

# Code Enforcement Agenda Item Information Sheet

**Ward 1 (Brian Knudsen)**

**Case #** CE21-03361

**Address:** 2220 GLEN HEATHER WAY

**Description:**

**Major Cross Street:** Glen Heather Way and S. Rancho Dr.

**Zip Code:** 89102

**Foreclosure:** N

**Registration Status:**

Meets Registration Status: N

Property Registered: Claimed

Lender Notified: N

**Property Owner:** TAO XIN

**Since:** 6/14/2021

**Case Opened:** 8/9/2021

**Notice & Order Issued:** 8/18/2021

**Case Closed:**

**Certified Mail Receipt Sent to:** FRANK ROBERT 7765 TAMRA DR RENO, NV 89506  
XIN TAO YAOQUN DING 10026 NW PRISCILLA CT. PORTLAND, OR 97229

**# of Inspections Completed:** TOTAL (17), Fail (2); Part Passed (15)

DAILY CIVIL PENALTIES	ASSESSED	PAID	OUTSTANDING
TOTAL PENALTIES	\$180,000.00	\$0.00	\$180,000.00

**Property Value Per Zillow.com:** \$454,700.00

**As of:** 10/11/2023

**Staff Recommendation:**

THAT THE CITY COUNCIL/HEARING OFFICER APPROVE THE EXPENSE REPORT AND ASSESS 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 2220 GLEN HEATHER WAY for assessment of a maximum of \$180,000 in daily civil penalties- PROPERTY OWNER: TAO XIN and DING YAOQUN - Ward 1 (Knudsen)

**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 \$180,000 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  
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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



November 2, 2023

Certified/Regular Mail  
Return Receipt Requested

TAO XIN  
DING YAOQUN  
10026 NW PRISCILLA CT  
PORTLAND, OR 97229

**RE: 2220 GLEN HEATHER WAY/ CE21-03361**

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 **November 16, 2023**, at **10:00 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 \$180,000 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.

Please 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: November 2, 2023  
Re: Report of Expenses for the nuisance property located at 2220 GLEN HEATHER WAY

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>360 Days in Violation</b>  - CIVIL PENALTIES (\$500 Residential/\$750 Commercial- Civil Penalty assessed Per Day From 11th day after Notice of Violation issued)  - Amount was calculated from the Administrative Search Warrant Data Return  - A total of 15 Inspections have been conducted on-site.	<b>\$180,000</b>
<b>Proposed Total Lien Amount</b>	<b>\$180,000</b>
<b>OWNER OF RECORD</b>	TAO XIN DING YAOQUN
<b>PROPERTY ADDRESS:</b>	2220 GLEN HEATHER WAY
<b>ASSESSOR PARCEL:</b>	162-04-410-021
<b>LEGAL DESCRIPTION:</b>	GLEN HEATHER EST UNIT #3
	PLAT BOOK 6 PAGE 77
	LOT 1 BLOCK 1

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.





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

**Case #:** CE21-03361

2220 Glen Heather Way - Map # 02524-71 Parcel 16204410021

**Owner Information:**

TAO XIN  
10026 NW PRISCILLA CT DING YAOQUN  
PORTLAND, OR 97229

**Zoning Information:** R-1 (Single Family Residential)

**Case Comments:** Unlicensed STR <https://www.airbnb.com/rooms/51411517> anonymous

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

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

**Date Case Opened:** 8/9/2021

**Ward:** 1

**Source:** CITZ

**Date Case Resolved:**

**Disposition:**

**Priority:** Routine

**Property Info / Status:** Vacant: N

**Foreclosure:** N

**Secure:** Y

**Violations:**

Violation	Date	Status
AN-020A Title 9.04.010 Public Nuisance Definition (6) ILLEGAL BUSINESS	8/11/2021	
<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	8/11/2021	
<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.		

**Chronology of Events:**

<b>August 11, 2021</b>	<b>Lexis Nexis Report</b> 43] Request sent to GF to run report for listed owners:TAO XINDING YAOQUN10026 NW PRISCILLA CT PORTLANDOR 97229
<b>August 11, 2021</b>	<b>Lexis Nexis Report</b> GF) Advanced Person and Real Time phones search x 2-results found-referred to CE officer#43
<b>August 11, 2021</b>	<b>Insp# : 847964 (PartPassed)</b> 43] ON-SITE INSPECTION WEDNESDAY 8/11/2021 NO BUSINESS LICENSE, SUP, CUV, PRJ FOUND.NOTE: THIS PROPERTY DOES NOT QUALIFY FOR STR LICENSE, 4 BEDROOM DWELLINGU-Host: YesListing: <a href="https://www.airbnb.com/rooms/51411517">https://www.airbnb.com/rooms/51411517</a> Confirmed renting for less than 31 days: Yes, see officer captured image of spotty calendar and able to reserve 2 night stay.Comparative photos: Yes, see officer captured screen shot photos of interior front door entry way area on realtor.com that matches photos found within Airbnb listing.Owner: Xin Tao, recorded June 14, 2021 showing a Portland OR address. Having ASA update case.Host: ChelseaReviews: OCA vehicles at property, no contact made.NOTICE AND ORDER TO FOLLOW





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

**Chronology of Events:**

<b>August 13, 2021</b>	<b>Phone Call</b> 43] Per Lexis report, called number 503-777-1898 and spoke with one of the listed owners, Xin Tao. Broken English (Asian accent) stated they did not understand what I was explaining about their property on Glen Heather however, they confirmed that was their property and asked for official mailing. Added 10026 NW Priscilla Ct., Portland OR for CCMAIL.
<b>August 13, 2021</b>	<b>Recorders Research</b> 43] Assessors and Records records saved for NNO review.
<b>August 13, 2021</b>	<b>Treasurer Information Research</b> 43] Treasurer records saved for notice and order review.
<b>August 13, 2021</b>	<b>Sewer Information Research</b> 43] Sewer account showing Portland OR mailing address added for CCMAIL
<b>August 16, 2021</b>	<b>Directive</b> 25] 2220 Glen Heather Way Research old STR case to see if same owner
<b>August 18, 2021</b>	<b>Insp# : 848218 (Post)</b> 43] ON-SITE INSPECTION WEDNESDAY 8-18-2021 POSTED NOTICE AND ORDEDR ON BLOCK WALL AT COURTYARD ENTRYWAY AREA, blue Chevy pickup TX plates in driveway no contact made. CB 9/1/2021
<b>August 25, 2021</b>	<b>Phone Call</b> 43] Former owner called stating NNO was received and that they sold the property June 2020 Robert Frank [REDACTED]
<b>September 3, 2021</b>	<b>Insp# : 848626 (PartPassed)</b> 43] ON-SITE INSPECTION FRIDAY 9/3/2021 U-Host showing <a href="https://www.airbnb.com/rooms/51411517">https://www.airbnb.com/rooms/51411517</a> requires 31 night stay fully booked from current date through 11/9/2021 no vehicles at property, calendar screenshot in EB shows Sept. 4 booked. Returning tomorrow
<b>September 4, 2021</b>	<b>Insp# : 849971 (PartPassed)</b> 43] ON-SITE INSPECTION SATURDAY 9/4/2021 No answer at front door. Monitoring weekly
<b>September 10, 2021</b>	<b>Insp# : 849993 (PartPassed)</b> 43] ON-SITE INSPECTION FRIDAY 9/10/2021 U-Host showing <a href="https://www.airbnb.com/rooms/51411517">https://www.airbnb.com/rooms/51411517</a> requires 31 night stay booked full from current through Nov 19, no vehicles no pc found to knock. Monitoring weekly
<b>September 18, 2021</b>	<b>Insp# : 850483 (PartPassed)</b> 43] ON-SITE INSPECTION SATURDAY 9/18/2021 U-Host showing no change, <a href="https://www.airbnb.com/rooms/51411517">https://www.airbnb.com/rooms/51411517</a> requires 31 night stay booked full from current until 11/20/2021 no vehicles no pc found to knock. Monitoring
<b>October 2, 2021</b>	<b>Insp# : 851079 (PartPassed)</b> 43] ON-SITE INSPECTION SATURDAY 10/2/2021 <a href="https://www.airbnb.com/rooms/51784969">https://www.airbnb.com/rooms/51784969</a> requires 30 night stay booked full until Nov 19, no vehicles no pc to knock. Monitoring
<b>October 20, 2021</b>	<b>Insp# : 852308 (PartPassed)</b> 43] ON-SITE INSPECTION WEDNESDAY 10/20/2021 U-Host showing no active listings, gray Jeep SUV CA 8PKD343 parked in driveway. Knocked at front door and made contact with Sai 925-549-0491 and then her husband came to the door, the middle eastern man did not give his name but questioned the validity of my inspection, I gave him an additional business card after giving his wife Sai a business card. I even walked to the front of the property to show him my enforcement vehicle. The man stated they checked in on Monday 10/18/2021 and would be staying for a month. They asked if they needed to contact the host of Airbnb, I explained I was not requiring them to do anything at this time and that I was conducting an inspection to confirm the owner is operating their Airbnb rental within City regulations. Photo. Monitoring over weekend





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

**Chronology of Events:**

<b>October 23, 2021</b>	<b>Insp# : 853668 (PartPassed)</b> 43] ON-SITE INSPECTION SATURDAY 10/23/2021 Same Jeep in driveway from previous inspection no pc to knock. Monitoring for changes
<b>November 17, 2021</b>	<b>Insp# : 853886 (PartPassed)</b> 43] ON-SITE INSPECTION WEDNESDAY 11/17/2021 U-Host showing all listings removed October 14, 2021. No vehicles at property. Returning over weekend
<b>November 20, 2021</b>	<b>Insp# : 855803 (PartPassed)</b> 43] ON-SITE INSPECTION SATURDAY 11/20/2021 U-Host showing no active listings no vehicles no pc to knock. Monitoring
<b>December 11, 2021</b>	<b>Insp# : 856036 (PartPassed)</b> 43] ON-SITE INSPECTION SATURDAY 12/11/2021 U-Host showing all listings inactive as of October 2021. Last conversation with owner stated a long term tenant would be staying in November. Currently a red Ford SUV CA 8YXY353 in driveway. No contact being made. Monitoring this coming week for changes
<b>December 16, 2021</b>	<b>Insp# : 857512 (PartPassed)</b> 43] ON-SITE INSPECTION THURSDAY 12/16/2021 No active listing same red Ford SUV CA plates in driveway. No pc to make contact. Monitoring for changes
<b>December 20, 2021</b>	<b>Additional Call For Service</b> Unlicensed STR. nobody lives at property and they rent out all 5 bedrooms separately via Airbnb. There are constantly a large number of people and cars coming and going. I have photos including one of a large van dropping off 6-8 people all at once. Complaint by: Harmoni Hines 2132 Glen Heather Way (702) 595-2223 harmonihines@gmail.com
<b>January 7, 2022</b>	<b>Insp# : 857890 (PartPassed)</b> 43] ON-SITE INSPECTION FRIDAY 1/7/2022 No active listings no vehicles. Warrant to follow
<b>February 5, 2022</b>	<b>Insp# : 859375 (Fail)</b> 43] ON-SITE INSPECTION SATURDAY 2/5/2022 Observed in driveway 3 vehicles, red Ford truck CA 10252K3, black Ford SUV CA 8NIT792, white Jeep SUV CA 8KFB796. Knocked at front door and made contact with WFA ~60 years old who identified herself as Brandy and confirmed renting the property through Airbnb with a check in of Thursday February 3, and checking out tomorrow Sunday February 6 2022. Thanked Brandy for her time and gave her my card. Failed inspection, 4 day violation. Email to 25 and recording of NNO to be sent. Warrant to follow
<b>February 8, 2022</b>	<b>Fee Assessed Or Waived</b> 25] 2/7 e-mail for 2/5/22 insp STR guest Brandy Thur 2/3 to Sun 2/6 4x days = \$2,000
<b>March 4, 2022</b>	<b>Administrative Search Warrant Request</b> 43] Created Warrant Declaration first draft and sent to CA copied 25.
<b>April 22, 2022</b>	<b>Phone Call</b> 43] Per 25, called and left message for a Shelly 702-491-9979
<b>May 23, 2022</b>	<b>Additional Call For Service</b> Formstack Submission For: Code Enforcement Complaint Form Submitted at 05/23/22 10:09 AM Please select type of issue:: Other: Non-licensed short term rental Address of Complaint: 2220 Glen Heather Way Date of Occurrence:: May 22, 2022 Is this the first time it has occurred?: No If No, what were the dates or days and times of week?: Every weekend Have you notified the offender of the issue?: No Please describe the nature of the violation(s): This house is used as a short-term rental but does not have the proper license to do so. Every weekend there are different cars with out of state plates staying there.



