

# Code Enforcement Agenda Item Information Sheet

**Ward 2 (Victoria Seaman)**

**Case #** CE22-00330

**Address:** 2140 AMERICAS CUP CIR

**Description:**

**Major Cross Street:** S. Buffalo Dr. and O'Bannon Dr.

**Zip Code:** 89117

**Foreclosure:** N

**Registration Status:**

Meets Registration Status: N

Property Registered: Claimed

Lender Notified: N

**Property Owner:** LEGACY INVESTMENT L L C SERIES 3

**Since:** 11/4/2021

**Case Opened:** 1/13/2022

**Notice & Order Issued:** 1/20/2022

**Case Closed:**

**Certified Mail Receipt Sent to:** Wong Enterprises LLC 141 Lost Ball Ct. Henderson, NV 89074  
B2B Worldwide Inc. 8305 Skye Creek St. Las Vegas, NV 89166  
Five Star Property LLC Jeffrey Hughes 296 Beaver Circle Pagosa Springs, CO 81147  
LEGACY INVESTMENT L L C SERIES 3 7489 THORNSBY CT LAS VEGAS, NV 89120  
Little Sheikhs LLC 7489 Thornsby Ct. Las Vegas, NV 89120

**# of Inspections Completed:** TOTAL (11), Fail (1); Part Passed (10)

CIVIL PENALTIES	ASSESSED	PAID	OUTSTANDING
DAILY CIVIL PENALTIES	\$87,000		\$87,000
TOTAL ALL COSTS, LATE FEE AND PENALTIES	\$0.00	\$0.00	\$0.00
			\$87,000

**Property Value Per Zillow.com:** \$1,131,400.00 **As of:**10/5/2023

**Staff Recommendation:**

**THAT THE CITY COUNCIL/HEARING OFFICER APPROVE THE EXPENSE REPORT AND ASSESS ALL OUT-OF-POCKET EXPENSES AND CIVIL PENALTIES AS A LIEN AGAINST THE PROPERTY**

**Condition of Waiver:** Amount to be paid within 30 days or reverts back to the original amount due.



**AGENDA SUMMARY PAGE**  
**CODE ENFORCEMENT HEARING: October 12, 2023**

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**DEPARTMENT:** DEPARTMENT OF COMMUNITY DEVELOPMENT

**DIRECTOR:** SETH FLOYD

**SUBJECT:**

Hearing for possible action to consider the report of expenses of nuisance property located at 2140 AMERICAS CUP CIR for assessment of a maximum of \$87,000 in daily civil penalties. - PROPERTY OWNER: LEGACY INVESTMENT L L C SERIES 3 - Ward 2 (Seaman)

**Fiscal Impact**

☐

No Impact

**Amount:**

☐

Budget Funds Available

**Dept./Division:** Code Enforcement

☐

Augmentation Required

**Funding Source:** General Fund

**PURPOSE/BACKGROUND:**

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Nuisance," the Department of Community Development obtained an Administrative Search Warrant. The Report of Expenses details the calculations gathered from the return of said Warrant.

**RECOMMENDATION:**

Approve the report of expenses and assess a maximum of \$87,000 in daily civil penalties to be recorded Immediately.

**BACKUP DOCUMENTATION:**

1. Case Information

I have reviewed this agenda item and its backup documentation. It is approved for the City Council meeting agenda listed above.

Approver's Signature: \_\_\_\_\_ Date: \_\_\_\_\_





**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
*Mayor*

BRIAN KNUDSEN  
*Mayor Pro Tem*

CEDRIC CREAR  
VICTORIA SEAMAN

OLIVIA DIAZ  
FRANCIS ALLEN-PALENSKE  
NANCY E. BRUNE

JORGE CERVANTES  
*City Manager*

COMMUNITY DEVELOPMENT  
**SETH T. FLOYD**  
DIRECTOR

**CODE ENFORCEMENT  
DIVISION**

**CITY HALL**  
495 S. MAIN ST.  
LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
711 | TTY



cityoflasvegas | lasvegasnevada.gov

October 3, 2023

Certified/Regular Mail  
Return Receipt Requested

LEGACY INVESTMENT L L C SERIES 3  
7489 THORNSBY CT  
LAS VEGAS, NV 89120

**RE: 2140 AMERICAS CUP CIR/ CE22-00330**

Dear Property Owner:

Pursuant to Las Vegas Municipal Code for the Abatement of Dangerous Buildings/Nuisance Code and/or Housing Code, NOTICE IS HEREBY GIVEN THAT A CODE ENFORCEMENT HEARING WILL BE HELD ON **October 12, 2023**, at **10:15 am**, 495 South Main Street, 1<sup>st</sup> Floor, Las Vegas, NV 89101.

The City Council Designee will review the REPORT OF EXPENSES for possible action regarding the Nuisance Notice and Order for the unlicensed short-term rental activity and the assessment of civil penalties of up to \$87,000 are being considered. If the City Council Designee is satisfied with the report, he may order a lien of assessment recorded against the property. Note that the amounts were calculated based on the return of the Administrative Search Warrant obtained as part of our ongoing investigation.

Notify our office if you are able or unable to attend. If you fail to appear or properly notify us, the City Council Designee will proceed with a decision without your presence. Additionally, if you cannot attend in person, please notify us and we may set up a virtual or telephonic hearing.

Any person affected by the proposed charge may file a written protest with Code Enforcement, at 495 South Main Street, 1st Floor, Las Vegas, NV 89101, or email us at [CodeEnforcement@LasVegasNevada.Gov](mailto:CodeEnforcement@LasVegasNevada.Gov) any time before the hearing. Each protest must contain a description of the property and the grounds for the protest.

If you have any questions concerning this hearing we may be reached at 702-229-6615, option #3.

Sincerely,

Eric McCoy, Code Enforcement Manager  
Department of Community Development  
Division of Code Enforcement



**City of Las Vegas**  
**Department of Community Development**

**Memorandum**

To: LuAnn Holmes, MMC, City Clerk  
From: Eric McCoy, Code Enforcement Manager - Department of Community Development - Division of Code Enforcement  
CC: File  
Date: October 3, 2023  
Re: Report of Expenses for the nuisance property located at 2140 AMERICAS CUP CIR

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Nuisance," the Department of Community Development obtained an Administrative Search Warrant. The following are the calculations gathered from the return of said Warrant.

Airbnb	
<b>174 Days in Violation</b>  <b>- CIVIL PENALTIES (\$500 Residential/\$750 Commercial- Civil Penalty assessed Per Day From 11th day after Notice of Violation issued)</b>  <b>- Amount was calculated from the Administrative Search Warrant Data Return</b>  <b>- A total of 10 Inspections have been conducted on-site.</b>	<b>\$87,000</b>
<b>Proposed Total Lien Amount</b>	<b>\$87,000</b>
<b>OWNER OF RECORD</b>	<b>LEGACY INVESTMENT L L C SERIES 3</b>
<b>PROPERTY ADDRESS:</b>	<b>2140 AMERICAS CUP CIR</b>
<b>ASSESSOR PARCEL:</b>	<b>163-04-716-010</b>
<b>LEGAL DESCRIPTION:</b>	<b>PALISADES EST</b>
	<b>PLAT BOOK 39 PAGE 11</b>
	<b>LOT 1</b>

**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)

If you do not correct the violation within that time, 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. 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 (\$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.





DEPARTMENT OF PLANNING

## **NOTICE AND ORDER**

APN: 163-04-716-010  
Date: January 20, 2022

Case # CE22-00330

*Certified/Regular Mail  
Return Receipt Requested*

LEGACY INVESTMENT L L C SERIES 3  
7489 THORNSBY CT  
LAS VEGAS, NV 89120

Inst #: 20230829-0000369  
Fees: \$42.00  
08/29/2023 07:10:51 AM  
Receipt #: 5375980  
Requestor:  
CITY OF LAS VEGAS CODE EN  
Recorded By: ANGUAYVA Pgs: 6  
Debbie Conway  
CLARK COUNTY RECORDER  
Src: MAIL  
Ofc: MAIN OFFICE

### **NUISANCE NOTICE AND ORDER TO COMPLY**

You are hereby notified as owner(s) of the property located at 2140 Americas Cup Cir., Las Vegas, NV 89117, Parcel # 163-04-716-010, that you are in violation of Las Vegas Municipal Code, Title 9 Nuisances, and Title 19 Zoning, dealing with nuisance and zoning violations.

**You must correct the following violations by 2/2/2022 by 5:00 p.m.**

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

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#### **19.12.010 SHORT-TERM RES RENTL**

<b><u>Case #</u></b>	<b><u>Violation Location</u></b>
CE22-00330	Property.

#### **Violation Comments**

Cease all Short Term Rental (renting under 31 days) and remove all advertisement immediately. All short term rentals require Conditional Use Verification completed with the City of Las Vegas Planning Department and a City of Las Vegas Business License. NOTE: THIS PROPERTY DOES NOT QUALIFY FOR A SHORT TERM RENTAL BUSINESS LICENSE AS PER CURRENT CLARK COUNTY ASSESSOR RECORDS, THIS IS A 4 BEDROOM DWELLING WHERE A MAXIMUM 3 BEDROOM IS ALLOWED.



**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](http://www.lasvegasnevada.gov)**

**Title 9.04.010 Public Nuisance Definition (6) ILLEGAL BUSINESS**

**Case #**

CE22-00330

**Violation Location**

Property.

**Violation Comments**

Cease and remove all advertisement for short term business activity immediately. Residence may not be rented for less than 31 days. For business license the residence must be owner occupied by owner of record with Clark County Assessor, approval from the Department of Planning to include no other Short Term Rentals are within 660 feet of your residence along with a valid City of Las Vegas Business license.

You are hereby ordered to correct the nuisance no later than **2/2/2022**. **Re-inspection of the property will occur on 2/3/2022** the eleventh day after the day of mailing, servicing or posting of this Notice and Order.

**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 reinspection 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 fifteen percent (15%) 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 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.

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. 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 subsequent abatement of such a nuisance by the City shall be at your cost.

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 Nicholas Gonzales at (702)229-4919.**



Vicki R. Ozuna, Code Enforcement Section Manager  
Code Enforcement Division  
Department of Planning

Enclosures: City of Las Vegas General Conditions of Abatement



CC: B2B Worldwide Inc.  
Little Sheikhs LLC  
Wong Enterprises LLC



## Notice and Order Municipal Code Attachment

### Title 9.04.010 Public Nuisance Definition (6) ILLEGAL BUSINESS

LVMC 9.04.010 Public Nuisance Definition

(6) Operating a business without a current license as required by Title 6.

NO BUSINESS ACTIVITY MAY BE CONDUCTED IN THE CITY OF LAS VEGAS WITHOUT PRIOR CITY APPROVAL. SHORT TERM RENTAL BUSINESSES REQUIRE A LICENSE. OBTAIN AN APPROVED CONDITIONAL USE VERIFICATION FROM PLANNING 702-229-6301, THEN YOU MAY APPLY FOR A BUSINESS LICENSE. CEASE ALL ACTIVITY UNTIL APPROVED BY PLANNING AND BUSINESS LICENSE.

### 19.12.010 SHORT-TERM RES. RENTL

LVMC 9.04.010 Public Nuisance Definition (5) Any violation of Title 19 or Title 20 of this Code.

LVMC 9.04.010 (5) Any violation of Title 19 of this Code.

LVMC 19.12.010 Permitted Use

A. Buildings, structures and land shall be used in accordance with the uses permitted in the following Land Use Tables, subject to all other applicable requirements of this Title.

B. Uses that are listed in Table 2, are provided with a description, applicable conditions and requirements in LVMC 19.12.070. SHORT-TERM RESIDENTIAL RENTAL  
Requirements/Zoning: CONDITIONAL USE: U, R-E, R-D, R-1, R-CL, R-TH, R-2, R-3, R-4, P-O, O, C-1, C-2 & C-PB

Description: The commercial use, or the making available for commercial use, of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or occupies the entire dwelling unit or one or more individual rooms within the unit for a period of less than 31 consecutive calendar days. This use does not include a "Community Residence," "Facility for Transitional Living for Released Offenders," or any other facility with dwelling units that is specifically defined in Chapter 19.18. For purposes of this Title, this use does not include the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit. In the case of a single parcel containing more than one dwelling unit, each dwelling unit constitutes a separate short-term residential rental use.

Conditional Use Regulations:

1. The operator must obtain a business license to operate the use.
2. The use must comply on an ongoing basis with all governmental licensing and regulatory requirements, including the payment of applicable room taxes and licensing fees.
3. The use must comply with the City's noise regulations as they apply to residential uses.
4. The use may not be located closer than 660 feet to any other Short-Term Residential Rental use (measured from property line to property line).
5. Vehicle parking associated with the use shall comply with applicable parking regulations, and vehicles of guests and invitees shall not obstruct traffic or access to other properties in the area.
6. In addition to and independent of any enforcement authority or remedy described in this Title, the failure to comply with a Conditional Use Regulation associated with this use may be enforced as in the case of a violation of Title 6 by means of a civil proceeding pursuant to LVMC 6.02.400 to 6.02.460, inclusive.
7. On any particular parcel, the use is limited to a single residential dwelling unit that is occupied by its owner during each period the unit is rented and that has no more than three bedrooms, with a maximum occupancy not to exceed limits set forth in LVMC 6.75.090. For



purposes of the preceding sentence, "owner" includes any person who is listed as an owner by a trust or other corporate or legal entity, a trustee or principal of that trust or entity. The dwelling unit is presumed to have the number of bedrooms indicated in the records of the Clark County Assessor's Office that pertain to that unit, but that presumption may be rebutted by inspection or other competent evidence.

8. The use is allowed in the P-O, O, C-1, C-2, and C-PB Zoning Districts only in conjunction with the residential component of a mixed-use development or in a dwelling unit permitted as a legal nonconforming use.

#### Minimum Special Use Requirements

1. The operator must obtain a business license to operate.
2. The use must comply on an ongoing basis with all governmental licensing and regulatory requirements, including the payment of applicable room taxes and licensing fees.
3. The use must comply with the City's noise regulations as they apply to residential uses as well as any applicable provisions of the Municipal Code that may pertain to odor nuisances.
4. Vehicle parking associated with the use shall comply with applicable parking regulations, and vehicles of guests and invitees shall not obstruct traffic or access to other properties in the area.
5. In addition to and independent of any enforcement authority or remedy described in this Title, the failure to comply with a Conditional Use Regulation associated with this use may be enforced as in the case of a violation of Title 6 by means of a civil proceeding pursuant to LVMC 6.02.400 to 6.02.460, inclusive.
6. The use is allowed in the P-O, O, C-1, C-2 and C-PB Zoning Districts only in connection with the residential component of a mixed-use development or in a dwelling unit permitted as a legal nonconforming use.
7. The maximum occupancy of the residential dwelling unit shall not exceed the limits provided for in LVMC 6.75.090.
8. The use may not be located closer than 660 feet to any other Short-Term Residential use (measured from property line to property line).

**On-site Parking Requirement:** For any short-term residential rental that has no more than 5 bedrooms, no additional parking is required beyond that which is required for the principal use on the site. For units with more than 5 bedrooms, 1 additional space shall be required for every 2 additional bedrooms or fractional portion thereof.

