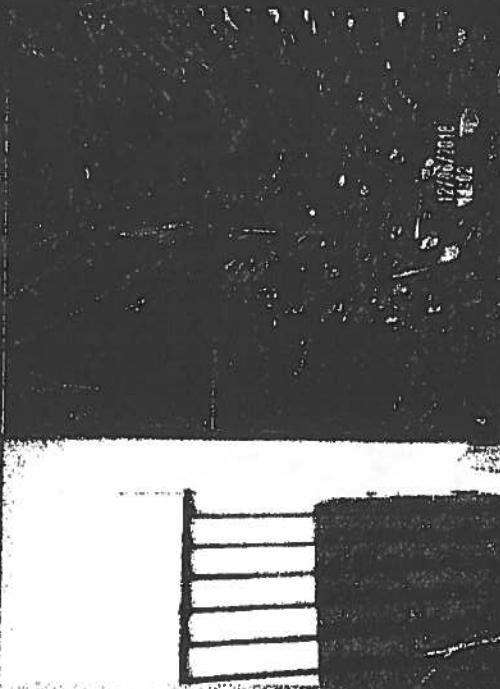


233 S 6th Street

Case 195118

PRE-ABATEMENT

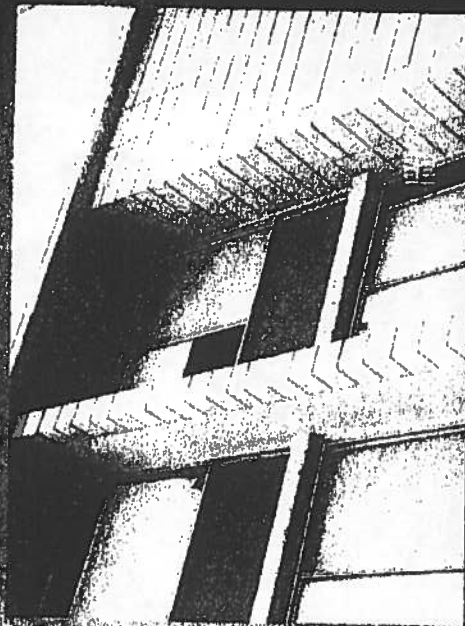
POST ABATEMENT



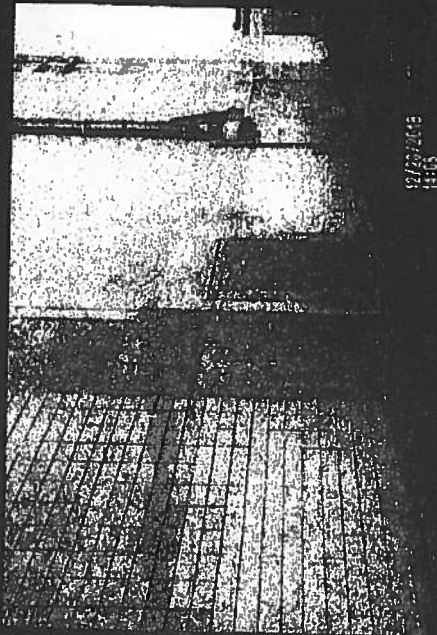
233 S 6th Street

Case 195118

PRE-ABATEMENT



POST ABATEMENT

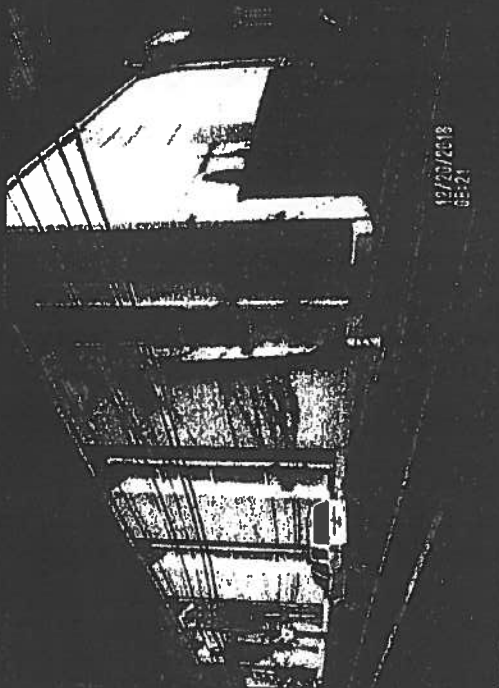
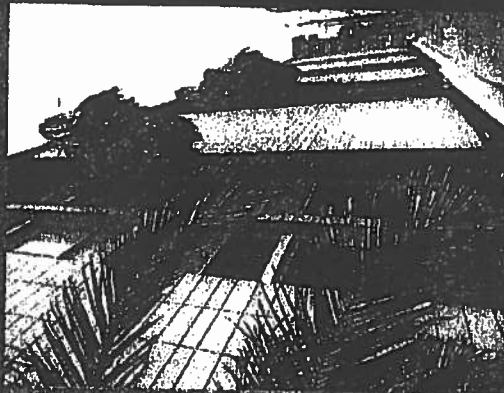


