

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 Case No. A-19-806797-W)

Electronically Filed

July 20, 2021 05:28 p.m.

Elizabeth A. Brown

Clerk of Supreme Court

APPELLANTS' APPENDIX VOLUME VIII

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

<u>Document</u>	<u>Pages</u>
Petitioners' Table of Exhibits and Exhibits to Opening Brief	0552-0608

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 the 2018 IFC, Interior access to shaftways. Door or window openings to hoistway or shaftway from interior of the building shall be plainly marked with the word SHAFTWAY in red letters at least 6 inches high on a white background. Such warning signs shall be placed so as to be readily discernible.
5. Section 505.1 of the 2018 IFC, Address. New and existing buildings shall have approved address numbers properly displayed.
6. Section 1031.7 of the 2018 IFC, Emergency escape and rescue openings. Required emergency escape and rescue openings shall be maintained in accordance with the what was code at the time of construction and both of the following:
 1. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.
 2. Bars, grilles, grates or similar devices are allowed to be placed over emergency escape and rescue openings provided that the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the emergency escape and rescue opening.

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

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

No later than January 18, 2019:

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

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

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

A handwritten signature in black ink, appearing to read 'K. McOsker', with several horizontal strokes underneath.

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 DEMO BID REQUEST		ISSUED BY: Department of Building & Safety Code Enforcement Division 533 N Rancho Drive Las Vegas, NV 89106	
Quote may be mailed, faxed or emailed to: City of Las Vegas Code Enforcement Division 233 N Rancho Drive Las Vegas, NV 89106 Fax No.: 702-382-4341 Attention: Gary Email: gfriedland@lasvegasnevada.gov		Invoices to be Mailed to: City of Las Vegas 495 S Main Street, 4th Floor Las Vegas, NV 89101	

THE BIDDER HEREBY PROPOSES AND AGREES TO THE FOLLOWING:

1. That the Bidder or 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 \$ 59,930.00	
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: 702 307 8000	
FOR INFORMATION PURPOSES ONLY: Is this firm a Minority, Women or Disabled Veteran Business Enterprise? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, specify: <input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> DBE		Has this firm been certified as a Minority, Women or Disabled Veteran Business Enterprise by any governmental agency? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If yes, specify government agency: Date of certification: _____	

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

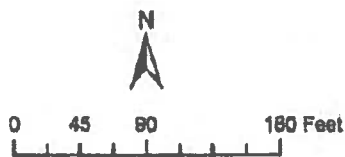
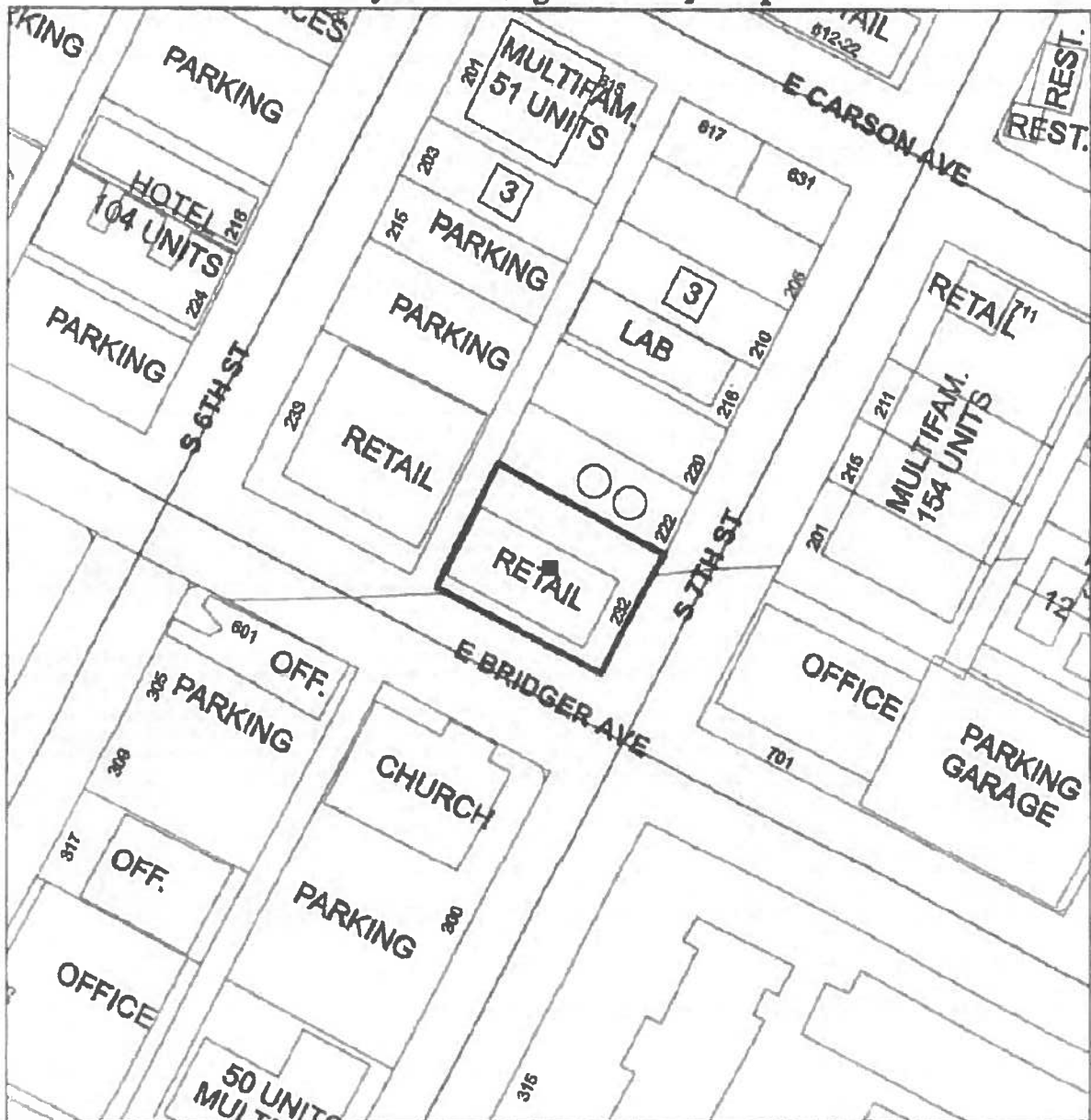
DEMOLITION BID SHEET