This residentially zoned property has been found to be operating in violation of LVMC 19.04.010 Land Use Tables and LVMC 9.04.010 Public Nuisance. Immediately CEASE and DESIST with all short-term rental activity LESS THAN 30 DAYS, parties, and/or events, until a permit is obtained from the City of Las Vegas Business Licensing Division, located at 495 S MAIN STREET., 6th floor. You may contact them for information at 229-6281. CEASE ALL SHORT TERM RENTAL ACTIVITY IMMEDIATELY. CANCEL ALL FUTURE SHORT TERM RENTALS AND REMOVE ALL ADVERTISEMENTS. Failure to comply with this Notice will result in further enforcement action.

Note\*\*Property Owner/Resident is required to submit to Planning a Conditional Use Verification for this use. Must be applied for within 10 days of this notice.



Briana Johnson, Assessor

- Assessor Map
- Aerial View
- Building Sketch
- Ownership History
- Neighborhood Sales
- New Search

GENERAL INFORMATION

<a href="#">PARCEL NO.</a>	163-04-716-010
<a href="#">OWNER</a> AND <a href="#">MAILING ADDRESS</a>	LEGACY INVESTMENT L L C SERIES 3 7489 THORNSBY CT LAS VEGAS NV 89120
<a href="#">LOCATION ADDRESS</a>	2140 AMERICAS CUP CIR
<a href="#">CITY/UNINCORPORATED TOWN</a>	LAS VEGAS
<a href="#">ASSESSOR DESCRIPTION</a>	PALISADES EST <a href="#">PLAT BOOK 39 PAGE 11</a> LOT 1
RECORDED DOCUMENT NO.	* <a href="#">20211104:00533</a>
RECORDED DATE	NOV 4 2021
VESTING	NS
COMMENTS	

\*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

<a href="#">TAX DISTRICT</a>	200
APPRAISAL YEAR	2021
FISCAL YEAR	2022-23
<a href="#">SUPPLEMENTAL IMPROVEMENT VALUE</a>	0
<a href="#">INCREMENTAL LAND</a>	0
<a href="#">INCREMENTAL IMPROVEMENTS</a>	0

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2021-22	2022-23
LAND	61250	84000
IMPROVEMENTS	131240	143535
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	192,490	227,535
TAXABLE LAND + IMP (SUBTOTAL)	549,971	650,100
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	192,490	227,535
TOTAL TAXABLE VALUE	549,971	650,100

[Click here for Treasurer Information regarding real property taxes.](#)

[Click here for Flood Control Information.](#)


ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

ESTIMATED SIZE	0.49 ACRES
ORIGINAL CONST. YEAR	1989
LAST SALE PRICE	950000
MONTH/YEAR	11/2021



SALE TYPE	R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	2448	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.	1436	CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	TWO STORY	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	4	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	3 FULL /1 HALF	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE		2
TOTAL GARAGE SQ. FT.	768				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	<a href="#">163047</a>
	<p>In order to view the Assessor map you must have Adobe Reader installed on your computer system.</p> <p>If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps.</p> <div></div>

**Note:** This record is for assessment use only. No liability is assumed as to the accuracy of the data delineated hereon.



CASE # CE22-00330  
PARCEL # 163-04-716-010

**DECLARATION OF POSTING**

I, NICHOLAS GONZALES, declare under penalty of perjury of the laws of the State of Nevada that the following is true and correct to the best of my knowledge and belief:

1. I am a citizen of the United States of America; a resident of Clark County, Nevada; over the age of 18 years; an employee of the City of Las Vegas; and I have personal knowledge of the facts stated herein and hereby state that the following is true and correct to the best of my knowledge and belief.

2. I personally posted a copy of the Notice and Order to Comply on the property on the 20th, day of JANUARY  
2022 at approximately 10:30 a.m. /p.m., on the property located at  
2140 AMERICAS CUP CIR, LAS VEGAS, NV 89117

  
\_\_\_\_\_  
Employee





**City of Las Vegas  
Department of Planning  
Code Enforcement Case Report**

**Case #:** CE22-00330

2140 Americas Cup Cir - Map # 02517-79 Parcel 16304716010

**Owner Information:**

LEGACY INVESTMENT L L C SERIES 3  
7489 THORNSBY CT  
LAS VEGAS, NV 89120

**Zoning Information:** R-E (Residence Estates)

**Case Comments:** Alleged STR started before Christmas

**Case Assigned To:** Nicholas A Gonzales (43)

**Follow Up Inspection Date:** 10/12/2023

**Date Case Opened:** 1/13/2022

**Ward:** 2

**Source:** CAR

**Date Case Resolved:**

**Disposition:**

**Priority:** Rush

**Property Info / Status:** Vacant: U

**Foreclosure:** N

**Secure:** Y

**Violations:**

Violation	Date	Status
AN-020A Title 9.04.010 Pubilc Nuisance Definition (6) ILLEGAL BUSINESS	1/14/2022	
<b>Location:</b> Property.		
<b>Comments:</b> Cease and remove all advertisement for short term business activity immediately. Residence may not be rented for less than 31 days. For business license the residence must be owner occupied by owner of record with Clark County Assessor, approval from the Department of Planning to include no other Short Term Rentals are within 660 feet of your residence along with a valid City of Las Vegas Business license.		
AZ1-7A197 19.12.010 SHORT-TERM RES RENTL	1/14/2022	
<b>Location:</b> Property.		
<b>Comments:</b> Cease all Short Term Rental (renting under 31 days) and remove all advertisement immediately. All short term rentals require Conditional Use Verification completed with the City of Las Vegas Planning Department and a City of Las Vegas Business License. NOTE: THIS PROPERTY DOES NOT QUALIFY FOR A SHORT TERM RENTAL BUSINESS LICENSE AS PER CURRENT CLARK COUNTY ASSESSOR RECORDS, THIS IS A 4 BEDROOM DWELLING WHERE A MAXIMUM 3 BEDROOM IS ALLOWED.		

**Chronology of Events:**

<b>January 13, 2022</b>	<b>Research</b> 13) CC ASSESSOR's page saved to EB
<b>January 13, 2022</b>	<b>Sewer Information Research</b> 13) SEWER search results match CC ASSESSOR's page. No new info found, no new contact info found. Saved in EB with research.
<b>January 13, 2022</b>	<b>Research</b> 13) Nevada Secretary of State search results saved into EB.
<b>January 13, 2022</b>	<b>Research</b> 13) U-HOST search results for Airbnb and VRBO scanned into EB.
<b>January 13, 2022</b>	<b>Recorders Research</b> 13) CC RECORDERS search results saved into EB.





**City of Las Vegas**  
**Department of Planning**  
**Code Enforcement Case Report**

**Chronology of Events:**

<b>January 14, 2022</b>	<b>Research</b> 43] Added all managing members found within Sec of State LLC information for CCMAIL. Saved for NNO review.
<b>January 14, 2022</b>	<b>Officer Note</b> 43] Listed owner and mailing address do not match Clark County Assessor Records. Advising 25 a revision of case needs to be made prior to NNO processing.
<b>January 14, 2022</b>	<b>Insp# : 859820 (PartPassed)</b> 43] NO ON-SITE INSPECTION FRIDAY 1/14/2022 NO BUSINESS LICENSE, SUP, CUV, PRJ FOUND. NOTE: THIS PROPERTY DOES NOT QUALIFY FOR STR LICENSE AS IT IS A 4 BEDROOM HOME PER CLARK COUNTY ASSESSOR RECORDS.U-Host: YesListing: Yes, <a href="https://www.airbnb.com/rooms/53625508">https://www.airbnb.com/rooms/53625508</a> Confirmed renting less than 31 days: Yes, see officer captured screenshot of Airbnb listing allowing a 2 night min stay.Comparative photos: Yes, see U-Host captured screen shots showing kitchen appliances and cabinets as well as unique hanging lights over island counter top shown on Zillow.com are the same as shown within Airbnb listings. Also see officer captured screen shot of Airbnb swimming pool photo matches Zillow.com swimming pool photo to include exact same design, waterfall feature, and palm tree configuration.Host: Better VacationsOwner: LEGACY INVESTMENT LLC SERIES 3Reviews: 0NOTICE AND ORDER TO FOLLOW
<b>January 20, 2022</b>	<b>Insp# : 859865 (Post)</b> 43] ON-SITE INSPECTION THURSDAY 120/2022 POSTED NOTICE AND ORDER ON FRONT DOOR, signed Declaration of Posting and photos to be filed to EB. CB 2/3/2022
<b>February 3, 2022</b>	<b>Insp# : 860244 (PartPassed)</b> 43] ON-SITE INSPECTION THURSDAY 2/3/2022 U-Host showing <a href="https://www.vrbo.com/2590580">https://www.vrbo.com/2590580</a> and <a href="https://www.airbnb.com/rooms/53625508">https://www.airbnb.com/rooms/53625508</a> active both now require 31 night stay with ALL dates until May 2022 available no new reviews. Parked in carport near front door is a yellow Nissan sedan NV 622-UVF, white Subaru sedan no license plates last 4 of VIN 1016 parked in street in front of property, white Jeep truck backed into side yard/driveway area no front license plate. No answer at front door no activity or persons heard within. NO COMPLAINANT INFORMATION PROVIDED. Monitoring
<b>February 5, 2022</b>	<b>Insp# : 861253 (PartPassed)</b> 43] ON-SITE INSPECTION SATURDAY 2/5/2022 No change <a href="https://www.airbnb.com/rooms/53625508">https://www.airbnb.com/rooms/53625508</a> requires 31 night stay all dates available. Same white Jeep truck on driveway. Monitoring
<b>February 11, 2022</b>	<b>Insp# : 861331 (PartPassed)</b> 43] ON-SITE INSPECTION FRIDAY 2/11/2022 No change, same white Jeep in driveway. Monitoring
<b>March 12, 2022</b>	<b>Insp# : 861851 (PartPassed)</b> 43] ON-SITE INSPECTION SATURDAY 3/12/2022 U-Host showing <a href="https://www.airbnb.com/rooms/53625508">https://www.airbnb.com/rooms/53625508</a> active requires 31 night min stay calendar showing booked from current date through July 11, 2022 1 review February 2022 no vehicles no pc found to knock. Monitoring
<b>April 20, 2022</b>	<b>Insp# : 863638 (PartPassed)</b> 43] ON-SITE INSPECTION WEDNESDAY 4/20/2022 U-Host showing <a href="https://www.vrbo.com/2590580">https://www.vrbo.com/2590580</a> active and allows a 2 night min stay (screen shot), <a href="https://www.airbnb.com/rooms/53625508">https://www.airbnb.com/rooms/53625508</a> active allows 2 night min stay (screen shot. No vehicles no attempt at making contact. Monitoring
<b>May 20, 2022</b>	<b>Insp# : 866398 (PartPassed)</b> 43] ON-SITE INSPECTION FRIDAY 5/20/2022 U-Host showing <a href="https://www.airbnb.com/rooms/53625508">https://www.airbnb.com/rooms/53625508</a> active allows 2 night min stay 2 reviews April 2022 black Nissan SUV Oregon license plate 425-KBK in carport (photos) no contact made. Monitoring weekly





**City of Las Vegas**  
**Department of Planning**  
**Code Enforcement Case Report**

**Chronology of Events:**

<b>May 27, 2022</b>	<b>Insp# : 868594 (PartPassed)</b> 43] ON-SITE INSPECTION FRIDAY 5/27/2022 Currently in carport is a white Acura SUV FL license plate QZT-H06 and black Ford SUV CA license plate 9AD1240 in driveway these vehicles are both different from the black Nissan with OR plates observed during previous inspection. U-Host showing <a href="https://www.airbnb.com/rooms/53625508">https://www.airbnb.com/rooms/53625508</a> active and allows a 2 night min stay photos.
<b>December 22, 2022</b>	<b>Officer Note</b> 43] 19 has retired from the City, staffing levels are very low at this time. STR cases are being worked on a complaint basis as I have been assigned a full map area for regular code enforcement in addition to STR enforcement for all city jurisdiction.
<b>June 21, 2023</b>	<b>Administrative Search Warrant Request</b> 43] Sent Declaration for search warrant to CA for review.
<b>June 21, 2023</b>	<b>Insp# : 869070 (PartPassed)</b> 43] NO ON-SITE INSPECTION WEDNESDAY 6/21/2023 Airbnb listing <a href="https://www.airbnb.com/rooms/53625508">https://www.airbnb.com/rooms/53625508</a> is currently active and allows a 2 night min stay screen shot taken. Declaration for Search Warrant to follow
<b>June 28, 2023</b>	<b>Short Term Rental-Warrant Approved</b> 43] Warrant received yesterday afternoon 6/27/2023. Warrant uploaded to Airbnb Law Enforcement Portal today 6/28/2023 ~09:12
<b>September 29, 2023</b>	<b>Insp# : 900427 (PartPassed)</b> 43] NO ON-SITE INSPECTION FRIDAY 9/29/2023 U-Host showing <a href="https://www.airbnb.com/rooms/53625508">https://www.airbnb.com/rooms/53625508</a> active allows a 2 night min stay with spotty calendars. This listing also displays registration number G62-02405 which per Infor that number returns to an inactive business license as of 6/1/2016 for Mystic Isis, Sole Proprietor, Farmers Market nonOfarm product, Hand-poured soy wax candles. Case has been discussed with 25 and Code Business Specialists, lien hearing scheduled for October 12, 2023.
<b>October 3, 2023</b>	<b>Correspondence Email</b> LS) Email from ownerHassan Sheikh - sheikh6786@msn.com:HI my property manager sent me a notice about a hearing involving a property I own on October 12th. I am out of the country and will not be able to attend. Can I get more clarity on the purpose of the hearing and a later date so I can work with my legal team to properly prepare?Forwarding email to officer with letter and report of expenses mailed out to owner.
<b>October 3, 2023</b>	<b>Correspondence Email</b> 25] E-mail reply to owner atsheikh6786@msn.com. Explained purpose of Lien hearing and provided contact info for assigned Officer for further details on investigation.
<b>October 4, 2023</b>	<b>Correspondence Email</b> LS) Emailed owner the December hearing date per his request 12/14/23. I also let him know that I would send him the case file in preparation for the hearing in December.