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

**Chronology of Events:**

**August 9, 2022**

**Additional Call For Service**

RB) Formstack Submission For: Code Enforcement Complaint FormSubmitted at 08/04/22 10:42 PMPlease select type of issue:: Other: Illegal STREmail: [REDACTED] Address of Complaint: 2220 Glen Heather WayDate of Occurrence:: Aug 04, 2022Is this the first time it has occurred?: NoHave you notified the offender of the issue?: NoPlease describe the nature of the violation(s):. Unlicensed STRhttps://www.airbnb.com/rooms/52620047?adults=2&location=Las%20Vegas%2C%20NV&federated\_search\_id=fbfe7f89-4052-4cfe-b0b2-245d64f80357&source\_impression\_id=p3\_1659677876\_5livlevq7IOeMYbW

**October 24, 2022**

**Additional Call For Service**

VM) Via Formstack:This house is used as an unlicensed Short-term Rental. This morning, a group was either checking in or checking out. This house is not licensed for this. Please take care of it!!Illegal STRhttps://www.airbnb.com/rooms/52620047?adults=1&children=0&infants=0&location=las%20vegas&check\_in=2022-11-13&check\_out=2022-11-18&federated\_search\_id=05cc35b7-dd73-4be2-bad0-74f4f7929506&source\_impression\_id=p3\_1666572337\_UcQguTRvOtL9TI%2Fe&modal=PHOTO\_TOUR\_SCROLLABLE

**January 3, 2023**

**Additional Call For Service**

VM) Via formstack: Formstack Submission For: Code Enforcement Complaint Form Submitted at 01/03/23 2:46 PM Please select type of issue:: Zoning Violations Address of Complaint: 2220 Glen Heather Way Date of Occurrence:: Jan 03, 2023 Is this the first time it has occurred?: No If No, what were the dates or days and times of week?: Several months Have you notified the offender of the issue?: No Please describe the nature of the violation(s):. This property has acted as an unlicensed Short-Term Rental property for months. https://www.airbnb.com/rooms/52620047?adults=4&check\_in=2023-04-13&check\_out=2023-04-16&source\_impression\_id=p3\_1672785983\_ZvoBYHPHGFNRGUIW Please stop this unlicensed activity

**March 22, 2023**

**Additional Call For Service**

AA) Via FormstackThis is an unlicensed STR short-term rental. Here is it's AirBNB listing: https://www.airbnb.com/rooms/52620047?adults=4&check\_in=2023-04-13&check\_out=2023-04-16&source\_impression\_id=p3\_1679506816\_I8xT05c3BZ7INHRJ&modal=PHOTO\_TOUR\_SCROLLABLE One of the pictures in the listing includes the address on it.ComplNo Contact info

**April 18, 2023**

**Administrative**

LS)Administrative Search Warrant\_2220 Glen Heather Way\_CE21-03361 process server through We Serve Law. Search Warrant Cover letter and invoice in EB. Awaiting notarized affidavit. Officer CC'd in all correspondence.

**April 19, 2023**

**Administrative**

LS) Received Affidavit of service from We Serve Law. In EB.

**April 25, 2023**

**Administrative**

LS) Mail correspondence2220 Glen Heather Way\_CE21-03361\_Airbnb CSC Rejection of Service of Process IN EB.

**May 22, 2023**

**Additional Call For Service**

VM) Short term rental complaint : This is an unlicensed short term rental that has been reported for at least a year. Today they have five cars, and often have a regular rotation of several cars in driveway and on the street.Image in EBCopml\_ [REDACTED]



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

**Chronology of Events:**

<b>May 22, 2023</b>	<b>Additional Call For Service</b> VM) Short term rental. Regularly disturbs neighborhood. Unlicensed. More cars than allowedhttps://www.airbnb.com/rooms/52620047?adults=2&children=1&infants=0&location=Las%20Vegas%2C%20Nevada%2C%20United%20States&check_in=2023-09-01&check_out=2023-09-03&source_impression_id=p3_1684549138_qyNqncA8xpJdszuvCompl_H [REDACTED]
<b>June 20, 2023</b>	<b>Administrative Search Warrant Request</b> 43] Revised Declaration to include email exchange and corrections between CA and this CEO. Draft signed and sent for court review.
<b>June 26, 2023</b>	<b>Additional Call For Service</b> 34) Received e-mail from [REDACTED] on Saturday 6-24:"Looks like that house at 2220 Glen Heather was rented for the weekend. That's the STR that doesn't have a license."
<b>September 29, 2023</b>	<b>Insp# : 861340 (PartPassed)</b> 43] NO ON-SITE INSPECTION FRIDAY 9/27/2023 U-Host showinghttps://www.airbnb.com/rooms/52620047 inactive, U-Host captured a screenshot of the listing while active on 9/14/2023 that shows the listing has 67 reviews, 1 September, 2 August, and 3 July 2023. The listing also shows a registration number G12-63168 which returns to no City Business License added to EB. Case has been discussed with 25 and Code Business Specialists, lien hearing scheduled for 10/12/2023.

**Notices and Delivery Tracking:**

Notice/Log	Issued	Mailed	Recorded	Recipient Name
N-N&OA Additional Notice and Order Sent	8/18/2021	8/18/2021 1) CERTMAIL  Reg/Cert#: 7020 3160 0000 6969 2494  Receipt Ret: 8/31/2021  2) MAIL Status: Accepted		XIN TAO YAOQUN DING 10026 NW PRISCILLA CT. PORTLAND, OR 97229
N-N&O Notice and Order Sent	8/18/2021	8/18/2021 1) CERTMAIL  Reg/Cert#: 7020 3160 0000 6969 2487  2) MAIL Status:	2/15/2022 Instrument: 20220215-0000983	FRANK ROBERT 7765 TAMRA DR RENO, NV 89506
LETTER	2/7/2022	2/7/2022 1) CERTMAIL  Reg/Cert#: 7020 3160 0000 6969 0704  Receipt Ret: 2/24/2022  2) Status: Accepted		TAO XIN DING YAOQUN 10026 NW PRISCILLA CT PORTLAND, OR 97229





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

**Notices and Delivery Tracking:**

Notice/Log	Issued	Mailed	Recorded	Recipient Name
LETTER	2/7/2022	2/7/2022 1) CERTMAIL  Reg/Cert#: 7020 3160 0000 6969 0711  Receipt Ret: 2/24/2022  2) Status: Accepted		XIN TAO YAOQUN DING 10026 NW PRISCILLA CT. PORTLAND, OR 97229
N-LIEN Lien Claim Sent	9/28/2023	9/28/2023 1) MAIL  2) Status:		TAO XIN DING YAOQUN 10026 NW PRISCILLA CT. PORTLAND, OR 97229
N-LIEN Lien Claim Sent	9/28/2023	9/28/2023 1) CERTMAIL  Reg/Cert#: 7019 0700 0002 0871 6116  2) Status:		TAO XIN DING YAOQUN 10026 NW PRISCILLA CT. PORTLAND, OR 97229
N-LIEN Lien Claim Sent	9/28/2023	9/28/2023 1) CERTMAIL  Reg/Cert#: 7019 0700 0002 0871 6123  2) Status:		XIN TAO YAOQUN DING 10026 NW PRISCILLA CT. PORTLAND, OR 97229
N-LIEN Lien Claim Sent	9/28/2023	9/28/2023 1) MAIL  2) Status:		XIN TAO YAOQUN DING 10026 NW PRISCILLA CT. PORTLAND, OR 97229

**Fee Information:**

Fee Name	Fee Added	Status	Liened	Fee Amount	Penalty	Total Paid	Total Due
Re-Inspection Fee	2/5/2022	P	N	\$120.00	\$12.00	\$132.00	\$0.00
Daily Civil Penalty Fee	2/8/2022	P	N	\$2,000.00		\$2,000.00	\$0.00
<b>Totals</b>				\$2,120.00	\$12.00	\$2,132.00	\$0.00



DEPARTMENT OF PLANNING

## **NOTICE AND ORDER**

Inst #: 20220215-0000983

Fees: \$42.00

02/15/2022 10:01:37 AM

Receipt #: 4889836

Requestor:

CITY OF LAS VEGAS, BUILDI

Recorded By: BGN Pgs: 5

Debbie Conway

CLARK COUNTY RECORDER

Src: MAIL

Ofc: MAIN OFFICE

APN: 162-04-410-021

Date: August 18, 2021

Case # CE21-03361

*Certified/Regular Mail*

*Return Receipt Requested*

FRANK ROBERT

7765 TAMRA DR

RENO, NV 89506

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

You are hereby notified as owner(s) of the property located at 2220 Glen Heather Way., Las Vegas, NV 89102, Parcel # 162-04-410-021, 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 8/30/2021 by 5:00 p.m.**

**The following violations have been verified:**

(See attachment for applicable municipal code section descriptions)

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

<b><u>Case #</u></b>	<b><u>Violation Location</u></b>
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CE21-03361	Property,
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#### **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.

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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)



---

**19.12.010 SHORT-TERM RES RENTL****Case #                      Violation Location**

CE21-03361                      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.

You are hereby ordered to correct the nuisance no later than **8/30/2021**. **Re-inspection of the property will occur on 8/31/2021** 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: XIN TAO YAOQUN DING



## Notice and Order Municipal Code Attachment

### 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.

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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.

CASE # CE21-03361  
PARCEL # 162-04-410-021

**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 18TH, day of AUGUST 2021 at approximately 07:25 (a.m.)/p.m., on the property located at 2220 GLEN HEATHER WAY, LAS VEGAS, NV 89102

 #43  
Employee





Assessor

## Briana Johnson, Assessor

The links below are **not** maintained by the Clark County Assessor's Office. Please contact the responsible department if you have any issues. Their contact information is provided below the link.

[AERIAL VIEW \(GISMO\)](#)
[REAL PROPERTY TAXES \(TREASURER\)](#)
[FLOOD CONTROL INFO \(CCRFGD\)](#)
[GISMO Contact](#)

Treasurer - (702) 455-4323

CCRFGD - (702) 685-0000

GENERAL INFORMATION	
<a href="#">PARCEL NO.</a>	162-04-410-021
<a href="#">OWNER AND MAILING ADDRESS</a>	TAO XIN DING YAOQUN 10026 NW PRISCILLA CT PORTLAND OR 97229
<a href="#">LOCATION ADDRESS</a>	2220 GLEN HEATHER WAY
<a href="#">CITY/UNINCORPORATED TOWN</a>	LAS VEGAS
<a href="#">ASSESSOR DESCRIPTION</a>	GLEN HEATHER EST UNIT #3 <a href="#">PLAT BOOK 6 PAGE 77</a> LOT 1 BLOCK 1
RECORDED DOCUMENT NO.	* <a href="#">20210614:00914</a>
RECORDED DATE	JUN 14 2021
VESTING	JT
<a href="#">COMMENT</a>	

\*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	2020
FISCAL YEAR	2021-22
<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	2020-21	2021-22
LAND	28,613	30,520
IMPROVEMENTS	40,290	40,342
EXEMPT		

GROSS ASSESSED (SUBTOTAL)	68,902	70,862
TAXABLE LAND + IMP (SUBTOTAL)	196,863	202,463
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	68,902	70,862
TOTAL TAXABLE VALUE	196,863	202,463

## ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

ESTIMATED SIZE	0.19 ACRES
ORIGINAL CONST. YEAR	1962
LAST SALE PRICE	378,000
MONTH/YEAR	6/2021
<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.	1,907	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	NO
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	NO
UNFINISHED	0	BEDROOMS	4	TYPE OF CONSTRUCTION	FRAME-STUCCO
BASEMENT SQ. FT.					
FINISHED	0	BATHROOMS	2 FULL	ROOF TYPE	WOOD SHINGLE
BASEMENT					
BASEMENT	0			FIREPLACE	0
GARAGE SQ. FT.					
TOTAL GARAGE	0				
SQ. FT.					