233 S 6th Street

Case 195118

PRE-ABATEMENT

POST ABATEMENT



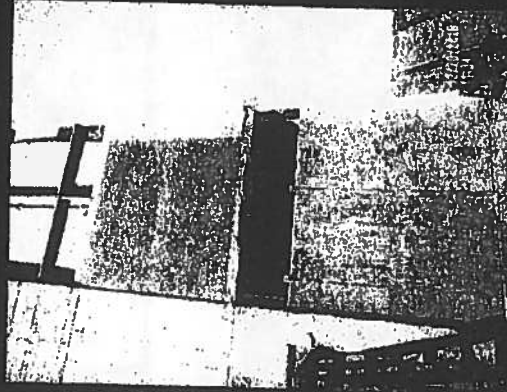
233 S 6th Street

Case 195118

BEFORE ABATEMENT



POST ABATEMENT



233 S 6th Street

Case 195118

PRE - ABATEMENT



POST ABATEMENT

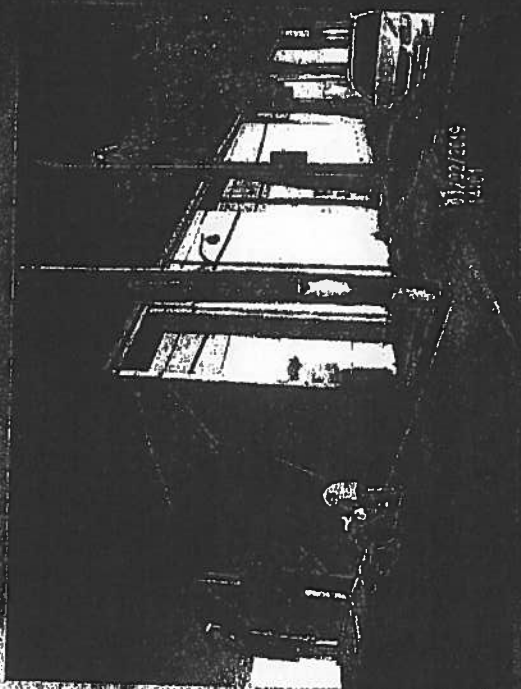


233 S 7th St

Case 195119

PRE-ABATEMENT

POST ABATEMENT

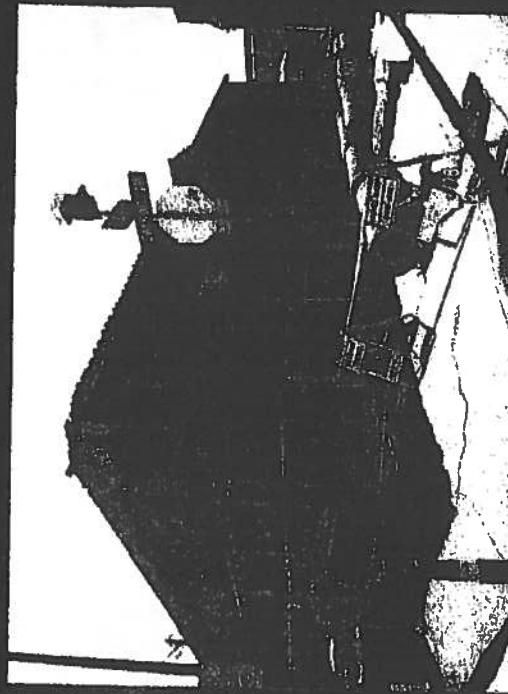
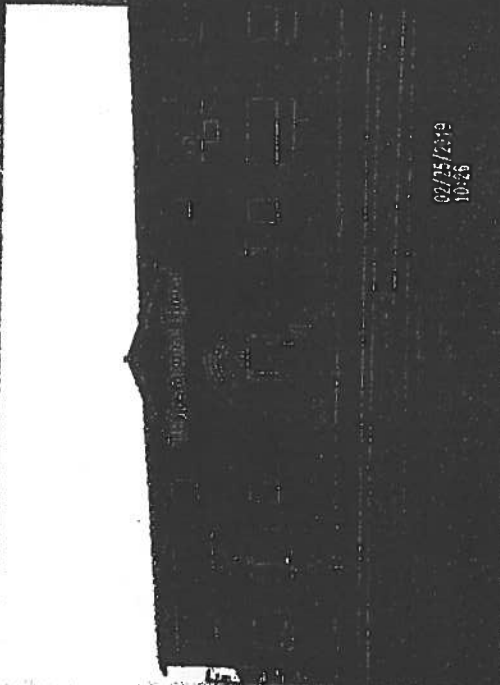


El Cid/Annex/MI Hotel

Case 195540 for 615 E Carson Ave

PRE-ABATEMENT

POST ABATEMENT

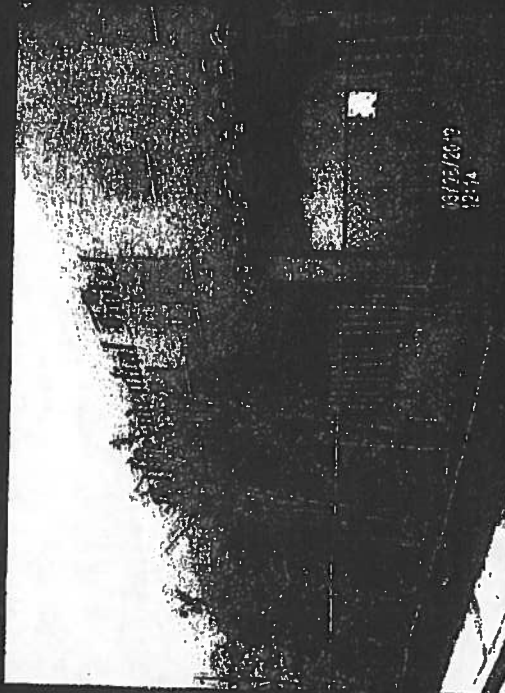
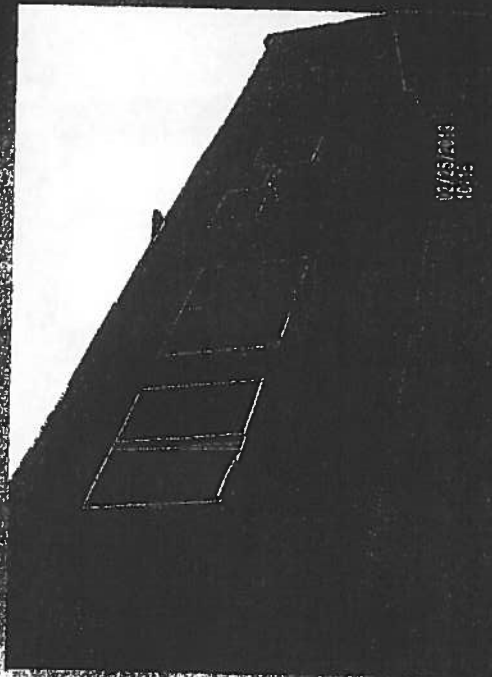


El Cid/Annex/MI Hotel

Case 195540 for 615 E Carson Ave

PRE-ABATEMENT

POST ABATEMENT



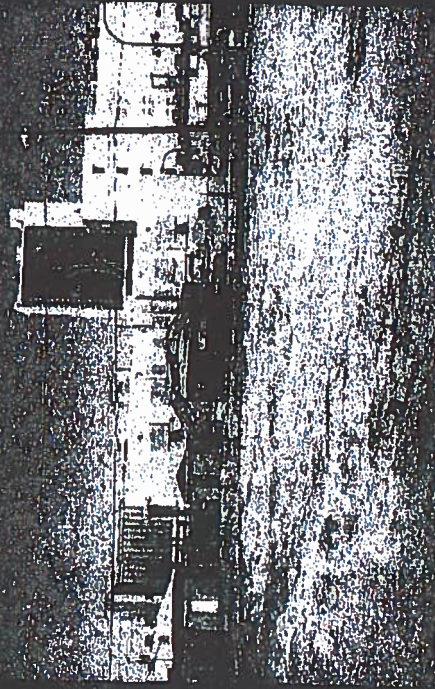
El Cid/Annex/MI Hotel

Case 195540 for 615 E Carson Ave

PRE-ABATEMENT



POST ABATEMENT

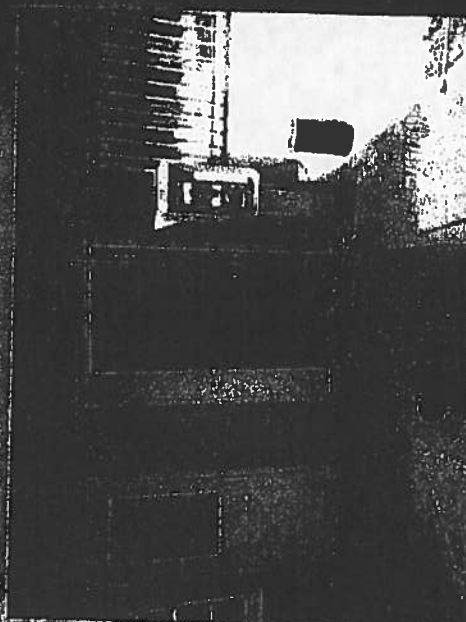


ROR000257

El Cid/Annex/MI Hotel

Case 195540 for 615 E Carson Ave

PRE ABATEMENT



POST ABATEMENT



El Cid/Annex/MI Hotel

Case 195540 for 615 E Carson Ave

PRE-ABATEMENT

POST ABATEMENT





AGENDA SUMMARY PAGE
City Council
Meeting of: February 20, 2019

Agenda Item No.:
54

DEPARTMENT: Planning

DISCUSSION

DIRECTOR: Robert Summerfield

SUBJECT:

Discussion for possible action to approve the ratification of the City Manager's declaration of imminent hazard and invoking of NRS 332.112 Emergency Contracts to resolve an emergency due to the life-endangering imminent hazards at El Cid aka 233 South 6th Street & 232 South 7th Street - PROPERTY OWNER: GOOD EARTH ENTERPRISES INC. - Ward 3 (Coffin)

FISCAL IMPACT:

\$500,000

PURPOSE/BACKGROUND:

City Manager declared this property an imminent hazard on January 31, 2019, and authorized the demolition of all dangerous structures due to the property being an attractive and public nuisance creating an imminent hazard. NRS 332.112 Emergency Contracts authorizes waiver of normal contracting procedures if an emergency is declared. The costs for the emergency demolition abatement for all parcels is not to exceed \$500,000. Due to fire activity caused by homeless and transient activity inside of the structure, Code Enforcement hired a contractor to perform an emergency abatement December 17, 2018 to secure the first two floors of the property and secure the open elevator shafts. The cost of the emergency abatement was \$18,698.