**City of Las Vegas**  
**Department of Planning**  
**Code Enforcement Case Report**

**Notices and Delivery Tracking:**

Notice/Log	Issued	Mailed	Recorded	Recipient Name
N-N&OA Additional Notice and Order Sent	1/20/2022	1/20/2022 1) CERTMAIL  Reg/Cert#: 7020 3160 0000 6969 1299  Receipt Ret: 1/25/2022  2) Status: Accepted		B2B Worldwide Inc. 8305 Skye Creek St. Las Vegas , NV 89166
N-N&OA Additional Notice and Order Sent	1/20/2022	1/20/2022 1) CERTMAIL  Reg/Cert#: 7020 3160 0000 6969 1282  2) Status:		Wong Enterprises LLC 141 Lost Ball Ct. Henderson, NV 89074
N-N&O Notice and Order Sent	1/20/2022	1/20/2022 1) CERTMAIL  Reg/Cert#: 7020 3160 0000 6969 1275  Receipt Ret: 1/24/2022  2) Status: Accepted	8/29/2023 Instrument: 20230829-0000369	LEGACY INVESTMENT L L C SERIES 3 7489 THORNSBY CT LAS VEGAS, NV 89120
N-N&OA Additional Notice and Order Sent	1/20/2022	1/20/2022 1) CERTMAIL  Reg/Cert#: 7020 3160 0000 6969 1305  Receipt Ret: 1/24/2022  2) Status: Accepted		Little Sheikhs LLC 7489 Thornsby Ct. Las Vegas, NV 89120
N-N&O Notice and Order Sent	8/24/2023	8/24/2023 1) CERTMAIL  Reg/Cert#: 7020 1810 0000 5884 5898  2) Status:		Five Star Property LLC Jeffrey Hughes 296 Beaver Circle Pagosa Springs, CO 81147





**City of Las Vegas**  
**Department of Planning**  
**Code Enforcement Case Report**

**Notices and Delivery Tracking:**

Notice/Log	Issued	Mailed	Recorded	Recipient Name
N-LIEN Lien Claim Sent	9/28/2023	9/28/2023 1) CERTMAIL  Reg/Cert#: 7019 0700 0002 0871 6048  2) Status:		LEGACY INVESTMENT L L C SERIES 3 7489 THORNSBY CT LAS VEGAS, NV 89120
N-LIEN Lien Claim Sent	9/28/2023	9/28/2023 1) CERTMAIL  Reg/Cert#: 7019 0700 0002 0871 6086  2) Status:		Little Sheikhs LLC 7489 Thornsby Ct. Las Vegas, NV 89120
N-LIEN Lien Claim Sent	9/28/2023	9/28/2023 1) CERTMAIL  Reg/Cert#: 7019 0700 0002 0871 6062  Receipt Ret: 10/2/2023  2) Status: Accepted		B2B Worldwide Inc. 8305 Skye Creek St. Las Vegas , NV 89166
N-LIEN Lien Claim Sent	9/28/2023	9/28/2023 1) CERTMAIL  Reg/Cert#: 7019 0700 0002 0871 6055  2) Status:		Five Star Property LLC Jeffrey Hughes 296 Beaver Circle Pagosa Springs, CO 81147
N-LIEN Lien Claim Sent	9/28/2023	9/28/2023 1) MAIL  2) Status:		Five Star Property LLC Jeffrey Hughes 296 Beaver Circle Pagosa Springs, CO 81147
N-LIEN Lien Claim Sent	9/28/2023	9/28/2023 1) CERTMAIL  Reg/Cert#: 7019 0700 0002 0871 6079  2) Status:		Wong Enterprises LLC 141 Lost Ball Ct. Henderson, NV 89074





**City of Las Vegas**  
**Department of Planning**  
**Code Enforcement Case Report**

**Notices and Delivery Tracking:**

<b>Notice/Log</b>	<b>Issued</b>	<b>Mailed</b>	<b>Recorded</b>	<b>Recipient Name</b>
N-LIEN Lien Claim Sent	9/28/2023	9/28/2023 1) MAIL  2) Status:		Wong Enterprises LLC 141 Lost Ball Ct. Henderson, NV 89074
N-LIEN Lien Claim Sent	9/28/2023	9/28/2023 1) MAIL  2) Status:		B2B Worldwide Inc. 8305 Skye Creek St. Las Vegas , NV 89166
N-LIEN Lien Claim Sent	9/28/2023	9/28/2023 1) MAIL  2) Status:		Little Sheikhs LLC 7489 Thornsby Ct. Las Vegas, NV 89120
N-LIEN Lien Claim Sent	9/28/2023	9/28/2023 1) MAIL  2) Status:		LEGACY INVESTMENT L L C SERIES 3 7489 THORNSBY CT LAS VEGAS, NV 89120

**Hearing Information:**

<b><u>Type</u></b>	<b><u>Result</u></b>	<b><u>Requested</u></b>	<b><u>Reviewed</u></b>	<b><u>Body</u></b>	<b><u>Hearing Officer</u></b>
Abatement Lien Approval					



Parcel #

Parcel #

163-04-716-010

Date Range

Specific Date Range

From Date

04/03/1905

To Date

01/14/2022

Select DocTypes...

Document Type

Document Type Groups

I'm not a robot

reCAPTCHA  
Privacy - Terms

Reset

Search

Help

**Parcel Number**  
Parcel #: Enter the specific legal parcel, such as 176-15-301-024  
Parcel #: Use this to either begin your Search with "Starts With", "Contains", or is an "Exact" match of your entry.

**Date Range**  
You can choose a specific recording date range or choose from pre-selected date ranges to narrow your search.

**Document Type**  
Limit your search by specific types of documents, or by groups of similar document types.

**Search by Address**  
To search by address, please click here: Assessor Search (https://maps.clarkcountynv.gov/assessor/AssessorParcelDetail/site.aspx)

Export to CSV

Print

1

500

▼

items per page

1 - 25 of 25 items

R...	Parcel # (/Acclaim...	First Party...	First Cros...	# ...	Instrument# (...	Document Type (/A...	M...	Recor...	L
<a href="#">Add To Cart</a>	163-04-716-010	PENNYMAC LOAN SERVICES LLC	GRADY, CLIFFORD ALDUS	2	202111100000106	SUBSTITUTION/RECO...		11/10/2021	
<a href="#">Add To Cart</a>	163-04-716-010	LEGACY INVESTMENT LLC SERIES 3	LOAN FUNDER LLC SERIES 26991	2	202111040000536	UCC FINANCE STATEMENT		11/04/2021	
<a href="#">Add To Cart</a>	163-04-716-010	LEGACY INVESTMENT LLC SERIES 3A NEVADA IIMITED LIABILITY COMPANY	LOAN FUNDER LLC	10	202111040000535	ASSIGNMENT		11/04/2021	
<a href="#">Add To Cart</a>	163-04-716-010	LEGACY INVESTMENT LLC SERIES	LOAN FUNDER LLC	25	202111040000534	DEED OF TRUST		11/04/2021	



<a href="#">Add To Cart</a>	163-04-716-010	GRADY, CLIFFORD ALDUS	LEGACY INVESTMENT LLC SERIES 3	4	202111040000533	DEED	11/04/2021	
<a href="#">Add To Cart</a>	163-04-716-010	NATIONWIDE TITLE CLEARING INC	MCDOWELL, KAREN Y	2	202103230003063	SUBSTITUTION/RECO...	03/23/2021	
<a href="#">Add To Cart</a>	163-04-716-010	GRADY, CLIFFORD ALDUS	PENNYMAC LOAN SERVCIES LLC	16	202103100000779	DEED OF TRUST	03/10/2021	
<a href="#">Add To Cart</a>	163-04-716-010	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	WANG, SHUBAO	3	201911260002872	SUBSTITUTION/RECO...	11/26/2019	
<a href="#">Add To Cart</a>	163-04-716-010	GRADY, CLIFFORD ALDUS	LEADERONE FINANCIAL CORPORATION	19	201911040003123	DEED OF TRUST	11/04/2019	
<a href="#">Add To Cart</a>	163-04-716-010	WANG, SHU BAO	GRADY, CLIFFORD ALDUS	3	201911040003122	DEED	11/04/2019	
<a href="#">Add To Cart</a>	163-04-716-010	WANG, SHU BAO	SHU BAO WANG FAMILY TRUST	3	201810120001869	DEED	10/12/2018	
<a href="#">Add To Cart</a>	163-04-716-010	WANG, SHUBAO	SOUTHERN NEVADA WATER AUTHORITY	8	201509230001239	EASEMENT	09/23/2015	
<a href="#">Add To Cart</a>	163-04-716-010	CHEVY CHASE BANK FSB	GOULD, STEVEN	2	201506170001182	SUBSTITUTION/RECO...	06/17/2015	
<a href="#">Add To Cart</a>	163-04-716-010	WANG, SHUBAO	WJ BRADLEY MORTGAGE CAPITAL LLC	11	201504280002958	DEED OF TRUST	04/28/2015	
<a href="#">Add To Cart</a>	163-04-716-010	HALE, KIMBERLY A	WANG, SHUBAO	4	201504280002957	DEED	04/28/2015	
<a href="#">Add To Cart</a>	163-04-716-010	HALE, KIMBERLY A	HALE, KIMBERLY A	3	201309300001483	DEED	09/30/2013	
<a href="#">Add To Cart</a>	163-04-716-010	CHEVY CHASE BANK FSB	KING-GOULD, PATRICIA	1	200701300001682	SUBSTITUTION/RECO...	01/30/2007	/
<a href="#">Add To Cart</a>	163-04-716-010	GOULD, STEVEN P EE		2	200607260000391	HOMESTEAD	07/26/2006	/
<a href="#">Add To Cart</a>	163-04-716-010	GOULD, STEVE	FREE SPIRIT TRUST	3	200607260000390	DEED	07/26/2006	/
<a href="#">Add To Cart</a>	163-04-716-010	GOULD, STEVEN	CHEVY CHASE BANK FSB	21	200510200001420	DEED OF TRUST	10/20/2005	/
<a href="#">Add To Cart</a>	163-04-716-010	STEVE GOULD & PATRICIA KING-GOULD 1996 LIVING TRUST	GOULDE, STEVE	4	200509200002888	DEED	09/20/2005	/
<a href="#">Add To Cart</a>	163-04-716-010	CALIFORNIA RECONVEYA... COMPANY	GOULD, STEVEN P	1	200301230003048	RECONVEYANCE	01/23/2003	/
<a href="#">Add To Cart</a>	163-04-716-010	GOULD, STEVEN P EE	CHEVY CHASE BANK FSB	27	200212260002267	DEED OF TRUST	12/26/2002	/
<a href="#">Add To Cart</a>	163-04-716-010	GOULD, STEVEN P EE	TO WHOM IT MAY CONCERN	2	200212260002266	HOMESTEAD	Abandon 12/26	



<a href="#">Add To Cart</a>	163-04-716-010	TOELLER, DAVID G	GOULD, STEVEN P	3	199406140000184	DEED		06/14/1994	/
<div><div><div>◀◀</div><div>◀</div><div>1</div><div>▶</div><div>▶▶</div></div><div>500 ▼ items per page</div><div>1 / 25 of 25 Web Search/G</div></div>									



ENTITY INFORMATION

ENTITY INFORMATION

Entity Name:

LEGACY INVESTMENT LLC

Entity Number:

E12410232021-6

Entity Type:

Domestic Limited-Liability Company (86)

Entity Status:

Active

Formation Date:

02/17/2021

NV Business ID:

NV20212018528

Termination Date:

Perpetual

Annual Report Due Date:

2/28/2023

Series LLC:

☒

Restricted LLC:

☐

REGISTERED AGENT INFORMATION



Name of Individual or Legal Entity:

Hassan Sheikh

Status:

Active

CRA Agent Entity Type:

Registered Agent Type:

Non-Commercial Registered Agent

NV Business ID:

Office or Position:

Jurisdiction:

Street Address:

7489 Thornsby Ct, Las Vegas, NV, 89120, USA

Mailing Address:

Individual with Authority to Act:

Fictitious Website or Domain Name:

OFFICER INFORMATION

☐ VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
Manager	Little Sheikhs LLC	7489 Thornsby Ct, Las Vegas, NV, 89120, USA	01/09/2022	Active
Manager	Wong Enterprises LLC	141 Lost Ball Ct, Henderson, NV, 89074, USA	01/09/2022	Active
Manager	B2B Worldwide Inc.	8305 Skye Creek St, Las Vegas, NV, 89166, USA	01/09/2022	Active

Page 1 of 1, records 1 to 3 of 3

Filing History      Name History      Mergers/Conversions



[Return to Search](#)      [Return to Results](#)



Control Central

- Main
- Account Information
- Customer Information
- Account Tree
- Premise Tree
- Bill/Payment Tree
- Pay Plan Tree

Current Context

Person	LEGACY INVESTMENT L L C SERIES 3
Account ID	5590612222 5 LEGACY INVESTMENT L L C SERIES 3, Residential, \$1.74, 5590612222
Current Balance	\$1.74
Premise	2140 AMERICAS CUP CIR, LAS VEGAS, NV, 89117

Custom Premise Information

Filters: Premise ID 5590612221

	Sequence	Description	Type
1	0	Mailing Address	Person - 7489 THORNSBY CT, LAS VEGAS, NV, 89120
2	1	Premise Information	2140 AMERICAS CUP CIR, LAS VEGAS, NV, 89117
3	2	Legal Owner	LEGACY INVESTMENT L L C SERIES 3
4	3	Mailing Address1	7489 THORNSBY CT
5	4	Mailing Address2	LAS VEGAS NV 89120



Alerts

Current Context

		LEGACY
<div><div></div><div></div></div>	<div><div></div><div></div></div>	INVESTMENT L L C SERIES 3
		5590612222 5  LEGACY  INVESTMENT L L
<div><div></div><div></div></div>	<div><div></div><div></div></div>	C SERIES 3,  Residential, \$1.74,  5590612222
		2140 AMERICAS  CUP CIR, LAS



# Property Account Inquiry - Summary Screen

## New Search

Parcel ID	163-04-716-010	Tax Year	2022	District	200	Rate	3.2782
-----------	----------------	----------	------	----------	-----	------	--------

Situs Address:	2140 AMERICAS CUP CIR LAS VEGAS
Legal Description:	ASSESSOR DESCRIPTION: PALISADES EST PLAT BOOK 39 PAGE 11 LOT 1GEOID: PT NE4 SE4 SEC 04 21 60

Status:	Property Characteristics		Property Values		Property Documents	
Active	Tax Cap Increase Pct.	7.7	Land	61250	2021110400533	11/4/2021
Taxable	Tax Cap Limit Amount	5373.24	Improvements	131240	2019110403122	11/4/2019
	Tax Cap Reduction	936.97	Total Assessed Value	192490	2018101201869	10/12/2018
	Land Use	1-10 Single Family Residential	Net Assessed Value	192490	2015042802957	4/28/2015
	Cap Type	OTHER	Exemption Value New Construction	0	2013093001483	9/30/2013
	Acreage	0.4900	New Construction - Supp Value	0	2006072600390	7/26/2006
	Exemption Amount	0.00			2005092002888	9/20/2005
					98090201066	9/2/1998

Role	Name	Address	Since	To
Owner	LEGACY INVESTMENT L L C SERIES 3	7489 THORNSBY CT , LAS VEGAS, NV 89120 UNITED STATES	11/9/2021	Current

### Summary

Item	Amount
Taxes as Assessed	\$6,310.21
Less Cap Reduction	\$936.97
Net Taxes	\$5,373.24

### PAST AND CURRENT CHARGES DUE TODAY

Tax Year	Charge Category	Amount Due Today
THERE IS NO PAST OR CURRENT AMOUNT DUE as of 1/14/2022		\$0.00