## ASSESSORMAP VIEWING GUIDELINES

## MAP

[162044](#)

In order to view the Assessor map you must have Adobe Reader installed on your computer system.

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.



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



# Briana Johnson, Assessor

## PARCEL OWNERSHIP HISTORY

ASSESSOR DESCRIPTION							
GLEN HEATHER EST UNIT #3 PLAT BOOK 6 PAGE 77 LOT 1 BLOCK 1							

CURRENT PARCEL NO.	CURRENT OWNER	%	RECORD DOC NO.	RECORD DATE	VESTING	TAX DIST	EST SIZE	COMMENTS
162-04-410-021	TAO XIN		<a href="#">20210614:00914</a>	6/14/2021	JT	200	.19 AC	
	DING YAOQUN							

PARCEL NO.	PRIOR OWNER(S)	%	RECORD DOC NO.	RECORD DATE	VESTING	TAX DIST	EST SIZE	COMMENTS
162-04-410-021	FRANK ROBERT		<a href="#">20190718:03160</a>	07/18/2019	NS	200	SUBDIVIDED LOT	
162-04-410-021	GO PALM INC		<a href="#">20180104:01367</a>	01/04/2018	NS	200	SUBDIVIDED LOT	
162-04-410-021	V A C FUND 1 L L C		<a href="#">20160824:02833</a>	08/24/2016	NS	200	SUBDIVIDED LOT	
162-04-410-021	STAHL MARCUS TRUST		<a href="#">20130115:04002</a>	01/15/2013	NS	200	SUBDIVIDED LOT	
	STAHL STANLEY ROY TRS							
162-04-410-021	MARCUS MURRAY		<a href="#">20030402:01858</a>	04/02/2003	NS	200	SUBDIVIDED LOT	
	STAHL MARCUS TRUST							
162-04-410-021	MARCUS MURRAY & TAMARA EVE		00000877:0836345	04/25/1978	JT	200	SUBDIVIDED LOT	
03A-011-006	CULLEY KERRY B		0786:0745493	09/09/1977		200	SUBDIVIDED LOT	
03A-011-006	CULLEY RAY F & KERRY B		0459:0370322	07/11/1963		200	SUBDIVIDED LOT	
03A-011-006	CULLEY RAY F & KERRY B		0459:0370322	07/11/1963		200	SUBDIVIDED LOT	INITIAL

Click the following link to view the parcel genealogy

[Parcel Tree](#)

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

**NOTE:** THIS RECORD IS FOR ASSESSMENT USE ONLY. NO LIABILITY IS ASSUMED AS TO THE ACCURACY OF THE DATA DELINEATED HEREON.



Home (/AcclaimWeb/) > Search (/AcclaimWeb/Search) > Search Type Parcel (/AcclaimWeb/Search/SearchTypeParcel)

## Parcel #

Parcel #	162-04-410-021		
Parcel #	E a t ▼		
Date Range	Specific Date Range ▼		
From Date	04/03/1905	📅	
To Date	08/13/2021	📅	
	Sele t Do Types		
Document Type	Do ument Type Groups		



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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

Export to PDF

1 - 47 of 47 items									
Reco...	Parcel # (/Acclaim...	First Party...	First Cros...	# ...	Instrument# (/AcclaimWe...	D...	M...	Reco...	Lega
<a href="#">Add To Cart</a>	162 04 410 021	NATIONWIDE TITLE CLEARING INC	FRANK, ROBERT	2	202106210001714	UB ...		06/21/2021	
<a href="#">Add To Cart</a>	162 04 410 021	DI, YAOQUN	QUICKEN LOANS LLC	26	202106140000915	DEED OF TRU T		06/14/2021	
<a href="#">Add To Cart</a>	162 04 410 021	FRANK, ROBERT	TAO, IN	4	202106140000914	DEED		06/14/2021	
<a href="#">Add To Cart</a>	162 04 410 021	LAS VEGAS CITY	FRANK, ROBERT	1	202105200002487	NOTICE	RELE...	05/20/2021	
<a href="#">Add To Cart</a>	162 04 410 021	FRANK, ROBERT	LAS VEGAS CITY	4	202103030002994	NOTICE	ORDER	03/03/2021	
<a href="#">Add To Cart</a>	162 04 410 021	LAS VEGAS CITY	GO PALM INC	1	202008190000339	NOTICE	RELE...	08/19/2020	

<a href="#">Add To Cart</a>	162 04 410 021	LAS VEGAS CITY	FRANK, ROBERT	1	201909230002559	LIEN	RELE...	09/23/2019
<a href="#">Add To Cart</a>	162 04 410 021	PACIFIC WE TERN BANK	GO PALM INC	2	201909040000120	UB ...		09/04/2019
<a href="#">Add To Cart</a>	162 04 410 021	GO PALM INC	FRANK, ROBERT	4	201907180003160	DEED		07/18/2019
<a href="#">Add To Cart</a>	162 04 410 021	LAS VEGAS CITY	GO PALM INC	1	201905080000510	NOTICE	RELE...	05/08/2019
<a href="#">Add To Cart</a>	162 04 410 021	LAS VEGAS CITY	VAC FUND I LLC	1	201905080000509	NOTICE	RELE...	05/08/2019
<a href="#">Add To Cart</a>	162 04 410 021	GO PALM INC	LAS VEGAS CITY	1	201903290000655	LIEN		03/29/2019
<a href="#">Add To Cart</a>	162 04 410 021	CIVIC FINANCIAL SERVICES LLC	PACIFIC WESTERN BANK	4	201901220000376	REQU... NOTICE		01/22/2019
<a href="#">Add To Cart</a>	162 04 410 021	GO PALM INC	PACIFIC WESTERN BANK	1	201803230002036	A IG...		03/23/2018
<a href="#">Add To Cart</a>	162 04 410 021	GO PALM INC	LAS VEGAS CITY	9	201802080000893	NOTICE	ORDER	02/08/2018
<a href="#">Add To Cart</a>	162 04 410 021	GO PALM INC	HMC ASSETS LLC	3	201802010001741	A IG...		02/01/2018
<a href="#">Add To Cart</a>	162 04 410 021	VAC FUND 1 LLC	LAS VEGAS CITY	5	201801110000319	NOTICE	ORDER	01/11/2018
<a href="#">Add To Cart</a>	162 04 410 021	GO PALM INC	CIVIC FINANCIAL SERVICE LLC	31	201801040001368	DEED OF TRU T	AS IGN	01/04/2018
<a href="#">Add To Cart</a>	162 04 410 021	VAC FUND 1 LLC	GO PALM INC	4	201801040001367	DEED		01/04/2018
<a href="#">Add To Cart</a>	162 04 410 021	LENDINGHOME FUNDING CORPORATION	VAC FUND 1 LLC	4	201708170001270	UB ...		08/17/2017
<a href="#">Add To Cart</a>	162-04-410-021	VAC FUND 1 LLC	CODE ENFORCEME... LA VEGA CITY	4	201612220000614	NOTICE	ORDER	12/22/2016
<a href="#">Add To Cart</a>	162-04-410-021	MARCU , TAMARA EVE EE	VAC FUND 1 LLC	3	201608240002833	DEED		08/24/2016
<a href="#">Add To Cart</a>	162-04-410-021	LAS VEGAS CITY	STAHL /MARCUS TRUST	1	201607220002069	LIEN	RELE...	07/22/2016
<a href="#">Add To Cart</a>	162-04-410-021	STAHL MARCUS TRUST	LAS VEGAS CITY	1	201607120001521	LIEN		07/12/2016
<a href="#">Add To Cart</a>	162-04-410-021	VAC FUND 1 LLC	LENDINGHOME FUNDING CORPORATION	34	201607110003454	DEED OF TRUST	ASSIGN	07/11/2016
<a href="#">Add To Cart</a>	162-04-410-021	MARCUS, TAMARA EVE EE	VAC FUND 1 LLC	4	201607110003453	DEED		07/11/2016
<a href="#">Add To Cart</a>	162-04-410-021	MARCUS, TAMARA EVE	STAHL MARCUS TRUST	4	201607110003452	CERTI...		07/11/2016

<a href="#">Add To Cart</a>	162 04 410 021	TREASURER CLARK COUNTY	STAHL/MARC... TRUST	1	201601200000874	REDE...	CERTI...	01/20/2016	
<a href="#">Add To Cart</a>	162 04 410 021	TAHL MARC TRU T	TREA URER CLARK COUNTY	1	201512080003064	TAX CERTI...		12/08/2015	
<a href="#">Add To Cart</a>	162 04 410 021	REPUBLIC ILVER TATE DI PO AL INC	TAHL MARC TRU T	1	201407160001044	LIEN	RELE...	07/16/2014	
<a href="#">Add To Cart</a>	162 04 410 021	SEWER LAS VEGAS CITY	STAHL/MARC... TRUST	1	201405060003413	LIEN	RELE...	05/06/2014	
<a href="#">Add To Cart</a>	162 04 410 021	STAHL/MARC... TRUST	REPUBLIC ILVER TATE DI PO AL INC	1	201401310000743	LIEN		01/31/2014	
<a href="#">Add To Cart</a>	162 04 410 021	SEWER LAS VEGAS CITY	STAHL/MARC... TRUST	1	201310040000319	LIEN	RELE...	10/04/2013	
<a href="#">Add To Cart</a>	162-04-410-021	TAHL/MARC... TRU T TAHL TANLEY ROY EE	LA VEGA CITY	1	201308050004658	LIEN		08/05/2013	
<a href="#">Add To Cart</a>	162 04 410 021	MARCUS, MURRAY	STAHL, STANLEY ROY	3	201301150004002	DEED		01/15/2013	
<a href="#">Add To Cart</a>	162-04-410-021	MARC MURRAY TAHL MARC TRU T T MARC	LA VEGA CITY	1	201207190002530	LIEN		07/19/2012	
<a href="#">Add To Cart</a>	162 04 410 021	REPUBLIC ILVER TATE DI PO AL INC	MURRAY, MARCUS	1	201112090001149	LIEN	RELE...	12/09/2011	
<a href="#">Add To Cart</a>	162 04 410 021	MURRAY, MARCUS	REPUBLIC ILVER TATE DI PO AL INC	1	201111030000780	LIEN		11/03/2011	
<a href="#">Add To Cart</a>	162 04 410 021	LAS VEGAS CITY	MARCUS, MURRAY	1	200905040000033	LIEN	Relea...	05/04/2009	APN
<a href="#">Add To Cart</a>	162 04 410 021	MARCUS, MURRAY	LAS VEGAS CITY	1	200807240001485	LIEN		07/24/2008	APN
<a href="#">Add To Cart</a>	162 04 410 021	REPUBLIC ILVER TATE DI PO AL INC	MARC MURRAY TAHL MARC TRU T	1	200802 70002777	LIEN	Relea...	02/27/2008	APN
<a href="#">Add To Cart</a>	162 04 410 021	LAS VEGAS CITY	MARCUS, MURRAY	1	200705230000108	LIEN	Relea...	05/23/2007	APN
<a href="#">Add To Cart</a>	162 04 410 021	MARCUS, MURRAY	REPUBLIC SERVICES	1	200703010003487	LIEN		03/01/2007	APN
<a href="#">Add To Cart</a>	162 04 410 021	MARCUS, MUARRY	LAS VEGAS CITY	1	200607200002145	LIEN		07/20/2006	APN
<a href="#">Add To Cart</a>	162 04 410 021	MARCUS, MURRAY	STAHL, STANLEY R	3	200406090004539	DEED		06/09/2004	APN
<a href="#">Add To Cart</a>	162 04 410 021	MARCUS, TAMARA EVE	TAHL, TANLEY ROY EE	4	200304020001858	DEED		04/02/2003	APN



[Add To Cart](#)

162-04-410-021

NONE SHOWN

NATIONAL  
COMMUNITY  
ADVISORS INC

2

200109250002696

SUBS...

