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

(EIGHTH JUDICIAL DISTRICT COURT

COURT Case No. A-19-806797-W)

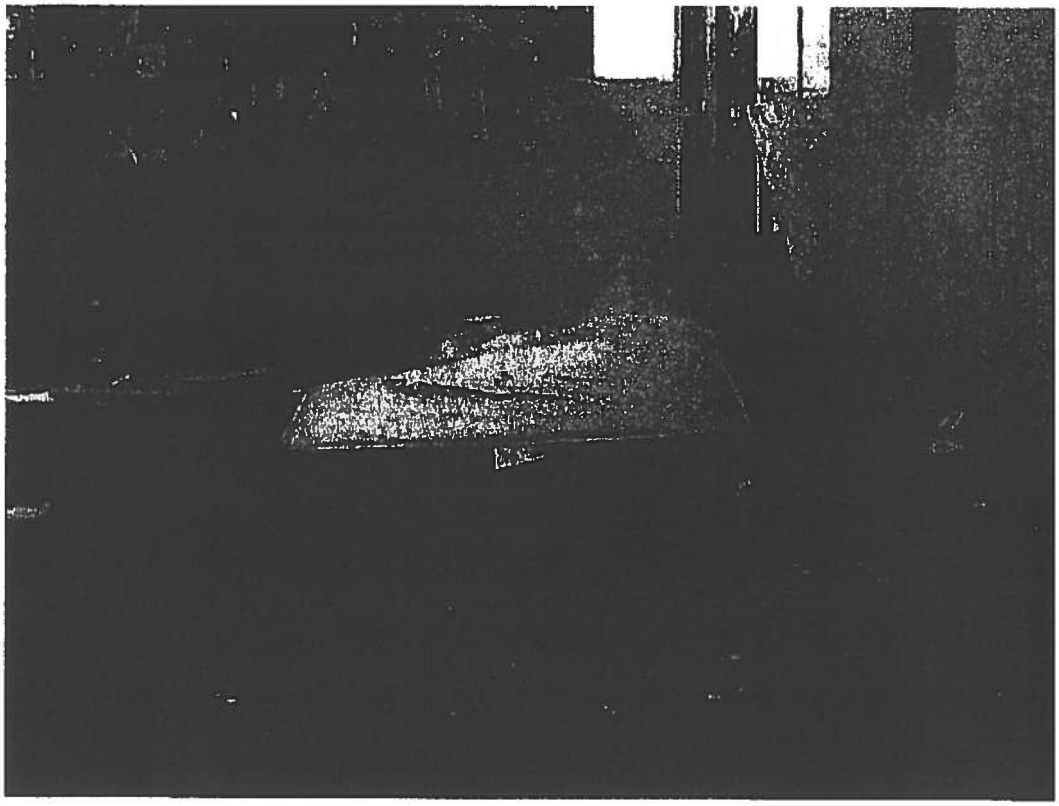
Electronically Filed
Jul 20 2021 03:29 p.m.
Elizabeth A. Brown
Clerk of Supreme Court

**APPELLANTS' APPENDIX VOLUME V**

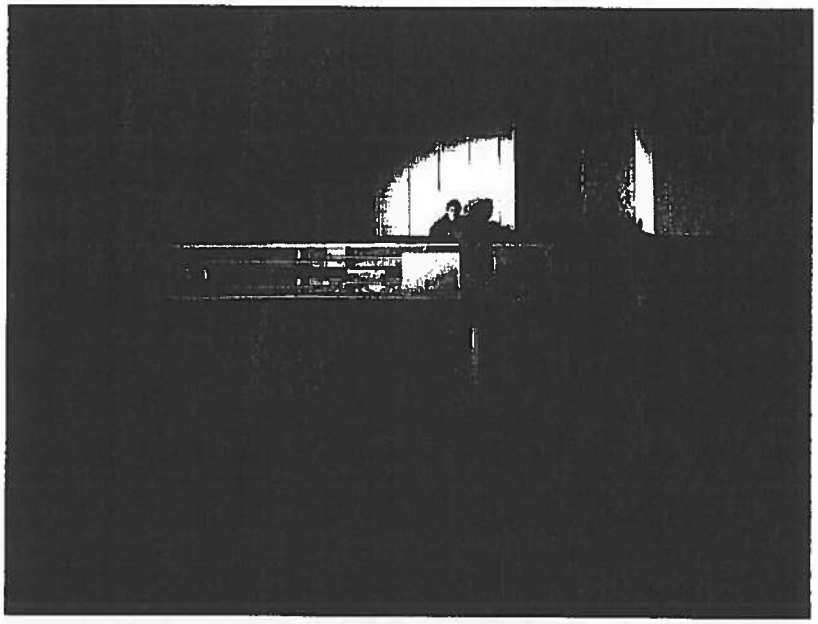
ANDREW H. PASTWICK, ESQ.
Nevada Bar No. 09146
Law Office of Andrew H. Pastwick, LLC
1810 E. Sahara Avenue, Suite 120
Las Vegas, Nevada 89104
(702)866-9978

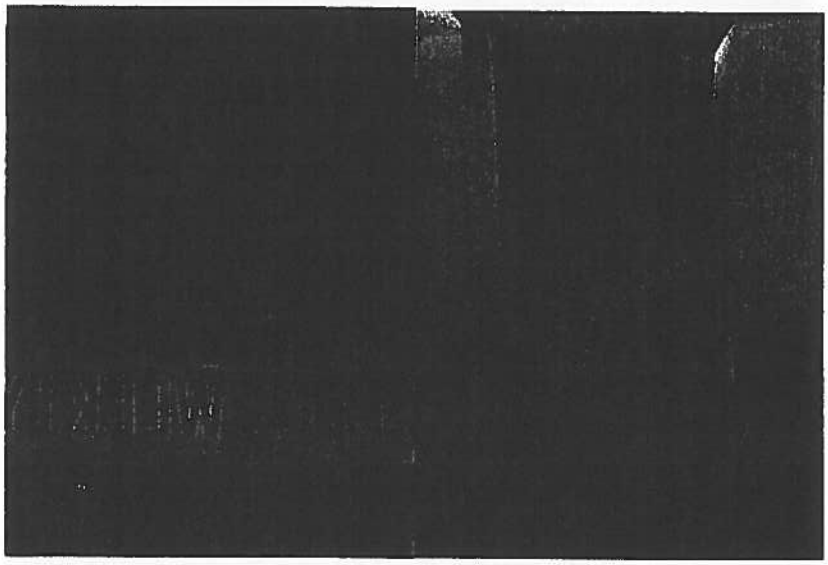
| Document | Pages |
| --- | --- |
| Transmittal of Record on Review | 0321-0404 |

12/06/2018
11:04



**1/17/2019**





# Invoice #16277

JunkMan

| Billing Address | Service Address | Send Payment To | | |
|---|---|---|---|---|
| [illegible] | [illegible] Vegas [illegible] | junkMan LLC | Date | 02/28/19 |
| [illegible] | [illegible] Carson | 719 E. Lake Mead Pkwy | Total | $20,000.00 |
| [illegible] | [illegible] Rancho [illegible] | Henderson NV 89015 United States | Payments | $0.00 |
| [illegible] | [illegible] NV [illegible] US | 702-527-5368 | Balance | $20,000.00 |
| [illegible] | 702-[illegible] | [illegible] | | |

## Charges

| Item | Description | Unit Cost | Tax | Quantity | Line Total |
|---|---|---|---|---|---|
| [illegible] | [illegible] | $20,000.00 | | 1.0 | $20,000.00 |
| | | | | Subtotal | $20,000.00 |
| | | | | Tax | $0.00 |
| | | | | Total | $20,000.00 |

## Notes

[illegible]

## Terms

[illegible]

PO# 403641

reciept # 502970

FILE COPY

615 E. Carson / 195540

Carolyn G. Goodman, Mayor (At-Large)
Lois Tarkanian, Mayor Pro Tem (Ward 1)
Steven G. Seroka (Ward 2)
Bob Coffin (Ward 3)
Stavros S. Anthony (Ward 4)
Cedric Crear (Ward 5)
Michele Fiore (Ward 6)

City Manager Scott Adams
City Attorney Bradford R. Jerbic
City Clerk LuAnn D. Holmes

# City Council Agenda

Council Chambers · 495 South Main Street · Phone 702-229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

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**February 20, 2019**
**9:00 AM**

54. 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)

## *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<br>785 COLUMBUS AVE<br>SAN FRANCISCO<br>CA 94133-2732 |
| LOCATION ADDRESS<br>CITY/UNINCORPORATED TOWN | 233 S 6TH ST<br>LAS VEGAS |
| ASSESSOR DESCRIPTION | HAWKINS ADD<br>PLAT BOOK 1 PAGE 40<br>LOT 12 BLOCK 5<br>& 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 ASSD | 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<br>MONTH/YEAR<br>SALE TYPE | 0 |
| LAND USE | 43.321 - Commercial Living Accommodations. Motels |
| DWELLING UNITS | 130 |

| PRIMARY RESIDENTIAL STRUCTURE |
|---|

| | | | | | |
|---|---|---|---|---|---|
| 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 |
|---|---|---|---|---|---|---|---|---|

Click the following link to view the parcel geneology
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<br>785 COLUMBUS AVE<br>SAN FRANCISCO<br>CA 94133-2732 |
| LOCATION ADDRESS<br>CITY/UNINCORPORATED TOWN | 232 S 7TH ST<br>LAS VEGAS |
| ASSESSOR DESCRIPTION | HAWKINS ADD<br>PLAT BOOK 1 PAGE 40<br>BLOCK H<br>HAWKINS ADD IRREG LOT 17-20<br>BLOCK 5 |
| RECORDED DOCUMENT NO. | * 199302051:00759 |
| 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<br>MONTH/YEAR<br>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 |
|---|---|---|---|---|---|---|---|---|

Click the following link to view the parcel geneology
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.

# 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 ($500 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 ($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.

****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 demolition 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.

**RECOMMENDATION**

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

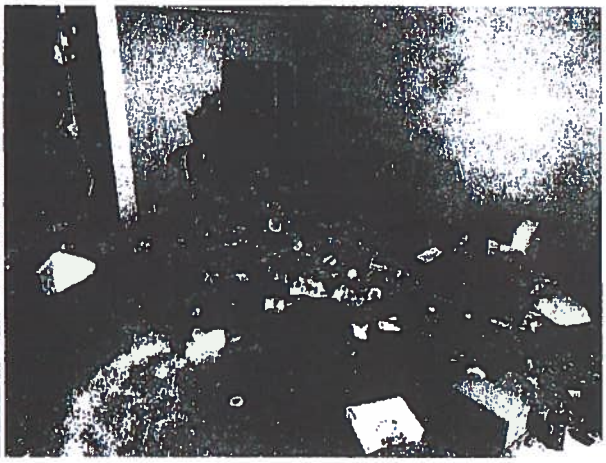
**POSSIBLE ACTIONS:**

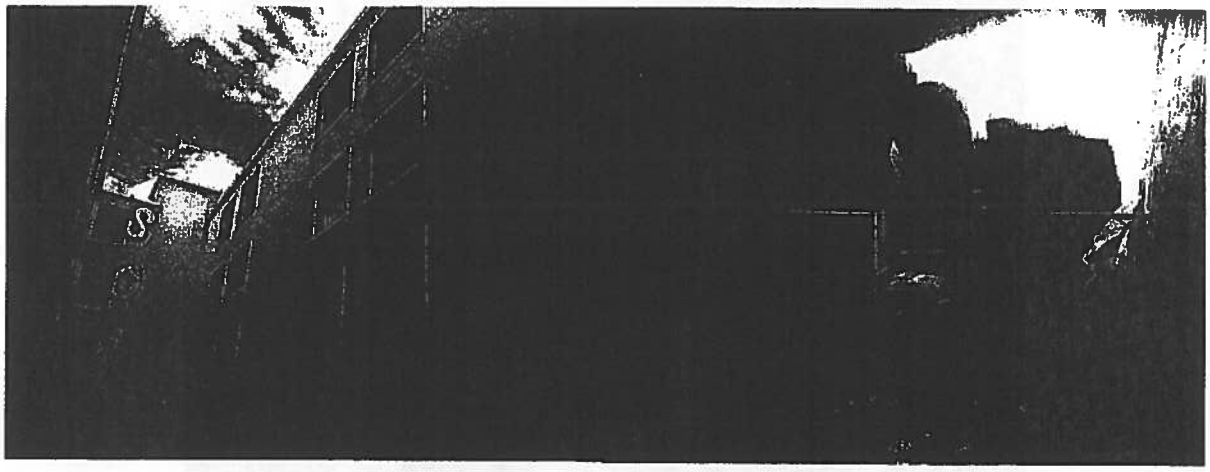
1. Allow owner to proceed with their timeline to abate hazard and public nuisance by demolition of these properties.
2. Direct Code Enforcement to proceed with demolishing the building and lien the property for all costs.

