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DEPARTMENT OF PLANNING  
DEPUTY DIRECTOR  
KAREN DUDDLESTEN

# NOTICE AND ORDER

Inst #: 20151102-0000379  
Fee: \$20.00  
N/C Fee: \$0.00  
11/02/2015 09:18:40 AM  
Receipt #: 2593892  
Requestor:  
CITY OF LAS VEGAS, BUILDING  
Recorded By: OSA Pgs: 4  
DEBBIE CONWAY  
CLARK COUNTY RECORDER

APN: 125-10-510-007  
Date: September 16, 2015  
Case # 159156, 159394, 159396, 159397, 159398

*Certified/Regular Mail  
Return Receipt Requested*

Desert Lifestyles, LLC  
PO Box 11480  
Beverly Hills, CA 90213

## NUISANCE NOTICE AND ORDER TO COMPLY

You are hereby notified as owner(s) of the properties located at 8600 CUPP DR., Las Vegas, NV, Parcel #(s) 125-10-510-007, 125-10-811-011, 125-10-811-020, 125-10-110-009, 125-10-712-005, 125-10-110-014 that you are in violation of Las Vegas Municipal Code, Title 9 Nuisance, Title 16 Building, and Title 19 Zoning codes, dealing with nuisances, building and zoning violations. **You must correct the following violations by September 25, 2015 at 5:00 p.m.**

**The following violations have been verified:**  
(See attachment for applicable municipal code section descriptions)

### **19.06.040(F)(4)MAINTENANCE**

Case #	Violation Location	Violation Comments
159156	Golf Course	Must maintain all landscaping and grass including watering on the golf course

### **19.06.040(F)(6)IRRIGATION**

Case #	Violation Location	Violation Comments
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LAS VEGAS CITY COUNCIL  
MAYOR CAROLYN G. GOODMAN  
MAYOR PRO TEM STAVROS S. ANTHONY • LOIS TARKANIAN • STEVEN D. ROSS  
RICKI Y. BARLOW • BOB COFFIN • BOB BEERS  
CITY MANAGER ELIZABETH N. FRETWELL

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



8600 CUPP DR.

Case # 159156

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159156	Golf Course	Must maintain all landscaping and grass including watering on the golf course
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**9.04.010 (3) POLLUTED WATER**

Case #	Violation Location	Violation Comments
159156	All ponds	Must have all pumps and irrigation working properly to all ponds or remove all polluted/stagnant water

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**9.04.010 (7)(D) DILAPIDATED**

Case #	Violation Location	Violation Comments
159156	Golf Course	Must repair/replace any and all broken sprinkler lines/pipes

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**9.04.010(7)(A) HIGH VEGETATION**

Case #	Violation Location	Violation Comments
159156	Golf Course- All parcels	Remove all high weeds from landscape areas

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**UAC 301.1 PERMITS REQUIRED**

Case #	Violation Location	Violation Comments
159156	Golf Course	Must obtain permits for any demolition to golf course, pumps, buildings and obtain permits for any required repair for electrical, plumbing and building issues.

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You are hereby ordered to correct the nuisance no later than **September 25, 2015, 5:00 p.m.** **Re-inspection of the property will occur on September 26, 2015** the eleventh day after the day of mailing, servicing or posting of this Notice and Order.

**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:



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Case # 159156

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**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 these violations within the designated time frame, 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. Be advised, the contractor will collect all debris at this location and will not separate those items which you may consider useful or valuable. If you wish to salvage any items, please have them removed.

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 seven hundred and fifty (\$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.

Upon correction of violation(s), the responsible party; being resident, tenant, owner, or manager, licensee or other person having control over a structure or parcel of land, must maintain the property in compliance or face possible fees, fines, and any such enforcement as permitted by this code.

**Responsible party must provide contact information to this department.** Contact area Code Enforcement Officer Hageman at (702) 229-5031 to supply your current phone number, email address, fax number, or additional mailing address.

If you disagree with the assessment of Code Enforcement, then within ten days after service of the notice of violation, 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 fifteen 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.



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Case # 159156

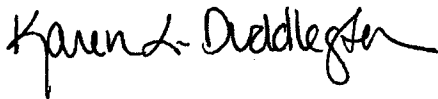
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The appeal shall be heard by the City council or by the Council's designee, with a right of final appeal to the Council. The decision of the City Council or the Council's designee, in cases where a designee hears an appeal and no further appeal is 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 nuisance.

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 the Code Enforcement Officer **Hageman** at **(702) 229-5031** or the Department of Building and Safety, Code Enforcement Division, by telephoning (702) 229-6615 concerning your intentions with regard to the referenced property at your earliest convenience.

Sincerely,



Karen L. Duddlesten, Deputy Director  
Code Enforcement Division  
Department of Planning

Enclosures: City of Las Vegas General Conditions of Abatement

CC:

RON RICHARDS,

