



DEPARTMENT OF PLANNING

NOTICE AND ORDER

Inst #: 20211215-0001444
Fees: \$0.00
12/15/2021 11:13:15 AM
Receipt #: 4818232
Requestor:
CITY OF LAS VEGAS, BUILDI
Recorded By: WIHD Pgs: 8
Debbie Conway
CLARK COUNTY RECORDER
Src: MAIL
Ofc: MAIN OFFICE

December 7, 2021

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

RE: Silverstone Golf Course - 8600 Cupp Dr., Las Vegas, NV, 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

DEMOLITION NOTICE AND ORDER TO COMPLY

The City of Las Vegas ("City") previously issued a Nuisance Notice and Order to Comply regarding the above referenced parcels ("Property") on **September 6, 2019**. On November 26, 2021 a structure fire at 8600 Cupp Drive occurred. As a result the City of Las Vegas took emergency action to have a temporary security fence installed to protect the area.

You are responsible for the Property because the Clark County, Nevada Assessors Office's records indicate that you are the owner of record of the Property, also 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.

Legal Descriptions:

LAS VEGAS CITY COUNCIL
MAYOR CAROLYN G. GOODMAN
MAYOR PRO TEM STAVROS S. ANTHONY | MICHELE FIORE | CEDRIC CREAR
BRIAN KNUDSEN | VICTORIA SEAMAN | OLÍVIA DIAZ
CITY MANAGER JORGE CERVANTES
Return to: CITY OF LAS VEGAS | 495 S. MAIN STREET | LAS VEGAS, NEVADA 89101
VOICE 702.229.6615 | FAX 702.382.4341 | TTY 711 | www.lasvegasnevada.gov

125-10-510-007- That portion Section 10, Township 19 South, Range 60 East, MDM, Clark County, Nevada, described as follows: Lot 1C as shown on that certain Map known as "Mountain Spa" filed in Book 103 of Plats, Page 31 of Official Records.

125-10-811-011- Reciprocal Easements for access, parking, and utilities as set forth in that certain Reciprocal Easement Agreement and Covenant to Share Costs recorded September 11, 1998 in book 980911 as Document No. 01432 and amended by documents recorded February 14, 2001 in Book 20010214 as Document No. 00896 and recorded June 14, 2002 in Book 20020614 as Document No. 02201 of Official Records.

125-10-811-020- A Non-exclusive easement for ingress and egress as set forth in those certain Declaration of Covenants, Conditions, and Restrictions for Silverstone Ranch, a planned community recorded June 14, 2002 in Book 20020614 as Document No. 02202 of Official Records and amended by that certain Amendment to Declaration of Covenants, Conditions, and Restrictions for Silverstone Ranch, a planned community recorded December 27, 2002 in Book 20021227 as Document No. 00427 of Official Records.

125-10-110-009- That portion of Section 10, Township 19 South, Range 60 East, MDM, Clark County, Nevada, described as follows: Lot 1A as shown on that certain Map known as "Mountain Spa" filed in Book 103 of Plats, Page 31 of Official Records.

125-10-712-005 That portion of Section 10, Township 19 South, Range 60 East, MDM, Clark County, Nevada, described as follows: Lot 1E as shown on that certain Map known as "Mountain Spa" filed in Book 103 of Plats, Page 31 of Official Records.

Excepting therefrom Parcels One (1) through Five (5), inclusive as conveyed to PN II Inc., a Nevada Corporation DBA Pulte Homes of Nevada by Deed recorded September 4, 2002 in Book 20020924 as Document No. 00250 and re-recorded March 3, 2003 in Book 20030303 as Document N. 00168 of Official Records

125-10-110-014- That portion of Section 10, Township 19 South, Range 60 East, MDM, Clark County, Nevada, described as follows: Lot 1B as shown on that certain Map known as "Mountain Spa" filed in Book 103 of Plats, Page 31 of Official Records.

As the owner of the Property, you are responsible for all violations of the Las Vegas Municipal Code that may be found to exist thereon.

The following conditions have been identified as violations:

DANGEROUS BUILDING CODE VIOLATIONS:

- 1) *The fire damaged structure/clubhouse is dangerous and could collapse. The area must be kept secure at all times.*
(LVMC 9.04.010 Public Nuisance Definition - Imminent Hazard)
- 2) *The property is an attractive nuisance to children and a harbor for vagrant/criminal activity.*
(LVMC 9.04.010 Attractive Nuisance)

- 3) *The clubhouse at 8600 Cupp Drive has suffered a severe structure fire and must be demolished.*

Prior to obtaining demolition permits for this fire damaged property, licensed Nevada contractor must apply online for a Damage Assessment Inspection Report. The link for the application can be found at:

<https://cityoflasvegas.formstack.com/forms/disaster> .

A damage assessment inspection report is required for all fire damaged properties. Once the online application has been submitted, a Building and Safety inspector will perform the assessment and then advise the owner or contractor of the scope of work and which permits are required.

All inspections must be scheduled and completed.

Finalize the permits before they expire.

(LVMC 9.04.010 Public Nuisance Definition (2) Building Violation 16.01.010 Uniform Administrative Code and supplement adopted. Section 301.1 Permits Required)

- 4) *The clubhouse at 8600 Cupp Drive has suffered a severe structure fire and is dangerous in its present condition.*

LVMC 16.08.010 2022 Dangerous Building Code

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 clubhouse building on the Property a dangerous building as set forth below:

Section 302 of which sets forth conditions, the existence of any one of which deem a building or structure to be a Dangerous Building.

4. Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.

The truss roof framing and roof diaphragm are severely burned/missing which has compromised the strength and stability of the roof framing.

5. Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.

The roof has suffered severe fire damage and has collapsed in several areas.

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.

The clubhouse has suffered a structure fire and is unsafe for its intended use.

11. Whenever the building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its non-supporting members, enclosing or outside walls or coverings.

More than 50% of the roof has burned away and is no longer present.

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:

- i. become an attractive nuisance to children or an attraction to passersby of any age;
- ii. become a harbor for criminal activity or for persons experiencing homelessness or;
- iii. enable persons to resort thereto for the purpose of committing unlawful.

Secure all points of entry to all structures. The current condition of the property is an attractive nuisance to children and a harbor for vagrant/criminal activity.

15. Whenever a building or structure, 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.

The building is without sanitation, structural integrity, lacks maintenance and is damaged.

17. Whenever any building or structure is in such a condition as to constitute a public nuisance under common law or in equity jurisprudence, or as specified in Chapter 9.04 of the Las Vegas Municipal Code.

The property is a public nuisance.

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.

The property is an attractive nuisance to children and a harbor for vagrant/criminal activity.

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.

Fire damaged building is maintained as an endangerment to the public and is deleterious to the neighboring properties.

LVMC 16.08.010 2022 Dangerous Building Code
Section 403 - Repair, Vacation and Demolition

The following standards shall be followed by the building official (and by the board of appeals if an appeal is taken) in ordering the repair, vacation and demolition of any dangerous building or structure:

1. Any building declared a dangerous building under this code shall be made to comply with one of the following:

1.1 The building shall be repaired in accordance with the current building code or other current code applicable to the type of substandard conditions requiring repair; or

1.2 The building shall be demolished at the option of the building owner; or

And, under Section 203 of Chapter 16.02 of the City of Las Vegas Code (2019 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 an 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.

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 16 Building Code, 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:

To comply with this Notice you must by 5:00 p.m. **December 9th, 2021**

1. Contact the City of Las Vegas representative, Vicki Ozuna, Code Enforcement Section Manager at 702-229-4915 or by email at vozuna@lasvegasnevada.gov within 72 hours to provide your plan of action and timeline to demolish the severely fire damaged building at 8600 Cupp Drive.
2. Provide the City of Las Vegas representative with a plan of action to demolish all other buildings on these parcels OR hire a security company to patrol the property 24/7 and maintain the security of your buildings and prevent criminal activity daily. Buildings must be kept secure at all times to include doors and windows.

CONTINUEING NUISANCE VIOLATIONS (Correction to be made by December 17, 2021):

- 1) *High Weeds or uncultivated plant growth exceeding eight inches in height visible from public property. Cut down plant growth on a regularly scheduled basis to maintain the property.*
(LVMC 9.04.010 Public Nuisance Definition (8)(a) - High Vegetation
- 2) *Refuse, Waste, litter, or other material that is unsightly or interferes with the reasonable use and enjoyment of adjacent properties, or has a detrimental effect upon adjacent property values, or that would hamper or interfere with the containment of fire. Remove all refuse and waste from all areas to include the parking lots, performing weekly clean ups. Maintain your property free of refuse and waste at all times.*
(LVMC 9.04.010 Public Nuisance Definition (4) – Refuse and Waste
- 3) Private drainage easements and culverts not being maintained free of vegetation, refuse, waste and debris that could block drainage areas and cause them not to perform pursuant to the intended purpose as constructed. See included map of Silver Stone Golf Course Drainage Easement Map.
(LVMC 9.04.010 Public Nuisance Definition (5) -- Title 20 Flood Control Violation - LVMC 20.04.050(C)(6)
- 4) *Lack of maintenance of all golf course areas.*

(LVMC 9.04.010 Public Nuisance Definition (5) – Title 19 Zoning Violation -
LVMC 19.06.040(F) Maintenance (b) & (c)

Remove and replace all dead vegetation. Irrigation should be supplied to all plants and maintained.

5) *Use of Maintenance Facility without a Main Use-*

(LVMC 9.04.010 Public Nuisance Definition (5) -- Zoning Violation- LVMC
19.00.090 (B) (1) & (B) (3)

The maintenance facility was approved as an ancillary use to the golf course. It can only be utilized in conjunction with maintaining the golf course.

(Z-0075-91)

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 authorize the city to assess a civil penalty concurrently with the re-inspection fees assessed. Penalties are assessed as follows:

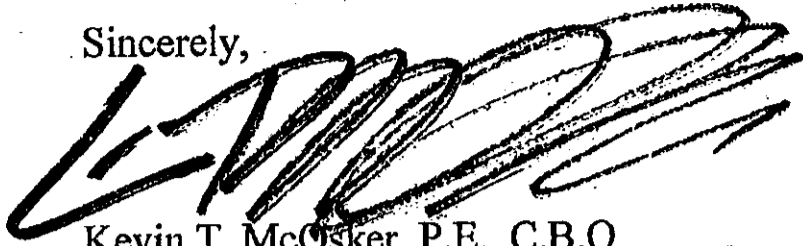
2nd re-inspection a \$180 re-inspection fee + a \$150.00 civil penalty will be assessed;
3rd re-inspection a \$180 re-inspection fee + a \$300.00 civil penalty will be assessed;
4th re-inspection and additional re-inspections will be assessed a \$180 re-inspection fee + a civil penalty. Residential (\$500) or Commercial (\$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 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 (10) 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 (10) 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. 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 Vicki Ozuna, Code Enforcement Section Manager, at 702-229-4915 or email to vozuna@lasvegasnevada.gov concerning your intentions with regards to the referenced property by 5:00 p.m. on December 9th, 2021.

Sincerely,



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

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