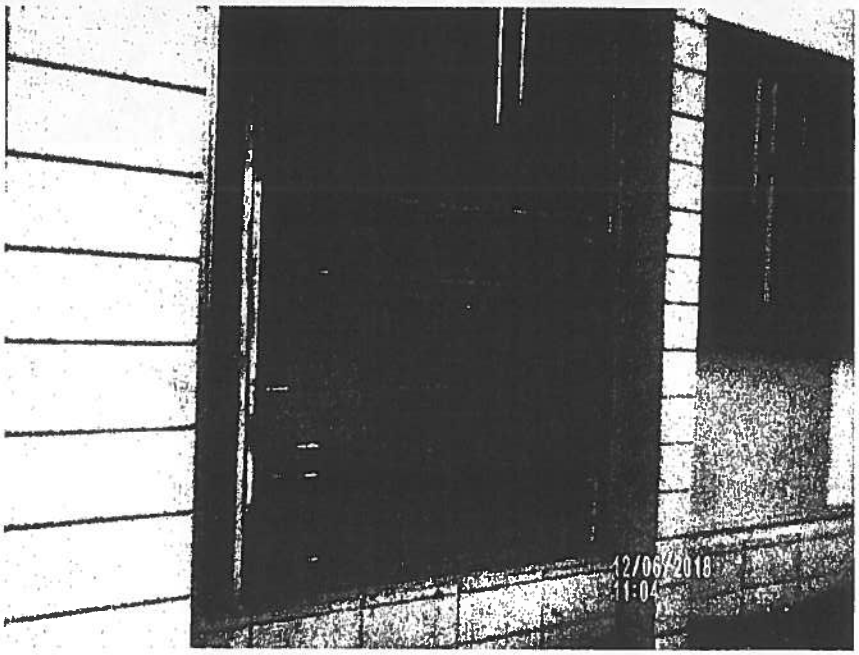
**ATTACHMENTS**

A. Pictures

12/17/2018 Event- Internal Court Yard



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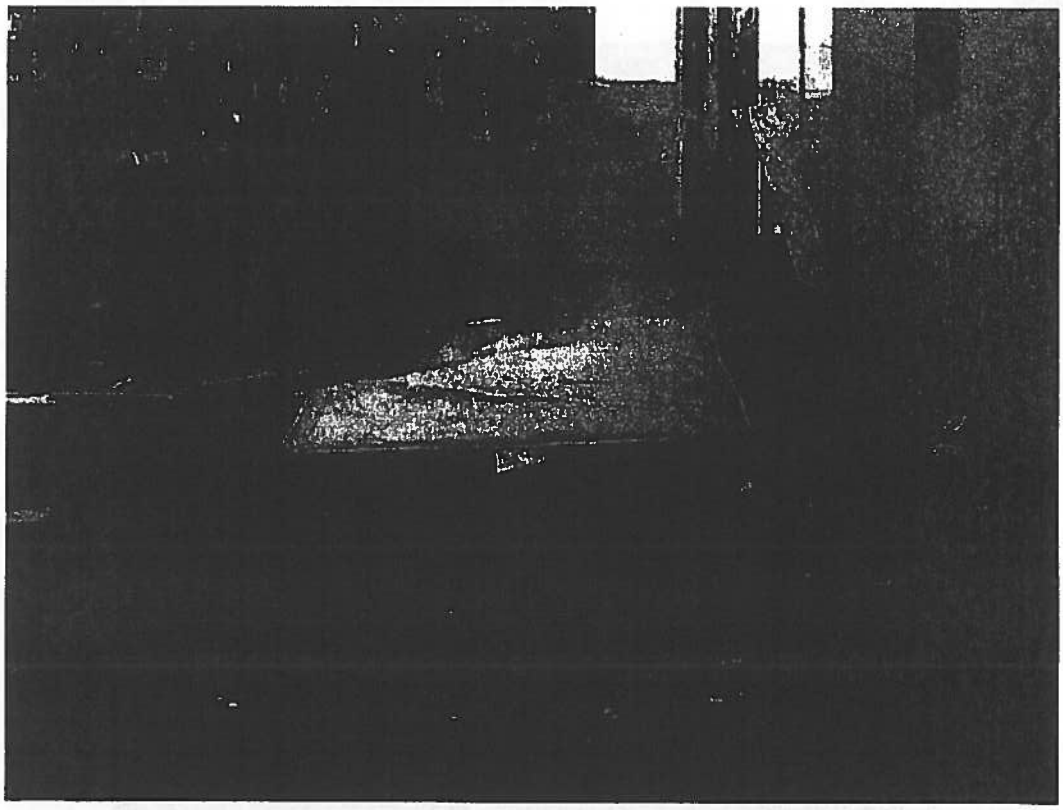
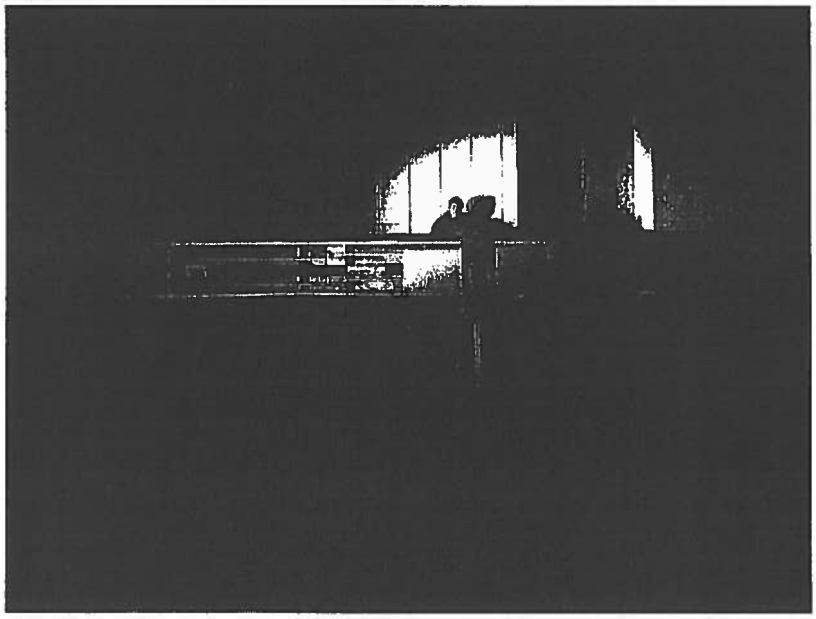
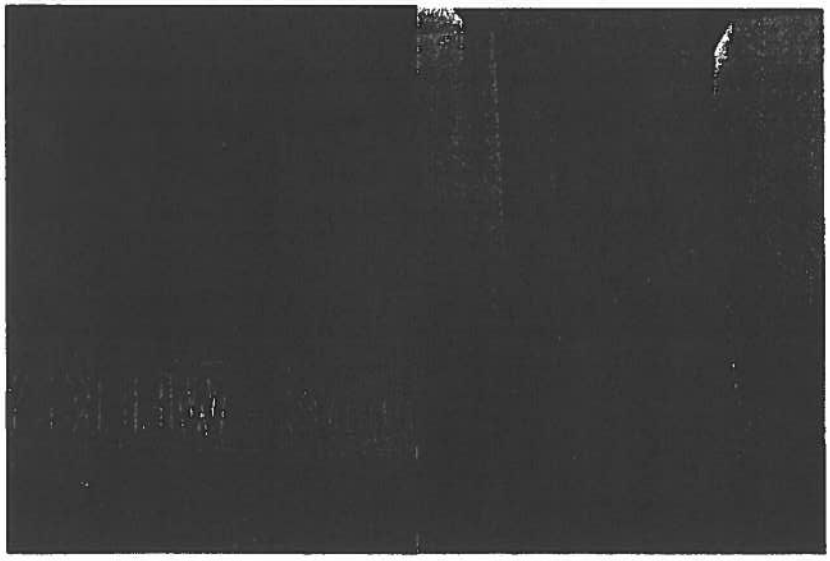


**1/17/2019**





DEPARTMENT OF PLANNING

# NOTICE AND ORDER

## DEMOLITION NOTICE AND ORDER TO COMPLY

January10, 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;

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 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 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 place 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 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 and 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. McOsker, 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.
785 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.

**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 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 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 the2018 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 6 inches high on a white background. Such warning signs shall be place 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 place 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 and 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 Tocl** at (702) 229-5103 concerning your intentions about the referenced property at your earliest convenience.

Sincerely,

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

# REQUEST FOR QUOTE

| Case No. 195119 | Quotes Due: 2-4-19 by 5:00 pm | Date of Issue: 1-29-19 |
|---|---|---|

Property Address: 232 S. 7th St. / El Cid Hotel Annex / Parcel# 139-34-611-036

| | |
|---|---|
| TO: Contractors<br>**DEMO BID REQUEST** | ISSUED BY:<br>Department of Building & Safety<br>Code Enforcement Division<br>833 N Rancho Drive<br>Las Vegas, NV 89106 |
| Quote may be mailed, faxed or emailed to:<br>City of Las Vegas<br>Code Enforcement Division<br>833 N Rancho Drive<br>Las Vegas, NV 89106<br>**Fax No.: 702-382-4341 Attention: Gary**<br>**Email: gfriedland@lasvegasnevada.gov** | Invoices to be Mailed to:<br>City of Las Vegas<br>495 S Main Street, 4th Floor<br>Las Vegas, NV 89101 |

**THE BIDDER HEREBY PROPOSES AND AGREES TO THE FOLLOWING:**

1. That the Bidder nor its employees or subcontractors shall keep, retain, take or sell any items removed from the Property.
2. To be bound by all the terms, conditions, and specification set forth herein and in the attached Exhibits and Attachments.
3. To undertake and complete the Work in a good, substantial, workmanlike and expeditious manner for the total amount set forth below and to provide all of the labor, materials, tools, equipment, transportation, proper disposal of materials and other facilities required to complete the Work.
4. To commence the work described below on the date specified in the Notice to Proceed and to fully complete the Work in accordance with the time specified in the Scope of Work. Bidder further agrees to pay as liquidated damages the amount shown below for each calendar day beyond the specified completion date.
5. That the Bidder has carefully examined the work site and the existing conditions. By the act of submitting a bid, the Bidder shall be deemed to have made such examination and to have accepted such conditions, and to have made allowances, therefore, in preparing the below figure to guarantee a complete project for the bid amount.

**SUCCESSFUL CONTRACTOR DECLARATION AND SUBMITTAL REQUIREMENTS:**

1. The Contractor, its employees, and subcontractors shall not keep, retain, take or sell any items removed from the property. Within 1 business day after completion of the Work, the Contractor shall submit to the City's Designated Representative, the Notice and Declaration of Disposal Compliance (Attachment 1 to the Special Provisions).
2. The Contractor shall provide receipts from tow companies, storage facilities and/or dump facilities to demonstrate that all vehicles, equipment, refuse, waste, trash and debris have been properly and lawfully disposed of in accordance with the requirements of the contract. Within 1 business day after completion of the Work, the Contractor shall submit to the City's Designated Representative, a List of Specific Vehicles and Equipment Towed and/or Stored (Attachment 2 to the Special Provisions) and a List of General Items Disposed of at the Dump Facility (Attachment 3 to the Special Provisions).

**TO BE COMPLETED BY NRDI:**

☒ Scope of Work is attached Exhibit A

* DRAWINGS AVAILABLE: ☐ Yes ☒ No
DRAWINGS AVAILABLE: Date and Time may be picked up at no charge from the Neighborhood Response Division.

* WALK-THROUGH: ☒ Yes ☐ No, at Date and Time at Property Address

Time to Complete Project: Calendar Days Liquidated Damages: Dollars per Calendar Day of Delay

| TO BE COMPLETED BY BIDDER: | Total Bid Amount | $59,930.00 |
|---|---|---|
| Attach a copy of current Certificate of Insurance | | Legal Firm Name: GROUND CONSTRUCTION INTERNATIONAL |
| Signature of Person Authorized to Sign Bid | | Title of Signatory: REGIONAL MANAGER |
| Date of Bid: 2/4/19 | Fax No or email: 7023078010 | Telephone No.: 702 307 8002 |
| FOR INFORMATION PURPOSES ONLY:<br>Is this firm a Minority, Women or Disabled Veteran Business Enterprise? ☐ Yes ☒ No<br>If yes, specify: ☐ MBE ☐ WBE ☐ DVBE | Has this firm been certified as a Minority, Women or Disabled Veteran Business Enterprise by any governmental agency? ☐ Yes ☒ No. If yes, specify government agency:<br>Date of certification: | |