RECOMMENDATION:

Staff recommends approval of the request to approve declaration of imminent hazard and public nuisance to proceed with demolition of this building.

BACKUP DOCUMENTATION:

1. Case information
2. Staff Report
3. Demolition Notice and Order
4. Revised Demolition Notice and Order
5. Demo Bid Quotes
6. Submitted after Final Agenda – Documentation Not Vetted – Concern Letter
7. Submitted at Meeting – PowerPoint Presentation

GENERAL INFORMATION	
PARCEL NO.	139-34-611-037
OWNER AND MAILING ADDRESS	GOOD EARTH ENTERPRISES INC 785 COLUMBUS AVE SAN FRANCISCO CA 94133-2732
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	233 S 6TH ST LAS VEGAS
ASSESSOR DESCRIPTION	HAWKINS ADD PLAT BOOK 1 PAGE 40 LOT 12 BLOCK 5 & LOTS 13-16
RECORDED DOCUMENT NO.	* 19930205:00759
RECORDED DATE	Feb 5 1993
VESTING	NS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	203
APPRAISAL YEAR	2018
FISCAL YEAR	2019-20
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2018-19	2019-20
LAND	412650	224114
IMPROVEMENTS	533056	89464
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	945706	313578
TAXABLE LAND+IMP (SUBTOTAL)	2702017	895937
COMMON ELEMENT ALLOCATION ASSO	0	0
TOTAL ASSESSED VALUE	945706	313578
TOTAL TAXABLE VALUE	2702017	895937

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.42 Acres
ORIGINAL CONST. YEAR	1973
LAST SALE PRICE MONTH/YEAR SALE TYPE	0
LAND USE	43.321 - Commercial Living Accommodations, Motels
DWELLING UNITS	130

PRIMARY RESIDENTIAL STRUCTURE

<http://sandgate.co.clark.nv.us/assrrealprop/ParcelDetail.aspx?hdnParcel=13934611037&hd...> 1/30/2019

ROR000261

0294

1ST FLOOR SQ. FT.	0	CASITA SQ. FT.	0	ADDN/CONV	
2ND FLOOR SQ. FT.	0	CARPORT SQ. FT.	0	POOL	NO
3RD FLOOR SQ. FT.	0	STYLE	Hotel, Limited Service	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	0	TYPE OF CONSTRUCTION	
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	0	ROOF TYPE	
BASEMENT GARAGE SQ. FT.	0	FIREPLACE	0		
TOTAL GARAGE SQ. FT.	0				

Briana Johnson, Assessor

PARCEL OWNERSHIP HISTORY

Assessor Map	Aerial View	Comment Codes	Current Ownership	New Search
------------------------------	-----------------------------	-------------------------------	-----------------------------------	----------------------------

ASSESSOR DESCRIPTION								
HAWKINS ADD PLAT BOOK 1 PAGE 40 LOT 12 BLOCK 5 & LOTS 13-16								

CURRENT PARCEL NO.	CURRENT OWNER	%	RECORDED DOCUMENT NO.	RECORDED DATE	VESTING	TAX DIST	EST SIZE	COMMENTS
139-34-611-037	GOOD EARTH ENTERPRISES INC		19930205:00759	2/5/1993	NS	203	.42 AC	

PARCEL NO.	PRIOR OWNER(S)	%	RECORDED DOCUMENT NO.	RECORDED DATE	VESTING	TAX DIST	EST SIZE	COMMENTS
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Click the following link to view the parcel genealogy
[Parcel Tree](#)

Note: Only documents from September 15, 1999 through present are available for viewing.

**NOTE: THIS RECORD IS FOR ASSESSMENT USE ONLY. NO LIABILITY IS ASSUMED
 AS TO THE ACCURACY OF THE DATA DELINEATED HEREON.**

GENERAL INFORMATION	
PARCEL NO.	139-34-611-036
OWNER AND MAILING ADDRESS	GOOD EARTH ENTERPRISES INC 785 COLUMBUS AVE SAN FRANCISCO CA 94133-2732
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	232 S 7TH ST LAS VEGAS
ASSESSOR DESCRIPTION	HAWKINS ADD PLAT BOOK 1 PAGE 40 BLOCK H HAWKINS ADD IRREG LOT 17-20 BLOCK 5
RECORDED DOCUMENT NO.	* 19930205:00759
RECORDED DATE	Feb 5 1993
VESTING	NS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	203
APPRAISAL YEAR	2018
FISCAL YEAR	2019-20
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2018-19	2019-20
LAND	127050	170753
IMPROVEMENTS	220428	40508
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	347478	211260
TAXABLE LAND+IMP (SUBTOTAL)	992794	603600
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	347478	211260
TOTAL TAXABLE VALUE	992794	603600

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.32 Acres
ORIGINAL CONST. YEAR	1979
LAST SALE PRICE MONTH/YEAR SALE TYPE	0
LAND USE	33,100 - MFR 5+ Units Low Rise (1-3 Story). Multiple Bldg Styles (Duplex, SFR, 4-plex combinations)
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	0	CASITA SQ. FT.	0	ADDN/CONV	
2ND FLOOR SQ. FT.	0	CARPORT SQ. FT.	0	POOL	YES
3RD FLOOR SQ. FT.	0	STYLE	Motel	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	0	TYPE OF CONSTRUCTION	
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	0	ROOF TYPE	
BASEMENT GARAGE SQ. FT.	0	FIREPLACE	0		
TOTAL GARAGE SQ. FT.	0				

Briana Johnson, Assessor**PARCEL OWNERSHIP HISTORY**[Assessor Map](#)[Aerial View](#)[Comment Codes](#)[Current Ownership](#)[New Search](#)**ASSESSOR DESCRIPTION**

HAWKINS ADD PLAT BOOK 1 PAGE 40 BLOCK H HAWKINS ADD IRREG LOT 17-20 BLOCK 5

CURRENT PARCEL NO.	CURRENT OWNER	%	RECORDED DOCUMENT NO.	RECORDED DATE	VESTING	TAX DIST	EST SIZE	COMMENTS
139-34-611-036	GOOD EARTH ENTERPRISES INC		19930205:00759	2/5/1993	NS	203	.32 AC	

PARCEL NO.	PRIOR OWNER(S)	%	RECORDED DOCUMENT NO.	RECORDED DATE	VESTING	TAX DIST	EST SIZE	COMMENTS
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[Parcel Tree](#)

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Memorandum

City of Las Vegas Planning Department

To: LuAnn Holmes, MMC, City Clerk
From: Vicki R. Ozuna, Code Enforcement Section Manager – Code Enforcement Division
CC: File
Date: January 30, 2019
Re: Report of Expenses for the abatement of nuisance located at 233 S 6TH STREET - Ward 3 (Coffin)

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 Planning caused the above-referenced property to be corrected by Emergency boardup. The abatement was completed by CGI on June 21, 2017 at a cost of \$18,698.00, which was accepted by the Department of Planning.