09/25/2001

APN

1

500

▼ items per page

1 / [AcclaimWeb/Search/G](#)



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# Property Account Inquiry - Summary Screen

<a href="#">New Search</a>	<a href="#">Recorder</a>	<a href="#">Treasurer</a>	<a href="#">Assessor</a>	<a href="#">Clark County Home</a>			
Parcel ID	162-04-410-021	Tax Year	2022	District	200	Rate	3.2782
Situs Address:	2220 GLEN HEATHER WAY LAS VEGAS						
Legal Description:	ASSESSOR DESCRIPTION: GLEN HEATHER EST UNIT #3 PLAT BOOK 6 PAGE 77 LOT 1 BLOCK 1 GEOID: PT SW4 SW4 SEC 04 21 61						

Status:	Property Characteristics		Property Values		Property Documents	
Active	Tax Cap Increase Pct.	7.7	Land	30520	2021061400914	6/14/2021
Taxable	Tax Cap Limit Amount	1890.61	Improvements	40342	2019071803160	7/18/2019
	Tax Cap Reduction	432.39	Total Assessed Value	70862	2018010401367	1/4/2018
	Land Use	1-10 Single Family Residential	Net Assessed Value	70862	2016071103453	7/11/2016
	Cap Type	OTHER	Exemption Value New Construction	0	2013011504002	1/15/2013
	Acreage	0.1900	New Construction - Supp Value	0	2003040201858	4/2/2003
	Exemption Amount	0.00			08770836345	4/25/1978

Role	Name	Address	Since	To
Owner	DING YAOQUN	10026 NW PRISCILLA CT , PORTLAND, OR 97229 UNITED STATES	6/23/2021	Current
Owner	TAO IN	10026 NW PRISCILLA CT , PORTLAND, OR 97229 UNITED STATES	6/23/2021	Current

## Summary

Item	Amount
Taxes as Assessed	\$2,323.00
Less Cap Reduction	\$432.39
Net Taxes	\$1,890.61

## PAST AND CURRENT CHARGES DUE TODAY

Tax Year	Charge Category	Amount Due Today
<b>THERE IS NO PAST OR CURRENT AMOUNT DUE as of 8/13/2021</b>		<b>\$0.00</b>

## NEXT INSTALLMENT AMOUNTS

Tax Year	Charge Category	Installment Amount Due
2022	Property Tax Principal	\$472.66
2022	Las Vegas Artesian Basin	\$3.06
<b>NEXT INSTALLMENT DUE AMOUNT due on 8/16/2021</b>		<b>\$475.72</b>

## TOTAL AMOUNTS DUE FOR ENTIRE TAX YEAR

Tax Year	Charge Category	Remaining Balance Due
2022	Property Tax Principal	\$1,890.61
2022	Las Vegas Artesian Basin	\$3.06
<b>TAX YEAR TOTAL AMOUNTS DUE as of 8/13/2021</b>		<b>\$1,893.67</b>

## PAYMENT HISTORY

Last Payment Amount	\$438.86
Last Payment Date	3/2/2021
Fiscal Tax Year Payments	\$0.00
Prior Calendar Year Payments	\$1,702.74
Current Calendar Year Payments	\$877.72



--

Control Central

Main

Account Information

Customer Information

Account Tree

Premise Tree

Bill/Payment Tree

Pay Plan Tree

Current Context

Per on

TAO XIN

Account ID

7293322222 5 TAO XIN, Residential, \$65.97, 7293322222

Current Balance

\$65.97

Premise

2220 GLEN HEATHER WAY, LAS VEGAS, NV, 89102

Custom Premise Information

Filter   Premise ID 7293322750

	Sequence	Description	Type
1	0	Mailing Address	Per on DING YAOQUN, PORTLAND, OR, 97229
2	1	Premise Information	2220 GLEN HEATHER WAY, LAS VEGAS, NV, 89102
3	2	Legal Owner	TAO XIN
4	3	Mailing Address1	DING YAOQUN
5	4	Mailing Address2	10026 NW PRISCILLA CT
6	5	Mailing Address3	PORTLAND OR 97229



Alerts

2 Premium Note Case

Current Context

TAO XIN

7293322222 5

TAO XIN,

Residential,

\$65.97,

7293322222

2220 GLEN

HEATHER WAY,




LAS VEGAS, NV,

89102

Financial Information

CE21-03361

**Results 1 to 1 of 1****Last Name:** XIN; **First Name:** TAO;**Street:** 10026 NW PRISCILLA COURT; **City:** PORTLAND; **State:** OR;**ZIP Code:** 97229;

ALL	NAME	SSN	ADDRESS	PHONE(S)	INDICATORS
1.	<a href="#">XIN C TAO</a> <a href="#">XIN TAO</a> DOB: 2/2/1984 Age: 37 <a href="#">*View Sources</a> (~6)	SSN: <span style="background-color: black; color: black;">[REDACTED]</span>  LexID: <a href="#">41328754720</a> DL: <a href="#">29361290</a> DL State: TX Issue Date: Dec 09	<a href="#">10026 NW PRISCILLA CT</a> <a href="#">PORTLAND, OR 97229-5273</a> <a href="#">WASHINGTON COUNTY</a> Nov 2016 - Jul 2021  Probable current address		
			<a href="#">2220 GLEN HEATHER WAY</a> <a href="#">LAS VEGAS, NV 89102-4420</a> <a href="#">CLARK COUNTY</a> Jun 2021		

**Results 1 to 1 of 1****Last Name:** XIN; **First Name:** TAO;**Street:** 10026 NW PRISCILLA COURT; **City:** PORTLAND; **State:** OR;**ZIP Code:** 97229;**Your DPPA Permissible Use:** Court, Law Enforcement, or Government Agencies**Your GLBA Permissible Use:** Law Enforcement Purposes**Your DMF Permissible Use:** No Permissible Purpose



### Results 1 to 3 of 3

**Last Name:** XIN; **First Name:** TAO;  
**Street:** 10026 NW PRISCILLA COURT; **City:** PORTLAND;  
**ZIP Code:** 97229; **State:** OR;

ALL	NAME	ADDRESS	INDICATORS	PHONE	CARRIER / LOCATION	DATES
1.	<a href="#">XIN C TAO</a> SSN: <span style="background-color: black; color: black;">[REDACTED]</span> LexID: <a href="#">41328754720</a>	<a href="#">10026 NW PRISCILLA CT</a> <a href="#">PORTLAND, OR 97229-5273</a> Residential	Phone Service Type is Wireless	<a href="#">503-358-2038</a> ✓	T-MOBILE USA, INC.	10/2015 - 08/2021

#### The following are potential additional phones associated with the subject searched:

2.	ADAM ZHAO		Phone Service Type is Wireless	<a href="#">503-777-1898</a> Not Ported	T-MOBILE USA, INC. PARSIPPANY, NJ	04/2021
3.			Phone Service Type is Wireless	<a href="#">509-715-9139</a> Not Ported	NEW CINGULAR WIRELESS PCS, LLC	10/2015 - 08/2021

### Results 1 to 3 of 3

**Last Name:** XIN; **First Name:** TAO;  
**Street:** 10026 NW PRISCILLA COURT; **City:** PORTLAND;  
**ZIP Code:** 97229; **State:** OR;




**Your DPPA Permissible Use:** Court, Law Enforcement, or Government Agencies

**Your GLBA Permissible Use:** Law Enforcement Purposes

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

## Results 1 to 1 of 1

**Last Name:** YAOQUN; **First Name:** DING;  
**Street:** 10026 NW PRISCILLA COURT; **City:** PORTLAND; **State:** OR;  
**ZIP Code:** 97229;

ALL	NAME	SSN	ADDRESS	PHONE(S)	INDICATORS
1.	<a href="#">YAOQUN DING</a> <b>DOB:</b> 4/15/1984 Age: 37 <a href="#">*View Sources</a> (~5)	SSN: <span style="background-color: black; color: black;">[REDACTED]</span> LexID: <a href="#">176916251787</a> DL: <a href="#">35437790</a> DL State: TX Issue Date: Nov 11	<a href="#">10026 NW PRISCILLA CT</a> <a href="#">PORTLAND, OR 97229-5273</a> <a href="#">WASHINGTON COUNTY</a> Nov 2016 - Jul 2021  Probable current address		 property  people at work

## Results 1 to 1 of 1

**Last Name:** YAOQUN; **First Name:** DING;  
**Street:** 10026 NW PRISCILLA COURT; **City:** PORTLAND; **State:** OR;  
**ZIP Code:** 97229;

**Your DPPA Permissible Use:** Court, Law Enforcement, or Government Agencies


**Your GLBA Permissible Use:** Law Enforcement Purposes

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



## Results 1 to 2 of 2


**Last Name:** YAOQUN; **First Name:** DING;  
**Street:** 10026 NW PRISCILLA COURT; **City:** PORTLAND;  
**ZIP Code:** 97229; **State:** OR;

<u>ALL</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>INDICATORS</u>	<u>PHONE</u>	<u>CARRIER / LOCATION</u>	<u>DATES</u>
1.	<a href="#">YAOQUN DING</a> SSN: [REDACTED]  LexID: <a href="#">176916251787</a>	<a href="#">10026 NW PRISCILLA CT PORTLAND, OR 97229-5273</a> Residential	 Phone Service Type is Wireless	<a href="#">503-358-2038</a> ✓	SPRINT SPECTRUM, L.P.	02/2019 - 06/2021

---

The following are potential additional phones associated with the subject searched:

---

2.	Y DING		 Phone Service Type is Wireless	<a href="#">503-888-9774</a> Not Ported	VERIZON	06/2021
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## Results 1 to 2 of 2

**Last Name:** YAOQUN; **First Name:** DING;  
**Street:** 10026 NW PRISCILLA COURT; **City:** PORTLAND;  
**ZIP Code:** 97229; **State:** OR;

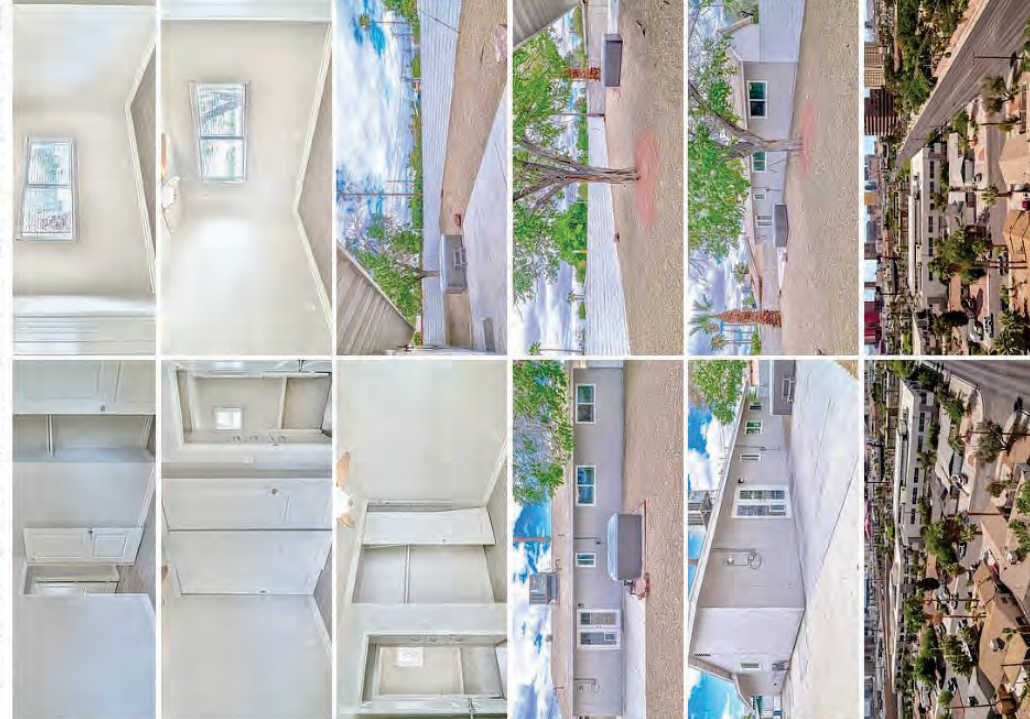
**Your DPPA Permissible Use:** Court, Law Enforcement, or Government Agencies

**Your GLBA Permissible Use:** Law Enforcement Purposes

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

Buy Rent Sell Home Li

Las Vegas NV Add anothe



5 bd | 2 ba | 1,907 sqft

2220 Glen Heather Way, Las Vegas, NV 89102

**Sold: \$378,000** | Sold on 06/14/21 | Zestimate®: **\$428,200**

Est. refi payment: \$2,287/mo | **Refinance your loan**

Home value | Owner tools | Home details | Neighborhood details



**Get pre-qualified for a loan**

At Zillow Home Loans, we can pre-qualify you in as little as 3 minutes with no impact to your credit score.