### NEXT INSTALLMENT AMOUNTS

Tax Year	Charge Category	Installment Amount Due
2022	Property Tax Principal	\$1,343.31
NEXT INSTALLMENT DUE AMOUNT due on 3/7/2022		\$1,343.31

### TOTAL AMOUNTS DUE FOR ENTIRE TAX YEAR

Tax Year	Charge Category	Remaining Balance Due
2022	Property Tax Principal	\$1,343.31
2022	Las Vegas Artesian Basin	\$0.00
TAX YEAR TOTAL AMOUNTS DUE as of 1/14/2022		\$1,343.31

### PAYMENT HISTORY

Last Payment Amount	\$1,343.31
Last Payment Date	11/17/2021
Fiscal Tax Year Payments	\$4,032.99
Prior Calendar Year Payments	\$6,527.53
Current Calendar Year Payments	\$0.00



Rental Unit Record

2140 Americas Cup Cir, Las Vegas,  
NV 89117, USA

Active ●

Identified ✓

Compliant X

PRINT


Listing(s) Information

Airbnb - 53625508

VRBO - 321.2590580.3160975

Listing photo has been removed

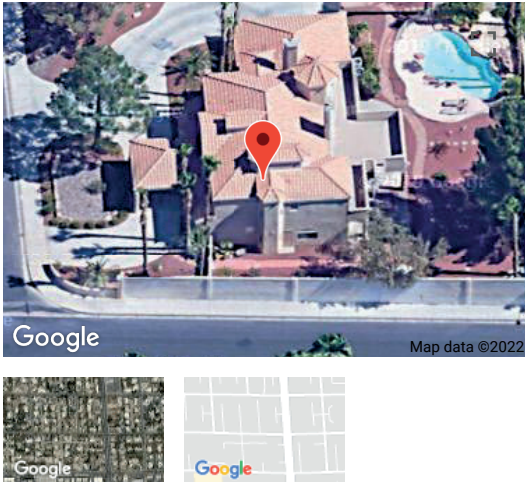
Listing photo has been removed



Listing photo has been removed

Listing photo has been removed

Rental Unit Information



Identified Address

2140 Americas Cup Cir, Las Vegas, NV  
89117, USA

Identified Unit Number

None

Identified Latitude, Longitude

36.147744, -115.262690

Parcel Number

16304716010

Owner Name

WANG SHU BAO FAMILY TRUST

Owner Address

1785 Grovespring St  
Las Vegas, NV 89135, US

Matched Details

Analyst

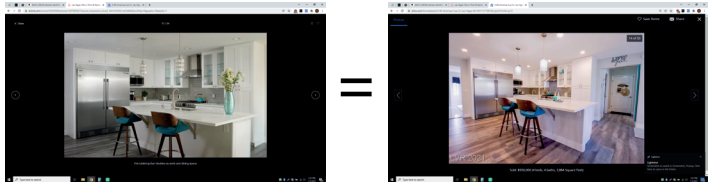
QL9H

Explanation

The interior photos of the kitchen from the listing match those found on Zillow. --  
[https://www.zillow.com/homedetails/2140-Americas-Cup-Cir-Las-Vegas-NV-89117/7108164\\_zpid/](https://www.zillow.com/homedetails/2140-Americas-Cup-Cir-Las-Vegas-NV-89117/7108164_zpid/)

Listing Photos

Matching 3rd Party Sources



Same cabinet and appliance placement.

Timeline of Activity

View the series of events and documentation pertaining to this property

Zip Code Match

City Name Match

Owner Name Match

● Listing hma321.2590580.3160975

Reposted

January 12th, 2022




Listing Details

Listing URL	— <a href="https://www.airbnb.com/rooms/53625508">https://www.airbnb.com/rooms/53625508</a>
Listing Status	● Active
Host Compliance Listing ID	— air53625508
Listing Title	— Las Vegas Villa w/ Pool & Games, 15 min to Strip
Property type	— House
Room type	— Entire home/apt
Listing Info Last Captured	— Jan 13, 2022
Screenshot Last Captured	— Jan 14, 2022
Price	— \$499/night
Cleaning Fee	— \$

Information Provided on Listing

Contact Name	— Better Vacations
Latitude, Longitude	— 36.146870, -115.261660
Minimum Stay (# of Nights)	— 2
Max Sleeping Capacity (# of People)	— 12
Max Number of People per Bedroom	— 3.0
Number of Reviews	— 0
Last Documented Stay	—

Listing Screenshot History

 [View Latest Listing Screenshot](#)

November 0

December 2

January 4

- ✓ Listing air53625508 Identified  
January 9th, 2022
- ✗ Listing hma321.2590580.3160975  
Removed  
January 7th, 2022
- Listing hma321.2590580.3160975 First Activity  
December 23rd, 2021
- Listing air53625508 First Activity  
December 23rd, 2021
- ✱ Listing hma321.2590580.3160975 First Crawled  
December 23rd, 2021
- ✱ Listing air53625508 First Crawled  
December 23rd, 2021



## Briana Johnson, Assessor

[Assessor Map](#)
[Aerial View](#)
[Building Sketch](#)
[Ownership History](#)
[Neighborhood Sales](#)
[New Search](#)

### GENERAL INFORMATION

<u>PARCEL NO.</u>	163-04-716-010
<u>OWNER AND MAILING ADDRESS</u>	LEGACY INVESTMENT L L C SERIES 3 7489 THORNSBY CT LAS VEGAS NV 89120
<u>LOCATION ADDRESS</u>	2140 AMERICAS CUP CIR
<u>CITY/UNINCORPORATED TOWN</u>	LAS VEGAS
<u>ASSESSOR DESCRIPTION</u>	PALISADES EST <u>PLAT BOOK 39 PAGE 11</u> LOT 1
<u>RECORDED DOCUMENT NO.</u>	* <u>20211104:00533</u>
<u>RECORDED DATE</u>	NOV 4 2021
<u>VESTING</u>	NS
<u>COMMENTS</u>	

\*Note: Only documents from September 15, 1999 through present are available for viewing.

### ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

<u>TAX DISTRICT</u>	200
<u>APPRAISAL YEAR</u>	2021
<u>FISCAL YEAR</u>	2022-23
<u>SUPPLEMENTAL IMPROVEMENT VALUE</u>	0
<u>INCREMENTAL LAND</u>	0
<u>INCREMENTAL IMPROVEMENTS</u>	0

### REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2021-22	2022-23
LAND	61250	84000
IMPROVEMENTS	131240	143535
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	192,490	227,535
TAXABLE LAND + IMP (SUBTOTAL)	549,971	650,100
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	192,490	227,535
TOTAL TAXABLE VALUE	549,971	650,100

[Click here for Treasurer Information regarding real property taxes.](#)

[Click here for Flood Control Information.](#)

### ESTIMATED LOT SIZE AND APPRAISAL INFORMATION


<u>ESTIMATED SIZE</u>	0.49 ACRES
<u>ORIGINAL CONST. YEAR</u>	1989
<u>LAST SALE PRICE</u>	950000
<u>MONTH/YEAR</u>	11/2021

031



SALE TYPE	R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	2448	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.	1436	CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	TWO STORY	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	4	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	3 FULL /1 HALF	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0	FIREPLACE		2	
TOTAL GARAGE SQ. FT.	768				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	163047
<p>In order to view the Assessor map you must have Adobe Reader installed on your computer system.</p> <p>If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps.</p> 	

Note: This record is for assessment use only. No liability is assumed as to the accuracy of the data delineated hereon.



APN: 163-04-716-010

RECORDING REQUESTED BY  
DRIGGS TITLE AGENCY, INC.  
WHEN RECORDED RETURN TO AND  
MAIL TAX-BILL TO:  
LEGACY INVESTMENT LLC SERIES 3  
7489 THORNSBY CT  
LAS VEGAS, NV 89120

Escrow No. 21-09-135089 TO

Inst #: 20211104-0000533

Fees: \$42.00

RPTT: \$4845.00 Ex #:

11/04/2021 08:27:08 AM

Receipt #: 4767190

Requestor:

Driggs Title Agency Inc

Recorded By: SCHIABLE Pgs: 4

Debbie Conway

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH:

That Clifford Aldus Grady and Karen Y McDowell, husband and wife as joint tenants,

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby  
Grant, Bargain, Sell and Convey to

LEGACY INVESTMENT LLC SERIES 3,

All that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF FOR  
LEGAL DESCRIPTION.

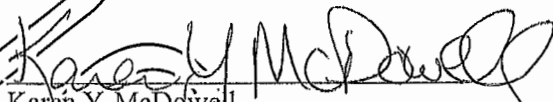
SUBJECT TO:

1. Taxes paid current, rights of way, reservations, restrictions, easements and conditions of record.

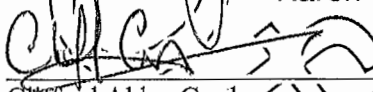


Together with all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my hand this 3<sup>rd</sup> day of NOV, 2021.

  
Karen Y. McDowell

Karen Y McDowell

  
Clifford Aldus Grady

Clifford

State of NEVADA

SS:

County of CLARK

November 3, 2021

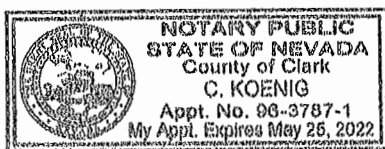
On 11-3-21, before me the undersigned Notary Public, personally appeared Karen Y. McDowell and Clifford Aldus Grady, known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

My Commission Expires:

5/25/2022





Escrow No.: 21-09-135089TO

APN: 163-04-716-010

## Exhibit "A"

### PARCEL ONE (1):

LOT (1) OF PAUSADES ESTATES, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 39 OF PLATS, PAGE 11, AND AMENDED BY CERTIFICATE OF AMENDMENT RECORDED MAY 21, 1991 IN BOOK 910521 AS INSTRUMENT NO. 00874 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

### PARCEL TWO (2):

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER THAT PORTION OF THE LOT(S) LYING WITHIN THE BOUNDARIES OF THAT AREA DESCRIBED AS PRIVATE STREET AND DEPICTED ON CERTAIN MAP RECORDED MARCH 15, 1988 IN BOOK 8810315 AS DOCUMENT NO. 00965 IN BOOK 39 OF PLATS, PAGE 11, OF OFFICIAL RECORDS.



**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s):**

- a) 163-04-716-010  
b) \_\_\_\_\_  
b) \_\_\_\_\_  
b) \_\_\_\_\_

**2. Type of Property:**

- a) ☐ Vacant Land      b) ☒ Single Fam. Res.  
c) ☐ Condo/Twnhse      d) ☐ 2-4 Plex  
e) ☐ Apt. Bldg      f) ☐ Comm'l/Ind'l  
g) ☐ Agricultural      h) ☐ Mobile Home  
☐ Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. a) **Total Value/Sales Price of Property:** 950,000.00  
b) Deed in Lieu of Foreclosure Only (value of property) \$ .00  
c) Transfer Tax Value: \$ 950,000.00  
d) Real Property Transfer Tax Due: \$ 4,845.00

**4. If Exemption Claimed:**

- a) Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
b) Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest:** Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: \_\_\_\_\_

Capacity: Grantor

Signature: \_\_\_\_\_

Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

Print Name: Karen Y. McDowell and Clifford Aldus  
Grady  
Address: 12932 Silver Bow Ave

City/State/Zip: NORWALK, CA 90560

Print Name: LEGACY INVESTMENT LLC SERIES 3  
Address: 7489 THORNHURST CT  
City/State/Zip: LAS VEGAS, NV 89120

**COMPANY/PERSON REQUESTING RECORDING**

Driggs Title Agency, Inc.  
5550 Painted Mirage Rd Suite 330  
Las Vegas, NV 89149

Escrow No. 21-09-135089TO

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED



Person LEGACY INVESTMENT L L C SERIES 3

Account ID 5590612222 5 LEGACY INVESTMENT L L C SERIES 3, Residential, \$1.74, 5590612222

Current Balance \$1.74

Premise 2140 AMERICAS CUP CIR, LAS VEGAS, NV, 89117

Custom Premise Information

Filters: Premise ID 5590612221

Sequence	Description	Type
1 0	Mailing Address	Person - 7489 THORNSBY CT, LAS VEGAS, NV, 89120
2 1	Premise Information	2140 AMERICAS CUP CIR, LAS VEGAS, NV, 89117
3 2	Legal Owner	LEGACY INVESTMENT L L C SERIES 3
4 3	Mailing Address1	7489 THORNSBY CT
5 4	Mailing Address2	LAS VEGAS NV 89120
6 8	Jurisdiction	LV
7 9	Document Number	2021110400533
8 10	Capacity	1
9 11	Land Use	110001
10 98	Parcel Number	16304716010
11 99	Service Point Information	2140 AMERICAS CUP CI / Use Code 100 / Units: 1 / Pool: 1 / Insp: 2

SA Premise List



## ENTITY INFORMATION

### ENTITY INFORMATION

**Entity Name:**

LEGACY INVESTMENT LLC

**Entity Number:**

E12410232021-6

**Entity Type:**

Domestic Limited-Liability Company (86)

**Entity Status:**

Active

**Formation Date:**

02/17/2021

**NV Business ID:**

NV20212018528

**Termination Date:**

Perpetual

**Annual Report Due Date:**

2/28/2023

**Series LLC:****Restricted LLC:**

## REGISTERED AGENT INFORMATION



**Name of Individual or Legal Entity:**

Hassan Sheikh

**Status:**

Active

**CRA Agent Entity Type:****Registered Agent Type:**

Non-Commercial Registered Agent

**NV Business ID:****Office or Position:****Jurisdiction:****Street Address:**

7489 Thornsby Ct, Las Vegas, NV, 89120, USA

**Mailing Address:****Individual with Authority to Act:****Fictitious Website or Domain Name:****OFFICER INFORMATION**☐ **VIEW HISTORICAL DATA**

Title	Name	Address	Last Updated	Status
Manager	Little Sheikhs LLC	7489 Thornsby Ct, Las Vegas, NV, 89120, USA	01/09/2022	Active
Manager	Wong Enterprises LLC	141 Lost Ball Ct, Henderson, NV, 89074, USA	01/09/2022	Active
Manager	B2B Worldwide Inc.	8305 Skye Creek St, Las Vegas, NV, 89166, USA	01/09/2022	Active






Page 1 of 1, records 1 to 3 of 3

[Filing History](#)[Name History](#)[Mergers/Conversions](#)



## Results 1 to 1 of 1

**Last Name:** WANG ; **First Name:** SHU; **Middle Name:** BAO;  
**Street:** 1785 GROVESPRING ST; **City:** LAS VEGAS; **ZIP Code:** 89135;

ALL	NAME	SSN	ADDRESS	PHONE(S)	INDICATORS
1.	<u>SHUBAO W WANG</u> <u>SHUBAO WANG</u> <u>SHU BAO WANG</u> <u>SHU B WANG</u> <u>WANG WANG SHUBAO</u> DOB: 6/27/1961 Age: 60 *View Sources (~5)	SSN: <u>xxx-xx-2595</u>  LexID: <u>1625591850</u>	<u>1785 GROVESPRING ST</u> <u>LAS VEGAS, NV 89135-1084</u> <u>CLARK COUNTY</u> Nov 2012 - Nov 2021 ✓ Probable current address	<u>702-553-0623</u> - PST FREED KAREN J (CURRENT LISTING NAME) CURRENT DA  phone area code is changing. ONVOY LLC NV LAS VEGAS, NV Mar 2006 - Jan 2022	 criminal  property  people at work