Contract Amount Breakdown:	
Emergency Boardup	\$18,698.00
AMOUNT DUE:	\$18,698.00
Administrative Processing Fee:	\$2,804.70
Reinspection Fees (w/late fees):	\$132.00
TOTAL AMOUNT DUE:	\$21,634.70
DAILY CIVIL PENALTIES (\$600 Residential/\$750 Commercial- Civil Penalty assessed Per Day From 11th day after Notice of Violation issued until Pre-Abatement Inspection)	
TOTAL AMOUNT DUE:	\$21,634.70
OWNER OF RECORD	GOOD EARTH ENTERPRISES INC
PROPERTY ABATED:	233 S 6TH STREET
ASSESSOR PARCEL:	139-34-611-037
LEGAL DESCRIPTION:	HAWKINS ADD
	PLAT BOOK 1 PAGE 40
	LOT 12 BLOCK 5

LVMC 9.04.020 authorizes the City of Las Vegas to assess and collect a re-inspection fee of \$120.00 if the violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of \$180.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection.

In addition, LVMC 9.04.020 and 9.040.040 authorizes the city to assess a civil penalty concurrently with the re-inspection fees assessed. Penalties are assessed as follows:

2nd re-inspection a \$180 re-inspection fee + a \$150.00 civil penalty will be assessed;

3rd re-inspection a \$180 re-inspection fee + a \$300.00 civil penalty will be assessed;

4th re-inspection and additional re-inspections will be assessed a \$180 re-inspection fee + a civil penalty. Residential (\$600) or Commercial (\$750)

If you do not correct the violation within that time, the City may issue a criminal misdemeanor citation for violation for each and every day the violation exists, with a penalty of up to Five Hundred (\$500.00) Dollars or fine of up to six (6) months in jail or both for each violation, or the City may direct a licensed contractor to remove the nuisance described below, or both.

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 citation;

(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 residential properties, or (\$750) dollars for commercial properties.

Civil penalties may be assessed for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation. Any and all unpaid fees are subject to collection and/or liens.

ROR000267

0300

INVOICE

INVOICE NUMBER	G18390-1
INVOICE DATE	12/26/18
TERMS	Net 30

Emergency Board Up of former 4-Story Motel, Burned

**PAY THIS
AMOUNT**

Receipt #496381
PO #401691

0301



DEPARTMENT OF PLANNING

NOTICE AND ORDER

DEMOLITION NOTICE AND ORDER TO COMPLY

January 10, 2019

GOOD EARTH ENTERPRISES INC.
785 Columbus Ave.
San Francisco, CA 94133-2732

SOPHIE LAU
201 South Sixth St
Las Vegas, NV 89101

RE: Case 195119
Property: 232 S. 7th St.
APN: 139-34-611-036

You are the record owner of property located at 232 S. 7th St, Las Vegas, NV 89101, APN# 139-34-611-036 (hereinafter "**Property**"), which is legally described as:

Lots Twenty-Five (25) and Twenty-Six (26) in Block Five (5) of Hawkins addition to the City of Las Vegas as shown by map thereof on file in Book 1 of Plats, Page 40, in the Office of the County Recorder of Clark County, Nevada.

As the owner of the Property, you are responsible for all violations of the Las Vegas Municipal Code on or at your Property. The City has identified the following public nuisance violations per LVMC §9.04.010 at the Property:

- 1) Despite boarding efforts, the building is open and accessible and its nature, location, and/or character would tend to attract and endanger the safety of any minor person;

LAS VEGAS CITY COUNCIL

MAYOR CAROLYN G. GOODMAN
MAYOR PRO TEM LOIS TARKANIAN | STAVROS S. ANTHONY | BOB COFFIN
STEVEN G. SEROKA | MICHELE FIORE | CEDRIC CREAR
CITY MANAGER SCOTT ADAMS

Return to: CITY OF LAS VEGAS | 495 S. MAIN STREET | LAS VEGAS, NEVADA 89101
VOICE 702.229.6615 | FAX 702.382.4341 | TTY 7-1-1 | www.lasvegasnevada.gov

ROR000269

- 2) The building contains refuse, waste, litter, or other material, which is unsightly or interferes with the reasonable use and enjoyment of adjacent property, has a detrimental effect upon adjacent property values, or would hamper or interfere with the containment of fire upon the premises;
- 3) Graffiti allowed to remain for more than twenty-four hours;
- 4) The building has become so deteriorated (including without limitation lack of paint, ceilings and walls partially or completely falling or missing, doors and windows broken and/or missing, fire damaged, open and accessible) as to create a hazardous condition or a condition of blight visible from public right-of-way;
- 5) Building is uninhabitable per LVMC Title 16 but is being used as habitable space by vagrants without proper utility services, and is also creating a public nuisance due to lack of sanitary services;
- 6) Palm trees are allowing access from vagrants from the exterior into the interior areas of the building, and windows are not secured properly to prevent access;
- 7) Criminal activity on the premises (numerous calls for police service and arrests and citations issued by the Las Vegas Metropolitan Police Department); and
- 8) The building contains asbestos that is a substantial danger to anyone inside or outside of the building.

LVMC 9.04.010 "Public Nuisance", "nuisance", or "nuisance activity" means any of the following conditions:

- 1) Any area, structure or object which by its nature, location, or character would tend to attract and endanger the safety or any minor person.
- 2) Any violation of Title 16, including violations of the codes pertaining to building, construction, housing, and fire safety adopted thereunder.
- 4) Any refuse, waste, litter or other material, regardless of its market value, which, by reason of its location or character, is unsightly or interferes with the reasonable use and enjoyment of adjacent properties, has a detrimental effect upon adjacent property values, or would hamper or interfere with the containment of fire upon the premises. Examples include, without limitation, decaying or non-decaying solid and semi-solid wastes, whether or not combustible, such as old lumber, tin, wire, cans, barrels, cartons, boxes, rags, tires, inner tubes, brush, grass and hedge clippings, rocks, bricks, cinders, scrap iron, buckets, tubs, windows, screens, glass, bottles, wastepaper, bedsprings, mattresses, discarded furniture and appliances, bedding and material cleaned from animal or fowl pens, automobile parts, scrap paving material, and piles of earth mixed with other waste material which may harbor insect or rodent infestations or may become a fire hazard.
- 8) Any other act or condition, other than those permitted by NRS 40.140 and 202.450, which, by reason of its nature, character or location, interferes with the reasonable use and enjoyment of adjacent properties, or which has a detrimental effect upon adjacent property values. Such nuisances include without limitation the following:
 - (c) Graffiti, as defined in LVMC 10.48.060, that is allowed to remain for more than twenty-four hours;
 - (d) Unpainted or painted buildings, walls, fences or other structures whose condition has become so deteriorated as to create a hazardous condition; threaten collapse, displacement, or other breakdown of

structural integrity; permit decay, excessive cracking, peeling, chalking, dry rot, warping or termite infestation; or create a condition of blight visible from public right-of-way;

The City has identified the following Title 16 Building and Construction Code conditions, which are further public nuisance violations per LVMC 9.04.010 Public Nuisance definition 2, and which render the building on the Property a dangerous building as set forth below:

LVMC 16.16.010 Uniform Dangerous Building
Uniform Code for Abatement of Dangerous Buildings, 1994 Code -Section 302-
Dangerous Building

The following are the building assessment inspection findings as applicable to the 1994 *Uniform Code for the Abatement of Dangerous Buildings* Section 302 – Dangerous Building:

1. Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.
2. Whenever the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.
9. Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
12. Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become:
 - i. an attractive nuisance to children;
 - ii. a harbor for vagrants, criminals or immoral persons; or as to
 - iii. enable persons to resort thereto for the purpose of committing unlawful or immoral acts.
15. Whenever a building or structure, use or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the health officer to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
16. Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.

17. Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence, or as specified in Chapter 9.04 of the Las Vegas Municipal Code, or as amended from time to time.
18. Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.
19. Whenever any building or structure, or portion thereof, whether partially or completely constructed, has become so dilapidated or deteriorated in condition or appearance, or is maintained in such a condition, as to endanger the safety of the public, be injurious to the senses, obstruct the free use of property of others or have a deleterious effect on the values of neighboring properties. (Section 7 of "A Supplemental Document Amending the Uniform Code For the Abatement of Dangerous Buildings. 1994 Edition.").

The City has identified the following Fire Code Violations, which are further public nuisance violations per LVMC 9.04.010 Public Nuisance definition 2:

LVMC 16.16.010 International Fire Code and associated documents adopted.

The following Fire Code violations exist as of the inspections on both the day of the last known fire (12/17/2018).

1. Section 311.2.1 of the 2018 International Fire Code, Security. Exterior and interior openings accessible to other tenants or unauthorized persons shall be boarded, locked, blocked or otherwise protected to prevent entry by unauthorized individuals. The fire code official is authorized to placard, post signs, erect barrier tape or take similar measures as necessary to secure public safety.
2. Section 311.2.2 of the 2018 IFC, Fire Protection. Fire alarm, sprinkler and standpipe systems shall be maintained in an operable condition at all times.
3. Section 311.3 of the 2018 IFC, Removal of combustibles. Persons owning, or in charge or control of, a vacant building or portion thereof, shall remove therefrom all accumulations of combustible materials, flammable or combustible waste or rubbish and shall securely lock or otherwise secure doors, windows and other openings to prevent entry by unauthorized persons. The premises shall be maintained clear of waste or hazardous materials.
4. Section 505.1 of the 2018 IFC, Address. New and existing buildings shall have approved address numbers properly displayed.

5. Section 1031.7 of the 2018 IFC, Emergency escape and rescue openings. Required emergency escape and rescue openings shall be maintained in accordance with the what was code at the time of construction and both of the following:
 1. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.
 2. Bars, grilles, grates or similar devices are allowed to be placed over emergency escape and rescue openings provided that the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the emergency escape and rescue opening.

You are hereby notified as the owner/agent of the referenced property that you are in violation of Las Vegas Municipal Code (LVMC), including without limitation Title 9 Nuisance and Title 16 Buildings and Construction. The above listed violations must be corrected and City inspection approval of all required corrective work must be obtained.

Accordingly, the following corrective work and compliance deadlines are hereby established and ordered, and should you fail to comply the City has the right to abate the public nuisances at your cost:

No later than January 22, 2019:

1. Remove all palm tree landscaping from the property to prevent access into the building;
2. Hire a licensed security firm to provide 24 hour security to prevent access into the substandard/dangerous building;
3. Fence the entire perimeter of the Property with security fencing to prevent access into the building;
4. Contact City Code Enforcement and propose and agree upon an action plan and timeframe acceptable to City for you to hire a Nevada licensed contractor to **obtain all required demolition permits no later than sixty (60) days from the date of this Notice, demolish the building and pool, and remove all demolition debris, refuse, and waste** from the Property.

And, under Section 203 of Chapter 16.02 of the City of Las Vegas Code (2012 Administrative Code): Section 203 Unsafe Buildings, Structures or Building Service Equipment

Buildings or structures regulated by this Code and the technical codes which are structurally inadequate or have inadequate egress, or which constitute a fire hazard, or

are otherwise dangerous to human life are, for the purposes of this section, unsafe buildings. The Building Official may require any reports, tests, engineering studies or other documentation they may deem necessary to determine the adequacy of the safety of a building or structure. The requirements of the Uniform Code for the Abatement of Dangerous Buildings as adopted and amended shall also be used to determine the adequacy of the safety of a building or structure. Any engineering, testing, studies, reports, etc. required by the Uniform Code for the Abatement of the Dangerous Buildings or by the Building Official shall be done at no expense to the Building Department or local jurisdiction. Costs of any engineering, testing, studies, reports, etc. shall be paid by the owner or the owner's representative. Should the evaluation of such engineering, tests, studies, reports, etc. exceed the expertise of the Building Official, the Building Official may require the owner or owner's authorized representative to pay the cost of a third-party selected by the Building Official to conduct an independent review of the results.

Building service equipment regulated by such codes, which constitutes a fire, electrical, or health hazard, or an unsanitary condition, or is otherwise dangerous to human life, for the purpose of this section, is unsafe. Use of buildings, structures or building service equipment constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use.

Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members, which are supported by, attached to, or a part of a building which are in a deteriorated condition or otherwise unable to sustain the design loads which are specified in the Building Code are hereby designated as unsafe building appendages.

Unsafe buildings, structures or appendages and building service equipment are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures set forth in the Uniform Code for the Abatement of Dangerous Buildings or such alternate procedure as may be adopted by this jurisdiction. As an alternative, the Building Official or other employee or official of this jurisdiction as designated by the governing body may institute other appropriate action to prevent, restrain, correct or abate the violation.

LVMC 9.04.020 authorizes the City of Las Vegas to assess and collect a re-inspection fee of \$120.00 if the violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of \$180.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection.

In addition, LVMC 9.04.020 and 9.040.040 authorizes the city to assess a civil penalty concurrently with the re-inspection fees assessed. Penalties will be assessed per day-Residential (\$500) or Commercial (\$1000)

You are hereby ordered to correct the nuisance conditions noted within the previously stated deadlines. If you do not correct the violations by the specified date and time, the City may issue a misdemeanor citation for violations for each and every date the violations exist, with a penalty of up to Five Hundred Dollars (\$500) or fine of up to six (6) months in jail or both for each violation.

If you disagree with this Notice and Order, then within ten days after service of the Notice and Order, the owner or responsible party may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk. Within ten days after the appeal has been filed, the appellant shall be given written notice of the procedure and time frame for the hearing of the appeal. If the appeal is heard by a designee, there shall be a further right of appeal to a court of competent jurisdiction. The decision of the City Council or the Council's designee, in cases where a designee hears an appeal and no further appeal is taken, shall be final and conclusive. **An owner or responsible party failing to appeal as provided in this section shall be deemed to have waived any and all objections to the existence of a public nuisance and the abatement of such a nuisance by the City shall be at your cost.** Failure to appeal will constitute a waiver of all rights to an administrative hearing and determination of the matter.

It is recommended that you contact **Code Enforcement Officer Gerald Toci** at (702) 229-5103 concerning your intentions about the referenced property at your earliest convenience.

Sincerely,



Kevin T. McOsler, P.E., C.B.O.
Director/Building Official
Department of Building and Safety

cc:



DEPARTMENT OF PLANNING

NOTICE AND ORDER

REVISED DEMOLITION NOTICE AND ORDER TO COMPLY

January 7, 2019

GOOD EARTH ENTERPRISES INC.
786 Columbus Ave.
San Francisco, CA 94133-2732

SOPHIE LAU
201 South Sixth St
Las Vegas, NV 89101

RE: Case 195118
Property: 233 S. 6th St.
APN: 139-34-611-037

On December 17, 2018, yet another building fire occurred at your property located at 233 S. 6th St, Las Vegas, NV 89101, APN# 139-34-611-037 (hereinafter "Property"), which is legally described as:

Lot Twelve (12) in Block Five (5) of Hawkins addition to the City of Las Vegas m as shown by map thereof on file in Book 1 of Plats, Page 40, in the Office of the County Recorder of Clark County, Nevada

At least 20 apparently transient were observed leaving your open and accessible building during the emergency event which required City of Las Vegas Fire Department and Las Vegas Metropolitan Police responses. You had failed to adequately secure the building despite prior City Code Enforcement notices to you. So, the City of Las Vegas (hereinafter "City") determined that immediate action was needed due to imminent hazard to people and property including without limitation because of the number of illegal inhabitants, dangerous conditions and state of the building, fire hazards, criminal activity, attractive nuisances, and lack of oversight by you as the owner, to hire a contractor to perform emergency action on the property.

