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Department of Planning
DEPUTY DIRECTOR
KAREN DUDDLESTEN

Inst #: 20170629-0000191
Fee: \$21.00
N/C Fee: \$0.00
06/29/2017 08:39:51 AM
Receipt #: 3127352
Requestor:
CITY OF LAS VEGAS, BUILDING
Recorded By: CHERIE Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER

June 7, 2017

Stoneridge Parkway, LLC
6924 Canby Ave. #112
Reseda, CA 91335

RE: Silverstone Golf Course- 8600 Cupp Dr. or
APN: 125-10-510-007 Case # 159156
125-10-811-011 Case # 159393
125-10-811-020 Case # 159394
125-10-110-009 Case # 159396
125-10-712-005 Case # 159397
125-10-110-014 Case # 159398

NUSIANCE NOTICE AND ORDER TO COMPLY

The records of the Clark County, Nevada Assessors Office indicate that you are the owner of record Stoneridge Parkway, LLC, of the property known as Silverstone Golf course, located at 8600 Cupp Dr, Las Vegas, NV, APN'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. As the owner of this property, you are responsible for all violations of the Las Vegas Municipal Code that may be found to exist on your property.

LAS VEGAS CITY COUNCIL
MAYOR CAROLYN G. GOODMAN
MAYOR PRO TEM STEVEN D. ROSS LOIS TARKANIAN STEVEN D. ROSS
RICKI Y. BARLOW BOB COFFIN BOB BEERS STAVROS S. ANTHONY
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 702.386.9108 www.lasvegasnevada.gov

The following conditions have been identified as violations:

- 1) Water in ponds not being circulated properly to prevent becoming polluted, stagnant and areas of mosquito breeding.
(LVMC 9.04.010 (3) Polluted Water)
- 2) Private drainage easements and culverts not being maintained free of vegetation, refuse, waste and debris that could block drainage areas. See included map of Silver Stone Golf Course Drainage Easement Map.
(LVMC 9.04.010 (5) Flood Control Violation; LVMC 20.04.050)
- 3) Clubhouse not being kept secure.
**(LVMC 16.08.010 Uniform Dangerous Building Code
Section 403 - Repair, Vacation and Demolition)**
- 4) Clubhouse fire protection system not operational or being maintained.
**LVMC 2012 IFC Section 901.6 Fire Protection Systems Inspections,
testing and maintenance**
- 5) Vegetation within 10 (ten) feet of property lines of adjacent residences posing a fire hazard.
**LVMC 2012 IFC Section 304.1 Combustible materials, Section 304.1.2
describes vegetation as a combustible waste material
LVMC 2012 IFC Section 315.3 Outside storage**
- 6) Lack of maintenance of all golf course areas.
(LVMC 19.06.040 (F) Maintenance)
- 7) High Weeds in visible areas from the public right of way.
(LVMC 9.04.010 Public Nuisance (7) (A))
- 8) Refuse and Waste.
(LVMC 9.04.010 Public Nuisance (4))

You are hereby notified as the owner/agent of the referenced property that you are in violation of Las Vegas Municipal Code (LVMC), Title 9 Nuisance, Title 19 Zoning, and Title 20 identified above. 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:

1. **Maintain all ponds free of stagnant water.** Per an assessment done by the Southern Nevada Health District, it is recommended the public health nuisance be removed from the property by removing the vegetation and

circulating the bodies of water to prevent them from becoming stagnant, or by draining the water completely and maintaining the areas dry. They are to be maintained at all times;

- 2. Failure to maintain the golf course turf that is part of the public drainage easement to be privately maintained may be a violation of the approved Drainage Study for the golf course and related subdivisions. Failure to comply with the approved Drainage Study is a violation of the Condition of Development for the golf course and related subdivisions. In addition, the failure to maintain the drainage easement (which is a major regional flood control facility) may impact the upstream and downstream drainage facilities and area development and subject Stoneridge Parkway, LLC to significant liability for damage to public and private facilities.**

Maintain all easements and culverts by removing all vegetation, refuse, waste, and debris from the private drainage easements and culverts. To include vegetation throughout rip rap at inlets and outlets and debris inside of both culverts located at north end of Echo Grande Dr. Also vegetation at inlet and outlet and debris inside of culvert located at Silver Stone Ranch Dr and Monte Viso Dr. Also vegetation throughout rip rap at inlet of culvert located at Grand Dunes Ave. This is to be completed **no later than June 18, 2017.** **Additionally, there has been prior discussions and agreements with representatives from Stoneridge Parkway LLC, that a new flood plan would be researched and submitted.**

- 3. Keep all buildings secure.** To include all doors and windows on clubhouse. This is to be completed **no later than June 18, 2017.**
- 4. Repair and restore clubhouse fire protection system to be operational.** Maintain at all times. This is to be completed **no later than June 18, 2017.**
- 5. Remove all vegetation within 10 (ten) feet of property lines of adjacent residences.** This is to be completed **no later than June 18, 2017.**
- 6. All landscaping to be maintained in a healthy and vigorous living condition;** return irrigation and maintain with any required action to prevent overgrowth. This is to be completed **no later than June 18, 2017.**
- 7. Remove all high weeds over 8 inches in height from all areas visible from public right of way.** This is to be completed **no later than June 18, 2017.**
- 8. Remove all refuse and waste from all areas of the property. Maintain at all times.** This is to be completed **no later than June 18, 2017.**

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)**

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 exists, 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 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. The appeal shall be heard by the City Council or the City Council's designee, with a right of final appeal to the City Council. The decision of the City Council or the City 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. 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 Supervisor Vicki Ozuna at (702) 229-4915 concerning your intentions with regards to the referenced property at your earliest convenience.

Sincerely,



Karen Duddlesten, Deputy Director
Code Enforcement Division
Department of Planning

cc: Mathew Abbasi
Danny Modab
VCorp Services
Saul S. Rostamian