## Results 1 to 1 of 1

**Last Name:** WANG ; **First Name:** SHU; **Middle Name:** BAO;  
**Street:** 1785 GROVESPRING ST; **City:** LAS VEGAS; **ZIP Code:** 89135;

**Your DPPA Permissible Use:** Licensed Private Investigative or Security Services

**Your GLBA Permissible Use:** Transactions Authorized by Consumer

**Your DMF Permissible Use:** No Permissible Purpose



Rental Unit Record

2140 Americas Cup Cir, Las Vegas,  
NV 89117, USA

Active ●  
Identified ✓  
Compliant X

PRINT

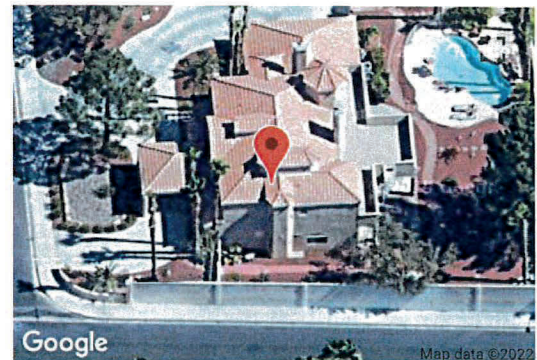
Listing(s) Information

Airbnb - 53625508

VRBO - 321.2590580.3160975



Rental Unit Information



Identified Address

2140 Americas Cup Cir, Las Vegas, NV  
89117, USA

Identified Unit Number

None

Identified Latitude, Longitude

36.147744, -115.262690

Parcel Number

16304716010

Owner Name

WANG SHU BAO FAMILY TRUST

Owner Address

1785 Grovespring St  
Las Vegas, NV 89135, US

Matched Details

Analyst

QL9H

Explanation

The interior photos of the kitchen from the listing match those found on Zillow, --  
[https://www.zillow.com/homedetails/2140-Americas-Cup-Cir-Las-Vegas-NV-89117/7108164\\_zpid/](https://www.zillow.com/homedetails/2140-Americas-Cup-Cir-Las-Vegas-NV-89117/7108164_zpid/)

Listing Photos



Matching 3rd Party Sources



Same cabinet and appliance placement.

Timeline of Activity

View the series of events and documentation pertaining to this property

Zip Code Match

Owner Name Match

City Name Match

Listing hma321.2590580.3160975  
Reposted  
January 12th, 2022



## Listing Details

Listing URL	— <a href="https://www.airbnb.com/rooms/53625508">https://www.airbnb.com/rooms/53625508</a>
Listing Status	● Active
Host Compliance Listing ID	— air53625508
Listing Title	— Las Vegas Villa w/ Pool & Games, 15 min to Strip
Property type	— House
Room type	— Entire home/apt
Listing Info Last Captured	— Jan 13, 2022
Screenshot Last Captured	— Jan 09, 2022
Price	— \$499/night
Cleaning Fee	— \$

- ✓ Listing air53625508 Identified  
January 9th, 2022
- ✗ Listing hma321.2590580.3160975  
Removed  
January 7th, 2022
- Listing hma321.2590580.3160975 First  
Activity  
December 23rd, 2021
- Listing air53625508 First Activity  
December 23rd, 2021
- ✱ Listing hma321.2590580.3160975 First  
Crawled  
December 23rd, 2021
- ✱ Listing air53625508 First Crawled  
December 23rd, 2021

## Information Provided on Listing

Contact Name	— Better Vacations
Latitude, Longitude	— 36.146870, -115.261660
Minimum Stay (# of Nights)	— 2
Max Sleeping Capacity (# of People)	— 12
Max Number of People per Bedroom	— 3.0
Number of Reviews	— 0
Last Documented Stay	—

## Listing Screenshot History

 [View Latest Listing Screenshot](#)

November 0

December 2

January 2



## Rental Unit Record

2140 Americas Cup Cir, Las Vegas,  
NV 89117, USA

Active ●  
Identified ✓  
Compliant X

[PRINT](#)

## Listing(s) Information

Airbnb - 53625508

VRBO - 321.2590580.3160975



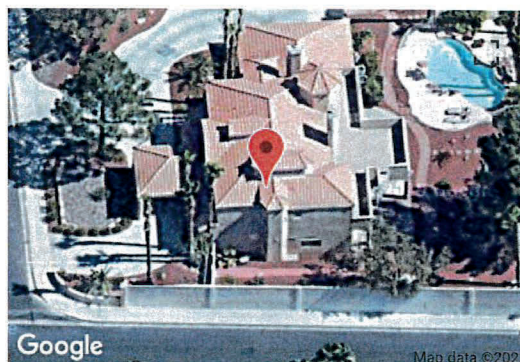
⚠ The address for this listing has not yet been identified

👤 Owner Name Match

## Listing Details

Listing URL	— <a href="https://www.vrbo.com/2590580">https://www.vrbo.com/2590580</a>
Listing Status	● Active
Host Compliance Listing ID	— hma321.2590580.3160975
Listing Title	— Las Vegas Villa w/ Pool & Games, 15 min to Strip
Property type	— House
Room type	— Entire home/apt
Listing Info Last Captured	— Jan 13, 2022

## Rental Unit Information



## Identified Address

2140 Americas Cup Cir, Las Vegas, NV  
89117, USA

## Identified Unit Number

None

## Identified Latitude, Longitude

36.147744, -115.262690

## Parcel Number

16304716010

## Owner Name

WANG SHU BAO FAMILY TRUST

## Owner Address

1785 Grovespring St  
Las Vegas, NV 89135, US

## Timeline of Activity

View the series of events and documentation pertaining to  
this property

- Listing hma321.2590580.3160975  
Reposted  
January 12th, 2022



## Information Provided on Listing

Contact Name	— Five Star Property
Minimum Stay (# of Nights)	— 2
Max Sleeping Capacity (# of People)	— 12
Max Number of People per Bedroom	— 3.0
Number of Reviews	— 0
Last Documented Stay	—

## Listing Screenshot History

 [View Latest Listing Screenshot](#)

November

0

December

3

January

1

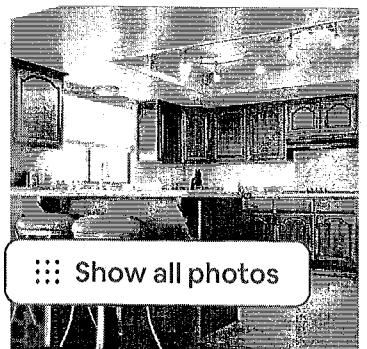
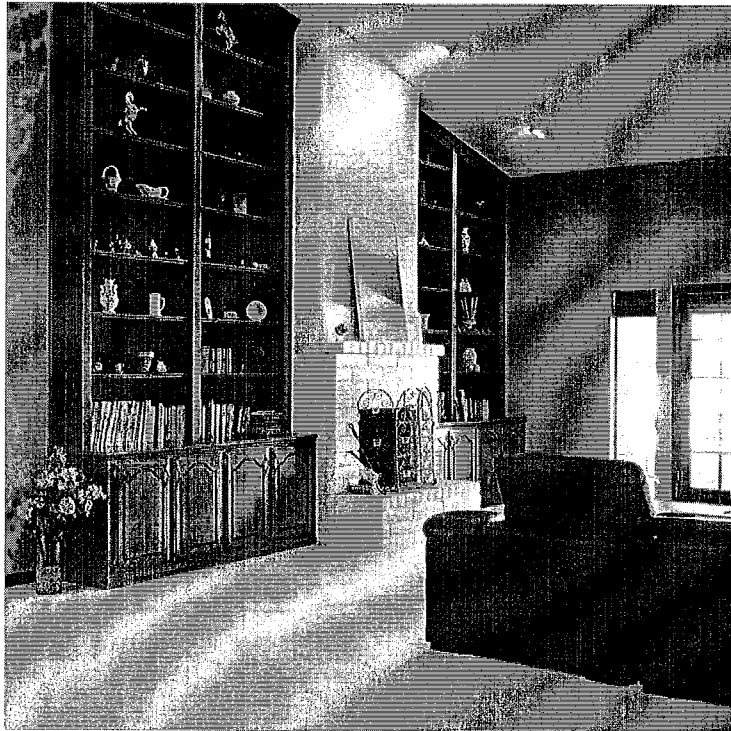
- ✓ Listing air53625508 Identified  
January 9th, 2022
- ✗ Listing hma321.2590580.3160975  
Removed  
January 7th, 2022
- Listing hma321.2590580.3160975 First  
Activity  
December 23rd, 2021
- Listing air53625508 First Activity  
December 23rd, 2021
- ✱ Listing hma321.2590580.3160975 First  
Crawled  
December 23rd, 2021
- ✱ Listing air53625508 First Crawled  
December 23rd, 2021



# ❁ LICENSED VEGAS GETAWAY ❁ 15min to Strip w Pool&Spa

★ 4.50 · 62 reviews · Las Vegas, Nevada, United States

↑ Share ♥ Save



⋮ Show all photos

Entire residential home hosted by Kevin  
8 guests · 4 bedrooms · 5 beds · 3.5 baths



## Entire home

You'll have the house to yourself.



## Enhanced Clean

This Host committed to Airbnb's 5-step enhanced cleaning process. [Show more](#)



## Self check-in

Check yourself in with the smartlock.



## Great check-in experience

100% of recent guests gave the check-in process a 5-star rating.



✿ Huge 4,250 square foot single-story villa with 4 bedrooms, 4.5 restrooms, and a 3 car garage.

✿ Experience the best of Las Vegas when you book this stunning, half-acre retreat. Just 15 minutes from The Strip and freeway, the whole city is at your disposal. ...

[Show more >](#)

### Where you'll sleep












**Bedroom 1**  
1 king bed



**Bedroom 2**  
1 queen bed



### What this place offers

-  Kitchen
-  Wifi
-  Free parking on premises
-  Private pool
-  Private hot tub
-  TV
-  Washer
-  Dryer
-  Air conditioning

**\$499 / night**

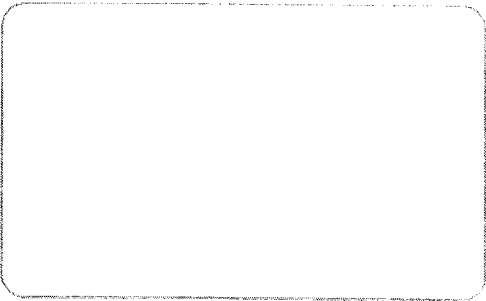
★ 4.50 · [62 reviews](#)

CHECK-IN 1/15/2022	CHECKOUT 1/17/2022
GUESTS 2 guests	

Reserve

You won't be charged yet

<u>\$499 x 2 nights</u>	\$998
<u>Cleaning fee</u>	\$300
<u>Service fee</u>	\$183
<b>Total</b>	<b>\$1,481</b>



 [Report this listing](#)



 Security cameras on property

Show all 41 amenities

## 2 nights in Las Vegas

Jan 15, 2022 - Jan 17, 2022

January 2022							Feb		
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu
						1			1
2	3	4	5	6	7	8	6	7	8
9	10	11	12	13	14	15	13	14	15
16	17	18	19	20	21	22	20	21	22
23	24	25	26	27	28	29	27	28	
30	31								

★ 4.50 · 62 reviews

Cleanliness	4.6
Accuracy	4.6
Communication	4.8
Location	4.8
Check-in	4.9



**Sterling**

November 2021

Our family had a great experience, house was clean and easy to get to. Communication was great! Would stay here again for sure!

**Rick**

November 2021

Great location with lots of space. The craps, blackjack, and poker tables are excellent and lots of fun. Would recommend!

**Timothy**

November 2021 · Last minute trip

A beautiful and spacious home!

**Jackson**

October 2021

Great home with plenty of space and accommodation. It was next to a bunch of grocery stores and restaurants, which was very convenient. Plenty source of entertainment and enough beds for everyone that stayed. Would recommend to all!

[Show more >](#)

**Margaret**

October 2021

The home is exactly as described. It was very immaculate and clean! We also loved the fact that in the pantry there were extra items for us to use, such as paper plates and plastic utensils! Less dishes to wash... woot! The inside of the home had so much space, it was perfect for our toddler who loves...

[Show more >](#)

**Trevor**

October 2021



Great property with tons of room, pool and hot tub were huge bonuses. Great location for what we needed. Kevin was easy to deal with and quick to communicate with us.

Show all 62 reviews

## Where you'll be

Las Vegas, Nevada, United States

Hosted by Kevin  
Joined in August 2017

- ★ 7 Reviews
- 🛡️ Identity verified

Software Engineer

### Co-hosts

Yang

During your stay



✿ City ordinance requires the owner of the home occupy at least one room. As such, one of the side room serves as the office for the owner. The owners reserve the right to come and go when they please, as this room serves as their office space. This office space is inaccessible from inside the home – there is a separate entrance/exit for this office from inside the garage, which is separate from all living quarters. As such, guests do not need to be worried about being interrupted, and will most likely never see the owner.

✿ The property is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

✿ This property has security cameras placed in the front area, and in the back pool area. This video footage is not shared and is recorded for liability reasons and for everyone's safety and security. In no way does this infringes upon the guests' expectations of privacy in these public areas of the property. Any attempt at disabling or obscuring the cameras is prohibited and may result in the guest being evicted without refund. The full deposit will be forfeited if any of the above are found. You will also be asked to leave the property immediately without any money returned.

✿ No more than 8 people are allowed on the property at any time (e.g there are no parties or gatherings of any kind allowed). Failure to adhere to this will result in eviction. Failure to leave will result in police involvement.

Response rate: 90%

Response time: within a few hours

[Contact Host](#)

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.







## Things to know

### House rules

🕒 Check-in: 3:00 PM - 2:00 AM






🕒 Checkout: 10:00 AM



-  Self check-in with smart lock
-  No smoking
-  No pets
-  No parties or events

[Show more >](#)

#### Health & safety

-  Committed to Airbnb's enhanced cleaning process. [Show more](#)
-  Airbnb's social-distancing and other COVID-19-related guidelines apply
-  Security camera/recording device [Show more](#)
-  Pool/hot tub without a gate or lock
-  Carbon monoxide alarm

[Show more >](#)

#### Cancellation policy

Non-refundable: Cancel before check-in and get back only the cleaning fee, if you paid one.