LAS VEGAS CITY COUNCIL

MAYOR CAROLYN G. GOODMAN

**MAYOR PRO TEM LOIS TARKANIAN | STAVROS S. ANTHONY | BOB COFFIN
STEVEN G. SEROKA | MICHELE FIORE | CEDRIC CREAR**

CITY MANAGER SCOTT ADAMS

**Return to: CITY OF LAS VEGAS | 495 S. MAIN STREET | LAS VEGAS, NEVADA 89101
VOICE 702.229.6615 | FAX 702.382.4341 | TTY 7-1-1 | www.lasvegasnevada.gov**

ROR000276

0309

The contractor hired by the City:

- 1. Boarded and secured all windows on the first and second floors;**
- 2. Secured the open elevator shaft(s) to prevent injury to fire and other first responders;**
- 3. Secured additional windows that could provide access from the exterior;**
and
- 4. Secured the front and rear access areas.**

You will be notified of the costs for said work and provided a hearing date if you wish to dispute these costs.

In addition, as the owner of the Property, you are responsible for all violations of the Las Vegas Municipal Code on or at your Property. The City has identified the following public nuisance violations per LVMC §9.04.010 at the Property:

- 1) Despite City's boarding efforts, the building is open and accessible and its nature, location, and/or character would tend to attract and endanger the safety of any minor person;
- 2) The building contains refuse, waste, litter, or other material, which is unsightly or interferes with the reasonable use and enjoyment of adjacent property, has a detrimental effect upon adjacent property values, or would hamper or interfere with the containment of fire upon the premises;
- 3) Graffiti allowed to remain for more than twenty-four hours;
- 4) The building has become so deteriorated (including without limitation lack of paint, open elevator shafts, ceilings and walls partially or completely falling or missing, doors and windows broken and/or missing, fire damaged, open and accessible) as to create a hazardous condition or a condition of blight visible from public right-of-way;
- 5) Building is uninhabitable per LVMC Title 16 but is being used as habitable space by apparent transients without proper utility services, and is also creating a public nuisance due to lack of sanitary services;
- 6) Palm trees are allowing access from apparent transients from the exterior into the interior areas of the building, and windows are not secured properly to prevent access;
- 7) Criminal activity on the premises (numerous calls for police service and arrests and citations issued by the Las Vegas Metropolitan Police Department); and
- 8) The building contains asbestos that is a substantial danger to anyone inside or outside of the building.

LVMC 9.04.010 "Public Nuisance", "nuisance", or "nuisance activity" means any of the following conditions:

- 1) Any area, structure or object which by its nature, location, or character would tend to attract and endanger the safety of any minor person.
- 2) Any violation of Title 16, including violations of the codes pertaining to building, construction, housing, and fire safety adopted thereunder.
- 4) Any refuse, waste, litter or other material, regardless of its market value, which, by reason of its location or character, is unsightly or interferes

with the reasonable use and enjoyment of adjacent properties, has a detrimental effect upon adjacent property values, or would hamper or interfere with the containment of fire upon the premises. Examples include, without limitation, decaying or non-decaying solid and semi-solid wastes, whether or not combustible, such as old lumber, tin, wire, cans, barrels, cartons, boxes, rags, tires, inner tubes, brush, grass and hedge clippings, rocks, bricks, cinders, scrap iron, buckets, tubs, windows, screens, glass, bottles, wastepaper, bedsprings, mattresses, discarded furniture and appliances, bedding and material cleaned from animal or fowl pens, automobile parts, scrap paving material, and piles of earth mixed with other waste material which may harbor insect or rodent infestations or may become a fire hazard.

- 8) Any other act or condition, other than those permitted by NRS 40.140 and 202.460, which, by reason of its nature, character or location, interferes with the reasonable use and enjoyment of adjacent properties, or which has a detrimental effect upon adjacent property values. Such nuisances include without limitation the following:

(c) Graffiti, as defined in LVMC 10.48.060, that is allowed to remain for more than twenty-four hours;

(d) Unpainted or painted buildings, walls, fences or other structures whose condition has become so deteriorated as to create a hazardous condition; threaten collapse, displacement, or other breakdown of structural integrity; permit decay, excessive cracking, peeling, chalking, dry rot, warping or termite infestation; or create a condition of blight visible from public right-of-way;

The City has identified the following Title 16 Building and Construction Code conditions, which are further public nuisance violations per LVMC 9.04.010 Public Nuisance definition 2, and which render the building on the Property a dangerous building as set forth below:

LVMC 16.16.010 Uniform Dangerous Building
Uniform Code for Abatement of Dangerous Buildings, 1994 Code -Section 302-
Dangerous Building

The following are the building assessment inspection findings as applicable to the 1994 *Uniform Code for the Abatement of Dangerous Buildings* Section 302 – Dangerous Building:

1. Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.
2. Whenever the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exist in case of fire or panic.

9. Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
12. Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become:
 - I. an attractive nuisance to children;
 - II. a harbor for vagrants, criminals or immoral persons; or as to
 - III. enable persons to resort thereto for the purpose of committing unlawful or immoral acts.
15. Whenever a building or structure, use or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the health officer to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
16. Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.
17. Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence, or as specified in Chapter 9.04 of the Las Vegas Municipal Code, or as amended from time to time.
18. Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.
19. Whenever any building or structure, or portion thereof, whether partially or completely constructed, has become so dilapidated or deteriorated in condition or appearance, or is maintained in such a condition, as to endanger the safety of the public, be injurious to the senses, obstruct the free use of property of others or have a deleterious effect on the values of neighboring properties. (Section 7 of "A Supplemental Document Amending the Uniform Code For the Abatement of Dangerous Buildings. 1994 Edition.").

The City has identified the following Fire Code Violations, which are further public nuisance violations per LVMC 9.04.010 Public Nuisance definition 2:

LVMC 16.16.010 International Fire Code and associated documents adopted.

The following Fire Code violations exist as of the inspections on both the day of the last known fire (12/17/2018).

1. Section 311.2.1 of the 2018 International Fire Code, Security. Exterior and interior openings accessible to other tenants or unauthorized persons shall be boarded, locked, blocked or otherwise protected to prevent entry by unauthorized individuals. The fire code official is authorized to placard, post signs, erect barrier tape or take similar measures as necessary to secure public safety.
2. Section 311.2.2 of the 2018 IFC, Fire Protection. Fire alarm, sprinkler and standpipe systems shall be maintained in an operable condition at all times.
3. Section 311.3 of the 2018 IFC, Removal of combustibles. Persons owning, or in charge or control of, a vacant building or portion thereof, shall remove therefrom all accumulations of combustible materials, flammable or combustible waste or rubbish and shall securely lock or otherwise secure doors, windows and other openings to prevent entry by unauthorized persons. The premises shall be maintained clear of waste or hazardous materials.
4. Section 316.2.2 of the 2018 IFC, Interior access to shaftways. Door or window openings to hoistway or shaftway from interior of the building shall be plainly marked with the word SHAFTWAY in red letters at least 8 inches high on a white background. Such warning signs shall be placed so as to be readily discernible.
5. Section 505.1 of the 2018 IFC, Address. New and existing buildings shall have approved address numbers properly displayed.
6. Section 1031.7 of the 2018 IFC, Emergency escape and rescue openings. Required emergency escape and rescue openings shall be maintained in accordance with the what was code at the time of construction and both of the following:
 1. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.
 2. Bars, grilles, grates or similar devices are allowed to be placed over emergency escape and rescue openings provided that the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the emergency escape and rescue opening.