**Start now**

An equal housing lender. NMLS #10287.

**ZILLOW HOME LOANS**

## Home value



Zestimate

**\$428,200**



Zestimate range

**\$403,000 - \$454,000**



Last 30-day change

**+ \$4,300 (+1.0%)**



Zestimate per sqft

**\$225**

Save | Share | More

Advertise | Help | Sign in

3 sqft - House for sale  
UNIT 3004, Las Vegas, NV 89109  
S. Christine Rose | Listing provided

3:49 PM  
4/7/2023



2220 Glen Heather Way, Las Vegas

Buy Rent Sell Home Li

Las Vegas NV Add another

zillow.com/homes/2220-Glen-Heather-Way-Las-Vegas-NV-89102\_rb/7080115\_zpid/?

CLV Bookmarks Info: Public Sector Google Maps U-Host GISMO Assessor's Records Treasurer's SEWER Nevada Secretary o... STR Map SIRE Unified Developme... Public Records Cent... Airbnb Las Vega... Advertise Help Sign in

5 bd 2 ba 1,907 sqft

2220 Glen Heather Way, Las Vegas, NV 89102

Sold: \$378,000

Sold on 06/14/21

Zestimate®: \$428,200

Est. refi payment: \$2,287/mo Refinance your loan

Home value Owner tools Home details Neighborhood details

Get pre-qualified for a loan

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Start now

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Home value

Zestimate

\$428,200

Zestimate range

\$403,000 - \$454,000

Last 30-day change

+ \$4,300 (+1.0%)

Zestimate per sqft

\$225

2220 Glen Heather Way, Las Vegas, NV 89102

4 sqft - House for sale

Way, Las Vegas, NV 89102

LT, Jack Levine. Listing provided by GUVAB

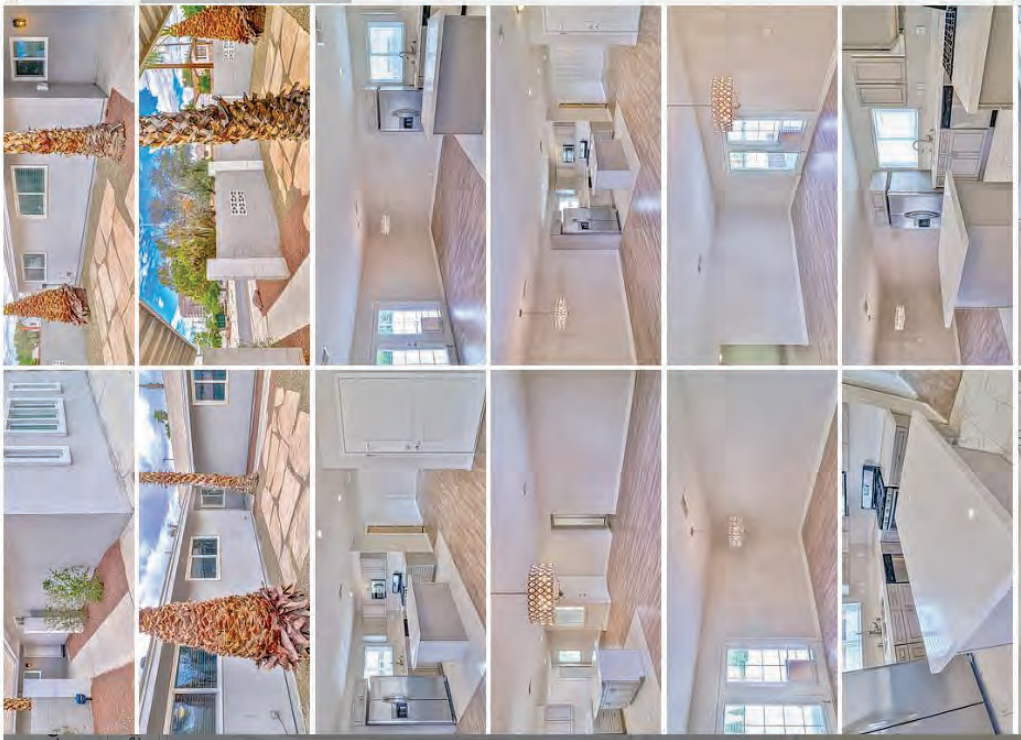
3 sqft - House for sale

UNIT 3004, Las Vegas, NV 89109

S. Cristine Rose. Listing provided by GUVAB

3:47 PM

4/7/2023





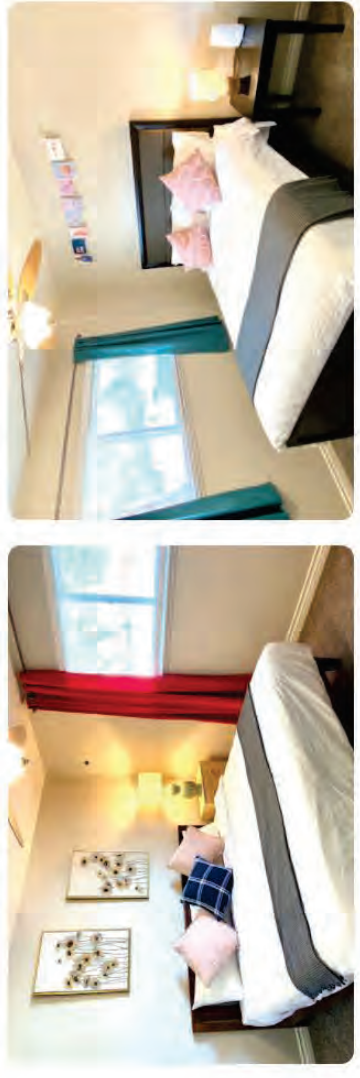
Photos Amenities Reviews Location

Beautiful single story home, spacious and open style floor plan offering five bedrooms.  
This home is your private oasis. Feel free to enjoy full access to all amenities, including t...

Show more >

Where you'll sleep

1 / 3



\$274 / night

CHECK-IN 8/15/2021	CHECKOUT 8/17/2021
-----------------------	-----------------------

GUESTS  
1 guest

Reserve

You won't be charged yet

\$274 x 2 nights	\$548
Cleaning fee	\$200
Service fee	\$106
Total	\$854





02/05/2022  
09:25







Photos Amenities Reviews Location

< October 2021 November 2021 >

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

Clear dates

\$246 / night

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	

Check availability

Report this listing

Photos Amenities Reviews Location

August 2021

September 2021

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

Clear dates

\$246 / night

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	>

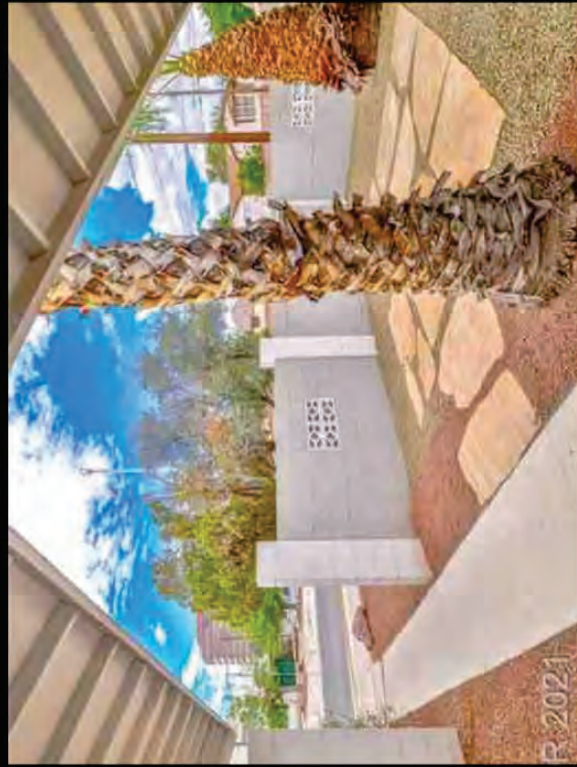
Check availability

Report this listing

No reviews (yet)