[Show more >](#)

---

## Explore other options in and around Las Vegas

Las Vegas Strip

Santa Barbara

San Diego

Tijuana

Palm Springs

Malibu

Santa Monica

Los Angeles

Beverly Hills

Joshua Tree

Big Bear Lake

Phoenix

Unique stays on Airbnb

Lakehouse Rentals

Camper Rentals



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

Lien

Case #: CE22-00330 #43

Five Star Property LLC Jeffrey Hughes  
296 Beaver Circle  
Pagosa Springs, CO 81147



9590 9402 6094 0125 5774 24

**2. Article Number (Transfer from service label)**

7019 0700 0002 0871 6055

**COMPLETE THIS SECTION ON DELIVERY****A. Signature****X**☐ Agent☐ Address**B. Received by (Printed Name)****C. Date of Delivery****D. Is delivery address different?**

If YES, enter delivery address below:

☐ No**3. Service Type**

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery  
(500)**052**



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

Lien

Case #: CE22-00330 #43

Little Sheikhs LLC  
7489 Thornsby Ct.  
Las Vegas, NV 89120



9590 9402 6094 0125 5773 94

**2. Article Number (Transfer from service label)**

7019 0700 0002 0871 6086

**COMPLETE THIS SECTION ON DELIVERY****A. Signature****X**☐ Agent☐ Addressee**B. Received by (Printed Name)****C. Date of Delivery**

- D. Is delivery address different from item 1?** ☐ Yes  
If YES, enter delivery address below: ☐ No

**3. Service Type**

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                         | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation®                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |

Mail

Mail Restricted Delivery

(0)

**053**



# COMPLETE THIS SECTION

Items 1, 2, and 3.

Name and address on the reverse  
can return the card to you.

card to the back of the mailpiece,  
front if space permits.

Addressed to: **CE22-00330**

Order

2-00330 #43

Wide Inc.

Creek St.

NV 89166

7020 3160 0000 6969 1299



02 7019 1225 6882 69

Transfer (Transfer from service label)

3160 0000 6969 1299

# COMPLETE THIS SECTION ON DELIVERY

A. Signature

**X**

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

2022 JAN 25 PM 4:00

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Restricted Delivery

**054**



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

Notice &amp; Order

Case #: CE22-00330 #43

Little Sheikhs LLC  
7489 Thornsby Ct.  
Las Vegas, NV 89120



9590 9402 7019 1225 6883 68

**2. Article Number (Transfer from service label)**

7020 3160 0000 6969 1305

**COMPLETE THIS SECTION ON DELIVERY****A. Signature****X**☐ Agent☐ Addressee**B. Received by (Printed Name)**

Hussain

**C. Date of Delivery**

1/21/22

**D. Is delivery address different from item 1? ☐ Yes**If YES, enter delivery address below: ☐ No

2022 JAN 24 PM 4:00

**3. Service Type**

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

stricted Delivery

**055**

Domestic Return Receipt



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

Notice &amp; Order

Case #: CE22-00330 #43

LEGACY INVESTMENT L L C SERIES 3  
7489 THORNSBY CT  
LAS VEGAS, NV 89120



9590 9402 7019 1225 6888 87

**2. Article Number (Transfer from service label)**

7020 3160 0000 6969 1275

**COMPLETE THIS SECTION ON DELIVERY****A. Signature****X**☐ Agent☒ Addressee**B. Received by (Printed Name)**

14955m Sherry

**C. Date of Delivery**

1/21/22

**D. Is delivery address different from item 1?**☐ Yes

If YES, enter delivery address below:

☐ No

2022 JAN 24 PM 4:00

**3. Service Type**

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Priority Restricted Delivery

Restricted Delivery

(over \$500)

**056**







Photos Amenities Reviews Location

Bathtub

Patio or balcony

Show all 40 amenities

Select checkout date

Minimum stay: 2 nights

January 2022							February 2022						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1			1	2	3	4	5
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28					
30	31												

Clear dates

\$499 / night

CHECK-IN  
1/14/2022

CHECKOUT  
Add date

GUESTS  
1 guest

Check availability

Report this listing

No reviews (yet)

This host has 2,199 reviews for other places

We're here to help your trip go smoothly.



Photos Amenities Reviews Location

Add your travel dates for exact pricing

April 2022							May 2022						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2	1	2	3				
3	4	5	6	7	8	9	8	9	10				
10	11	12	13	14	15	16	15	16	17				
17	18	19	20	21	22	23	22	23	24				
24	25	26	27	28	29	30	29	30	31				

\$478 night 5.0 · 5 reviews

Select dates

Minimum stay: 2 nights

CHECK-IN  
Add date

CHECKOUT  
Add date

April 2022							May 2022						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2	1	2	3	4	5	6	7
3	4	5	6	7	8	9	8	9	10	11	12	13	14
10	11	12	13	14	15	16	15	16	17	18	19	20	21
17	18	19	20	21	22	23	22	23	24	25	26	27	28
24	25	26	27	28	29	30	29	30	31				



PhotosAmenitiesReviewsLocation

Bathtub

Patio or balcony

Show all 40 amenities

Select check-in date

Add your travel dates for exact pricing

January 2022							February 2022						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1			1	2	3	4	5
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28					
30	31												

Clear dates

\$499 / night

CHECK-IN  
Add date

CHECKOUT  
Add date

GUESTS  
1 guest

Check availability

Report this listing

No reviews (yet)

This host has 2,199 reviews for other places

We're here to help your trip go smoothly.



PhotosAmenitiesReviewsLocation

Bathtub

Patio or balcony

Show all 40 amenities

### Select check-in date

Add your travel dates for exact pricing

March 2022							April 2022						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5						1	2
6	7	8	9	10	11	12	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28	29	30

Clear dates

\$499 / night

CHECK-IN  
Add date

CHECKOUT  
Add date

GUESTS  
1 guest

Check availability

Report this listing

No reviews (yet)

This host has 2,199 reviews for other places to stay. [Show other reviews](#)

We're here to help your trip go smoothly. Every reservation is covered by [Airbnb's Guest Refund Policy](#).



Action ▾

## INFORMATION - LICENSE # G62-02405

License Type	Gen	General License	<input type="checkbox"/> License is OutOfBus.
Primary Applicant	Mystic Isis		<input type="checkbox"/> Current milestone is Closed.
<a href="#">Address</a>	302 S RAMPART BLVD LAS VEGAS NV 89145-		<input type="checkbox"/> Current unpaid amount of \$0.00.
			<input type="checkbox"/> Account: <a href="#">989</a>
Location			
	F17	Non-farm Product Vendor	
	Flat Annual		

- License Description
- License Details
- Reviews
- Inspections
- Fees
- Applicants
- Sites
- Employees
- Related Records
- Logs

## Status Dates

License Date	3/12/2014	23:32	by	HANSEN8	Expires	6/1/2016	00:00
Issued	6/2/2014	09:07	by	James G Rickett	Grace Exp	6/16/2016	00:00
Inactive	6/16/2016	12:22	by	Bridget M Babbington			
Last Renewal	6/1/2015	00:00	by	HANSEN8			
Next Renewal	6/1/2016	00:00					

## License Description









50 of 50


LVR 2021

Closed: \$950,000 (4 beds, 4 baths, 3,884 Square Feet)



Where  
Las Vegas, Nevada, United States of America

 Check-in	 Check-out
--	---

 Guests  
4 Guests

Search

Nevada / Las Vegas / Canyon

## Las Vegas Villa Term Rates!

### Clear dates

\$967 avg/night

⚠ Add dates for total pricing

Check In	Check Out
Guests 4 guests	

[Check availability](#)

 Free cancellation up to 30 days before check-in

## Contact host

Property # 2590580







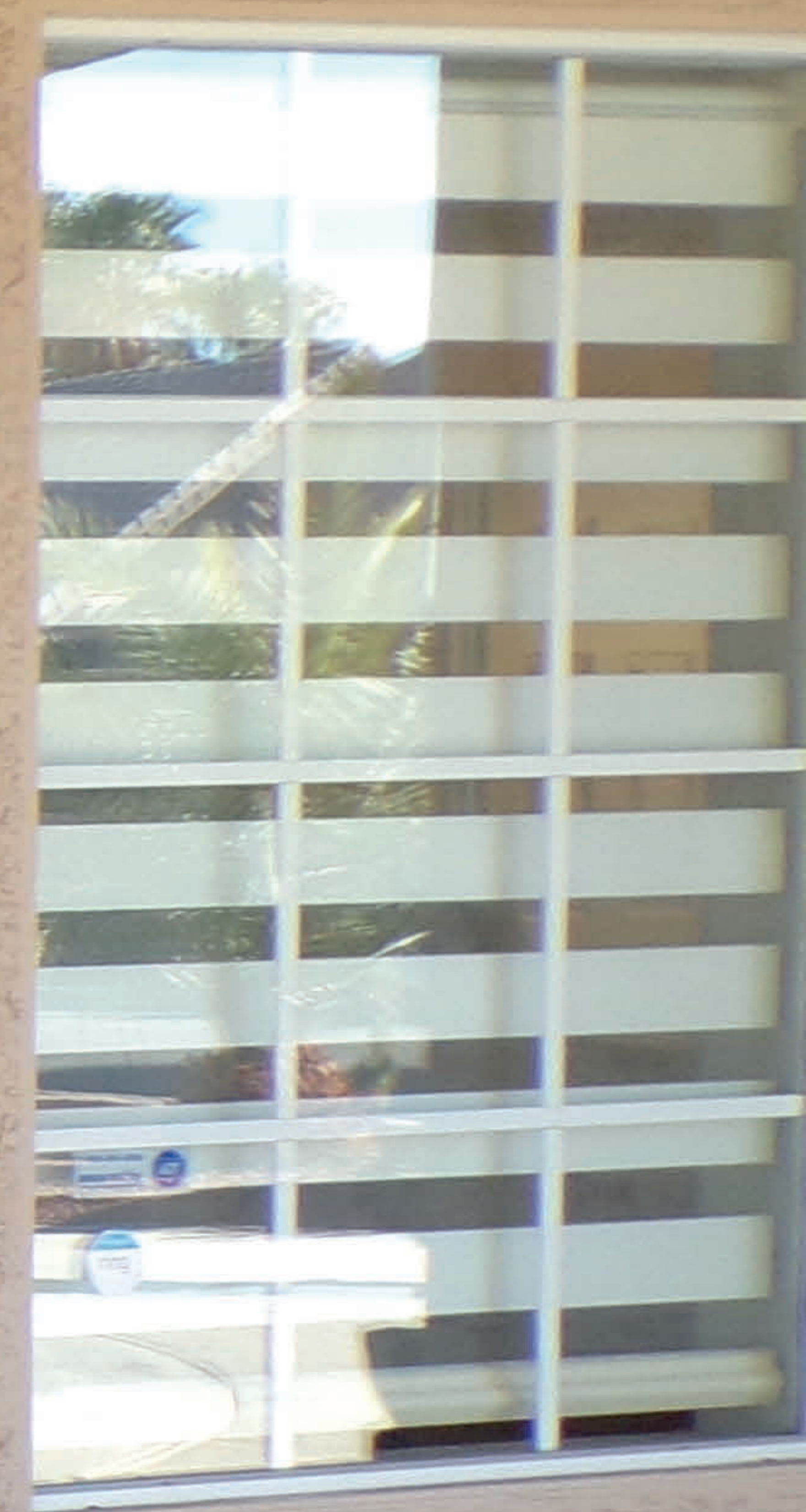
01/20/2022  
10:30





01/20/2022  
10:29





01/20/2022  
10:29





01/20/2022  
10:30



ADMINISTRATIVE SEARCH AND SEIZURE WARRANT ON WRITTEN DECLARATION  
2140 AMERICAS CUP CIRCLE

LAS VEGAS MUNICIPAL COURT, NEVADA  
Dept. 4

LEGACY INVESTMENT LLC SERIES 3,  
responsible parties for Property Located at **2140**  
**Americas Cup Circle**

TO: The City of Las Vegas and any authorized representative of  
the: City of Las Vegas Code Enforcement Division

Proof by declaration for an Administrative Search and Seizure Warrant having been submitted to me, which declaration is hereby incorporated by reference, that declarant has reason to believe that on and/or within the premises known as:

**2140 Americas Cup Circle, Las Vegas, NV 89117** (hereinafter "Property"), which is a single family residence, in the City of Las Vegas, County of Clark, State of Nevada,


there now exists certain violations of Titles 6 and 9 of the Las Vegas Municipal Code as set forth in the Declaration.

1. Using and/or advertising the Property at issue as a short term residential rental for periods of time less than thirty-one (31) consecutive calendar days without a valid City of Las Vegas license to do so, which is a violation of LVMC § 6.75.020; and
2. Operating a short term residential rental without a valid City of Las Vegas license to do so, which is a public nuisance pursuant to LVMC § 9.04.

I am satisfied there is reasonable cause to believe that the violations so described are being maintained or concealed on the premises above described and that records regarding the same are maintained by AIRBNB (aka Airbnb, Inc.), and the grounds for application for issuance of an administrative search warrant exist per LVMC 9.04.010 and Title 9 as stated in the supporting Declaration attached hereto and incorporated herein by reference.

YOU ARE HEREBY COMMANDED to search forthwith the records of AIRBNB (aka Airbnb, Inc.) concerning the place described above and in the declaration, including without limitation the listing address, advertising, reservations, occupancy, payment history, user/host name and information, all private messages between host and user, and business records of AIRBNB (aka Airbnb, Inc.) concerning the above described premises for the period February 2, 2022, through the later of the date this Warrant is executed or the date AIRBNB (aka Airbnb, Inc.) responds with records, on or before July 25 2023 (not to exceed 10 days) between the hours of 7:00 am and 6:00 pm, in daylight hours, and to copy, photograph, video tape, and/or seize evidence of the above stated violations or conditions, and leave a copy of this warrant and a receipt for any property taken, prepare a written inventory of any property seized, and promptly return this warrant to BERT BROWN, Judge, as required by law, until further order of the court or an appeal hearing is conducted.

6/27/23 @ 3:25 pm  
Date/Time Issued

  
Signature of Judge



1        **DECLARATION FOR ADMINISTRATIVE SEARCH AND SEIZURE WARRANT:**  
2                    **2140 AMERICAS CUP CIRCLE**

3            I, Nicholas A. Gonzales, declare under penalty of perjury of the laws of the State of  
4 Nevada that the following is true and correct to the best of my knowledge and belief:

5            1.        I am a citizen of the United States of America, a resident of Clark County, Nevada,  
6 and over the age of 18 years. I have personal knowledge of the facts stated herein and hereby  
7 state that the following is true and correct to the best of my knowledge and belief.

8            2.        I am a Code Enforcement Officer with the City of Las Vegas and have been so  
9 employed for the past five (5) years.

10           3.        In my present capacity, I have investigated hundreds of potential violations of  
11 Titles 6 (Licensing), 9 (Nuisances), and 19 (Zoning Code) of the Las Vegas Municipal Code  
12 (“LVMC”). My experience and training are the bases for my familiarity with the provisions of  
13 LVMC Titles 6, 9, and 19. I hold a professional certificate as a certified Zoning Inspector issued  
14 by the International Code Council. I have held this certificate since 2018.

15           4.        Code Enforcement opened a case on January 13, 2022, regarding short term rental  
16 activity at 2140 Americas Cup Cir., Las Vegas, NV 89117, also known as APN# 163-04-716-010  
17 (“**Property**”). The Property is within the limits of the City of Las Vegas.