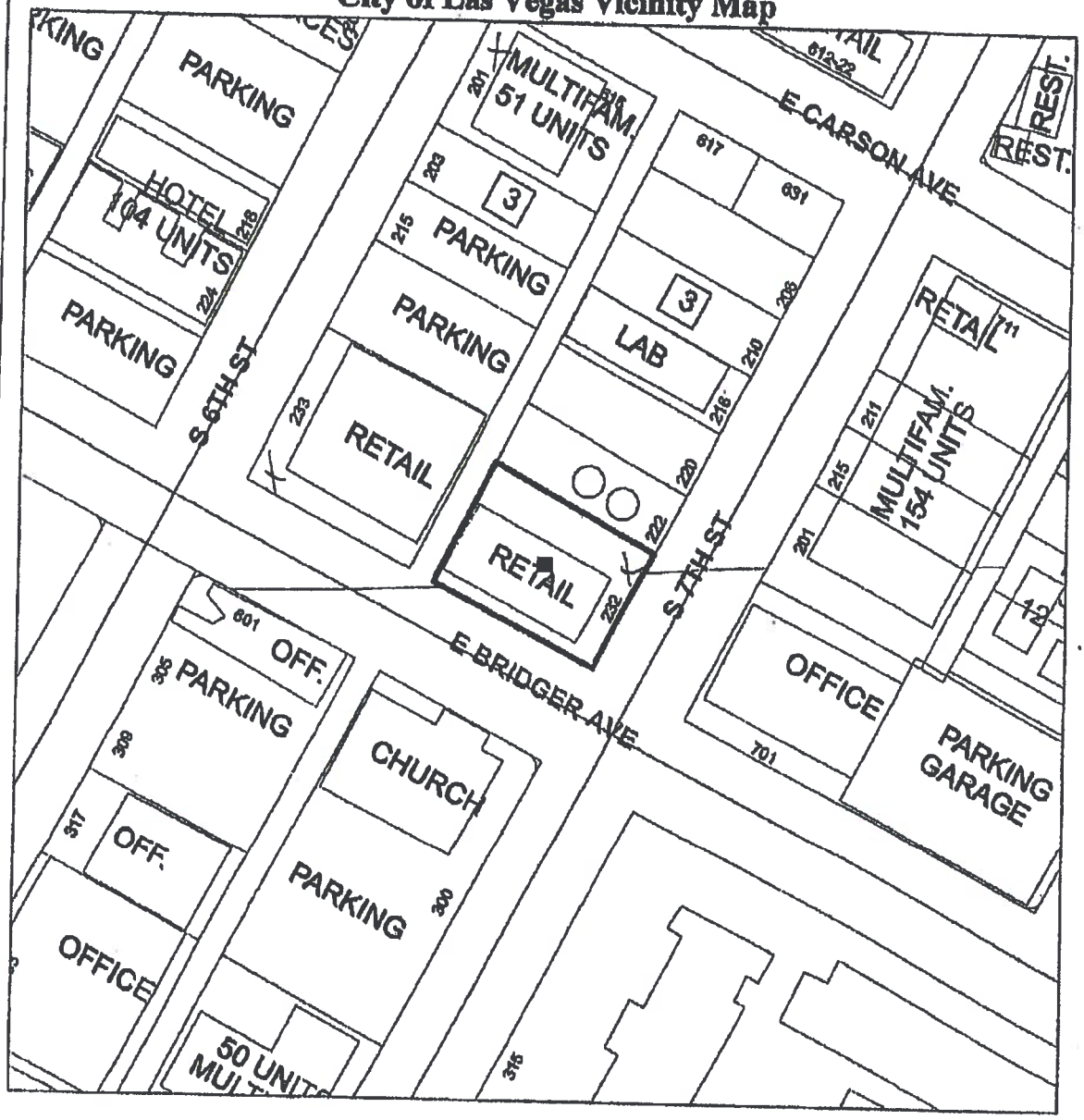
# DEMOLITION BID SHEET

**Case** 195119
**Address:** 232 S. 7th Street

| SCOPE OF WORK | TOTAL |
|---|---|
| Demolish all Structures to CLV Specifications<br>1. To comply with EPA, OSHA, Clark County Health Districts Demolition Removal procedures.<br>2. Being licensed for this particular work by Nevada State Contractor's Board prior to bid.<br>3. Paying all fees, permits, and must comply with City of Las Vegas Public Works Uniform Standard Specifications and all other applicable standards and codes.<br>4. To call "Call Before You Dig".<br>5. To make sure all utilities have been disconnected and services removed, both underground and overhead from the buildings to the existing right of way to the satisfaction of the applicable utility company before starting demolition, having portable toilet and other temporary utilities on site when required.<br>6. To cap and abandon disconnected utilities as required by the appropriate utility.<br>7. To keep utilities in service and maintain access to the other sections of the neighborhood.<br>8. Demolition of the building must include removal of all asphalted cement surfaces and slabs.<br>9. When a building is to be demolished, it is the Contractors responsibility to ensure all utility hook-ups are disconnected.<br>10. Have a water truck on-site and in use during demolition. Any property over one-quarter (0.25) acre must have dust suppressant.<br>11. Contractor or its employees shall not keep, retain, take or sell any items removed from the property.<br>12. Contractor shall provide receipts from tow companies, storage facilities and/or dump facilities to demonstrate that all vehicles/equipment, refuse, waste, trash and debris have been properly and lawfully disposed of. Contractor shall also provide a list of specific vehicles/equipment towed and/or stored. In addition, Contractor shall provide a general list of items for each load disposed of at the dump facility.<br>13. Contractor shall provide the City with a Declaration of Disposal Compliance, under penalty of perjury, that all items removed from the property have been properly disposed of and have not been in anyway retained by Contractor or its employees.<br>14. Install layer of type 2 material onto vacant lot for dust / weed control. | |
| Remove all refuse and waste from entire property | X $56,130.00 |
| Post two 3 feet x 4 feet signs with "No Trespassing, Parking or Dumping" stated on the sign. (A template will be provided after the bid has been awarded.) | X $600.00 |
| Install a two foot dirt berm around the perimeter of the property to prevent vehicles from entering. | X $3,200.00 |
| TOTAL BID | $59,930.00 |

# 232 S. 7th St. / El Cid Annex / Case #195119

## City of Las Vegas Vicinity Map



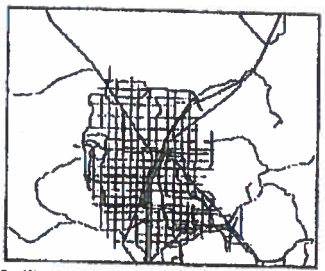

N

0 45 90 180 Feet

Subject Property

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information Systems
Planning & Development Dept.
702-229-6301

Date: Monday, January 28, 2019



Document Path: P:\Users\Shelomert Files\232 S 7th St_ El Cid Annex _Case_195119.mxd

# REQUEST FOR QUOTE

| Case No. 195118 | Quotes Due: 2-4-19 by 5:00 pm | Date of Issue: 1-29-19 |
|---|---|---|

Property Address: 233 S. 6th St. / El Cid Hotel / Parcel# 139-34-611-037

| | |
|---|---|
| TO: Contractors<br>**DEMO BID REQUEST** | ISSUED BY:<br>Department of Building & Safety<br>Code Enforcement Division<br>333 N Rancho Drive<br>Las Vegas, NV 89106 |
| Quote may be mailed, faxed or emailed to:<br>City of Las Vegas<br>Code Enforcement Division<br>333 N Rancho Drive<br>Las Vegas, NV 89106<br>Fax No.: 702-382-4341 Attention: Gary<br>Email: gfriedland@lasvegasnevada.gov | Invoices to be Mailed to:<br>City of Las Vegas<br>495 S Main Street, 4th Floor<br>Las Vegas, NV 89101 |

**THE BIDDER HEREBY PROPOSES AND AGREES TO THE FOLLOWING:**

1. That the Bidder nor its employees or subcontractors shall keep, retain, take or sell any items removed from the Property.
2. To be bound by all the terms, conditions, and specification set forth herein and in the attached Exhibits and Attachments.
3. To undertake and complete the Work in a good, substantial, workmanlike and expeditious manner for the total amount set forth below and to provide all of the labor, materials, tools, equipment, transportation, proper disposal of materials and other facilities required to complete the Work.
4. To commence the work described below on the date specified in the Notice to Proceed and to fully complete the Work in accordance with the time specified in the Scope of Work. Bidder further agrees to pay as liquidated damages the amount shown below for each calendar day beyond the specified completion date.
5. That the Bidder has carefully examined the work site and the existing conditions. By the act of submitting a bid, the Bidder shall be deemed to have made such examination and to have accepted such conditions, and to have made allowances, therefore, in preparing the below figure to guarantee a complete project for the bid amount.

**SUCCESSFUL CONTRACTOR DECLARATION AND SUBMITTAL REQUIREMENTS:**

1. The Contractor, its employees, and subcontractors shall not keep, retain, take or sell any items removed from the property. Within 1 business day after completion of the Work, the Contractor shall submit to the City's Designated Representative, the Notice and Declaration of Disposal Compliance (Attachment 1 to the Special Provisions).
2. The Contractor shall provide receipts from tow companies, storage facilities and/or dump facilities to demonstrate that all vehicles, equipment, refuse, waste, trash and debris have been properly and lawfully disposed of in accordance with the requirements of the contract. Within 1 business day after completion of the Work, the Contractor shall submit to the City's Designated Representative, a List of Specific Vehicles and Equipment Towed and/or Stored (Attachment 2 to the Special Provisions) and a List of General Items Disposed of at the Dump Facility (Attachment 3 to the Special Provisions).

**TO BE COMPLETED BY NRD:**

☒ Scope of Work in attached Exhibit A

* DRAWINGS AVAILABLE: ☒ Yes ☐ No
DRAWINGS AVAILABLE: Date and Time may be picked up at no charge from the Neighborhood Response Division.

* WALK-THROUGH: ☒ Yes ☐ No, at Date and Time at Property Address

Time to Complete Project: Calendar Days Liquidated Damages: Dollars per Calendar Day of Delay

| | | |
|---|---|---|
| **TO BE COMPLETED BY BIDDER:** | **Total Bid Amount** | $388,750.00 |
| Attach a copy of current Certificate of Insurance | | Legal Firm Name: CONSTRUCTION GROUP INTERNATIONAL |
| Signature of Person Authorized to Sign Bid | | Title of Signatory: REGIONAL MANAGER |
| Date of Bid: 2/4/19 | Fax No or email: 7023078010 | Telephone No.: 702 307 8002 |
| FOR INFORMATION PURPOSES ONLY:<br>Is this firm a Minority, Women or Disabled Veteran Business Enterprise? ☐ Yes ☒ No<br>If yes, specify: ☐ MBE ☐ WBE ☐ DVBE | Has this firm been certified as a Minority, Women or Disabled Veteran Business Enterprise by any governmental agency? ☐ Yes ☒ No. If yes, specify government agency:<br>Date of certification: | |

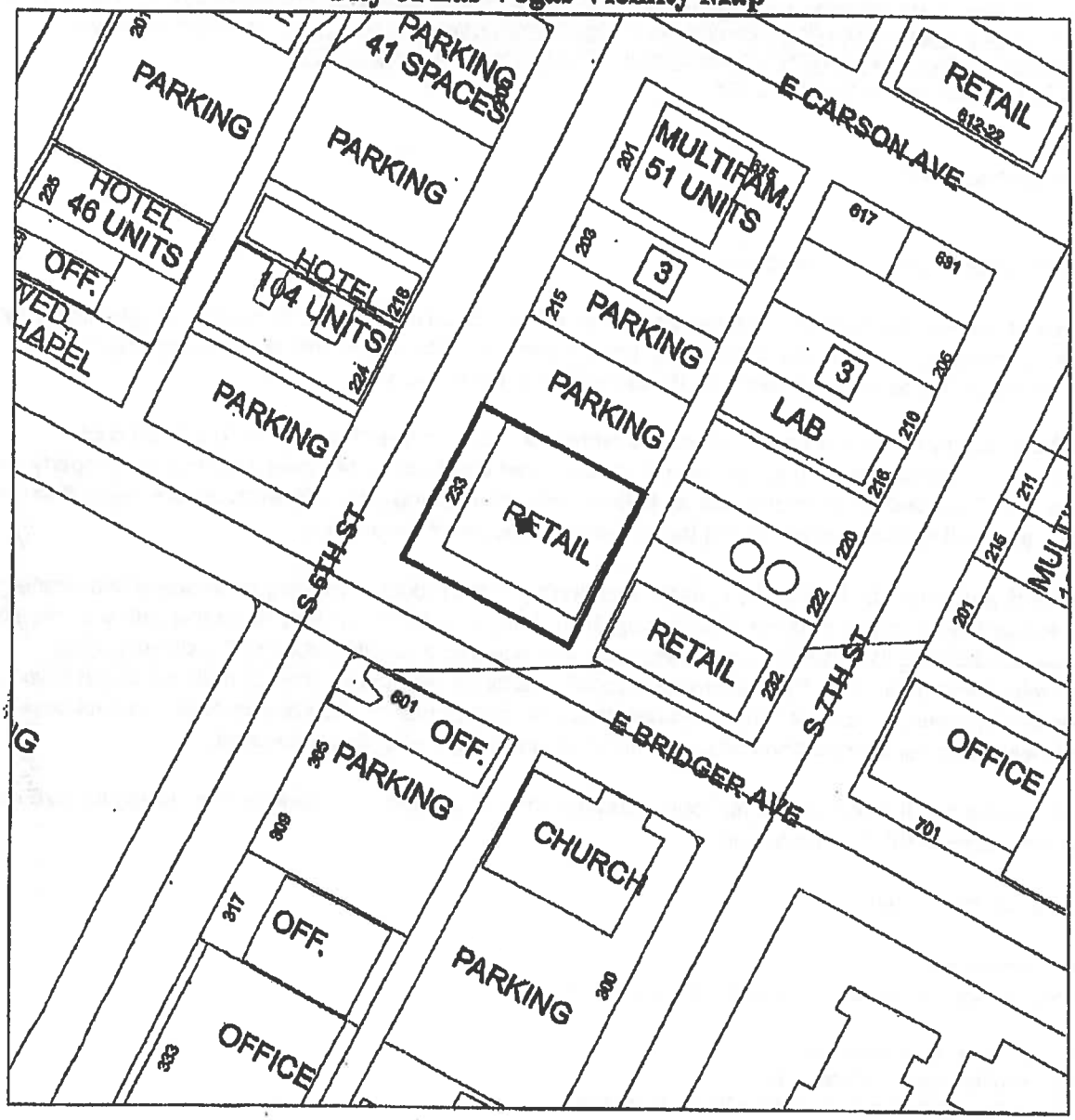
# DEMOLITION BID SHEET

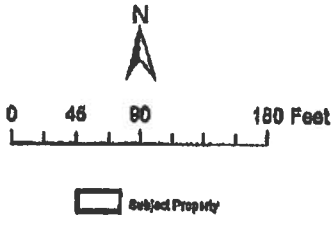
**Case** 195118
**Address:** 233 S. 6th Street

| Scope of Work | Total |
|---|---|
| Demolish all Structures to CLV Specifications<br>1. To comply with EPA, OSHA, Clark County Health Districts Demolition Removal procedures.<br>2. Being licensed for this particular work by Nevada State Contractor's Board prior to bid.<br>3. Paying all fees, permits, and must comply with City of Las Vegas Public Works Uniform Standard Specifications and all other applicable standards and codes.<br>4. To call "Call Before You Dig".<br>5. To make sure all utilities have been disconnected and services removed, both underground and overhead from the buildings to the existing right of way to the satisfaction of the applicable utility company before starting demolition, having portable toilet and other temporary utilities on site when required.<br>6. To cap and abandon disconnected utilities as required by the appropriate utility.<br>7. To keep utilities in service and maintain access to the other sections of the neighborhood.<br>8. Demolition of the building must include removal of all asphalted cement surfaces and slabs.<br>9. When a building is to be demolished, it is the Contractors responsibility to ensure all utility hook-ups are disconnected.<br>10. Have a water truck on-site and in use during demolition. Any property over one-quarter (0.25) acre must have dust suppressant.<br>11. Contractor or its employees shall not keep, retain, take or sell any items removed from the property.<br>12. Contractor shall provide receipts from tow companies, storage facilities and/or dump facilities to demonstrate that all vehicles/equipment, refuse, waste, trash and debris have been properly and lawfully disposed of. Contractor shall also provide a list of specific vehicles/equipment towed and/or stored. In addition, Contractor shall provide a general list of items for each load disposed of at the dump facility.<br>13. Contractor shall provide the City with a Declaration of Disposal Compliance, under penalty of perjury, that all items removed from the property have been properly disposed of and have not been in anyway retained by Contractor or its employees.<br>14. Install layer of type 2 material onto vacant lot for dust / weed control. | |
| Remove all refuse and waste from entire property | X $384,350.00 |
| Post two 3 feet x 4 feet signs with "No Trespassing, Parking or Dumping" stated on the sign. (A template will be provided after the bid has been awarded.) | X $600.00 |
| Install a two foot dirt berm around the perimeter of the property to prevent vehicles from entering. | X $3,800.00 |
| TOTAL BID | $388,750.00 |