Case 195119
Address: 232 S. 7th Street

Scope of Work	Estimate
<p>Demolish all Structures to CLV Specifications</p> <ol style="list-style-type: none"> 1. To comply with RPA, OSHA, Clark County Health Districts Demolition Removal procedures. 2. Being licensed for this particular work by Nevada State Contractor's Board prior to bid. 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. 4. To call "Call Before You Dig". 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. 6. To cap and abandon disconnected utilities as required by the appropriate utility. 7. To keep utilities in service and maintain access to the other sections of the neighborhood. 8. Demolition of the building must include removal of all asphalted cement surfaces and slabs. 9. When a building is to be demolished, it is the Contractors responsibility to ensure all utility hook-ups are disconnected. 10. Have a water truck on-site and in use during demolition. <u>Any property over one-quarter (0.25) acre must have dust suppression.</u> 11. Contractor or its employees shall not keep, retain, take or sell any items removed from the property. 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. 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. 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	\$59,930⁰⁰

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

City of Las Vegas Vicinity Map



 Subject Property



Old maps are merely produced
only to reveal the records of the City.
Due to continuous development activity
this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-259-4801

Date: Monday, January 28, 2019



DocId:351333 0 7th St, E Carson Ave, Case, 195119, 2019



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# 190-34-611-037		
TO: Contractors DEMO BID REQUEST		ISSUED BY: Department of Building & Safety Code Enforcement Division 833 N Rancho Drive Las Vegas, NV 89106
Quote may be mailed, faxed or emailed to: City of Las Vegas Code Enforcement Division 833 N Rancho Drive Las Vegas, NV 89106 Fax No.: 702-382-4341 Attention: Gary Email: griedland@lasvegasnevada.gov		Invoices to be Mailed to: City of Las Vegas 495 S Main Street, 4th Floor 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 3 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 ARD:

☐ 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:	RELATIONAL MANAGER
Date of Bid: 2/4/19	Fax No or email: 702-307-8010	Telephone No.:	702-307-8002
FOR INFORMATION PURPOSES ONLY Is this firm a Minority, Woman or Disabled Veteran Business Enterprise? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, specify: <input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> DBVE		Has this firm been certified as a Minority, Woman or Disabled Veteran Business Enterprise by any governmental agency? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If yes, specify government agency: Date of certification: _____	