18           5.        Short Term Rental activity as defined by LVMC § 6.75.010 involves offering real  
19 property for rental for less than thirty-one (31) consecutive calendar days. Doing so without the  
20 necessary City business license required pursuant to LVMC § 6.75.020(A) is a violation of  
21 LVMC Title 6 and therefore a public nuisance pursuant to Public Nuisance Definition 6 as set  
22 forth in LVMC 9.04.010.

23           6.        A current and unexpired City of Las Vegas business license for Short Term Rental  
24 activity has not been issued for the Property.



1           7.       Situating upon the Property is a single family residence. The residence is a two  
2 (2) story house. The front of the residence contains a desert landscaped front yard with concrete  
3 driveways at both north and south sides of front yard. Within the center of the front yard are red  
4 rocks, five (5) bushes, and three (3) small trees. The house is painted light beige stucco with a  
5 light clay colored trim. The front of the house has seven (7) windows, there is a wood color double  
6 front door with glass windows in each, and the roof contains clay colored barrel tiles. There are  
7 seven (7) palm trees within the side yards of the Property.

8           8.       Per Clark County Assessor online records, the Property is owned by LEGACY  
9 INVESTMENT LLC SERIES 3 since November 4, 2021. (a true and correct copy of which is  
10 attached hereto as **Exhibit "1"**)

11           9.       On January 14, 2022, I verified that short-term rental activity at the Property was  
12 being advertised on AIRBNB (aka Airbnb, Inc.) which showed a listing of  
13 <https://www.airbnb.com/rooms/53625508>. The listing showed matching physical photos of the  
14 Property's kitchen and rear yard with photos found on Zillow.com.com for this address. The  
15 AIRBNB (aka Airbnb, Inc.) listing allowed reservations for less than 31 days, which is a violation  
16 of City's Short Term Rental ordinance. (a true and correct copy of which is attached hereto as  
17 **Exhibit "2"**)

18           10.      Based upon the Complaint made to Code Enforcement and the active listing, I  
19 reasonably suspected that short term rental activity was occurring at the Property without the  
20 required City business license. So, on January 20, 2022, Code Enforcement staff mailed via  
21 certified mail to the Property a Notice and Order to cease short term rental activity at the Property  
22 ("**Notice and Order**") (a true and correct copy of which is attached hereto as **Exhibit "3"**) under  
23  
24



1 case # CE22-00330, and I posted the Notice and Order at the Property the same day (a true and  
2 correct copy of the proof of posting of which is attached hereto as **Exhibit “4”**).

3 11. On March 12, 2022, I conducted an inspection at the Property and found the  
4 AIRBNB (aka Airbnb, Inc.) listing <https://www.airbnb.com/rooms/53625508> was active and  
5 required a 31 night minimum stay at the Property. This is not a violation of the City’s Short Term  
6 Rental Ordinance.

7 12. On April 20, 2022, I conducted an inspection at the Property and found the  
8 AIRBNB (aka Airbnb, Inc.) listing <https://www.airbnb.com/rooms/53625508> was active and  
9 allowed reservations for less than 31 days. This was a violation of the City of Las Vegas  
10 Municipal Code. There were no vehicles at the Property, I did not attempt to make contact with  
11 anyone. (a true and correct copy of the proof of posting of which is attached hereto as  
12 **Exhibit “5”**).

13 13. On May 27, 2022, I conducted an inspection at the Property and found the  
14 AIRBNB (aka Airbnb, Inc.) listing <https://www.airbnb.com/rooms/53625508> was active and  
15 allowed reservations for less than 31 days. This was a violation of the City of Las Vegas Short  
16 Term Rental ordinance. (a true and correct copy of the proof of posting of which is attached hereto  
17 as **Exhibit “6”**).

18 14. As of June 21, 2023 I have identified one (1) listing of the Property:  
19 <https://www.airbnb.com/rooms/53625508>. The listing is currently active and advertises rent for  
20 less than 31 days. (a true and correct copy of which is attached hereto as **Exhibit “7”**) In order to  
21 get a complete history, scope, and overview of the short-term rental activity at the Property, it is  
22 necessary to obtain the rental platform records which include the user/host name and information,  
23 physical associated address where the reservations are being completed, reservations, all private  
24



1 messages between host and user, duration of stays, dates of stays, cost of stays, and listing  
2 information from AIRBNB (aka Airbnb, Inc.).

3 15. Based upon my training and experience along with evidence examined, I believe  
4 that the Property continues to conduct unlicensed short-term rentals at the Property. The owner  
5 has not obtained permits to do so in violation of City Code, thereby constituting a public nuisance.  
6 Therefore, I believe that probable cause exists to search and seize the Property's online  
7 advertising/listing information, host/user information to include first and last name(s),  
8 reservations, all private messages between host and user, occupancy, and payment history  
9 maintained by AIRBNB (aka Airbnb, Inc.) from February 2, 2022, through to the date when the  
10 custodian of record has compiled and made ready for dissemination the records of the  
11 aforementioned account, to enforce City's Codes by searching for evidence of Short Term rental,  
12 licensing, public nuisances, and other Code violations.

13  
14 Executed on June ~~27~~, 2023, at Las Vegas, Nevada.

15  
16   
\_\_\_\_\_  
Nicholas A. Gonzales DECLARANT



# Exhibit 1



## Briana Johnson, Assessor

[Assessor Map](#)
[Aerial View](#)
[Building Sketch](#)
[Ownership History](#)
[Neighborhood Sales](#)
[New Search](#)

### GENERAL INFORMATION

<a href="#">PARCEL NO.</a>	163-04-716-010
<a href="#">OWNER</a> AND <a href="#">MAILING ADDRESS</a>	LEGACY INVESTMENT L L C SERIES 3 7489 THORNSBY CT LAS VEGAS NV 89120
<a href="#">LOCATION ADDRESS</a>	2140 AMERICAS CUP CIR
<a href="#">CITY/UNINCORPORATED TOWN</a>	LAS VEGAS
<a href="#">ASSESSOR DESCRIPTION</a>	PALISADES EST <a href="#">PLAT BOOK 39 PAGE 11</a> LOT 1
RECORDED DOCUMENT NO.	* <a href="#">20211104:00533</a>
RECORDED DATE	NOV 4 2021
VESTING	NS
COMMENTS	

\*Note: Only documents from September 15, 1999 through present are available for viewing.

### ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

<a href="#">TAX DISTRICT</a>	200
APPRAISAL YEAR	2022
FISCAL YEAR	2023-24
<a href="#">SUPPLEMENTAL IMPROVEMENT VALUE</a>	0
<a href="#">INCREMENTAL LAND</a>	0
<a href="#">INCREMENTAL IMPROVEMENTS</a>	0

### REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2022-23	2023-24
LAND	84000	94500
IMPROVEMENTS	143535	155614
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	227,535	250,114
TAXABLE LAND + IMP (SUBTOTAL)	650,100	714,611
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	227,535	250,114
TOTAL TAXABLE VALUE	650,100	714,611

[Click here for Treasurer Information regarding real property taxes.](#)

[Click here for Flood Control Information.](#)


### ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

ESTIMATED SIZE	0.49 ACRES
ORIGINAL CONST. YEAR	1989
LAST SALE PRICE	950000
MONTH/YEAR	11/2021



<a href="#">SALE TYPE</a>	R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	2448	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.	1436	CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	TWO STORY	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	4	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	3 FULL /1 HALF	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0	FIREPLACE		2	
TOTAL GARAGE SQ. FT.	768				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	<a href="#">163047</a>
<p>In order to view the Assessor map you must have Adobe Reader installed on your computer system.</p> <p>If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps.</p> 	

**Note:** This record is for assessment use only. No liability is assumed as to the accuracy of the data delineated hereon.



# Exhibit 2



- Photos Amenities Reviews Location
- Bathtub

Patio or balcony

Show all 40 amenities

\$499 / night

CHECK-IN

1/14/2022

CHECKOUT

Add date

GUESTS

1 guest

Select checkout date

Minimum stay: 2 nights

Check availability

January 2022

February 2022

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
									1	2	3	4	5
							6	7	8	9	10	11	12
							13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28					
30	31												

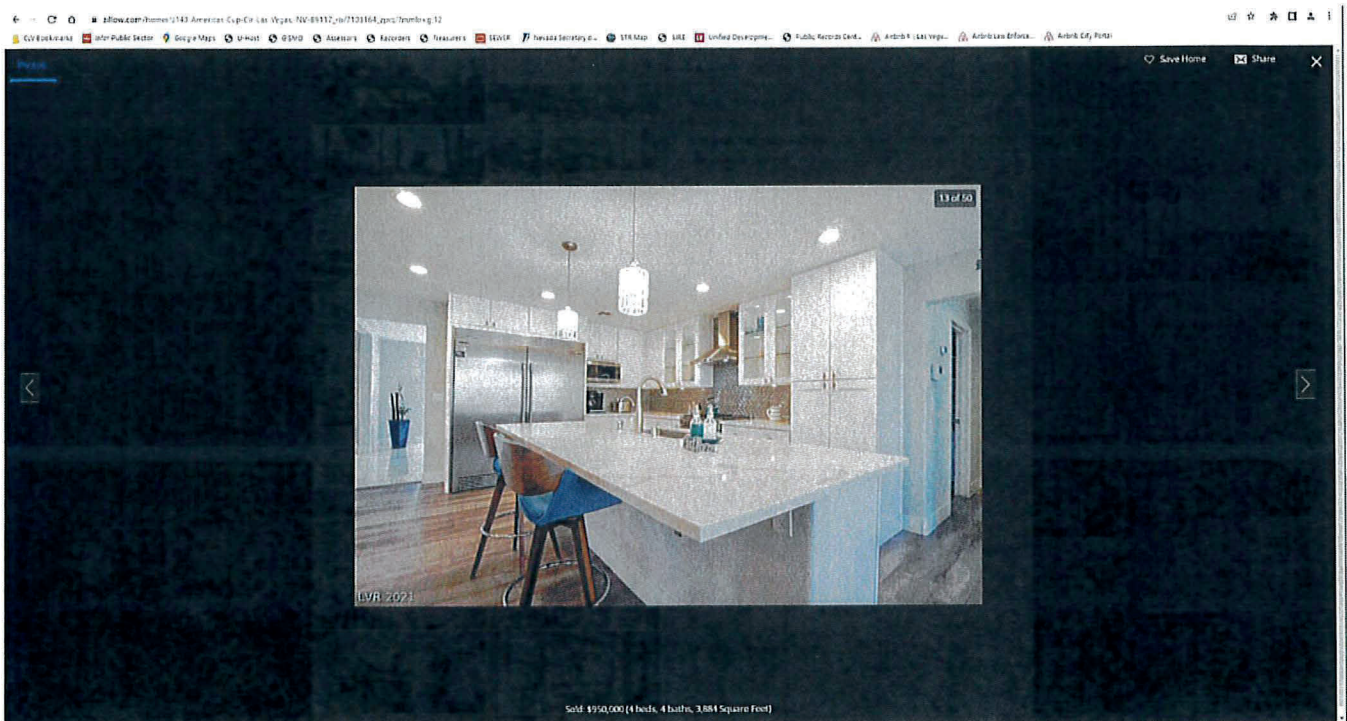
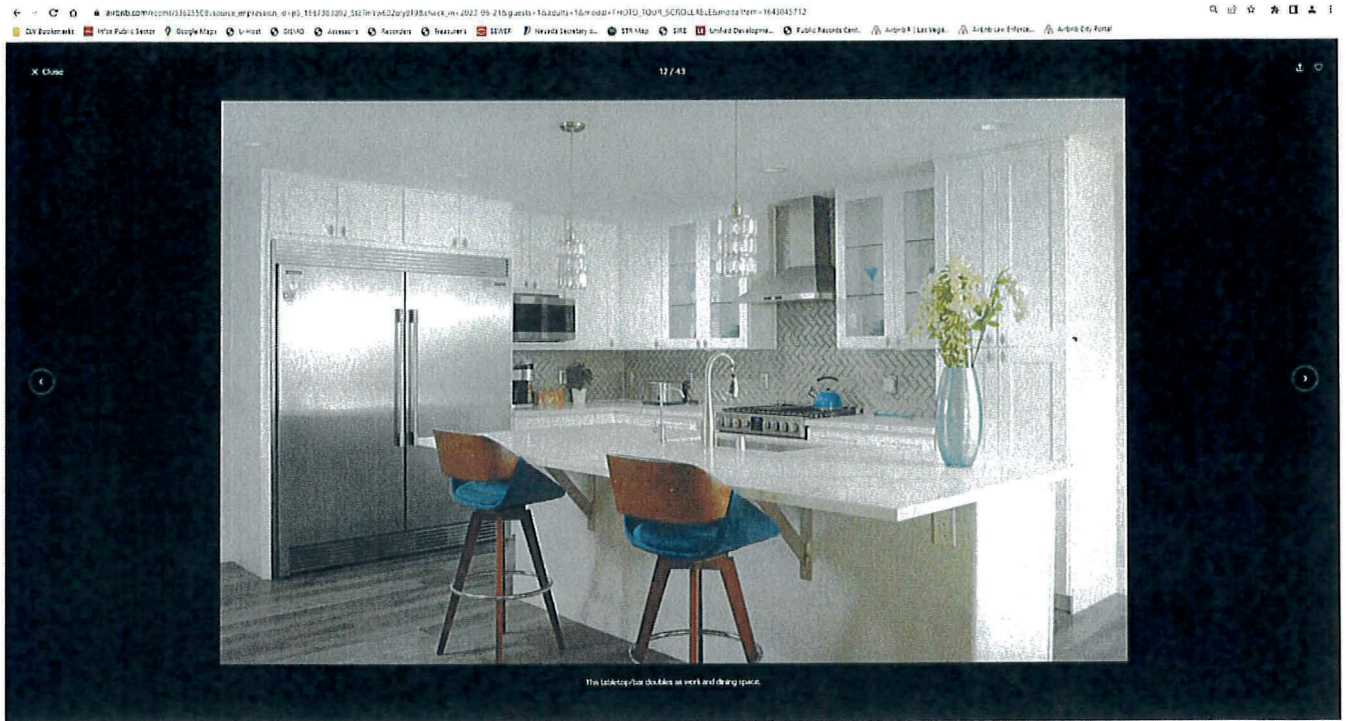
Clear dates

No reviews (yet)