# 233 S. 6th St. / Case #195118

## City of Las Vegas Vicinity Map



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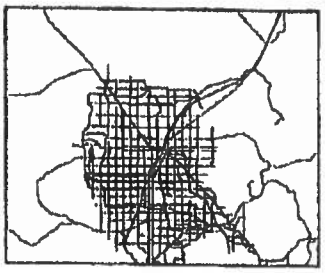


**From:** Michelle Larime <Michelle@nevadapreservation.org>
**Sent:** Tuesday, February 19, 2019 4:47 PM
**To:** Carolyn G. Goodman <cgoodman@LasVegasNevada.GOV>; Steven Seroka <sseroka@LasVegasNevada.GOV>; Stavros Anthony <santhony@LasVegasNevada.GOV>; Cedric Crear <ccrear@LasVegasNevada.GOV>; Councilwoman Michele Fiore <Councilwoman-mfiore@LasVegasNevada.GOV>; ltarkanian@lasvegasnevada.gov
**Cc:** Esthefany Arochi <earochi@LasVegasNevada.GOV>; Joseph Volmar <jvolmar@LasVegasNevada.GOV>; Kelly Woods <kwoods@LasVegasNevada.GOV>; Harry Williams <hwilliams@LasVegasNevada.GOV>; Tanya Jackson-Renter <tjackson@LasVegasNevada.GOV>; Daniel Burdish <dburdish@LasVegasNevada.GOV>
**Subject:** Council Agenda Item 54 - El Cid

**EXTERNAL EMAIL**

Dear Madam Mayor and Councilpersons,

I've just become aware of the emergency situation with the El Cid and the discussion occurring at tomorrow's council meeting. It's my understanding that the discussion is to decide whether or not to approve the city's decision and bid to move forward with the demolition of the property.

I'd like to put my comments on the record and express our concern over this decision. The El Cid is an extremely well-preserved example of late mid-century hotel architecture. We understand that the property is in dire need of responsible ownership, but we believe there are alternative paths forward. We are asking that the city ***explore all options*** before moving forward with demolition of the building.

One such path might be for the city to assume ownership of the property, securing the property and cleaning it up, and seeking a partner or buyer to redevelop the building as is. While we understand this path will take a bit longer, the building itself is ripe for redevelopment and would be a valuable asset for the city in guiding redevelopment of this area. There are many successful motel redevelopment projects nationwide that have seen these properties be reused for mixed use, affordable and/or market rate housing. New construction will likely lead to higher construction costs, contributing to further gentrification of the area.

We're asking that the city present for council consideration all the options at hand before moving forward with the demolition of this historic resource.

Thank you for your time,

Michelle Larime
Director of Neighborhood Stabilization | Deputy Director

Nevada Preservation Foundation
Located in the Historic Westside School
330 W. Washington Ave. Suite 106 Las Vegas, Nv 89106
855.968.3973 x702
www.nevadapreservation.org

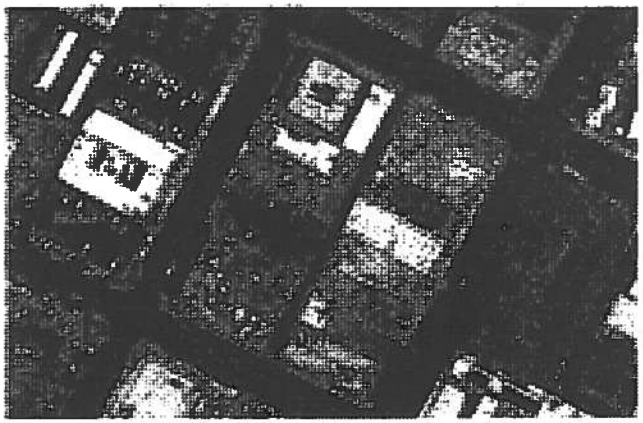
Submitted after final agenda
Item 54

# Declaration of Imminent Hazard

## El Cid Hotel & Annex

## 233 S. 6th St & 232 S. 7th St.

# El Cid Hotel & Annex Building



# El Cid Hotel & Annex Building

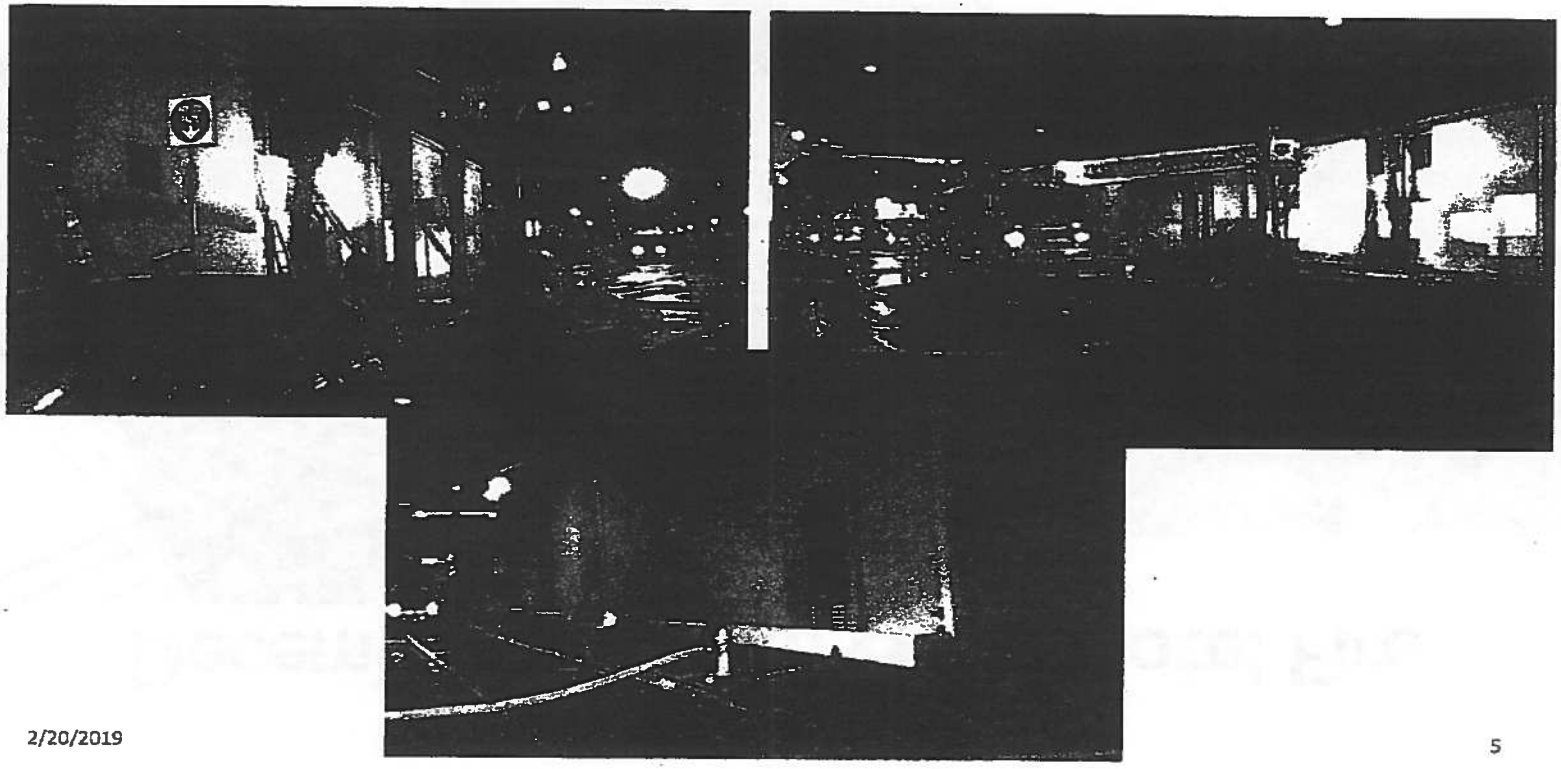
- These two properties have a history of the buildings being open, accessible, with transient activity since 2006.
- Owner has been requested in past years by Code Enforcement several times to demolish the properties voluntarily, due to the inability to maintain secure.
- These properties do not have any historical significance.

| Calls for Service | October 2018-Current | Cost of Response |
|---|---|---|
| CLV Fire | 3 Fires<br>4 Other | $46,000 |
| Metropolitan Police | 94 | |

# November 2018

- 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. It was determined that a search warrant would be obtained to inspect all buildings.