233 S. 6th St. / El Cid Hotel / Case #195118

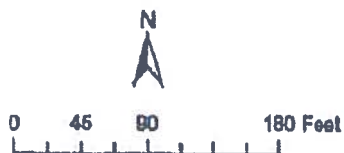
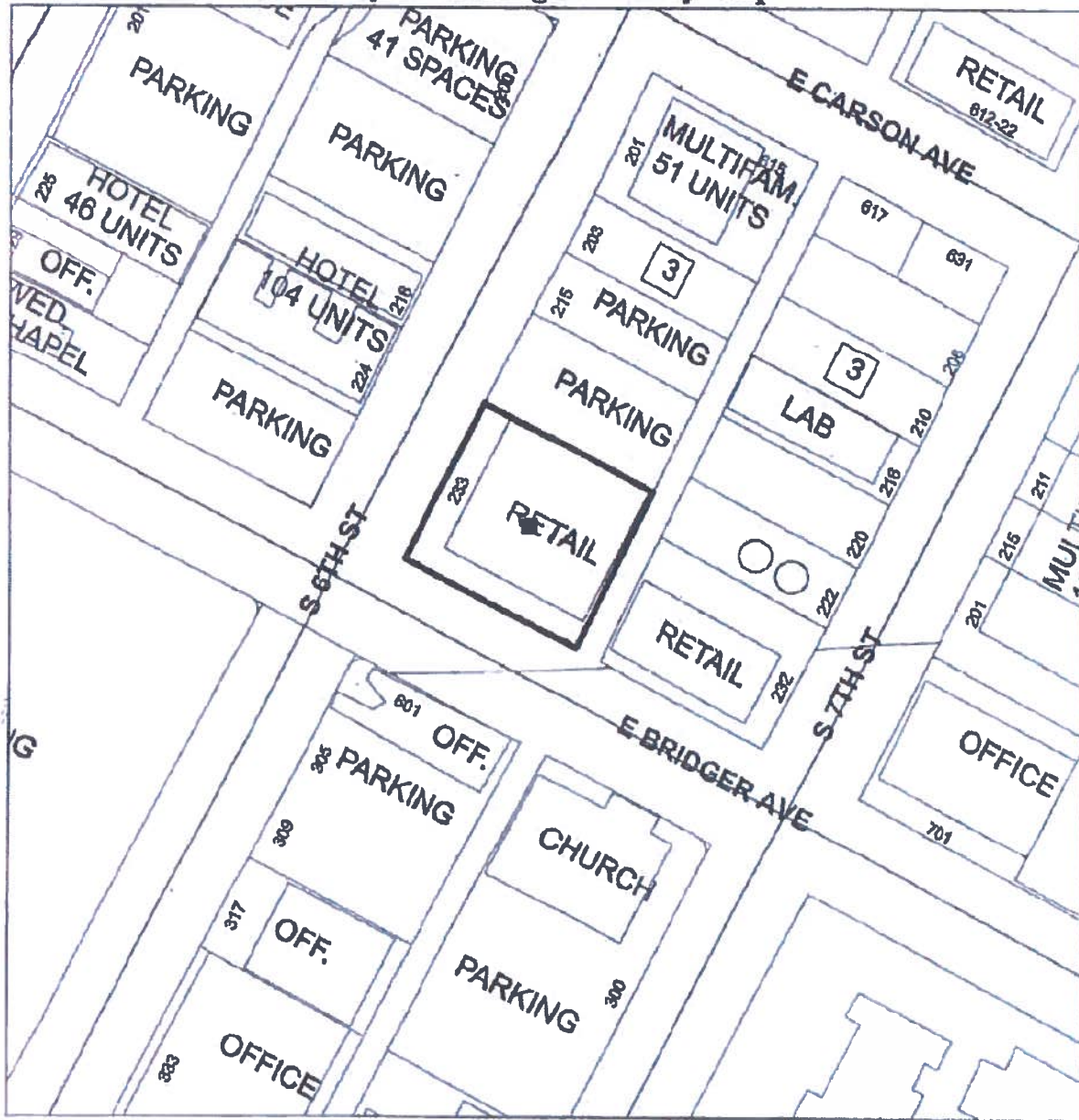
DEMOLITION BID SHEET