You are hereby notified as the owner/agent of the referenced property that you are in violation of Las Vegas Municipal Code (LVMC), including without limitation Title 9 Nuisance and Title 16 Buildings and Construction. The above listed violations must be corrected and City inspection approval of all required corrective work must be obtained.

Accordingly, the following corrective work and compliance deadlines are hereby established and ordered, and should you fail to comply the City has the right to abate the public nuisances at your cost:

No later than January 18, 2019:

1. Remove all palm tree landscaping from the property to prevent access into the building;
2. Hire a licensed security firm to provide 24 hour security to prevent access into the substandard/dangerous building;
3. Fence the entire perimeter of the Property with security fencing to prevent access into the building;
4. Contact City Code Enforcement and propose and agree upon an action plan and timeframe acceptable to City for you to hire a Nevada licensed contractor to obtain all required demolition permits no later than sixty (60) days from the date of this Notice, demolish the building, and remove all demolition debris, refuse, and waste from the Property.

And, under Section 203 of Chapter 16.02 of the City of Las Vegas Code (2012 Administrative Code): Section 203 Unsafe Buildings, Structures or Building Service Equipment

Buildings or structures regulated by this Code and the technical codes which are structurally inadequate or have inadequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life are, for the purposes of this section, unsafe buildings. The Building Official may require any reports, tests, engineering studies or other documentation they may deem necessary to determine the adequacy of the safety of a building or structure. The requirements of the Uniform Code for the Abatement of Dangerous Buildings as adopted and amended shall also be used to determine the adequacy of the safety of a building or structure. Any engineering, testing, studies, reports, etc. required by the Uniform Code of the Abatement of the Dangerous Buildings or by the Building Official shall be done at no expense to the Building Department or local jurisdiction. Costs of any engineering, testing, studies, reports, etc. shall be paid by the owner or the owner's representative. Should the evaluation of such engineering, tests, studies, reports, etc. exceed the expertise of the Building Official, the Building Official may require the owner or owner's authorized representative to pay the cost of a third-party selected by the Building Official to conduct an independent review of the results.

Building service equipment regulated by such codes, which constitutes a fire, electrical, or health hazard, or an unsanitary condition, or is otherwise dangerous to human life, for the purpose of this section, is unsafe. Use of buildings, structures or building service equipment constituting a hazard to safety, health or public welfare by reason of

Inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use.

Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members, which are supported by, attached to, or a part of a building which are in a deteriorated condition or otherwise unable to sustain the design loads which are specified in the Building Code are hereby designated as unsafe building appendages.

Unsafe buildings, structures or appendages and building service equipment are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures set forth in the Uniform Code for the Abatement of Dangerous Buildings or such alternate procedure as may be adopted by this jurisdiction. As an alternative, the Building Official or other employee or official of this jurisdiction as designated by the governing body may institute other appropriate action to prevent, restrain, correct or abate the violation.

LVMC 9.04.020 authorizes the City of Las Vegas to assess and collect a re-inspection fee of \$120.00 if the violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of \$180.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection.

In addition, LVMC 9.04.020 and 9.040.040 authorizes the city to assess a civil penalty concurrently with the re-inspection fees assessed. Penalties will be assessed per day- Residential (\$500) or Commercial (\$1000)

You are hereby ordered to correct the nuisance conditions noted within the previously stated deadlines. If you do not correct the violations by the specified date and time, the City may issue a misdemeanor citation for violations for each and every date the violations exist, with a penalty of up to Five Hundred Dollars (\$500) or fine of up to six (6) months in jail or both for each violation.

If you disagree with this Notice and Order, then within ten days after service of the Notice and Order, the owner or responsible party may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk. Within ten days after the appeal has been filed, the appellant shall be given written notice of the procedure and time frame for the hearing of the appeal. If the appeal is heard by a designee, there shall be a further right of appeal to a court of competent jurisdiction. The decision of the City Council or the Council's designee, in cases where a designee hears an appeal and no further appeal is taken, shall be final and conclusive. An owner or responsible party failing to appeal as provided in this section shall be deemed to have waived any and all objections to the existence of a public nuisance and the abatement of such a nuisance by the City shall be at your cost. Failure to appeal will constitute a waiver of all rights to an administrative hearing and determination of the matter.

(It is recommended that you contact **Code Enforcement Officer Gerald Toci** at (702) 229-5103 concerning your intentions about the referenced property at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. McOsker', written over a horizontal line.

Kevin T. McOsker, P.E., C.B.O.
Director/Building Official
Department of Building and Safety

****STAFF REPORT****

CASE SUMMARY AND DOCUMENTATION

Property Owner- Good Earth Enterprises Inc.
Jeffrey & Sophia Lau

Current Status El Cid Hotel and the Annex:

Fire activity occurred on 12/8/2018 on 232 S. 7th St. inside of the Annex building. Metro and Fire responded and found that transients/vagrants had barricaded themselves with furniture in the rear of the building. The transients refused to exit the building despite the fire, putting police and fire personnel's lives in jeopardy. The incident ended without harm to life. Fire had a contractor temporarily secure the building.

Fire activity at 233 S. 6th St. occurred on 12/17/2018, was caused by homeless and transient activity inside of this 4 story abandoned hotel. Code Enforcement hired a contractor to perform an emergency abatement to secure the first two floors of the property and secure the open elevator shafts that are a danger to first responders. When the fire occurred, Metropolitan Police (DTAC) responded along with CLV Fire Department to address this emergency. Approximately 40-50 people exited the building who have been illegally residing in the abandoned, vacant building. The cost of the emergency abatement was \$18,698.

Code Enforcement History for 233 S. 6th St. :

7 Cases for Open and Accessible Vacant Building Since 2006

Code Enforcement History for 232 S. 7th St. aka El Cid Hotel Annex:

13 Cases for Open and Accessible Vacant Building Since 2006

Current Case # 195118 & 195119:

- These properties have been a continual public and attractive nuisance state since October 2018.
- The Las Vegas Metropolitan Police Department (LVMPD) has had 46 calls for service to the property from October 2018 through December 2018.
- The Las Vegas Fire Department has calls for service the property for fires.
 - El Cid Hotel- 11/17/2018 & 12/17/2018. This building is full of combustibles, refuse, waste.
 - Annex- 2/17/2018 & 12/8/2018. This building is full of combustibles, refuse, waste.
- Las Vegas Code Enforcement opened a case on this property on 12/17/2018 as a result of the fire. Code Enforcement had the emergency securing of the property completed by contractor. The owner was notified that Code Enforcement was taking action as their previous action did not prevent people from utilizing this dangerous structure to occupy. Code Enforcement has history with this owner for these properties, and every case has involved transient activity since 2006.
- The owners, Good Earth Enterprises Inc, aka Jeffrey and Sophia Lau, have not been responsive to previous Code Enforcement action and have a history of just taking the minimum amount of action to secure the property, but not to CLV standards. .

- The Code Enforcement staff and the LVMPD are continually receiving complaints from the neighboring businesses about the property. Children walk past this property daily on their way to and from school, there is a public school across the street from this property. The properties is a nuisance, danger and blight to the neighborhood.