# December 8th 2018 Annex Fire

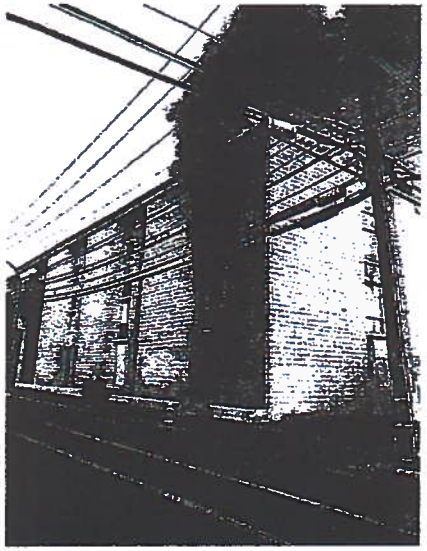


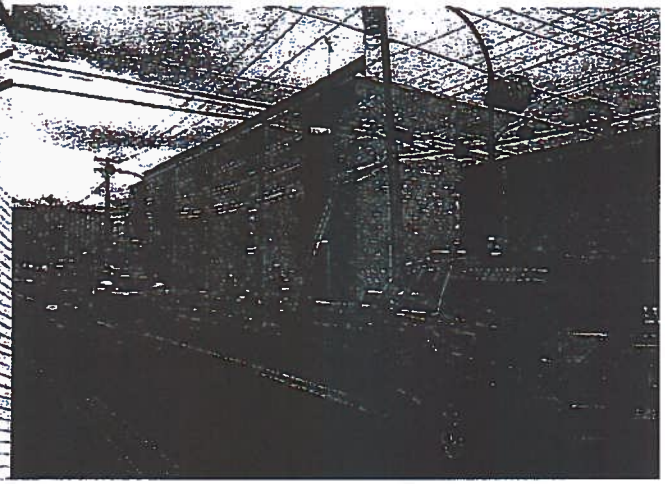


ROR000334

0367

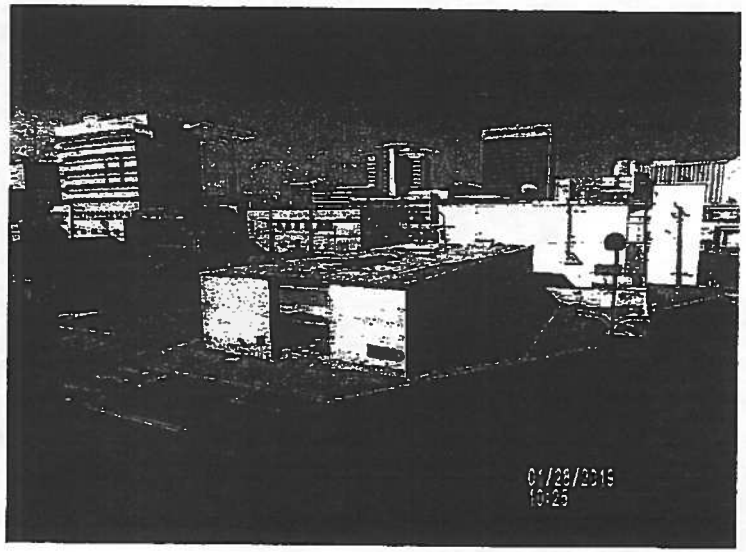
# December 17, 2018 El Cid Hotel Fire



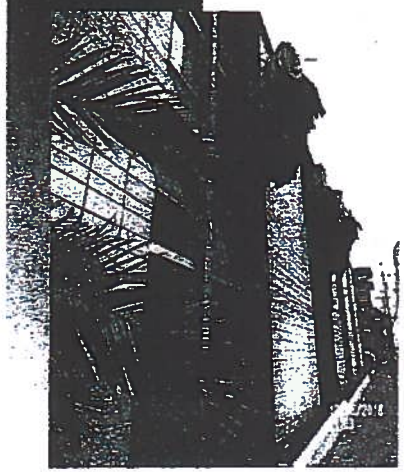


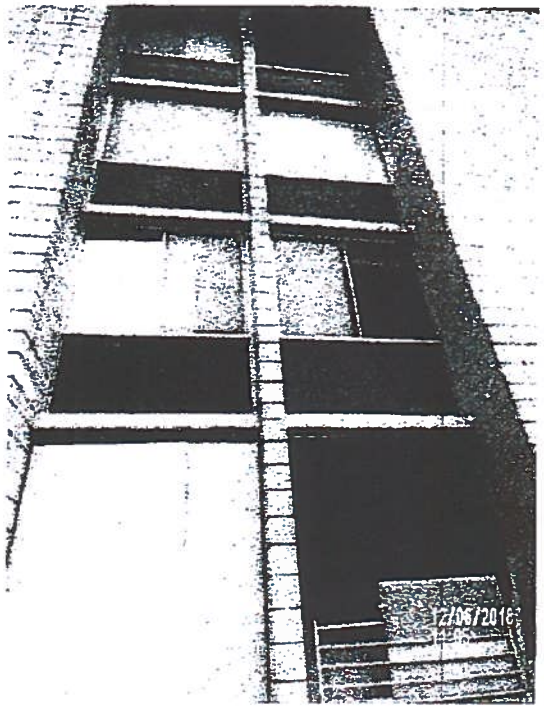
# December 2018

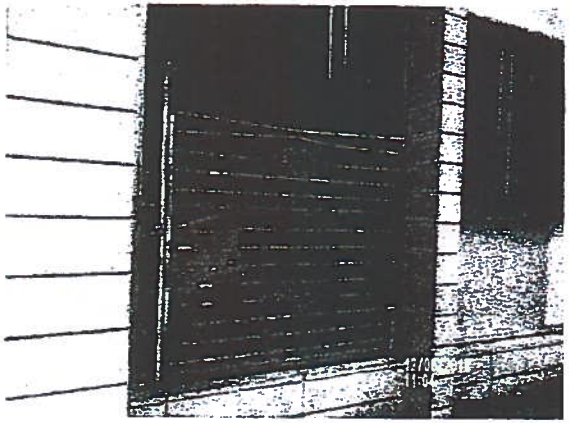
- 12/17/2018 Code Enforcement hired contractor to perform emergency board up of first two floors and all accessible windows from trees, with boarding of the open elevator shaft.
- 12/20/2018 Judge signs Metro Search Warrant of all buildings owned by Sophia Lau, Jeffrey Lau and Good Earth Enterprises, Inc.
- 12/26/2018 Search of all buildings completed with Metro, Fire and Code Enforcement

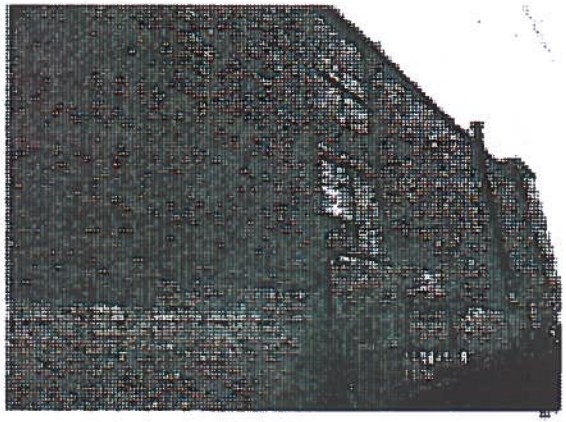


# December 2018 Public Nuisance/Imminent Hazard



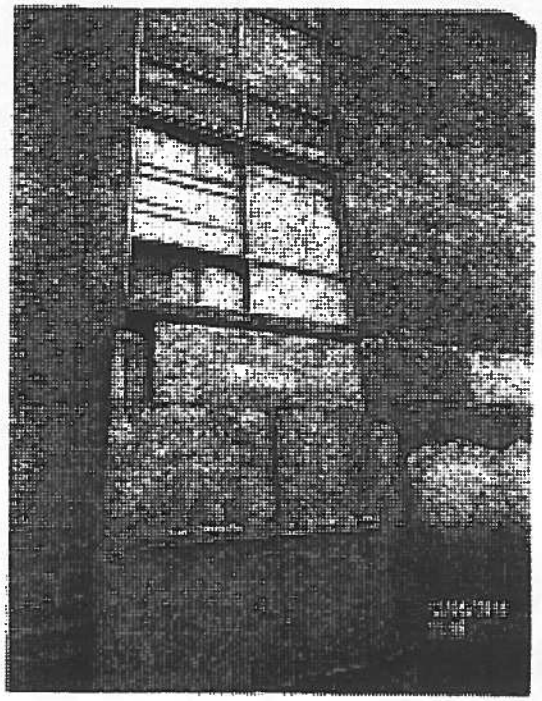


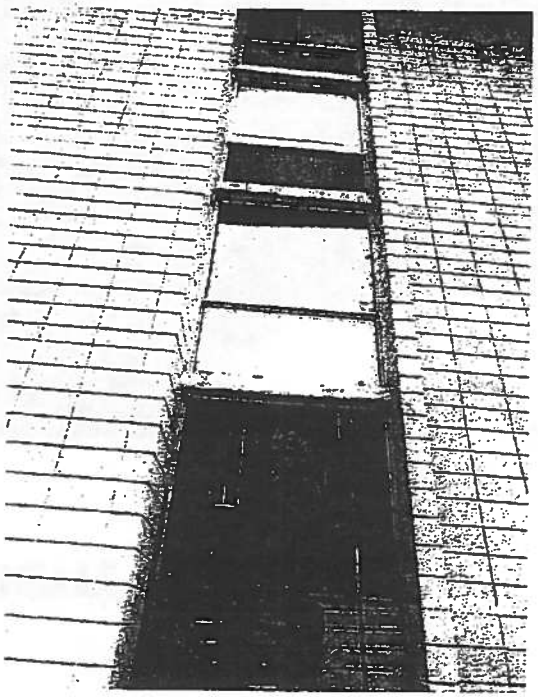





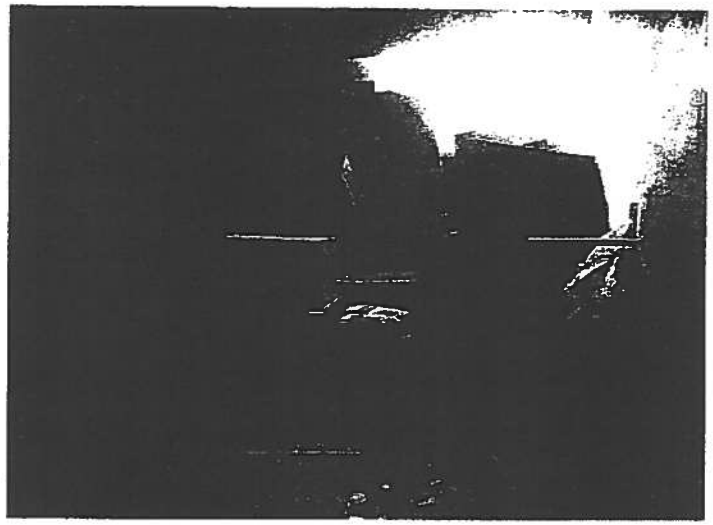
2/20/2019

# December 2018
# Public Nuisance/Imminent Hazard

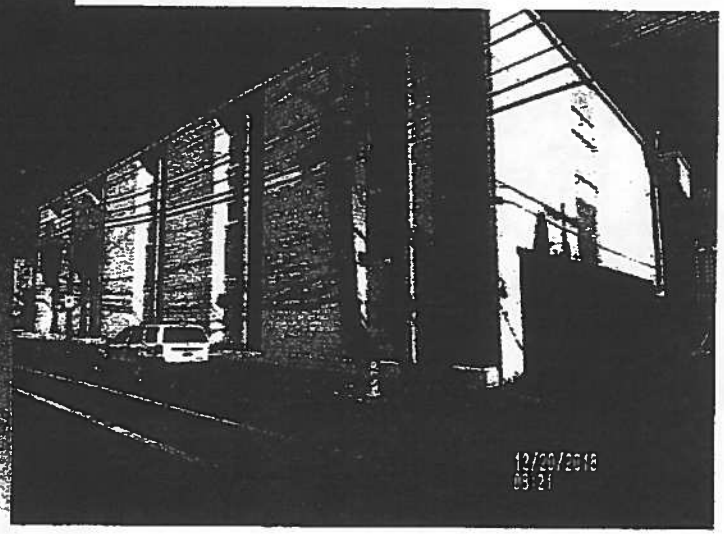


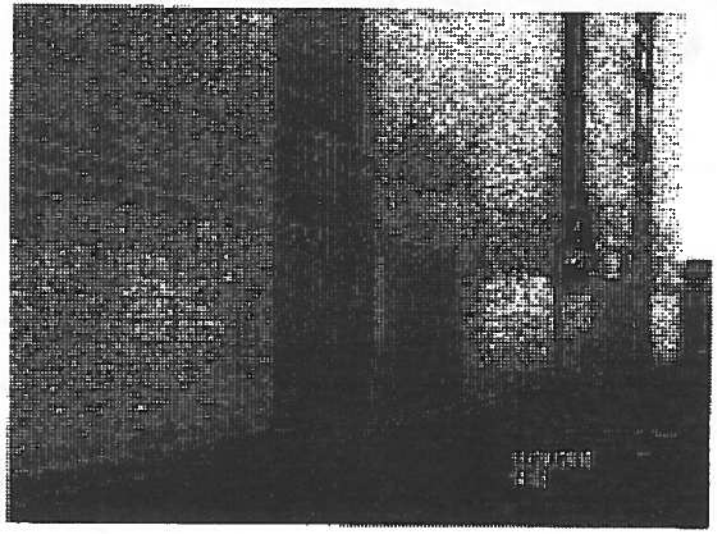


# December 2018
# Public Nuisance/Imminent Hazard



# After Emergency Board Up



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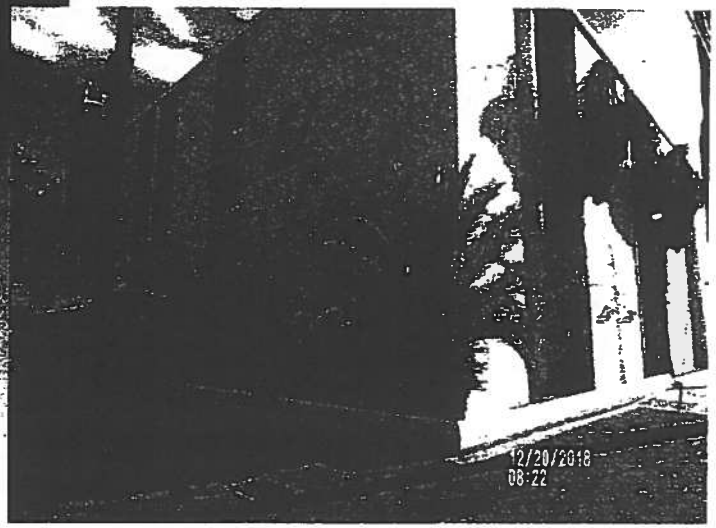
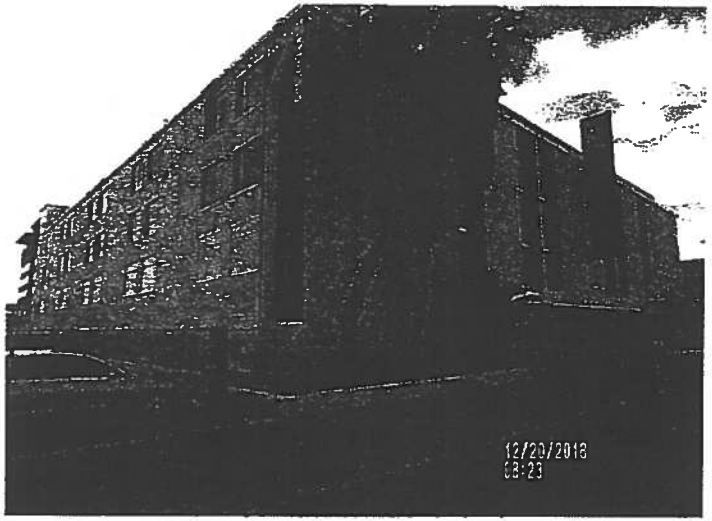
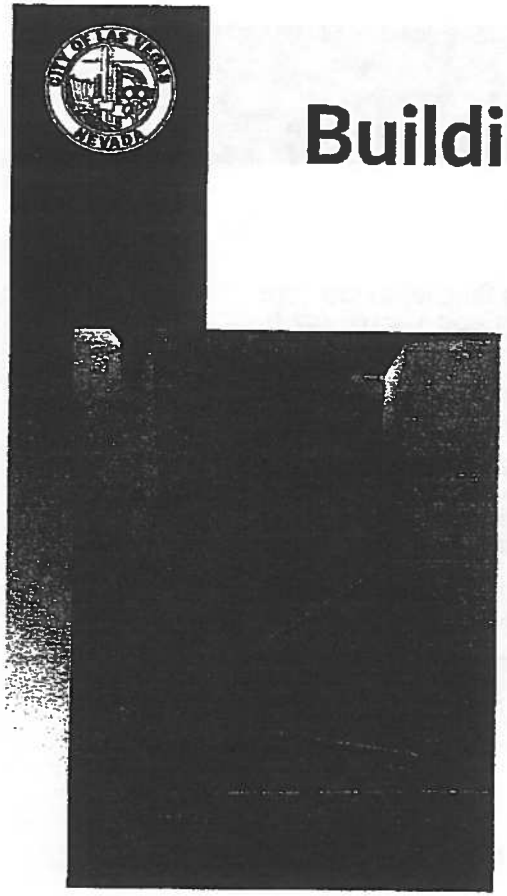
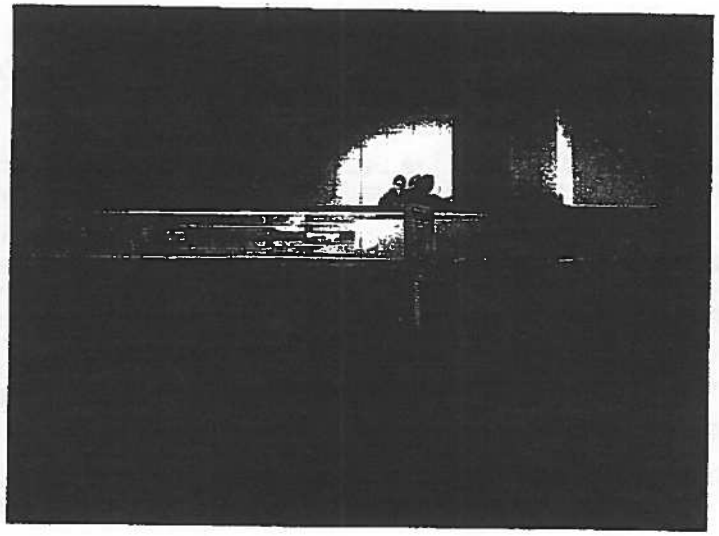
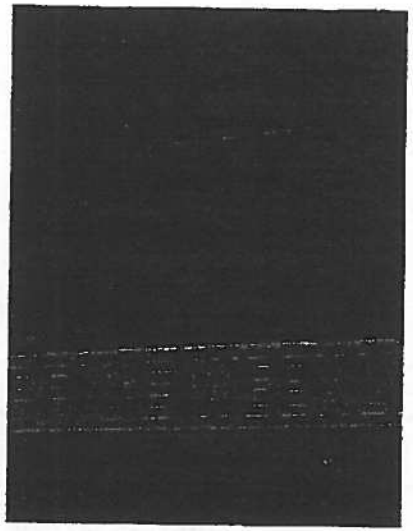