Case 195118
Address: 233 S. 6th Street

Scope of Work	Total
<p>Demolish all Structures to CLV Specifications</p> <ol style="list-style-type: none"> To comply with EPA, OSHA, Clark County Health Districts Demolition Removal procedures. Being licensed for this particular work by Nevada State Contractor's Board prior to bid. Paying all fees, permits, and must comply with City of Las Vegas Public Works Uniform Standard Specifications and all other applicable standards and codes. To call "Call Before You Dig". 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. To cap and abandon disconnected utilities as required by the appropriate utility. To keep utilities in service and maintain access to the other sections of the neighborhood. Demolition of the building must include removal of all asphalted cement surfaces and slabs. When a building is to be demolished, it is the Contractors responsibility to ensure all utility hook-ups are disconnected. Have a water truck on-site and in use during demolition. <u>Any property over one-quarter (0.25) acre must have dust suppressant.</u> Contractor or its employees shall not keep, retain, take or sell any items removed from the property. 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. 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. Install layer of type 2 material onto vacant lot for dust / weed control. 	
Remove all refuse and waste from entire property	Xg 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.)	Xg 600.00
Install a two foot dirt berm around the perimeter of the property to prevent vehicles from entering.	Xg 3,800.00
TOTAL BID	388,750.00

233 S. 6th St. / Case #195118

City of Las Vegas Vicinity Map

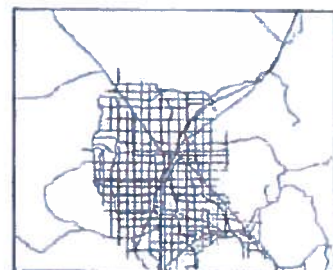


 Subject Property



Old 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 System
Planning & Development Dept.
702-229-4501

Date: Monday, January 28, 2010



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.



Submitted at Meeting
Date 2/28/2019 Item 64

El Cid Hotel & Annex Building



7/10/2019

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 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.