X Close

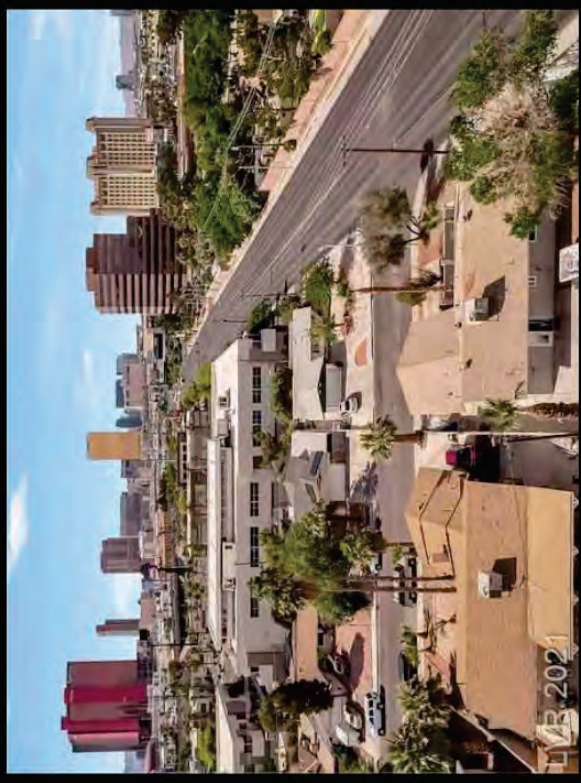
36 / 40





X Close

29 / 40

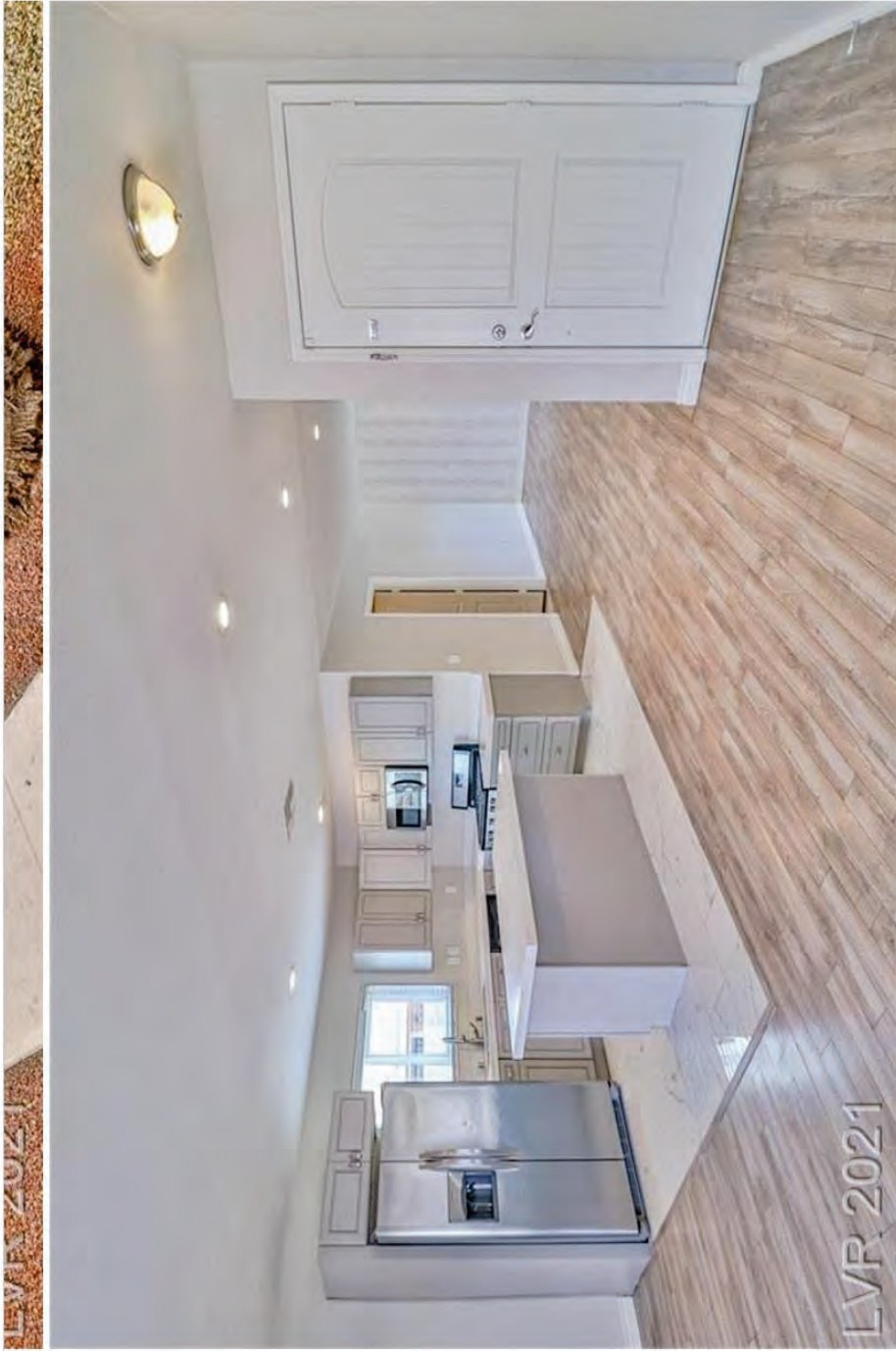






08/17/2021  
07:42







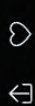


08/17/2021  
07:42



X Close

5 / 40



08/17/2021  
07:42







08/17/2021  
07:42

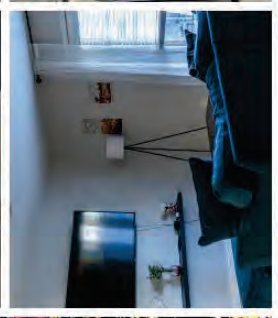
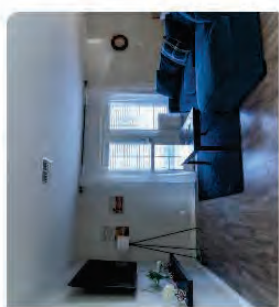
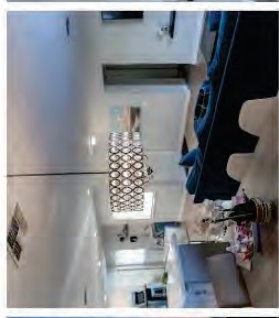
2220





Family friendly! Arcade games & Hot tub

★ 4.76 · 51 reviews · Las Vegas, Nevada, United States



Entire home hosted by Kelsey

12 guests · 5 bedrooms · 6 beds · 2.5 baths

**Dedicated workspace**

A common area with wifi that's well-suited for working.

**Self check-in**



**Select dates**

Minimum stay: 2 nights

**\$229** night

★ 4.76 · 51 reviews

CHECK-IN  
4/10/2023

X

CHECKOUT  
Add date

April 2023

May 2023







10/20/2021  
09:33

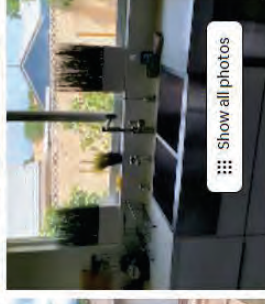
2220





## Vegas Get-Away minutes to Strip- Jacuzzi- 5 BDRM!

★ 4.67 · 15 reviews · Superhost · Las Vegas, Nevada, United States

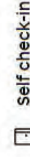


Show all photos

Share Save

### Entire home hosted by Kelsey

12 guests · 5 bedrooms · 6 beds · 2.5 baths



**Self check-in**

Check yourself in with the keypad.



**Kelsey is a Superhost**

Superhosts are experienced, highly rated hosts who are committed to providing exceptional stays for their guests.



**Great location**

93% of recent guests gave the location a 5-star rating.

\$314 night

★ 4.67 · 15 reviews

### Select dates

Minimum stay: 2 nights

CHECK-IN

5/1/2022

X

CHECKOUT

Add date

April 2022

May 2022

Su

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**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

April 17, 2023

Department of Community Development  
Code Enforcement Division  
495 S Main St. 1<sup>st</sup> Floor  
Las Vegas, NV 89101

AIRBNB  
CUSTODIAN OF RECORDS  
CSC  
112 North Curry Street  
Carson City, NV 89703

RE: XIN TAO AND YAQUN DING  
2220 Glen Heather Way,  
Las Vegas, NV 89102

Listing: <https://www.airbnb.com/rooms/51411517> and <https://airbnb.com/rooms/52620047>

Information to be produced:

Any and all records including without limitation the listing address, advertisements/listings, reservations, duration and cost of each stay, cancelations, occupancy, payment history. To include user/host name and information, and business records of Airbnb concerning the referenced property for the period August 30, 2021 through to the date when the custodian of record has compiled and made ready for dissemination the records for the aforementioned account.

Return of requested records is hereby commanded on or before April 23, 2023. Attached is the Las Vegas Municipal Court Administrative Search and Seizure Warrant on Written Declaration for the property located at 220 Glen Heather Way, Las Vegas, NV, dated April 13<sup>th</sup>, 2023 issued by the Honorable Cedric Kerns of the Las Vegas Municipal Court.

All correspondences provided in the response must clearly identify your company, property location and host's account information, as related to the property.

"User notification is not expected to jeopardize the investigation so amendments to the Search Warrant are not necessary pursuant to your policy. The City of Las Vegas hereby requests that you proceed without delay to send "user notification" and then produce the information required by the Search Warrant."

SEND TO:  
Officer Nicholas Gonzales, #43  
Code Enforcement Division  
495 S. Main St. 1<sup>st</sup> Floor  
Las Vegas, NV 89101  
Phone: (702) 275-3484  
Ngonzales@lasvegasnevada.gov

ADMINISTRATIVE SEARCH AND SEIZURE WARRANT ON WRITTEN DECLARATION  
2220 GLEN HEATHER WAY

LAS VEGAS MUNICIPAL COURT, NEVADA  
Dept. 5

XIN TAO AND YAQUN DING, responsible parties  
for Property Located at **2220 Glen Heather Way,**  
**Las Vegas, NV**

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:

**2220 Glen Heather Way, Las Vegas, NV 89102** (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, 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 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, and business records of AIRBNB concerning the above described premises for the period August 30, 2021, through the later of the date this Warrant is executed or the date AIRBNB responds with records, on or before April 23, 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 CEDRIC KERNS, Judge, as required by law, until further order of the court or an appeal hearing is conducted.

4/13/23 9:25 am  
Date/Time Issued

  
Signature of Judge



1        **DECLARATION FOR ADMINISTRATIVE SEARCH AND SEIZURE WARRANT:**  
2                                **2220 GLEN HEATHER WAY**

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 four (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 August 9, 2021, regarding short term rental  
16 activity at 2220 Glen Heather Way, Las Vegas, NV 89102, also known as APN# 162-04-410-021  
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 single  
2 story light grey painted home, white trim, and grey shingle roof. Majority of the front yard is  
3 paved with a grey concrete driveway that extends approximately two thirds of the front yard.  
4 Within the south west corner of front yard is an African Zumac tree. The front of the dwelling  
5 contains three rectangle shaped windows with white trim. Within the west side yard of Property  
6 is an Ash tree, and just beyond the Ash tree is a grey block wall approximately 5 feet tall that  
7 encloses a courtyard area to the front door. In the courtyard area there are two Mexican Fan palm  
8 trees. Along the west side of the Property is a white block wall that extends from the side yard  
9 north and encloses the rear yard. Within the east side of the property is a white wrought iron fence  
10 that grants access to the side and rear yard.

11           8.       Per Clark County Assessor online records, the Property is owned by Xin Tao and  
12 Yaqun Ding since June 14, 2021. (a true and correct copy of which is attached hereto as  
13 **Exhibit "1"**)

14           9.       On August 9, 2021, a complaint was filed with the City of Las Vegas Code  
15 Enforcement Administrative Support Assistance Staff of ongoing short term rental activity at the  
16 Property. On August 11, 2021, I verified through Host Compliance (aka U-Host) that short-term  
17 rental activity at the Property was being advertised on AIRBNB which showed a listing of  
18 <https://www.airbnb.com/rooms/51411517>. The listing showed a matching physical  
19 location of the Property with photos found on Zillow.com. The listing allowed reservations for  
20 less than 31 days, which is a violation of City's Short Term Rental ordinance. (a true and correct  
21 copy of which is attached hereto as **Exhibit "2"**)

22           10.      Per my request, City of Las Vegas Code Enforcement Administrative Staff  
23 researched and then provided contact information for owner Xin Tao. On August 13, 2021 I spoke  
24



1 with owner Xin Tao regarding the confirmed short term rental activity and their Property being  
2 in violation of the City of Las Vegas' Municipal Code. Owner requested that a formal notice be  
3 mailed to them.

4 11. Based upon the Complaint made to Code Enforcement and the active listing, I  
5 reasonably suspected that short term rental activity was occurring at the Property without the  
6 required City business license. So, on August 18, 2021, Code Enforcement staff mailed via  
7 certified mail to the Property a Notice and Order to cease short term rental activity at the Property  
8 ("**Notice and Order**") (a true and correct copy of which is attached hereto as **Exhibit "3"**) under  
9 case # CE21-03361, and I posted the Notice and Order at the Property the same day (a true and  
10 correct copy of the proof of posting of which is attached hereto as **Exhibit "4"**).

11 12. Code Enforcement received no written or other response to the Notice and Order.  
12 So, on September 3, 2021, I conducted an inspection at the Property where I found the Airbnb  
13 listing <https://www.airbnb.com/rooms/51411517> required a 31 night minimum stay which  
14 is not a violation of City of Las Vegas' Municipal Code.

15 13. On December 20, 2021, City of Las Vegas received a call from a resident of the  
16 community stating short term rental activity was continuing at the property to include different  
17 out of state vehicles every weekend.

18 14. On January 7, 2022 I conducted an inspection at the Property where I found the  
19 Airbnb listing to be inactive. No vehicles were at the Property and no contact was made at this  
20 time.

21 15. On February 5, 2022 I conducted an inspection at the Property where I found 3  
22 vehicles parked in the driveway to include a red Ford truck California license plate 10252K3,  
23 black Ford SUV California license plate 8NIT792, and a white Jeep SUV California license plate  
24

1 8KFV796. I made contact with a white female adult approximately 60 years old who identified  
2 herself as Brandy. Brandy confirmed renting the property through AIRBNB for dates Thursday  
3 February 3, 2022 through Sunday February 6, 2022, which was just (3) nights and which  
4 constituted an illegal short term rental. (a true and correct copy of which is attached hereto as  
5 **Exhibit “5”**)

6 16. On April 7, 2023 I conducted an online search where I found AIRBNB listing  
7 <https://www.airbnb.com/rooms/52620047> shows photos that match physical characteristics of the  
8 property shown on Zillow.com to include same kitchen and rear yard. Within the AIRBNB listing  
9 a photo is shown identifying this Property’s address. Within each platform, photos are shown  
10 where the kitchen cabinets and light fixture are the same. Within each platform, photos show the  
11 Jacuzzi and tree within the rear yard are the same. (a true and correct copy of which is attached  
12 hereto as **Exhibit “6”**)


13 17. As of April 11, 2023 U-Host Compliance aka U-Host had identified one (1) active  
14 listing of the Property that currently allows rent for less than 31 days:  
15 <https://www.airbnb.com/rooms/52620047>. (a true and correct copy of which is attached  
16 hereto as **Exhibit “7”**). In order to get a complete history, scope, and overview of the short-term  
17 rental activity at the Property, it is necessary to obtain the rental platform records which include  
18 the user/host name and information, physical associated address where the reservations are being  
19 completed, reservations, duration of stays, dates of stays, cost of stays, and listing information  
20 from AIRBNB.