# Building Security Issues



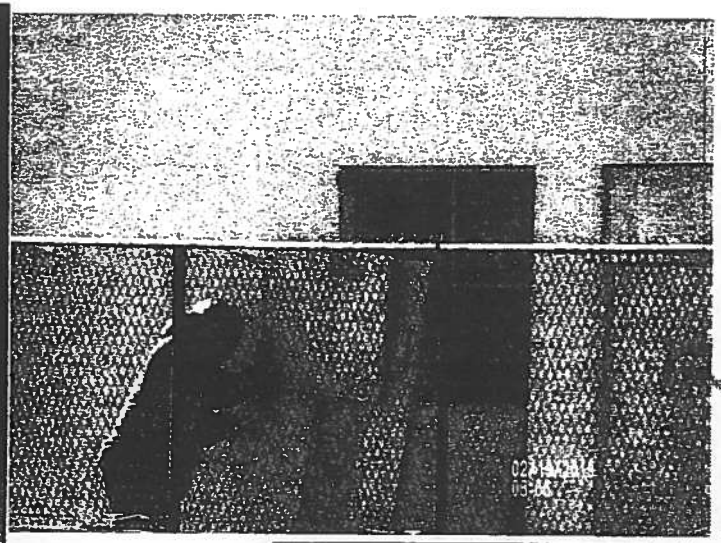


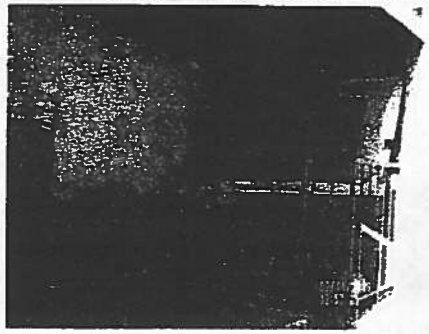


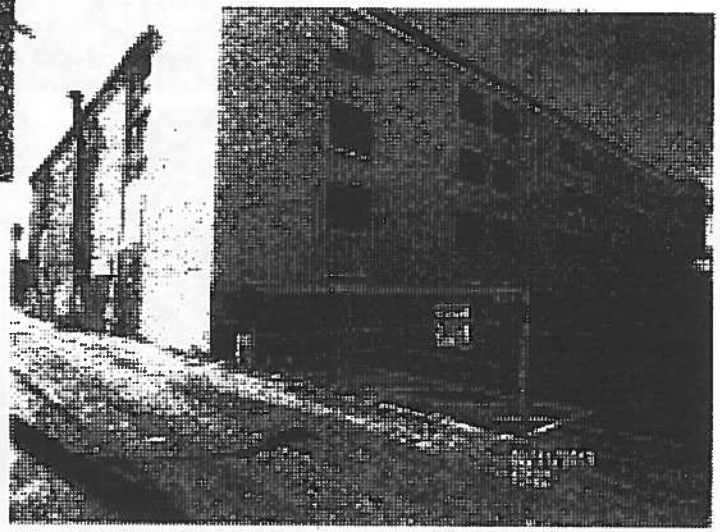
# January 2019

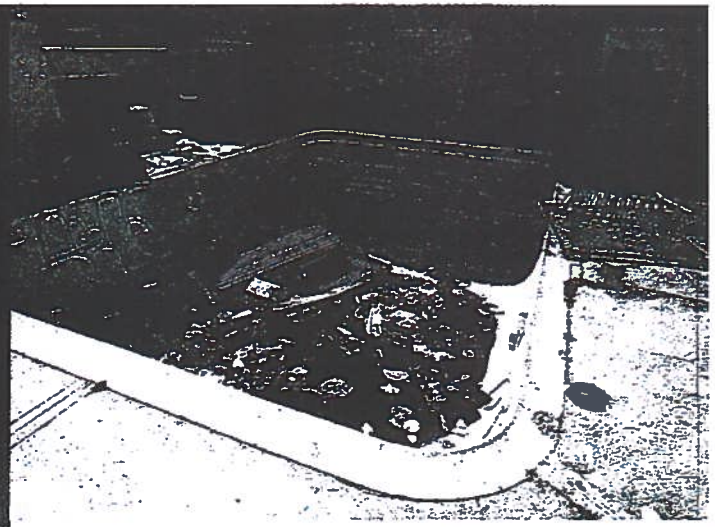
- 1/7/2019 – Notice and Order issued for 233 S. 6th St El Cid Hotel. Compliance Date- 1/18/2019
- 1/10/2019 – Notice and Order issued for 232 S. 7th St. – Annex- Compliance Date- 1/22/2019
- 1/16/2019- Fire received call for ladder request as transient climbed on top of sign on the hotel and was unable 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.
- 1/24/2019- Ms. Lau was notified by email that her timeframe to provide a plan to demolition 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.

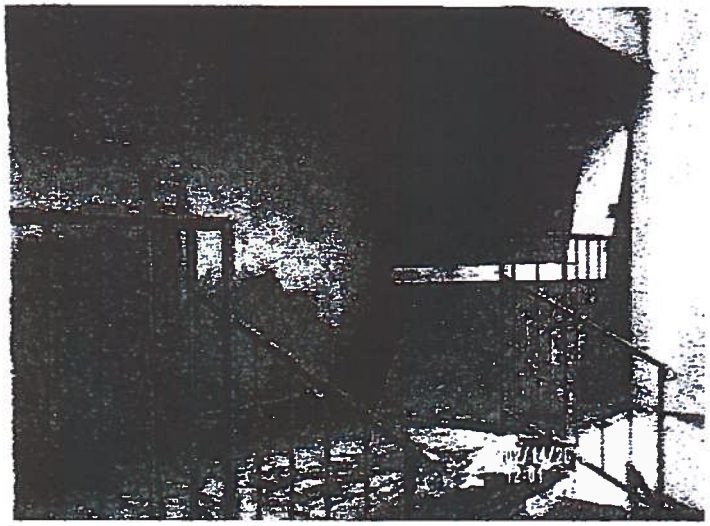
# Current Status



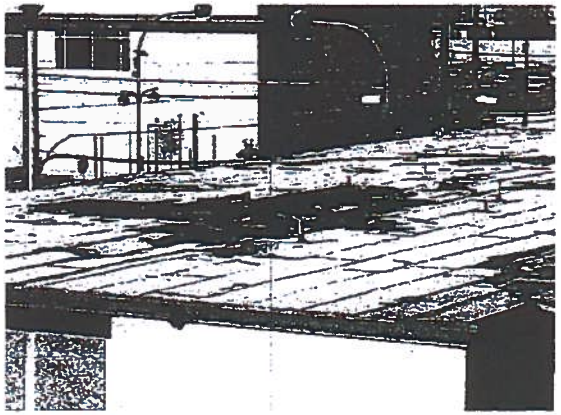




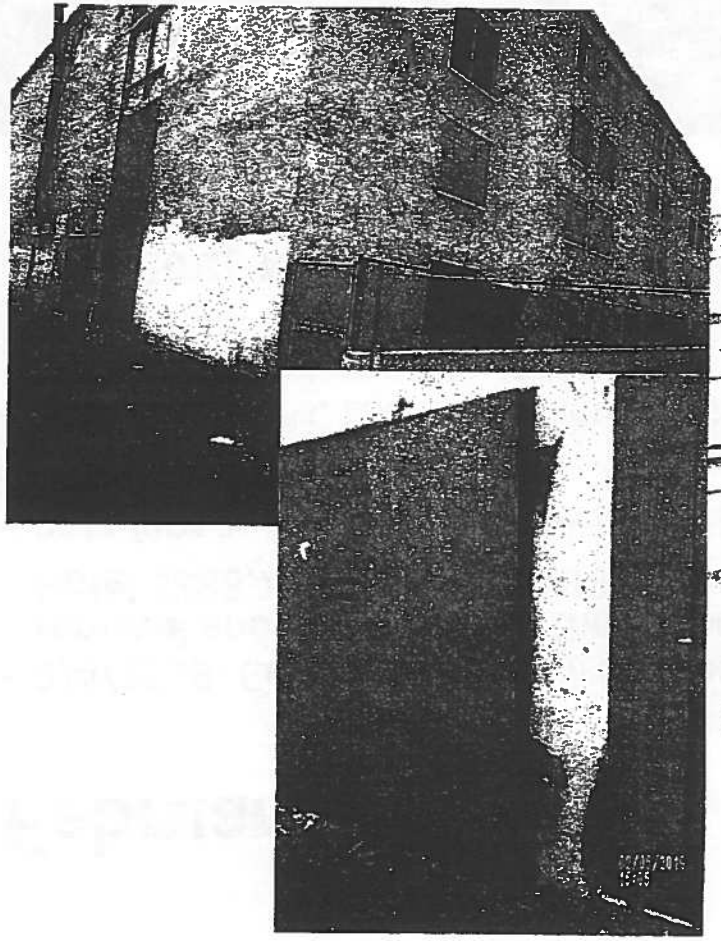


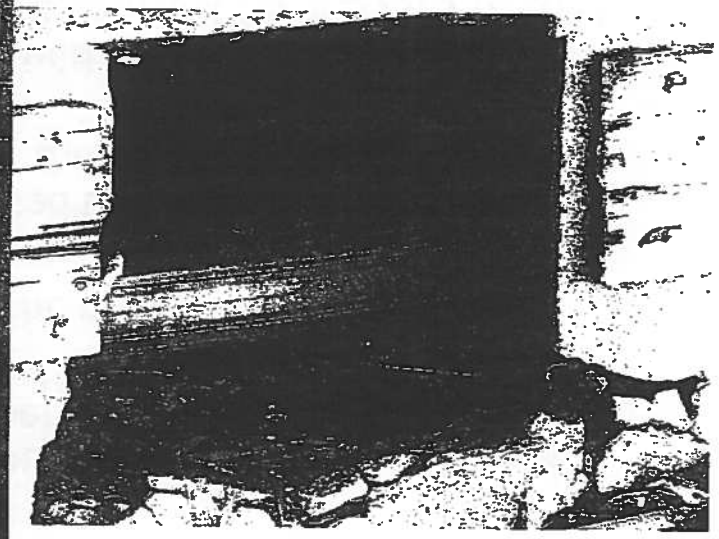


# Current Status



# Current Status





# February 2019

- 2/4/2019- Code Enforcement sent out a bid request for asbestos removal and demolition of the properties. Lowest Bid CGI- El Cid Hotel $388,750, Annex $59,930 Total $448,680
- 2/11/2019- City Manager declared the properties an imminent hazard and nuisance.
- 2/11/2019- Ms. Lau's Attorney advised that bids had been obtained, but a company was needed monitor the payout of funds for the demolition.
- 2/14/2019- Ms. Lau signed contract with CGI to demolish all buildings she owns in the block. Total Contract $609,593/$575,853

# Requesting Approval

- Requesting approval from City Council for the ratification of the City Manager's declaration.
- Approve the invoking of NRS 332.112 Emergency Contracts to resolve an emergency.