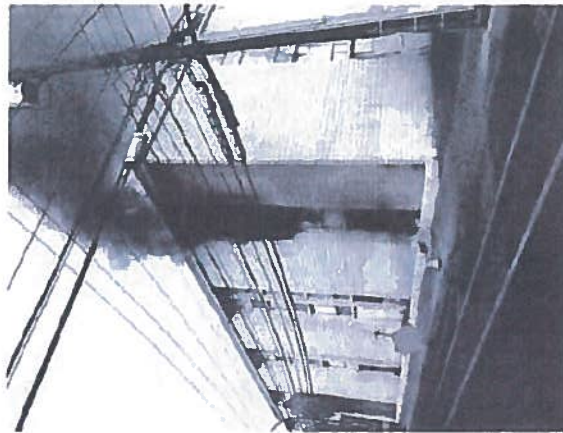
December 8th 2018 Annex Fire



2/20/2019

5

December 17, 2018 El Cid Hotel Fire



12/20/2018

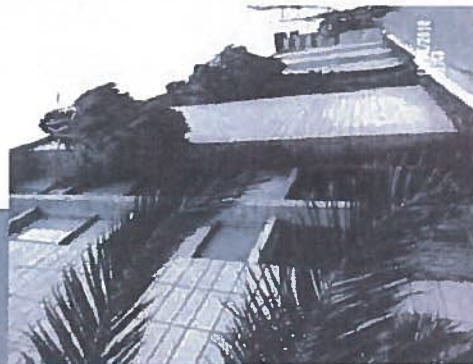
December 2018

- 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

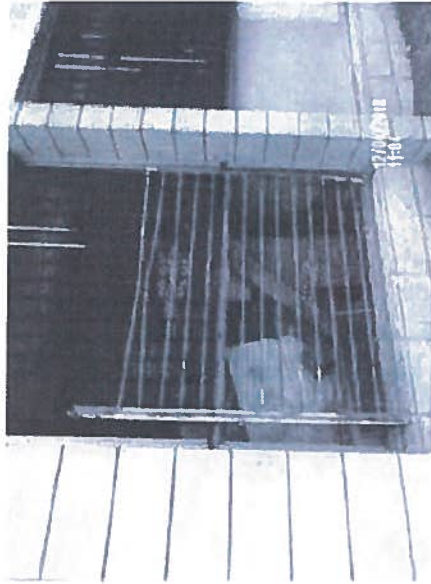




December 2018 Public Nuisance/Imminent Hazard



2/20/2019

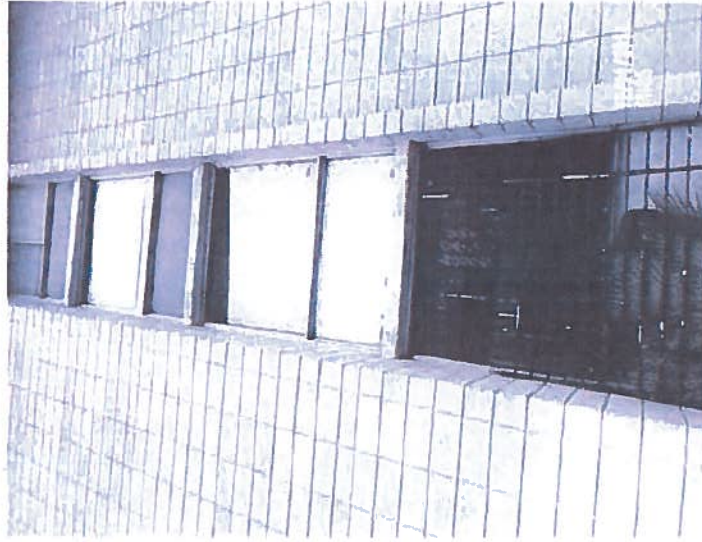




December 2018 Public Nuisance/Imminent Hazard



2/20/2019



9



December 2018 Public Nuisance/Imminent Hazard



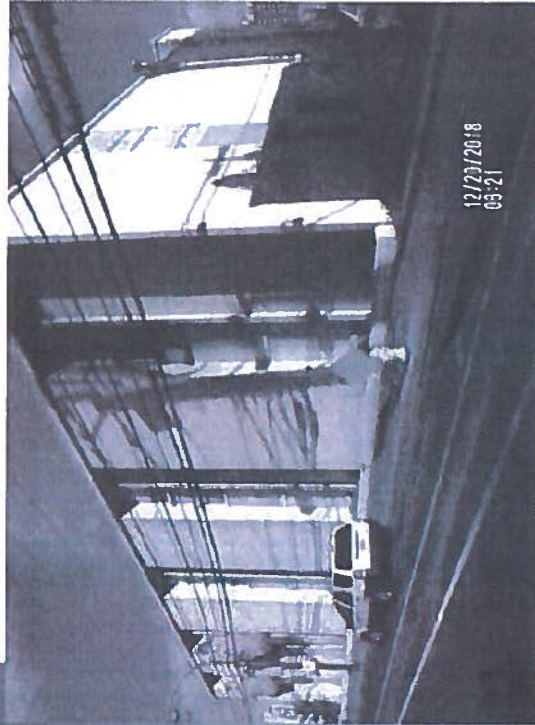
2/20/2019



10



After Emergency Board Up



2/20/2019



11



After Emergency Board Up



2/20/2019



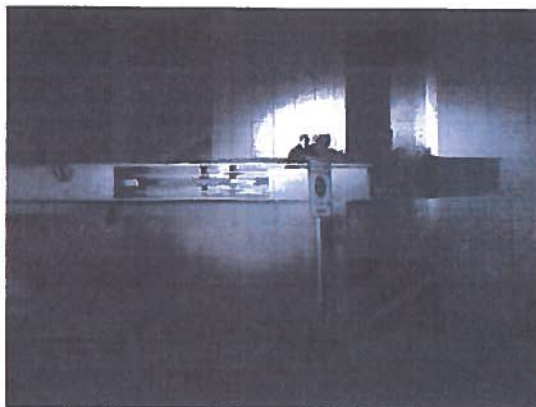
12



Building Security Issues



2/20/2019



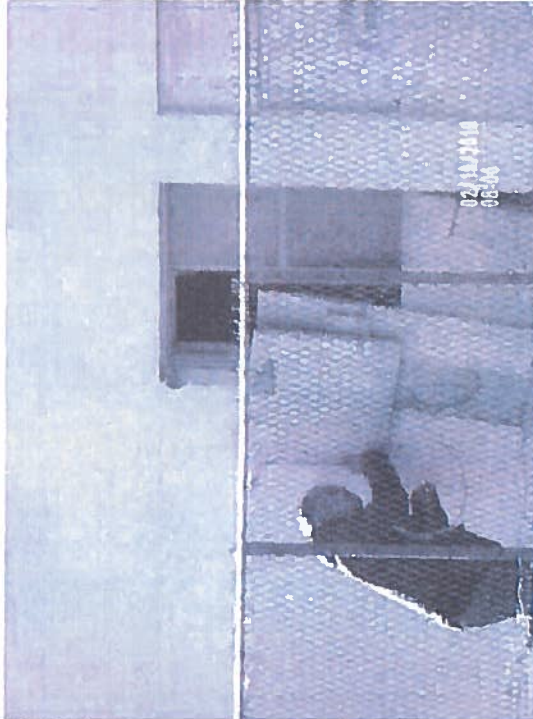
13

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 demolish 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.

