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Inst #: 20160608-0000144
Fee: \$21.00
N/C Fee: \$0.00
06/08/2016 07:03:37 AM
Receipt #: 2785445
Requestor:
CITY OF LAS VEGAS, BUILDING
Recorded By: RYUD Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER



DEPARTMENT OF PLANNING
DEPUTY DIRECTOR
KAREN DUDDLESTEN

NOTICE AND ORDER

APN: 125-10-510-007
Date: June 07, 2016

Case # 159156

*Certified/Regular Mail
Return Receipt Requested*

STONERIDGE PARKWAY L L C
6924 CANBY AVE #112
RESEDA CA 91335

Revised- 72 hour NUISANCE NOTICE AND ORDER TO COMPLY

You are hereby notified as owner(s) of the property located at 8600 CUPP DR., Las Vegas, NV, Parcel #(s) 125-10-510-007, that you are in violation of Las Vegas Municipal Code, Title 9 Nuisance, and Title 16 Building code, dealing with nuisance and building violations. **You must correct the following violations by June 11th, 2016 at 5:00 p.m.**

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

16.08.010 UDB SEC 403

Case #	Violation Location	Violation Comments
159156	All structures on property	Secure all structures to City of Las Vegas specifications. To include all doors & windows.

19.06.040(F)(4)MAINTENANCE

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

LAS VEGAS CITY COUNCIL
MAYOR CAROLYN G. GOODMAN
MAYOR PRO TEM STEVEN D. ROSS • LOIS TARKANIAN
RICKI Y. BARLOW • STAVROS S. ANTHONY • 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



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19.06.040(F)(6)IRRIGATION

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

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

9.04.010 (4) REFUSE & WASTE

Case #	Violation Location	Violation Comments
159156	Property	Remove all refuse and waste. Maintain at all times.

9.04.010 (7)(C) GRAFFITI

Case #	Violation Location	Violation Comments
159156	All structures on property	Remove all graffiti. Maintain free of graffiti at all times.

9.04.010 (7)(D) DILAPIDATED

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

9.04.010(7)(A) HIGH VEGETATION

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

UAC 301.1 PERMITS REQUIRED

Case #	Violation Location	Violation Comments
159156	Golf Course- All Parcels	Must obtain permits for any demolition to golf course, pumps or 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 **June 11th, 2016, 5:00 p.m.**
Re-inspection of the property will occur on June 13th, 2016.

If you do not correct these violations within the designated time frame, the City may elect to pursue criminal misdemeanor charges or civil liability against you, the owner, and/or the responsible party.

Should the City pursue criminal charges, it is a separate violation and criminal charge for each day that the violation exists. Each violation carries a maximum penalty of six (6) months in jail and/or a fine of up to One Thousand Dollars (\$1,000.00) and responsibility for City's expenses to abate the violations together with any fees incurred from licensed contractors that City may hire plus an administrative fee.

Should the City pursue civil liability, it is a separate violation for each day that the violation exists. Each violation incurs liability of up to Five Hundred Dollars (\$500.00) per violation for non-commercial property and One Thousand Dollars (\$1,000.00) per violation for commercial property, and responsibility for City's expenses to abate the violations together with any fees incurred from licensed contractors that City may hire plus an administrative fee.

In addition to any other fine or liability, LVMC 9.04.020 authorizes City to assess inspection fees as service charges. There is no fee for the initial inspection that has already occurred. If all repairs or corrections are not complete to City's satisfaction by the re-inspection date set forth above, City may assess a One Hundred Twenty Dollars (\$120.00) initial re-inspection fee. An additional fee of One Hundred Eighty Dollars (\$180.00) per hour, with a one hour minimum, will be assessed for each additional inspection required to certify compliance with this Notice until each repair or correction has been completed to City's satisfaction. City may also include a ten percent (10%) administrative fee.

Fee Schedule:

Initial inspection- No Charge

1st re-inspection- \$120 re-inspection fee

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 (\$1000)

Any and all unpaid liability and/or fees are subject to collection, assessment, and/or encumbrance



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via lien.

Be advised, should all public nuisances not be removed and all violations cured within the time frame above, City may abate the violations or hire a contractor or contractors to do so without further notice pursuant to LVMC 9.04.080(B). In such an event, all debris may be collected from the location and disposed of off the property, so you are encouraged to remove any items that you consider useful or valuable.

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. Please contact area Code Enforcement Officer **Slovis** at **(702) 229-5183** to supply your current phone number, email address, fax number, or additional mailing address.

If you disagree with this Notice, the owner or responsible party may file an appeal in writing with the City Clerk no later than ten (10) days after service of this Notice. The date of service is not necessarily the date the notice was received, but instead is the date it was personally served, mailed, or posted at the property, as applicable. Should an appeal be filed, within ten (10) days after filing, the appellant shall be given written notice of the procedure and time frame for hearing of the appeal. The appeal shall be heard by the City Council or its designee. 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 its designee (in cases where a designee hears an appeal and no further appeal is taken) shall be final and conclusive. Any owner or responsible party failing to timely appeal shall be deemed to have waived any and all objections to the existence of a public nuisance and the abatement of such nuisance.

It is recommended that you contact the **Code Enforcement Officer Slovis** at **(702) 229-5183** or the Department of Planning, Code Enforcement Division, by telephoning (702) 229-6615 concerning your intentions with regard to the referenced property at your earliest convenience.



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Sincerely,

A handwritten signature in black ink that reads "Karen L. Duddlesten". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

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

Enclosures: City of Las Vegas General Conditions of Abatement