Timeline:

- 11/17/2018- Fire Occurred at 233 S. 6th St El Cid Hotel.
- 11/28/2018-Metropolitan Police and Code Enforcement met to discuss amount of calls for service on El Cid Hotel and Annex with City Attorney David Bailey. It was determined that a search warrant would be obtained to inspect all buildings.
- 12/8/2018- Fire occurred at 232 S. 7th St. – Annex- Fire Department had a contractor temporarily board and secure the property.
- 12/17/2018- Fire occurred again at 233 S. 6th St. El Cid Hotel
- 12/17/2018 Emergency Board up of first two floors and all accessible windows from trees, with boarding of open elevator shaft approved. Contractor advised to proceed.
- 12/19/2018- Fire occurred in the area of the two buildings.
- 12/20/2018- Judge signs search warrant request for all of the properties owned by Sophia Lau, Jeffrey Lau, and Good Earth Enterprises, Inc.
- 12/26/2018- Search of all buildings completed with Metro, Fire and Code Enforcement.
- 1/7/2019 – Notice and Order issued for 233 S. 6th St El Cid Hotel. Compliance Date- 1/18/2019
- 1/10/2019 – Notice and Order issued for 232 S. 7th St. – Annex- Compliance Date- 1/22/2019
- 1/16/2019- Fire received call for ladder request as transient climbed on top of sign on the hotel and was unable to climb down.
- 1/16/2019- Ms. Lau advised by email that all trees on both properties had been removed, and she hired a professional security service. Code Enforcement responded that she still needed to provide a timeline on her plan to hire a contractor for demolition and asbestos abatement, with estimated timeline for completion.
- 1/17/2019- Code Enforcement provide pictures from Fire from activity that occurred recently showing how transients are getting into the building using the sign on the front of the building.
- 1/24/2019- Ms. Lau notified by email that her timeframe to provide a plan and timeframe to demoliton the properties had expired. Advised by Code Enforcement that we would proceed with bids for demolition.
- 1/29/2019- Code Enforcement advised that Ms. Lau has hired a local attorney to represent her on matters regarding El Cid Hotel and Annex.

Case No. 195118 & 195119
233 S. 6th St. & 232 S. 7th St.
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RECOMMENDATION

Staff recommends approval of the request to approve declaration of imminent hazard and public nuisance to proceed with demolition of this building.

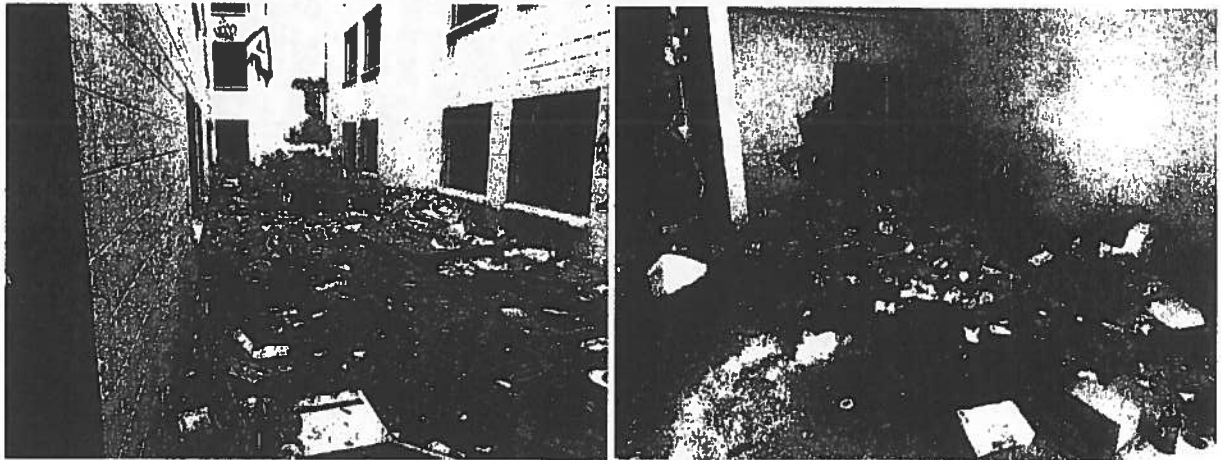
POSSIBLE ACTIONS:

1. Allow owner to proceed with their timeline to abate hazard and public nuisance by demolition of these properties.
2. Direct Code Enforcement to proceed with demolishing the building and lien the property for all costs.

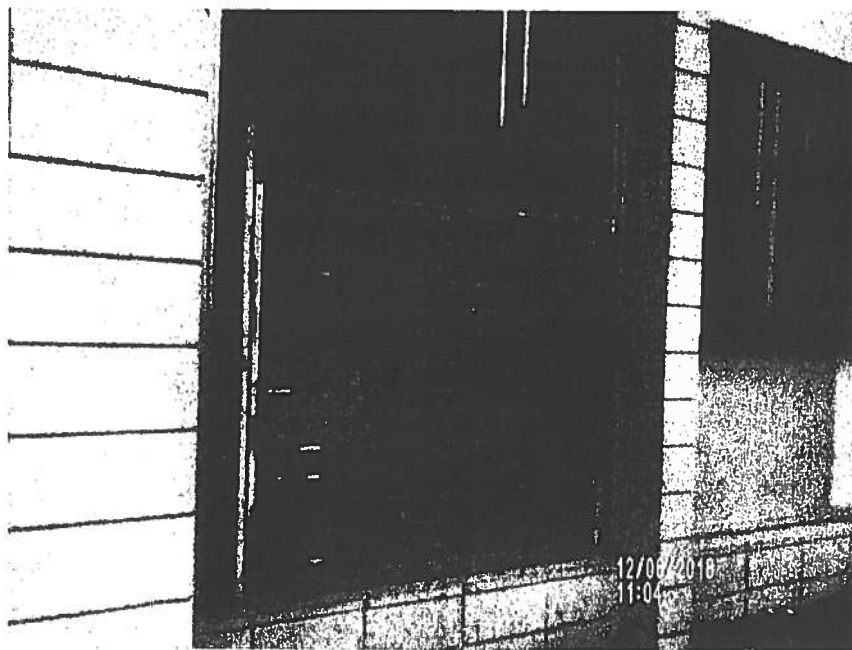
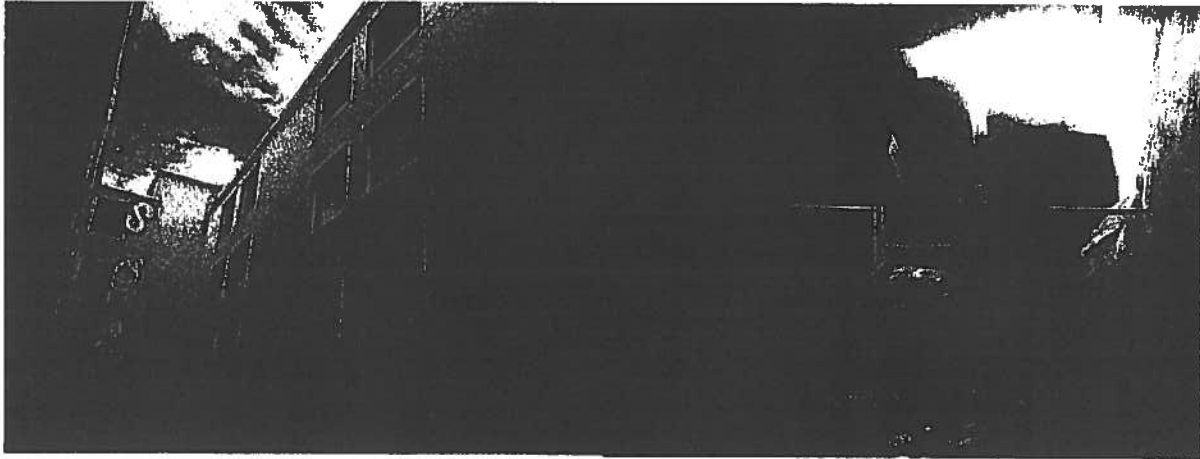
ATTACHMENTS

A. Pictures

12/17/2018 Event- Internal Court Yard



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