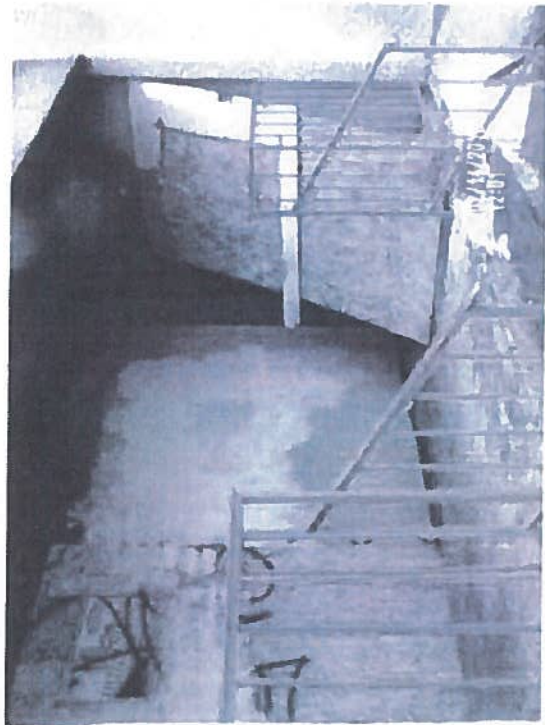


Current Status

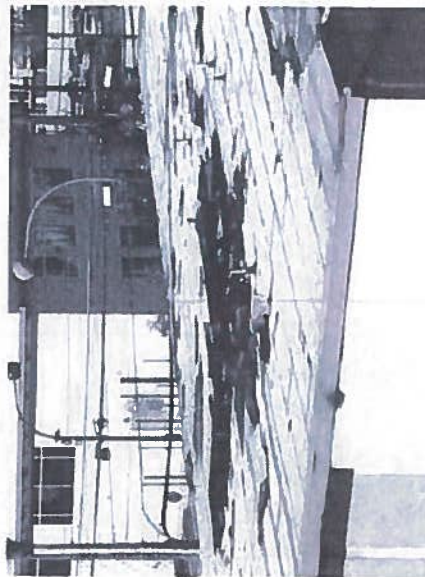


2/20/2019

15



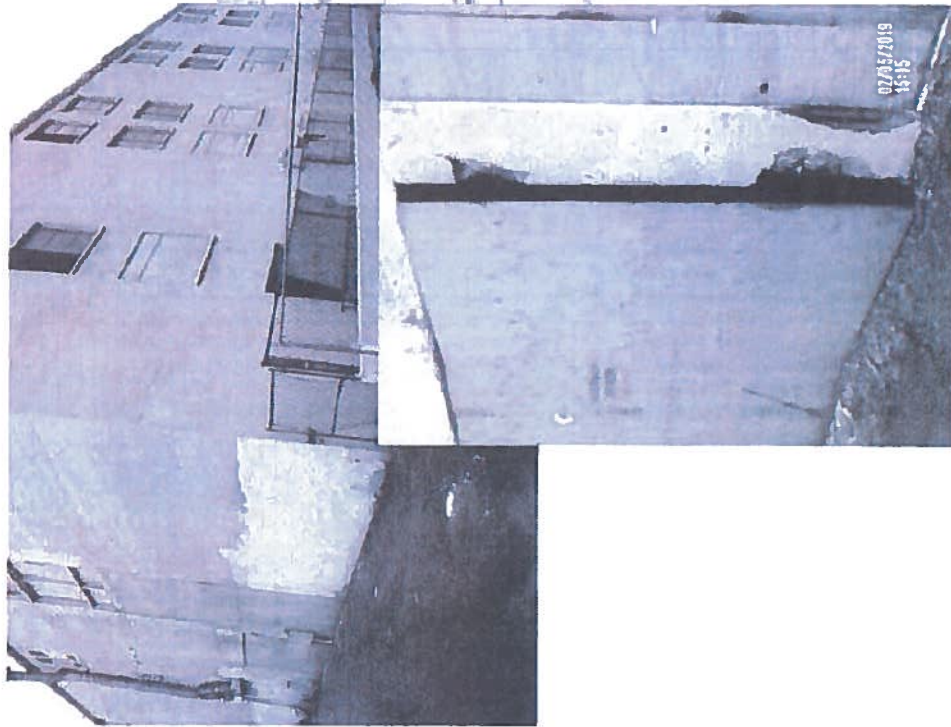
Current Status



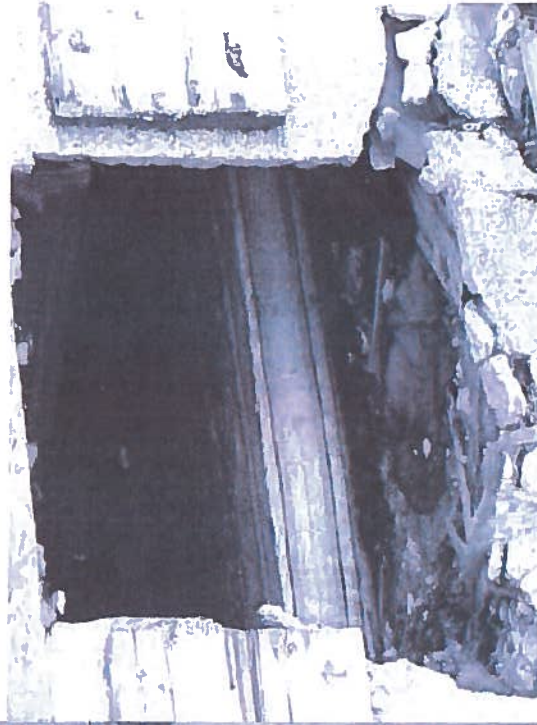
2/20/2019



Current Status



2/20/2019



17

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

Date Case Opened: 3/4/2015

Parcel #: 13934611036

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

<u>Assessed</u>	<u>Description</u>	<u>Amount</u>	<u>Paid</u>	<u>Due</u>
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

<u>Date</u>	<u>Inspection Number</u>	<u>Result</u>
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

<u>Assessed</u>	<u>Description</u>	<u>Amount</u>	<u>Paid</u>	<u>Due</u>
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

<u>Date</u>	<u>Inspection Number</u>	<u>Result</u>
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



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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

<u>Assessed</u>	<u>Description</u>	<u>Amount</u>	<u>Paid</u>	<u>Due</u>
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

<u>Date</u>	<u>Inspection Number</u>	<u>Result</u>
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

Date Case Opened: 6/15/2017

Parcel #: 13934611036

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

<u>Assessed</u>	<u>Description</u>	<u>Amount</u>	<u>Paid</u>	<u>Due</u>
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

<u>Date</u>	<u>Inspection Number</u>	<u>Result</u>
6/15/17	611844	Fail



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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

<u>Assessed</u>	<u>Description</u>	<u>Amount</u>	<u>Paid</u>	<u>Due</u>
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