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# City of Las Vegas
# Payoff Demand

**Date:** 9/18/2019

**Case:** CE-151189
**Address:** 232 S 7th St **Parcel #:** 13934611036
**Date Case Opened:** 3/4/2015 **Closed:** 5/14/2015

## Unpaid Fee Summary

| | |
|---|---|
| Outstanding Fees Due | $300.00 |
| Late Fees Due | $30.00 |
| Civil Penalties Due | $150.00 |
| **Total Due** | **$480.00** |

## Outstanding Fees

| Assessed | Description | Amount | Paid | Due |
|---|---|---|---|---|
| 3/30/15 | COMMERCIAL INSPECTION FEE | $120.00 | $0.00 | $120.00 |
| 4/7/15 | FIRST COMMERCIAL CIVIL PENALTY | $150.00 | $0.00 | $150.00 |
| 4/7/15 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 5/15/15 | LATE FEE | $12.00 | $0.00 | $12.00 |
| 5/23/15 | LATE FEE | $18.00 | $0.00 | $18.00 |
| | **Total Fees** | **$480.00** | **$0.00** | **$480.00** |

## Inspection Summary

| Date | Inspection Number | Result |
|---|---|---|
| 3/4/15 | 534405 | Partial Passed |
| 3/9/15 | 534409 | Fail |
| 3/23/15 | 534748 | Partial Passed |
| 3/30/15 | 536170 | Fail |
| 4/7/15 | 537373 | Fail |
| 5/6/15 | 538116 | Partial Passed |
| 5/14/15 | 542081 | Passed |

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# City of Las Vegas
# Payoff Demand

**Date:** 9/18/2019

**Case:** CE-161836
**Address:** 232 S 7th St **Parcel #:** 13934611036
**Date Case Opened:** 12/22/2015 **Closed:** 6/2/2016

## Unpaid Fee Summary

| | |
|---|---|
| Outstanding Fees Due | $840.00 |
| Late Fees Due | $84.00 |
| Civil Penalties Due | $1,950.00 |
| **Total Due** | **$2,874.00** |

## Outstanding Fees

| Assessed | Description | Amount | Paid | Due |
|---|---|---|---|---|
| 12/22/15 | REPEAT OFFENDER FEE | $120.00 | $0.00 | $120.00 |
| 1/6/16 | FIRST COMMERCIAL CIVIL PENALTY | $150.00 | $0.00 | $150.00 |
| 1/6/16 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 1/20/16 | SECOND COMMERCIAL CIVIL PENALTY | $300.00 | $0.00 | $300.00 |
| 1/20/16 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 2/1/16 | THIRD COMMERCIAL CIVIL PENALTY | $750.00 | $0.00 | $750.00 |
| 2/1/16 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 2/6/16 | LATE FEE | $12.00 | $0.00 | $12.00 |
| 2/21/16 | LATE FEE | $18.00 | $0.00 | $18.00 |
| 3/6/16 | LATE FEE | $18.00 | $0.00 | $18.00 |
| 3/7/16 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 3/7/16 | FOURTH COMMERCIAL CIVIL PENALTY | $750.00 | $0.00 | $750.00 |
| 3/18/16 | LATE FEE | $18.00 | $0.00 | $18.00 |
| 4/22/16 | LATE FEE | $18.00 | $0.00 | $18.00 |
| | **Total Fees** | **$2,874.00** | **$0.00** | **$2,874.00** |

## Inspection Summary

| Date | Inspection Number | Result |
|---|---|---|
| 12/22/15 | 562495 | Fail |
| 1/6/16 | 562582 | Fail |
| 1/20/16 | 563418 | Fail |
| 2/1/16 | 564459 | Fail |
| 2/4/16 | 565767 | Partial Passed |

| | | |
|---|---|---|
| 3/7/16 | 566073 | Fail |
| 3/30/16 | 568841 | Partial Passed |
| 4/11/16 | 570923 | Partial Passed |
| 4/28/16 | 572015 | Partial Passed |
| 5/10/16 | 573672 | Partial Passed |
| 6/2/16 | 575459 | Passed |

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## City of Las Vegas
## Payoff Demand

**Date:** 9/18/2019

**Case:** CE-172671
**Address:** 232 S 7th St
**Parcel #:** 13934611036
**Date Case Opened:** 11/30/2016
**Closed:** 6/15/2017

### Unpaid Fee Summary

| | |
|---|---|
| Outstanding Fees Due | $540.00 |
| Late Fees Due | $54.00 |
| Civil Penalties Due | $1,200.00 |
| **Total Due** | **$1,794.00** |

### Outstanding Fees

| Assessed | Description | Amount | Paid | Due |
|---|---|---|---|---|
| 1/12/17 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 1/12/17 | FIRST COMMERCIAL CIVIL PENALTY | $150.00 | $0.00 | $150.00 |
| 2/27/17 | LATE FEE | $18.00 | $0.00 | $18.00 |
| 3/22/17 | SECOND COMMERCIAL CIVIL PENALTY | $300.00 | $0.00 | $300.00 |
| 3/22/17 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 4/5/17 | THIRD COMMERCIAL CIVIL PENALTY | $750.00 | $0.00 | $750.00 |
| 4/5/17 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 5/7/17 | LATE FEE | $18.00 | $0.00 | $18.00 |
| 5/21/17 | LATE FEE | $18.00 | $0.00 | $18.00 |
| | **Total Fees** | **$1,794.00** | **$0.00** | **$1,794.00** |

### Inspection Summary

| Date | Inspection Number | Result |
|---|---|---|
| 12/1/16 | 592165 | Partial Passed |
| 12/5/16 | 592282 | Fail |
| 1/11/17 | 592439 | Fail |
| 3/22/17 | 595401 | Fail |
| 3/29/17 | 602298 | Partial Passed |
| 4/4/17 | 603302 | Fail |
| 6/15/17 | 603857 | Passed |

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# City of Las Vegas
## Payoff Demand

**Date:** 9/18/2019

**Case:** CE-179824
**Address:** 232 S 7th St **Parcel #:** 13934611036
**Date Case Opened:** 6/15/2017 **Closed:** 12/4/2018

### Unpaid Fee Summary

| | |
|---|---|
| Outstanding Fees Due | $1,020.00 |
| Late Fees Due | $102.00 |
| Civil Penalties Due | $3,200.00 |
| **Total Due** | **$4,322.00** |

### Outstanding Fees

| Assessed | Description | Amount | Paid | Due |
|---|---|---|---|---|
| 7/11/17 | COMMERCIAL INSPECTION FEE | $120.00 | $0.00 | $120.00 |
| 7/20/17 | FIRST COMMERCIAL CIVIL PENALTY | $150.00 | $0.00 | $150.00 |
| 7/20/17 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 8/26/17 | LATE FEE | $12.00 | $0.00 | $12.00 |
| 9/4/17 | LATE FEE | $18.00 | $0.00 | $18.00 |
| 5/17/18 | SECOND COMMERCIAL CIVIL PENALTY | $300.00 | $0.00 | $300.00 |
| 5/17/18 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 5/31/18 | THIRD COMMERCIAL CIVIL PENALTY | $1,000.00 | $0.00 | $1,000.00 |
| 5/31/18 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 6/14/18 | FOURTH COMMERCIAL CIVIL PENALTY | $1,000.00 | $0.00 | $1,000.00 |
| 6/14/18 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 7/2/18 | LATE FEE | $18.00 | $0.00 | $18.00 |
| 7/16/18 | LATE FEE | $18.00 | $0.00 | $18.00 |
| 7/30/18 | LATE FEE | $18.00 | $0.00 | $18.00 |
| 10/23/18 | RECURRING COMMERCIAL CIVIL PENALTY | $750.00 | $0.00 | $750.00 |
| 10/23/18 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 12/8/18 | LATE FEE | $18.00 | $0.00 | $18.00 |
| | **Total Fees** | **$4,322.00** | **$0.00** | **$4,322.00** |

### Inspection Summary

| Date | Inspection Number | Result |
|---|---|---|
| 6/15/17 | 611844 | Fail |

| | | |
|---|---|---|
| 6/22/17 | 612182 | Partial Passed |
| 7/11/17 | 612597 | Fail |
| 7/20/17 | 614102 | Fail |
| 11/1/17 | 615115 | Partial Passed |
| 11/29/17 | 624082 | Partial Passed |
| 1/8/18 | 626057 | Partial Passed |
| 3/6/18 | 628294 | Partial Passed |
| 4/23/18 | 632027 | Partial Passed |
| 5/3/18 | 635521 | Partial Passed |
| 5/17/18 | 636763 | Fail |
| 5/31/18 | 638473 | Fail |
| 6/14/18 | 639994 | Fail |
| 10/23/18 | 641384 | Fail |
| 12/4/18 | 652509 | Passed |

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# City of Las Vegas
# Payoff Demand

**Date:** 9/18/2019

**Case:** CE-195119
**Address:** 232 S 7th St **Parcel #:** 13934611036
**Date Case Opened:** 12/4/2018

**** ATTENTION****
**This is an open case and more fees may be assessed.**

## Unpaid Fee Summary

| | |
|---|---|
| Outstanding Fees Due | $840.00 |
| Late Fees Due | $84.00 |
| Civil Penalties Due | $2,450.00 |
| **Total Due** | **$3,374.00** |

## Outstanding Fees

| Assessed | Description | Amount | Paid | Due |
|---|---|---|---|---|
| 1/29/19 | COMMERCIAL INSPECTION FEE | $120.00 | $0.00 | $120.00 |
| 2/6/19 | FIRST COMMERCIAL CIVIL PENALTY | $150.00 | $0.00 | $150.00 |
| 2/6/19 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 2/11/19 | SECOND COMMERCIAL CIVIL PENALTY | $300.00 | $0.00 | $300.00 |
| 2/11/19 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 2/14/19 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 2/14/19 | THIRD COMMERCIAL CIVIL PENALTY | $1,000.00 | $0.00 | $1,000.00 |
| 2/19/19 | FOURTH COMMERCIAL CIVIL PENALTY | $1,000.00 | $0.00 | $1,000.00 |
| 2/19/19 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 3/16/19 | LATE FEE | $12.00 | $0.00 | $12.00 |
| 3/24/19 | LATE FEE | $18.00 | $0.00 | $18.00 |
| 3/29/19 | LATE FEE | $18.00 | $0.00 | $18.00 |
| 4/1/19 | LATE FEE | $18.00 | $0.00 | $18.00 |
| 4/6/19 | LATE FEE | $18.00 | $0.00 | $18.00 |
| | **Total Fees** | **$3,374.00** | **$0.00** | **$3,374.00** |

## Inspection Summary

| Date | Inspection Number | Result |
|---|---|---|
| 12/6/18 | 655705 | Fail |
| 12/17/18 | 655963 | Partial Passed |
| 12/26/18 | 656447 | Partial Passed |

| | | |
|---|---|---|
| 1/2/19 | 657289 | Partial Passed |
| 1/14/19 | 657637 | Fail |
| 1/16/19 | 658219 | Partial Passed |
| 1/28/19 | 658506 | Fail |
| 2/5/19 | 659354 | Fail |
| 2/11/19 | 660041 | Fail |
| 2/14/19 | 660469 | Fail |
| 2/19/19 | 660854 | Fail |
| 2/21/19 | 661144 | Partial Passed |
| 3/11/19 | 661440 | Partial Passed |
| 3/18/19 | 662773 | Partial Passed |
| 4/4/19 | 663779 | Partial Passed |
| 5/15/19 | 665906 | Partial Passed |

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## City of Las Vegas
## Closed Case Summary

**Date:** 9/18/2019

The following case(s) was previously opened on Parcel # 13934611036. The case is now closed and no amount is due.

| Case Number | Closed |
|---|---|
| CE-68132 | 11/9/2009 |
| CE-83829 | 4/5/2010 |
| CE-106502 | 10/10/2011 |
| CE-86322 | 12/7/2011 |
| CE-108642 | 12/15/2011 |
| CE-110508 | 2/21/2012 |
| CE-111146 | 4/10/2012 |
| CE-132643 | 9/27/2013 |
| CE-160899 | 11/23/2015 |

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# City of Las Vegas
## Payoff Demand

**Date:** 9/18/2019

**Case:** CE-149768
**Address:** 233 S 6th St **Parcel #:** 13934611037
**Date Case Opened:** 1/20/2015 **Closed:** 5/14/2015

### Unpaid Fee Summary

| | |
|---|---|
| Outstanding Fees Due | $660.00 |
| Late Fees Due | $66.00 |
| Civil Penalties Due | $1,200.00 |
| **Total Due** | **$1,926.00** |

### Outstanding Fees

| Assessed | Description | Amount | Paid | Due |
|---|---|---|---|---|
| 3/4/15 | COMMERCIAL INSPECTION FEE | $120.00 | $0.00 | $120.00 |
| 3/18/15 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 3/18/15 | FIRST COMMERCIAL CIVIL PENALTY | $150.00 | $0.00 | $150.00 |
| 3/30/15 | SECOND COMMERCIAL CIVIL PENALTY | $300.00 | $0.00 | $300.00 |
| 3/30/15 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 4/7/15 | THIRD COMMERCIAL CIVIL PENALTY | $750.00 | $0.00 | $750.00 |
| 4/7/15 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 4/19/15 | LATE FEE | $12.00 | $0.00 | $12.00 |
| 5/3/15 | LATE FEE | $18.00 | $0.00 | $18.00 |
| 5/15/15 | LATE FEE | $18.00 | $0.00 | $18.00 |
| 5/23/15 | LATE FEE | $18.00 | $0.00 | $18.00 |
| | **Total Fees** | **$1,926.00** | **$0.00** | **$1,926.00** |

### Inspection Summary

| Date | Inspection Number | Result |
|---|---|---|
| 1/21/15 | 531252 | Partial Passed |
| 2/25/15 | 531287 | Fail |
| 3/4/15 | 533862 | Fail |
| 3/18/15 | 534404 | Fail |
| 3/23/15 | 535740 | Partial Passed |
| 3/30/15 | 536135 | Fail |
| 4/7/15 | 537372 | Fail |
| 5/6/15 | 538115 | Partial Passed |

| | | |
|---|---|---|
| 5/14/15 | 542078 | Passed |

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## City of Las Vegas
## Payoff Demand