21 18. Based upon my training and experience along with evidence examined, I believe  
22 that the Property continues to conduct unlicensed short-term rentals at the Property. The owner  
23 has not obtained permits to do so in violation of City Code, thereby constituting a public nuisance.  
24



1 Therefore, I believe that probable cause exists to search and seize the Property's online  
2 advertising/listing information, host/user information to include first and last name(s),  
3 reservations, occupancy, and payment history maintained by AIRBNB from August 30, 2021,  
4 through to the date when the custodian of record has compiled and made ready for dissemination  
5 the records of the aforementioned account, to enforce City's Codes by searching for evidence of  
6 Short Term rental, licensing, public nuisances, and other Code violations.

7 Executed on April 13, 2023, at Las Vegas, Nevada.

8   
9 \_\_\_\_\_  
10 Nicholas A. Gonzales      DECLARANT  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

# Exhibit 1



# Briana Johnson, Assessor

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

## GENERAL INFORMATION

<u>PARCEL NO.</u>	162-04-410-021
<u>OWNER AND MAILING ADDRESS</u>	TAO XIN DING YAOQUN 10026 NW PRISCILLA CT PORTLAND OR 97229
<u>LOCATION ADDRESS</u>	2220 GLEN HEATHER WAY
<u>CITY/UNINCORPORATED TOWN</u>	LAS VEGAS
<u>ASSESSOR DESCRIPTION</u>	GLEN HEATHER EST UNIT #3 <u>PLAT BOOK 6 PAGE 77</u> LOT 1 BLOCK 1
<u>RECORDED DOCUMENT NO.</u>	* <u>20210614:00914</u>
<u>RECORDED DATE</u>	JUN 14 2021
<u>VESTING</u>	JT
<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>	2022
<u>FISCAL YEAR</u>	2023-24
<u>SUPPLEMENTAL IMPROVEMENT VALUE</u>	0
<u>INCREMENTAL LAND</u>	0
<u>INCREMENTAL IMPROVEMENTS</u>	0

## REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2022-23	2023-24
LAND	30520	35280
IMPROVEMENTS	42199	45820
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	72,719	81,100
TAXABLE LAND + IMP (SUBTOTAL)	207,769	231,714
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	72,719	81,100
TOTAL TAXABLE VALUE	207,769	231,714

[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>	0.19 ACRES
<u>ORIGINAL CONST. YEAR</u>	1962

LAST SALE PRICE	378000
MONTH/YEAR	6/2021
SALE TYPE	R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	1907	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	NO
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	4	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	2 FULL	ROOF TYPE	WOOD SHINGLE
BASEMENT GARAGE SQ. FT.	0	FIREPLACE		0	
TOTAL GARAGE SQ. FT.	0				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	<a href="#">162044</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> <p> <b>Get Adobe Reader</b></p>	

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



# Exhibit 2





My info | UPS

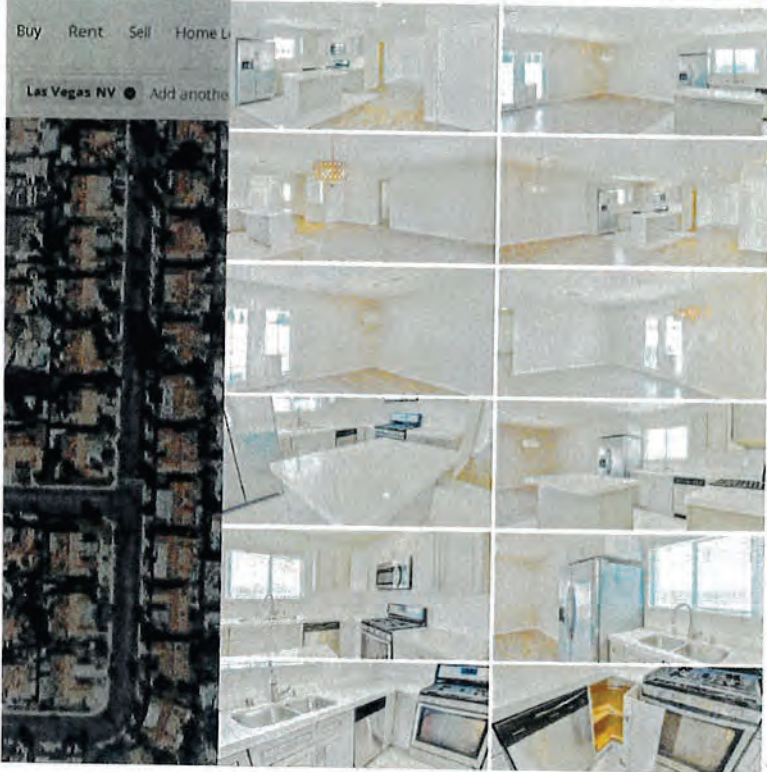
2220 Glen Heather Way, Las Vegas


zillow.com/homes/2220-Glen-Heather-Way-Las-Vegas-NV-89102\_rb/7080113\_2pid/

CLV Bookmarks | Public Sector | Google Maps | United | GISMO | Assessors | Records | Treasurer's | Zillow | Nevada Secretary of State | STL Map | SRE | Unified Development | Public Records Cent | Airbnb | Las Vegas

Buy Rent Sell Home Loans

Las Vegas NV Add another location





Save Share More

5 bd 2 ba 1,907 sqft

2220 Glen Heather Way, Las Vegas, NV 89102

Sold: \$378,000

Sold on 06/14/21

Zestimate®: \$428,200


Est. refi payment: \$2,317/mo [Refinance your loan](#)

Home value

Owner tools

Home details

Neighborhood details




Get pre-qualified for a loan

At Zillow Home Loans, we can pre-qualify you in as little as 3 minutes with no impact to your credit score.

[Start now](#)


ZILLOW HOME LOANS

Home value




Zestimate

\$428,200




Zestimate range

\$403,000 - \$454,000



Last 30-day change

+ \$4,300 (+1.1%)



Zestimate per sqft

\$225

Sort: Newest


yard Pool Attached

4 sqft - House for sale

Way, Las Vegas, NV 89102

STYLING/LIFE. Listing provided by Zillow

criteria.



065

# Exhibit 3





DEPARTMENT OF PLANNING

## **NOTICE AND ORDER**

Inst #: 20220215-0000983  
Fees: \$42.00  
02/15/2022 10:01:37 AM  
Receipt #: 4889836  
Requestor:  
CITY OF LAS VEGAS, BUILDI  
Recorded By: BGN Pgs: 5  
Debbie Conway  
CLARK COUNTY RECORDER  
Src: MAIL  
Ofc: MAIN OFFICE

APN: 162-04-410-021  
Date: August 18, 2021

Case # CE21-03361

*Certified/Regular Mail  
Return Receipt Requested*

FRANK ROBERT  
7765 TAMRA DR  
RENO, NV 89506

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

You are hereby notified as owner(s) of the property located at 2220 Glen Heather Way., Las Vegas, NV 89102, Parcel # 162-04-410-021, 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 8/30/2021 by 5:00 p.m.**

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

---

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

<b><u>Case #</u></b>	<b><u>Violation Location</u></b>
CE21-03361	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.

---

#### **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)

---

**19.12.010 SHORT-TERM RES RENTL****Case #                      Violation Location**

CE21-03361                      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.

You are hereby ordered to correct the nuisance no later than **8/30/2021**. **Re-inspection of the property will occur on 8/31/2021** 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: XIN TAO YAOQUN DING

## Notice and Order Municipal Code Attachment

### 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.

---

**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.

# Exhibit 4



CASE # CE21-03361  
PARCEL # 162-04-410-021

**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 16TH, day of AUGUST 2021 at approximately 07:25 (a.m.)/p.m., on the property located at 2220 GLEN HEATHER WAY, LAS VEGAS, NV 89102

 #43  
Employee

# Exhibit 5





# Exhibit 6





Start your search

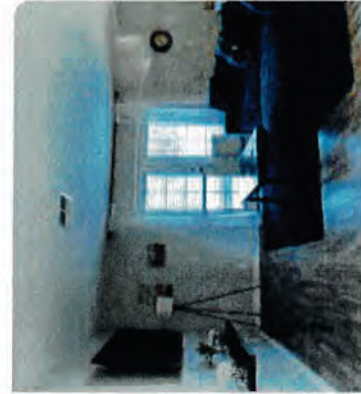


Airbnb your home

## Family friendly! Arcade games & Hot tub

★ 4.76 · 51 reviews · [Las Vegas, Nevada, United States](#)

Share Save



Show all photos

Entire home hosted by Kelsey

12 guests · 5 bedrooms · 6 beds · 2.5 baths

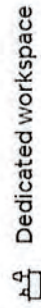


\$229 night

★ 4.76 · 51 reviews

### Select dates

Minimum stay: 2 nights



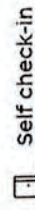
Dedicated workspace

A common area with wifi that's well-suited for working.