<u>Date</u>	<u>Inspection Number</u>	<u>Result</u>
12/6/18	655705	Fail
12/17/18	655963	Partial Passed
12/26/18	656447	Partial Passed



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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.

<u>Case Number</u>	<u>Closed</u>
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

Date Case Opened: 1/20/2015

Parcel #: 13934611037

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

<u>Assessed</u>	<u>Description</u>	<u>Amount</u>	<u>Paid</u>	<u>Due</u>
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

<u>Date</u>	<u>Inspection Number</u>	<u>Result</u>
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



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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

<u>Assessed</u>	<u>Description</u>	<u>Amount</u>	<u>Paid</u>	<u>Due</u>
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

<u>Date</u>	<u>Inspection Number</u>	<u>Result</u>
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

Date Case Opened: 6/15/2017

Parcel #: 13934611037

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

<u>Assessed</u>	<u>Description</u>	<u>Amount</u>	<u>Paid</u>	<u>Due</u>
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

<u>Date</u>	<u>Inspection Number</u>	<u>Result</u>
6/15/17	611843	Fail



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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

<u>Assessed</u>	<u>Description</u>	<u>Amount</u>	<u>Paid</u>	<u>Due</u>
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

<u>Date</u>	<u>Inspection Number</u>	<u>Result</u>
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



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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.