**Date:** 9/18/2019

**Case:** CE-161835
**Address:** 233 S 6th St **Parcel #:** 13934611037
**Date Case Opened:** 12/22/2015 **Closed:** 6/2/2016

### Unpaid Fee Summary

| | |
|---|---|
| Outstanding Fees Due | $1,200.00 |
| Late Fees Due | $120.00 |
| Civil Penalties Due | $3,450.00 |
| **Total Due** | **$4,770.00** |

### Outstanding Fees

| Assessed | Description | Amount | Paid | Due |
|---|---|---|---|---|
| 12/22/15 | REPEAT OFFENDER FEE | $120.00 | $0.00 | $120.00 |
| 1/6/16 | FIRST COMMERCIAL CIVIL PENALTY | $150.00 | $0.00 | $150.00 |
| 1/6/16 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 1/20/16 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 1/20/16 | SECOND COMMERCIAL CIVIL PENALTY | $300.00 | $0.00 | $300.00 |
| 2/1/16 | THIRD COMMERCIAL CIVIL PENALTY | $750.00 | $0.00 | $750.00 |
| 2/1/16 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 2/6/16 | LATE FEE | $12.00 | $0.00 | $12.00 |
| 2/21/16 | LATE FEE | $18.00 | $0.00 | $18.00 |
| 3/6/16 | LATE FEE | $18.00 | $0.00 | $18.00 |
| 3/7/16 | FOURTH COMMERCIAL CIVIL PENALTY | $750.00 | $0.00 | $750.00 |
| 3/7/16 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 3/18/16 | LATE FEE | $18.00 | $0.00 | $18.00 |
| 4/22/16 | LATE FEE | $18.00 | $0.00 | $18.00 |
| 1/12/17 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 1/12/17 | RECURRING COMMERCIAL CIVIL PENALTY | $750.00 | $0.00 | $750.00 |
| 2/27/17 | LATE FEE | $18.00 | $0.00 | $18.00 |
| 4/5/17 | RECURRING COMMERCIAL CIVIL PENALTY | $750.00 | $0.00 | $750.00 |
| 4/5/17 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 5/21/17 | LATE FEE | $18.00 | $0.00 | $18.00 |
| | **Total Fees** | **$4,770.00** | **$0.00** | **$4,770.00** |

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**Inspection Summary**

| Date | Inspection Number | Result |
|---|---|---|
| 12/22/15 | 562494 | Fail |
| 1/6/16 | 562581 | Fail |
| 1/20/16 | 563419 | Fail |
| 2/1/16 | 564458 | Fail |
| 2/4/16 | 565768 | Partial Passed |
| 3/7/16 | 566072 | Fail |
| 3/30/16 | 568840 | Partial Passed |
| 4/11/16 | 570922 | Partial Passed |
| 4/28/16 | 572014 | Partial Passed |
| 5/10/16 | 573671 | Partial Passed |
| 6/2/16 | 575458 | Partial Passed |
| 1/11/17 | 593756 | Fail |
| 3/22/17 | 595402 | Fail |
| 3/29/17 | 602297 | Partial Passed |
| 4/5/17 | 603301 | Fail |
| 6/15/17 | 603855 | Passed |

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## City of Las Vegas
## Payoff Demand

**Date:** 9/18/2019

**Case:** CE-179823
**Address:** 233 S 6th St **Parcel #:** 13934611037
**Date Case Opened:** 6/15/2017 **Closed:** 12/4/2018

### Unpaid Fee Summary

| | |
|---|---|
| Outstanding Fees Due | $1,020.00 |
| Late Fees Due | $102.00 |
| Civil Penalties Due | $3,200.00 |
| **Total Due** | **$4,322.00** |

### Outstanding Fees

| Assessed | Description | Amount | Paid | Due |
|---|---|---|---|---|
| 7/11/17 | COMMERCIAL INSPECTION FEE | $120.00 | $0.00 | $120.00 |
| 7/20/17 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 7/20/17 | FIRST COMMERCIAL CIVIL PENALTY | $150.00 | $0.00 | $150.00 |
| 8/26/17 | LATE FEE | $12.00 | $0.00 | $12.00 |
| 9/4/17 | LATE FEE | $18.00 | $0.00 | $18.00 |
| 5/17/18 | SECOND COMMERCIAL CIVIL PENALTY | $300.00 | $0.00 | $300.00 |
| 5/17/18 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 5/31/18 | THIRD COMMERCIAL CIVIL PENALTY | $1,000.00 | $0.00 | $1,000.00 |
| 5/31/18 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 6/14/18 | FOURTH COMMERCIAL CIVIL PENALTY | $1,000.00 | $0.00 | $1,000.00 |
| 6/14/18 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 7/2/18 | LATE FEE | $18.00 | $0.00 | $18.00 |
| 7/16/18 | LATE FEE | $18.00 | $0.00 | $18.00 |
| 7/30/18 | LATE FEE | $18.00 | $0.00 | $18.00 |
| 10/23/18 | RECURRING COMMERCIAL CIVIL PENALTY | $750.00 | $0.00 | $750.00 |
| 10/23/18 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 12/8/18 | LATE FEE | $18.00 | $0.00 | $18.00 |
| | **Total Fees** | **$4,322.00** | **$0.00** | **$4,322.00** |

### Inspection Summary

| Date | Inspection Number | Result |
|---|---|---|
| 6/15/17 | 611843 | Fail |

| | | |
|---|---|---|
| 6/22/17 | 612203 | Partial Passed |
| 7/11/17 | 612596 | Fail |
| 7/20/17 | 614100 | Fail |
| 11/1/17 | 615114 | Partial Passed |
| 11/29/17 | 624083 | Partial Passed |
| 1/8/18 | 626058 | Partial Passed |
| 4/23/18 | 628293 | Partial Passed |
| 5/3/18 | 635520 | Partial Passed |
| 5/17/18 | 636760 | Fail |
| 5/31/18 | 638475 | Fail |
| 6/14/18 | 639993 | Fail |
| 10/23/18 | 641385 | Fail |
| 12/4/18 | 652505 | Passed |

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# City of Las Vegas
## Payoff Demand

**Date:** 9/18/2019

**Case:** CE-195118
**Address:** 233 S 6th St **Parcel #:** 13934611037
**Date Case Opened:** 12/4/2018

**** ATTENTION****
**This is an open case and more fees may be assessed.**

**Unpaid Fee Summary**

| | |
|---|---|
| Outstanding Fees Due | $22,522.70 |
| Late Fees Due | $102.00 |
| Civil Penalties Due | $3,200.00 |
| **Total Due** | **$25,824.70** |

**Outstanding Fees**

| Assessed | Description | Amount | Paid | Due |
|---|---|---|---|---|
| 1/7/19 | COMMERCIAL INSPECTION FEE | $120.00 | $0.00 | $120.00 |
| 1/9/19 | ADMINISTRATIVE | $2,804.70 | $0.00 | $2,804.70 |
| 1/9/19 | NUISANCE ABATEMENT FEE | $18,698.00 | $0.00 | $18,698.00 |
| 1/28/19 | FIRST COMMERCIAL CIVIL PENALTY | $150.00 | $0.00 | $150.00 |
| 1/28/19 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 2/6/19 | SECOND COMMERCIAL CIVIL PENALTY | $300.00 | $0.00 | $300.00 |
| 2/6/19 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 2/11/19 | THIRD COMMERCIAL CIVIL PENALTY | $1,000.00 | $0.00 | $1,000.00 |
| 2/11/19 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 2/14/19 | FOURTH COMMERCIAL CIVIL PENALTY | $1,000.00 | $0.00 | $1,000.00 |
| 2/14/19 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 2/19/19 | RECURRING COMMERCIAL CIVIL PENALTY | $750.00 | $0.00 | $750.00 |
| 2/19/19 | COMMERCIAL REINSPECTION FEE | $180.00 | $0.00 | $180.00 |
| 2/22/19 | LATE FEE | $12.00 | $0.00 | $12.00 |
| 3/15/19 | LATE FEE | $18.00 | $0.00 | $18.00 |
| 3/24/19 | LATE FEE | $18.00 | $0.00 | $18.00 |
| 3/29/19 | LATE FEE | $18.00 | $0.00 | $18.00 |
| 4/1/19 | LATE FEE | $18.00 | $0.00 | $18.00 |
| 4/6/19 | LATE FEE | $18.00 | $0.00 | $18.00 |
| | **Total Fees** | **$25,824.70** | **$0.00** | **$25,824.70** |

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**Inspection Summary**

| Date | Inspection Number | Result |
|---|---|---|
| 12/6/18 | 655704 | Fail |
| 12/17/18 | 655961 | Partial Passed |
| 12/17/18 | 656401 | Partial Passed |
| 12/19/18 | 656446 | Partial Passed |
| 12/19/18 | 656607 | Partial Passed |
| 12/20/18 | 656633 | Partial Passed |
| 12/26/18 | 656727 | Partial Passed |
| 1/2/19 | 657288 | Fail |
| 1/8/19 | 657639 | Partial Passed |
| 1/14/19 | 657863 | Partial Passed |
| 1/16/19 | 658217 | Partial Passed |
| 1/23/19 | 658508 | Partial Passed |
| 1/28/19 | 658847 | Fail |
| 2/5/19 | 659229 | Fail |
| 2/11/19 | 660048 | Fail |
| 2/14/19 | 660468 | Fail |
| 2/19/19 | 660855 | Fail |
| 2/21/19 | 661143 | Partial Passed |
| 3/11/19 | 661441 | Partial Passed |
| 3/13/19 | 662847 | Partial Passed |
| 3/18/19 | 662925 | Partial Passed |
| 4/4/19 | 669382 | Partial Passed |
| 5/15/19 | 669453 | Partial Passed |
| 6/11/19 | 670713 | Partial Passed |
| 6/12/19 | 675825 | Partial Passed |
| 6/13/19 | 676063 | Partial Passed |
| 6/18/19 | 676294 | Partial Passed |
| 6/19/19 | 676643 | Partial Passed |
| 6/20/19 | 676847 | Partial Passed |
| 6/24/19 | 676968 | Partial Passed |
| 6/25/19 | 677216 | Partial Passed |
| 6/26/19 | 677382 | Partial Passed |
| 6/27/19 | 677514 | Partial Passed |
| 7/1/19 | 677813 | Partial Passed |
| 7/2/19 | 678071 | Partial Passed |
| 7/3/19 | 678252 | Partial Passed |
| 7/8/19 | 678365 | Partial Passed |
| 7/9/19 | 678657 | Partial Passed |

| | | |
|---|---|---|
| 7/10/19 | 678797 | Partial Passed |
| 7/11/19 | 678984 | Partial Passed |
| 7/16/19 | 679160 | Partial Passed |
| 7/17/19 | 679710 | Partial Passed |
| 7/18/19 | 679882 | Partial Passed |
| 7/22/19 | 680086 | Partial Passed |
| 7/23/19 | 680281 | Partial Passed |
| 7/24/19 | 680440 | Partial Passed |
| 7/25/19 | 680606 | Partial Passed |
| 7/29/19 | 680834 | Partial Passed |
| 7/30/19 | 681035 | Partial Passed |
| 8/1/19 | 681165 | Partial Passed |
| 8/5/19 | 681519 | Partial Passed |
| 8/7/19 | 681819 | Partial Passed |
| 8/12/19 | 682212 | Partial Passed |
| 8/13/19 | 682683 | Partial Passed |
| 8/14/19 | 682851 | Partial Passed |
| 8/15/19 | 683020 | Partial Passed |
| 8/19/19 | 683259 | Partial Passed |
| 8/20/19 | 683837 | Partial Passed |
| 8/21/19 | 683839 | Partial Passed |
| 9/3/19 | 683840 | Passed |

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## City of Las Vegas
## Closed Case Summary

**Date:** 9/18/2019

The following case(s) was previously opened on Parcel # 13934611037. The case is now closed and no amount is due.

| Case Number | Closed |
|---|---|
| CE-1607 | 7/18/2003 |
| CE-1628 | 12/24/2003 |
| CE-39535 | 11/6/2007 |
| CE-68130 | 11/9/2009 |
| CE-83830 | 3/5/2010 |
| CE-130425 | 7/19/2013 |
| CE-158555 | 8/27/2015 |

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195540

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**Tracking Number:** 70182290000184914301

Remove X

Your item was delivered to the front desk, reception area, or mail room at 12:47 pm on March 25, 2019 in SAN FRANCISCO, CA 94133.

## Delivered

March 25, 2019 at 12:47 pm
Delivered, Front Desk/Reception/Mail Room
SAN FRANCISCO, CA 94133

Feedback

**Tracking History**

**Product Information**

See Less ^

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# USPS Tracking®

195119

FAQs >

Track Another Package +

**Tracking Number:** 70180680000200377214

Remove X

Your item has been delivered to the original sender at 9:31 am on February 19, 2019 in LAS VEGAS, NV 89106.

## Delivered

February 19, 2019 at 9:31 am
Delivered, To Original Sender
LAS VEGAS, NV 89106

Feedback

Tracking History

Product Information

See Less

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# USPS Tracking®

FAQs >

Track Another Package +

**Tracking Number:** 70180680000200377207

Remove ✕

Your item was delivered to the front desk, reception area, or mail room at 11:46 am on January 16, 2019 in SAN FRANCISCO, CA 94133.

Feedback

## Delivered

January 16, 2019 at 11:46 am
Delivered, Front Desk/Reception/Mail Room
SAN FRANCISCO, CA 94133

**Tracking History**

**Product Information**

See Less ^

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