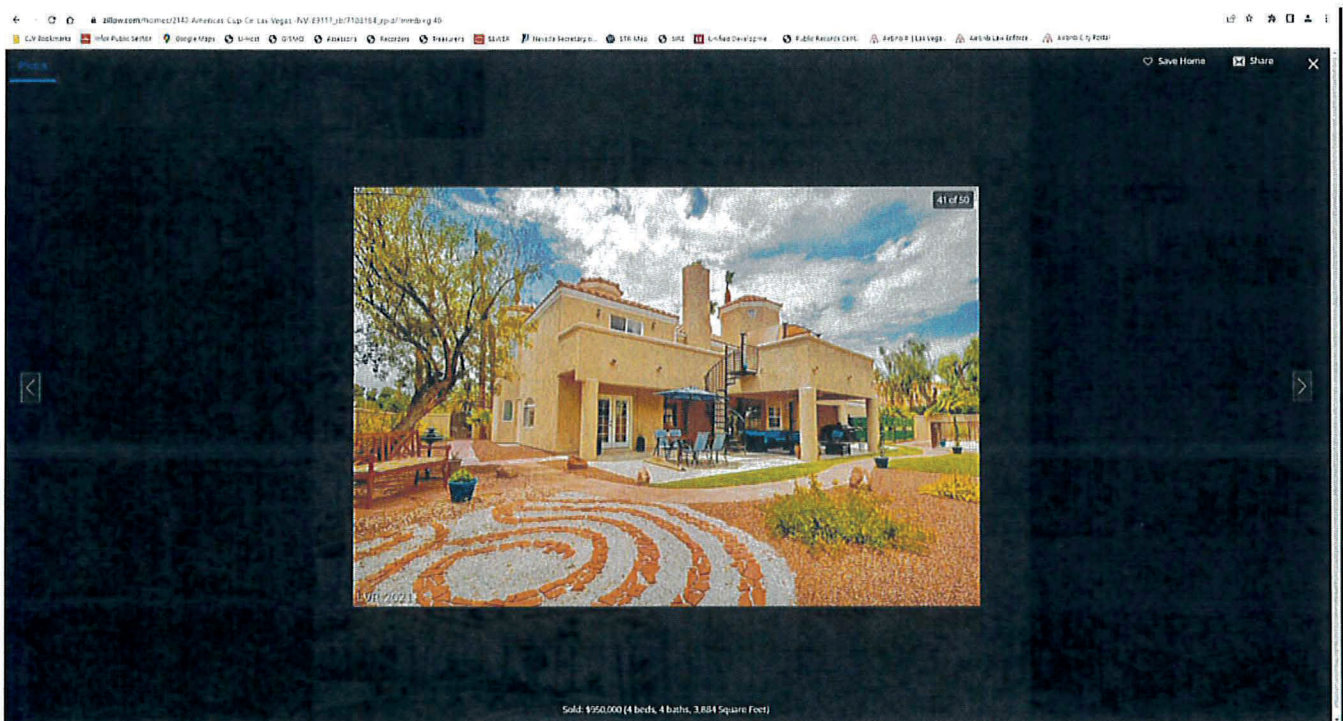
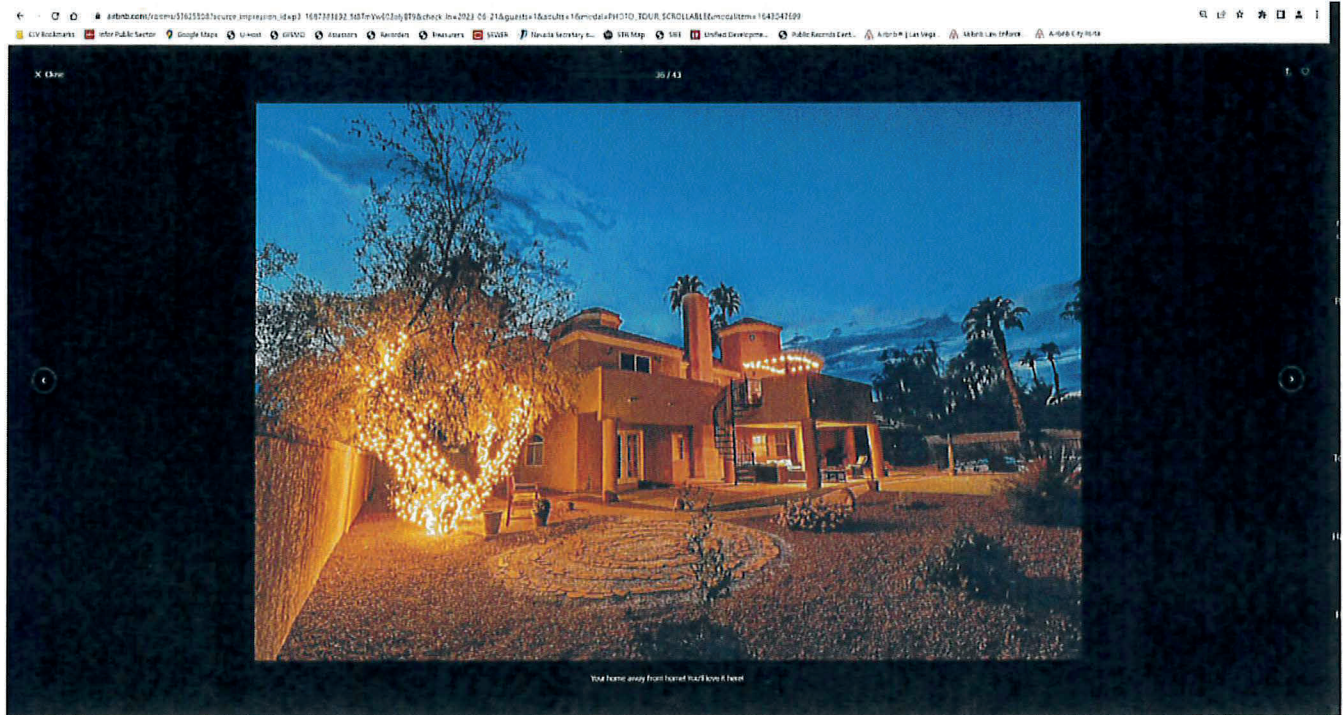
This host has 2,199 reviews for other places.

We're here to help your trip go smoothly.











# Exhibit 3





DEPARTMENT OF PLANNING

## **NOTICE AND ORDER**

**APN:** 163-04-716-010  
**Date:** January 20, 2022

Case # CE22-00330

*Certified/Regular Mail*  
*Return Receipt Requested*

LEGACY INVESTMENT L L C SERIES 3  
7489 THORNSBY CT  
LAS VEGAS, NV 89120

### **NUISANCE NOTICE AND ORDER TO COMPLY**

You are hereby notified as owner(s) of the property located at 2140 Americas Cup Cir., Las Vegas, NV 89117, Parcel # 163-04-716-010, that you are in violation of Las Vegas Municipal Code, Title 9 Nuisances, and Title 19 Zoning, dealing with nuisance and zoning violations.

**You must correct the following violations by 2/2/2022 by 5:00 p.m.**

**The following violations have been verified:**

(See attachment for applicable municipal code section descriptions)

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#### **19.12.010 SHORT-TERM RES RENTL**

<b><u>Case #</u></b>	<b><u>Violation Location</u></b>
CE22-00330	Property.

#### **Violation Comments**

Cease all Short Term Rental (renting under 31 days) and remove all advertisement immediately. All short term rentals require Conditional Use Verification completed with the City of Las Vegas Planning Department and a City of Las Vegas Business License. NOTE: THIS PROPERTY DOES NOT QUALIFY FOR A SHORT TERM RENTAL BUSINESS LICENSE AS PER CURRENT CLARK COUNTY ASSESSOR RECORDS, THIS IS A 4 BEDROOM DWELLING WHERE A MAXIMUM 3 BEDROOM IS ALLOWED.



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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](http://www.lasvegasnevada.gov)

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**Title 9.04.010 Public Nuisance Definition (6) ILLEGAL BUSINESS**

**Case #**                      **Violation Location**

CE22-00330                  Property.

**Violation Comments**

Cease and remove all advertisement for short term business activity immediately. Residence may not be rented for less than 31 days. For business license the residence must be owner occupied by owner of record with Clark County Assessor, approval from the Department of Planning to include no other Short Term Rentals are within 660 feet of your residence along with a valid City of Las Vegas Business license.

You are hereby ordered to correct the nuisance no later than **2/2/2022**. **Re-inspection of the property will occur on 2/3/2022** the eleventh day after the day of mailing, servicing or posting of this Notice and Order.

**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 reinspection 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 fifteen percent (15%) 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 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.

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. 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 subsequent abatement of such a nuisance by the City shall be at your cost.

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 Nicholas Gonzales at (702)229-4919.**



Vicki R. Ozuna, Code Enforcement Section Manager  
Code Enforcement Division  
Department of Planning

Enclosures: City of Las Vegas General Conditions of Abatement



CC: B2B Worldwide Inc.  
Little Sheikhs LLC  
Wong Enterprises LLC



## Notice and Order Municipal Code Attachment

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### **Title 9.04.010 Public Nuisance Definition (6) ILLEGAL BUSINESS**

LVMC 9.04.010 Public Nuisance Definition

(6) Operating a business without a current license as required by Title 6.

NO BUSINESS ACTIVITY MAY BE CONDUCTED IN THE CITY OF LAS VEGAS WITHOUT PRIOR CITY APPROVAL. SHORT TERM RENTAL BUSINESSES REQUIRE A LICENSE. OBTAIN AN APPROVED CONDITIONAL USE VERIFICATION FROM PLANNING 702-229-6301, THEN YOU MAY APPLY FOR A BUSINESS LICENSE. CEASE ALL ACTIVITY UNTIL APPROVED BY PLANNING AND BUSINESS LICENSE.

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### **19.12.010 SHORT-TERM RES RENTL**

LVMC 9.04.010 Public Nuisance Definition (5) Any violation of Title 19 or Title 20 of this Code.

LVMC 9.04.010 (5) Any violation of Title 19 of this Code.

LVMC 19.12.010 Permitted Use

A. Buildings, structures and land shall be used in accordance with the uses permitted in the following Land Use Tables, subject to all other applicable requirements of this Title.

B. Uses that are listed in Table 2 are provided with a description, applicable conditions and requirements in LVMC 19.12.070. SHORT-TERM RESIDENTIAL RENTAL  
Requirements/Zoning: CONDITIONAL USE: U, R-E, R-D, R-1, R-CL, R-TH, R-2, R-3, R-4, P-O, O, C-1, C-2 & C-PB

Description: The commercial use, or the making available for commercial use, of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or occupies the entire dwelling unit or one or more individual rooms within the unit for a period of less than 31 consecutive calendar days. This use does not include a "Community Residence," "Facility for Transitional Living for Released Offenders," or any other facility with dwelling units that is specifically defined in Chapter 19.18. For purposes of this Title, this use does not include the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit. In the case of a single parcel containing more than one dwelling unit, each dwelling unit constitutes a separate short-term residential rental use.

Conditional Use Regulations:

1. The operator must obtain a business license to operate the use.
2. The use must comply on an ongoing basis with all governmental licensing and regulatory requirements, including the payment of applicable room taxes and licensing fees.
3. The use must comply with the City's noise regulations as they apply to residential uses.
4. The use may not be located closer than 660 feet to any other Short-Term Residential Rental use (measured from property line to property line).
5. Vehicle parking associated with the use shall comply with applicable parking regulations, and vehicles of guests and invitees shall not obstruct traffic or access to other properties in the area.
6. In addition to and independent of any enforcement authority or remedy described in this Title, the failure to comply with a Conditional Use Regulation associated with this use may be enforced as in the case of a violation of Title 6 by means of a civil proceeding pursuant to LVMC 6.02.400 to 6.02.460, inclusive.
7. On any particular parcel, the use is limited to a single residential dwelling unit that is occupied by its owner during each period the unit is rented and that has no more than three bedrooms, with a maximum occupancy not to exceed limits set forth in LVMC 6.75.090. For



purposes of the preceding sentence, "owner" includes any person who is listed as an owner by a trust or other corporate or legal entity, a trustee or principal of that trust or entity. The dwelling unit is presumed to have the number of bedrooms indicated in the records of the Clark County Assessor's Office that pertain to that unit, but that presumption may be rebutted by inspection or other competent evidence.

8. The use is allowed in the P-O, O, C-1, C-2, and C-PB Zoning Districts only in conjunction with the residential component of a mixed-use development or in a dwelling unit permitted as a legal nonconforming use.

#### Minimum Special Use Requirements

1. The operator must obtain a business license to operate.
2. The use must comply on an ongoing basis with all governmental licensing and regulatory requirements, including the payment of applicable room taxes and licensing fees.
3. The use must comply with the City's noise regulations as they apply to residential uses as well as any applicable provisions of the Municipal Code that may pertain to odor nuisances.
4. Vehicle parking associated with the use shall comply with applicable parking regulations, and vehicles of guests and invitees shall not obstruct traffic or access to other properties in the area.
5. In addition to and independent of any enforcement authority or remedy described in this Title, the failure to comply with a Conditional Use Regulation associated with this use may be enforced as in the case of a violation of Title 6 by means of a civil proceeding pursuant to LVMC 6.02.400 to 6.02.460, inclusive.
6. The use is allowed in the P-O, O, C-1, C-2 and C-PB Zoning Districts only in connection with the residential component of a mixed-use development or in a dwelling unit permitted as a legal nonconforming use.
7. The maximum occupancy of the residential dwelling unit shall not exceed the limits provided for in LVMC 6.75.090.
8. The use may not be located closer than 660 feet to any other Short-Term Residential use (measured from property line to property line).

On-site Parking Requirement: For any short-term residential rental that has no more than 5 bedrooms, no additional parking is required beyond that which is required for the principal use on the site. For units with more than 5 bedrooms, 1 additional space shall be required for every 2 additional bedrooms or fractional portion thereof.

This residentially zoned property has been found to be operating in violation of LVMC 19.04.010 Land Use Tables and LVMC 9.04.010 Public Nuisance. Immediately CEASE and DESIST with all short-term rental activity LESS THAN 30 DAYS, parties, and/or events, until a permit is obtained from the City of Las Vegas Business Licensing Division, located at 495 S MAIN STREET., 6th floor. You may contact them for information at 229-6281. CEASE ALL SHORT TERM RENTAL ACTIVITY IMMEDIATELY. CANCEL ALL FUTURE SHORT TERM RENTALS AND REMOVE ALL ADVERTISEMENTS. Failure to comply with this Notice will result in further enforcement action.

Note\*\*Property Owner/Resident is required to submit to Planning a Conditional Use Verification for this use. Must be applied for within 10 days of this notice.



# Exhibit 4



CASE # CE22-00330  
PARCEL # 163-04-716-010

**DECLARATION OF POSTING**

I, NICHOLAS GONZALES, declare under penalty of perjury of the laws of the State of Nevada that the following is true and correct to the best of my knowledge and belief:

1. I am a citizen of the United States of America; a resident of Clark County, Nevada; over the age of 18 years; an employee of the City of Las Vegas; and I have personal knowledge of the facts stated herein and hereby state that the following is true and correct to the best of my knowledge and belief.

2. I personally posted a copy of the Notice and Order to Comply on the property on the 20TH, day of JANUARY  
2022 at approximately 10:30 (a.m.) /p.m., on the property located at 2140 AMERICAS CUP CIR, LAS VEGAS, NV 89117

  
Employee



# Exhibit 5







# Exhibit 6



Photos Amenities Reviews Location

### Select checkout date

Minimum stay: 2 nights

< June 2022							July 2022 >						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4							
5	6	7	8	9	10	11	12	13	14	15	16	17	18
19	20	21	22	23	24	25	26	27	28	29	30	31	

\$468 night ★ 5.0 · 6 reviews

CHECK-IN 7/12/2022	CHECKOUT Add date
GUESTS 1 guest	>

Check availability

Report this listing



# Exhibit 7