<u>Case Number</u>	<u>Closed</u>
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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**City of Las Vegas
Payoff Demand**

Date: 9/18/2019

Case: CE-195540

Address: 615 E Carson Ave

Parcel #: 13934611041

Date Case Opened: 1/2/2019

Closed: 4/2/2019

Unpaid Fee Summary

Outstanding Fees Due	\$23,300.00
Late Fees Due	\$30.00
Civil Penalties Due	\$150.00
Total Due	\$23,480.00

Outstanding Fees

<u>Assessed</u>	<u>Description</u>	<u>Amount</u>	<u>Paid</u>	<u>Due</u>
2/22/19	COMMERCIAL INSPECTION FEE	\$120.00	\$0.00	\$120.00
2/25/19	FIRST COMMERCIAL CIVIL PENALTY	\$150.00	\$0.00	\$150.00
2/25/19	COMMERCIAL REINSPECTION FEE	\$180.00	\$0.00	\$180.00
3/5/19	ADMINISTRATIVE	\$3,000.00	\$0.00	\$3,000.00
3/5/19	NUISANCE ABATEMENT FEE	\$20,000.00	\$0.00	\$20,000.00
4/9/19	LATE FEE	\$12.00	\$0.00	\$12.00
4/12/19	LATE FEE	\$18.00	\$0.00	\$18.00
Total Fees		\$23,480.00	\$0.00	\$23,480.00

Inspection Summary

<u>Date</u>	<u>Inspection Number</u>	<u>Result</u>
1/16/19	657324	Fail
2/22/19	658541	Fail
2/25/19	661442	Fail
3/11/19	661516	Partial Passed
3/21/19	662836	Partial Passed
3/28/19	663951	Partial Passed
4/2/19	664964	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 # 13934611041. The case is now closed and no amount is due.

<u>Case Number</u>	<u>Closed</u>
CE-29416	5/3/2005
CE-41306	6/5/2006
CE-64202	6/1/2009
CE-80217	12/15/2009
CE-85147	3/4/2010
CE-87003	3/4/2010
CE-85385	3/4/2010
CE-79410	8/23/2010
CE-101614	2/8/2012
CE-147292	10/30/2014
CE-148272	11/4/2018

EXHIBIT 4

From: [Ben La Luzerne](#)
To: boyeresq@yahoo.com
Cc: [Vicki Ozuna](#); [Leo P. Flangas](#); [Ben La Luzerne](#)
Subject: Fw: City of Las Vegas Code Enforcement Cases 195119, 195118 and 195540
Date: Tuesday, October 15, 2019 3:22:02 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Mr. Boyer,

We contacted Ms. Ozuna yesterday to ask whether she had received a decision from you and she indicated that she had not. After the call, Ms. Ozuna forwarded me the email that was sent to an invalid email address on September 26. It is for this reason that we are just now responding to that email.

We disagree with your assertion that a business entity must be registered in a state to appear to defend itself in a proceeding. Specifically NRS 80.015(1)(a) and (i) state, respectively, that defending or settling any proceeding; and owning real or personal property does not constitute doing business in this State.

Also, such a requirement would lead to the nonsensical position that a city government can "take" property without due process, as long as that property is owned by a foreign business entity.

We await your holding on the matters noted above.

Thank you.

Ben

From: Vicki Ozuna <vozuna@LasVegasNevada.GOV>
Sent: Monday, October 14, 2019 4:15 PM
To: Ben La Luzerne <ben@flangaslawfirm.com>
Cc: Emily Wetzstein <ewetzstein@LasVegasNevada.GOV>
Subject: RE: City of Las Vegas Code Enforcement Cases 195119, 195118 and 195540

fyi

From: Vicki Ozuna
Sent: Monday, October 14, 2019 4:12 PM
To: ben.laluzerne@laluzernelaw.com; natasha@flangaslawfirm.com

Cc: Emily Wetzstein <ewetzstein@LasVegasNevada.GOV>

Subject: RE: City of Las Vegas Code Enforcement Cases 195119, 195118 and 195540

I believe that he has not ruled due to the information below. Please advise if this has been rectified.

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



lasvegasnevada.gov



[City of Las Vegas Code Enforcement](#)

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From: John Boyer <boyeresq@yahoo.com>

Sent: Thursday, September 26, 2019 9:14 AM

To: ben.laluzerne@laluzernelaw.com; natasha@flangaslawfirm.com; Vicki Ozuna
<vozuna@LasVegasNevada.GOV>

Subject: City of Las Vegas Code Enforcement Cases 195119, 195118 and 195540

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. La Luzerne and Flangas:

My research indicates that Good Earth Enterprises, Inc. had its' charter revoked in Nevada in 1984 and that LIG Land Developments, LLC has never been registered in the State of Nevada at the Secretary of State. Under Nevada law they cannot do business in the State of Nevada.

This would include appearing to contest the City of Las Vegas proceedings. Please let me know by the end of Friday if there is an error and the entities are compliant. John Boyer, City of Las Vegas Council Designee.