CHECK-IN  
4/10/2023

X

CHECKOUT  
Add date

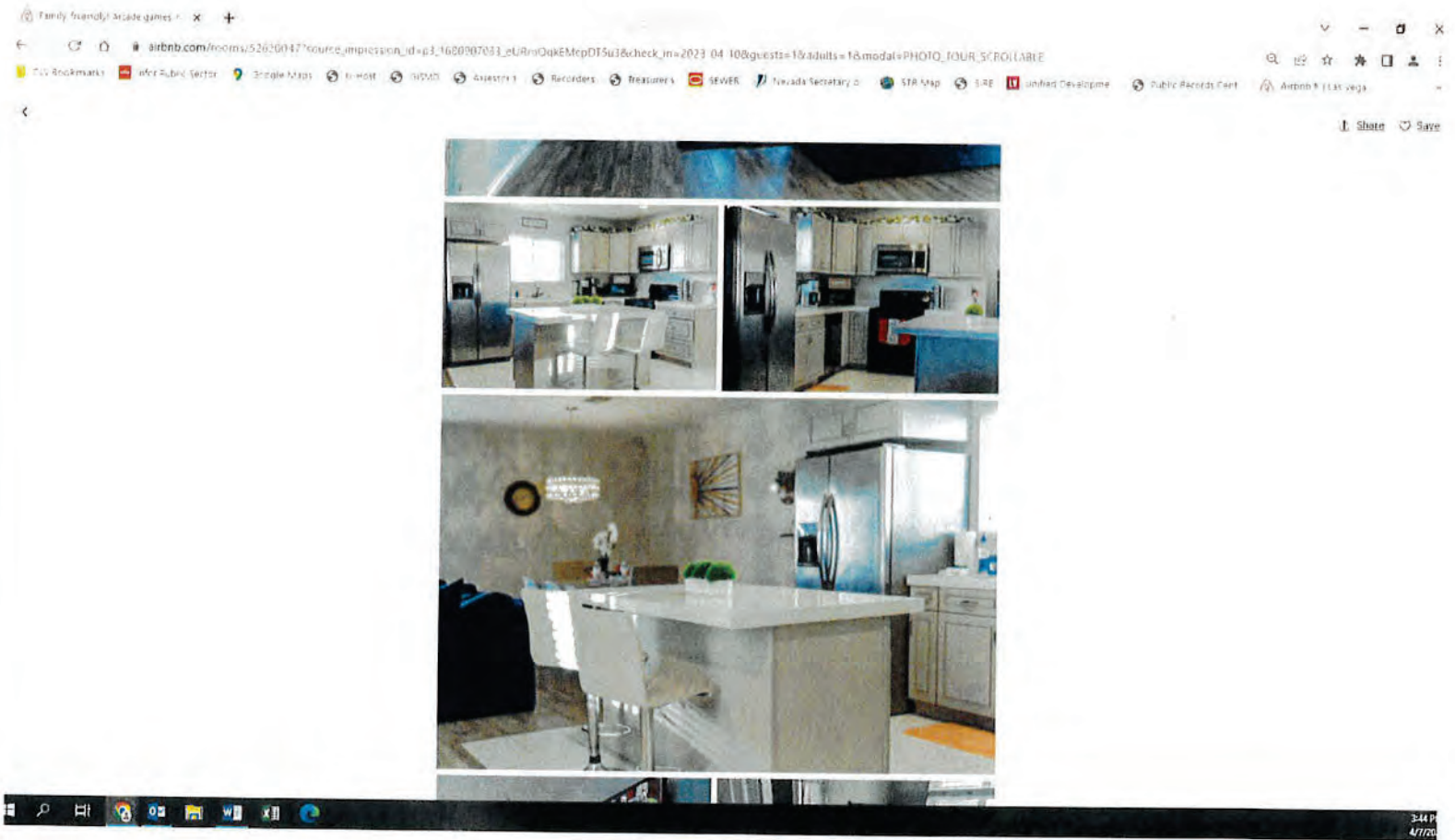


Self check-in

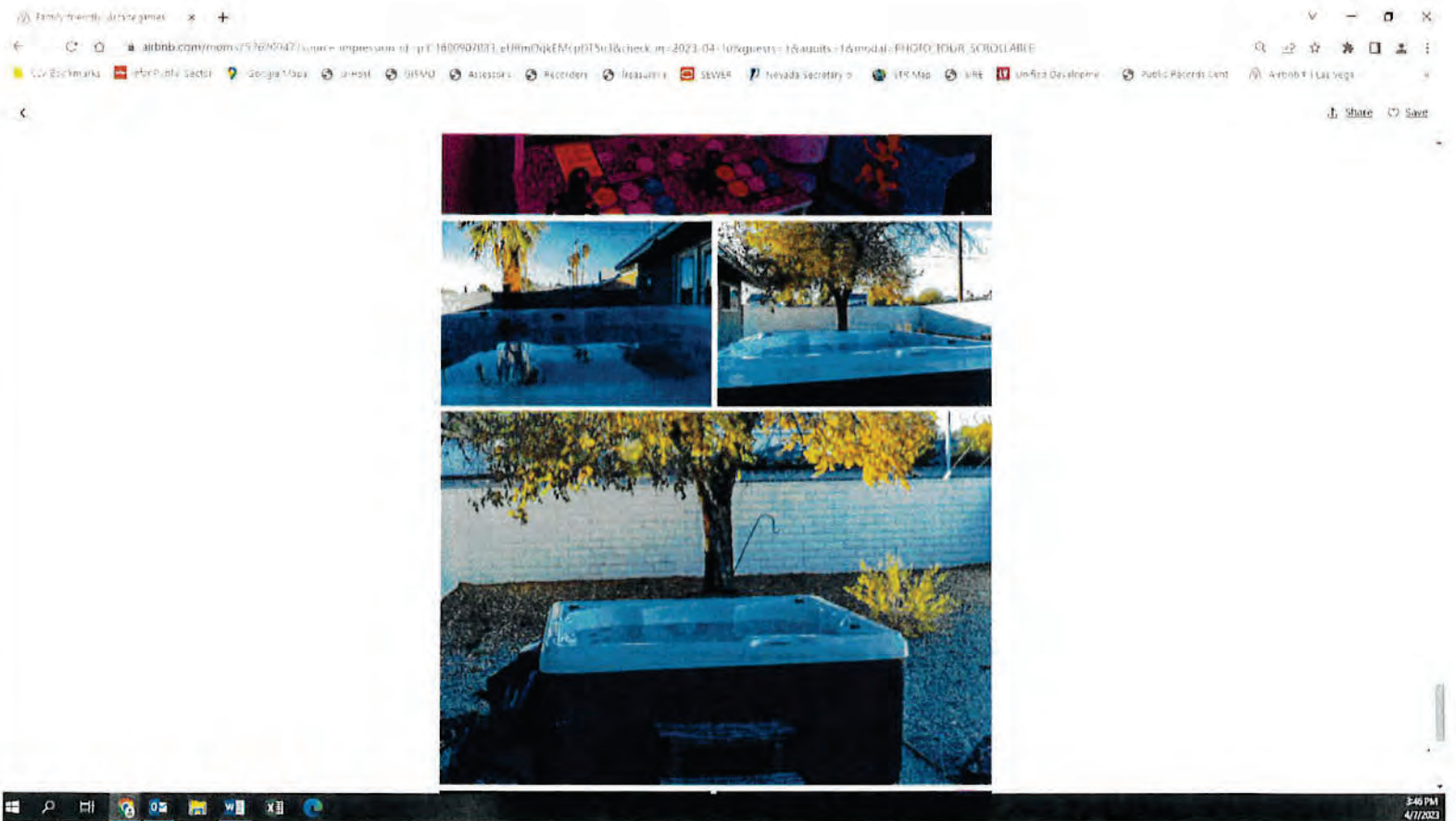
April 2023

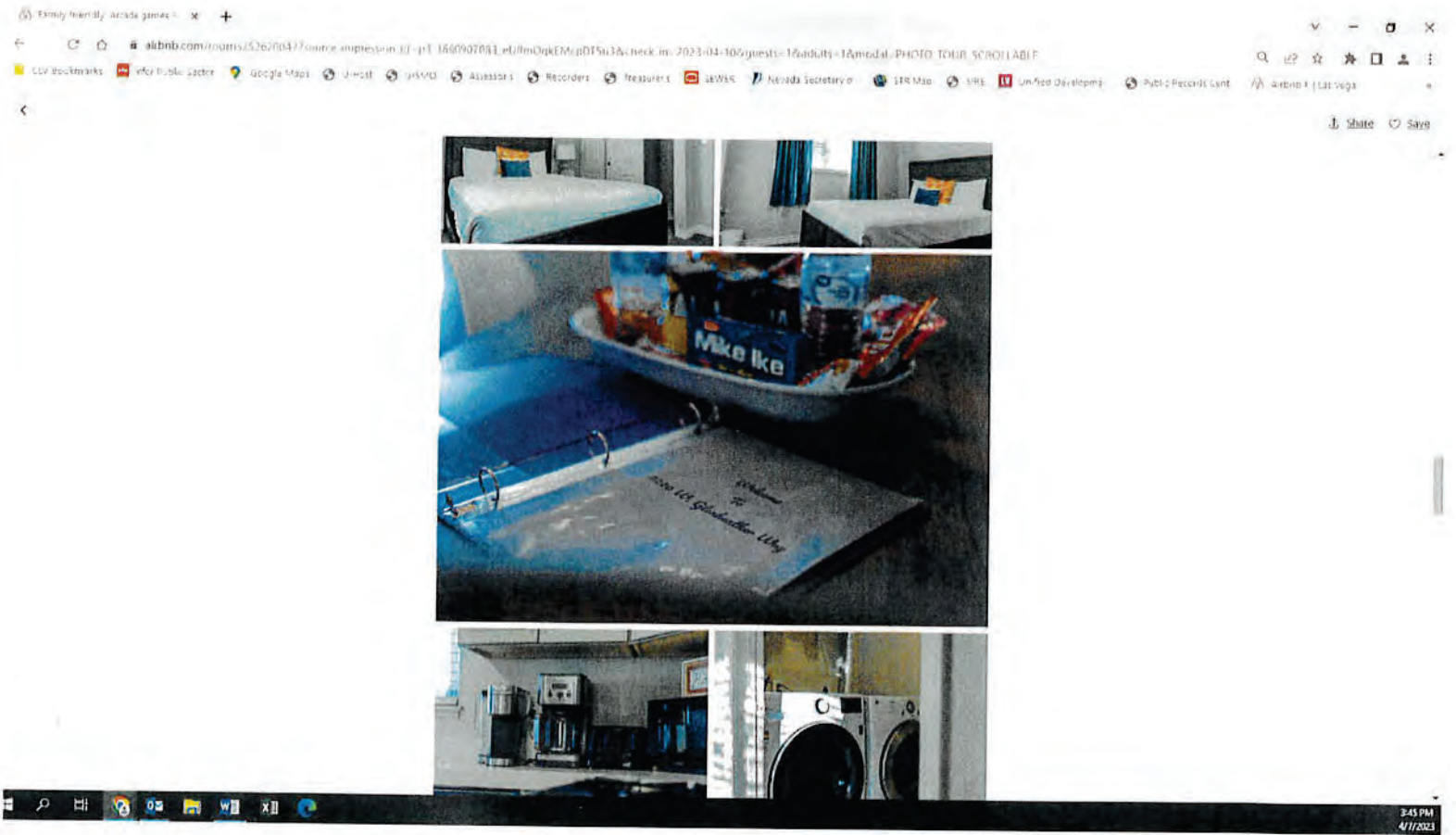
May 2023

>












081

2220 Glen Heather Way, Las Vegas, NV 89102

zillow.com/homes/2220-Glen-Heather-Way-Las-Vegas-NV-89102 (b/7080115\_zpid/2)

Buy Rent Sell Home Loans

Las Vegas NV Add another location



**Zillow** Save Share More

5 bd 2 ba 1,907 sqft

2220 Glen Heather Way, Las Vegas, NV 89102

**Sold: \$378,000** Sold on 06/14/21 Zestimate®: **\$428,200**

Est. refi payment: \$2,287/mo [Refinance your loan](#)

[Home value](#) [Owner tools](#) [Home details](#) [Neighborhood details](#)

**ZILLOW HOME LOANS**

**Get pre-qualified for a loan**  
At Zillow Home Loans, we can pre-qualify you in as little as 3 minutes with no impact to your credit score.

[Start now](#)

**Home value**

**Zestimate**  
**\$428,200**

**Zestimate range**  
**\$403,000 - \$454,000**

**Last 30 day change**  
**+ \$4,300 (+1.0%)**

**Zestimate per sqft**  
**\$225**

4 sqft - House for sale  
Way, Las Vegas, NV 89102  
STK Jack (w/View). Listing provided by GLVR

criteria.

3 sqft - House for sale  
UNIT 3004, Las Vegas, NV 89109  
2, Undine Rouse (w/View). Listing provided

3:49 PM  
4/7/2021



# Exhibit 7

## Rental Unit Record

**2220 Glen Heather Way, Las Vegas,  
NV 89102, United States**

Active ●  
Identified ✓  
Compliant X

PRINT

## Listing(s) Information

Airbnb - 52620047    Airbnb - 51790131    Airbnb - 51790026    ▼



✓ Matched Details

## Analyst

107X

## Explanation

Your address is inaccurate. Compare photo of kitchen with kitchen photo found on Realtor.com. Also, review Granicus documentation and all listings for 2220 Glen Heather Way. You will notice the kitchen and entry way from exterior of property are all consistent along with the Host, Kelsey. I am dealing with a group of people from California who are obtaining long term lease agreements and then turning around immediately to sub-lease. Should you wish to discuss these findings further I can be reached at 702-275-3484 City of Las Vegas Code Enforcement Officer, Nick Gonzales

## Listing Photos



Exterior is the same.

## Matching 3rd Party Sources



Zip Code Match

City Name Match

## Rental Unit Information



Google



## Identified Address

2220 Glen Heather Way, Las Vegas,  
NV 89102, United States

## Identified Unit Number

None

## Identified Latitude, Longitude

36.147744, -115.172849

## Parcel Number

16204410021

## Owner Name

TAO XIN  
DING YAOQUN

## Owner Address

10026 NW PRISCILLA CT  
PORTLAND, OR 97229, US

## Timeline of Activity

View the series of events and documentation pertaining to this property

4 Documented Stays  
March, 2023

Listing air52620047 Reposted  
February 22nd, 2023



## Listing Details

Listing URL	— <a href="https://www.airbnb.com/rooms/52620047">https://www.airbnb.com/rooms/52620047</a>
Listing Status	● Active
Host Compliance Listing ID	— air52620047
Listing Title	— Family friendly! Arcade games, & Hot tub
Property type	— House
Room type	— Entire home/apt
Listing Info Last Captured	— Apr 01, 2023
Screenshot Last Captured	— Apr 03, 2023
Price	— \$289/night
Cleaning Fee	— \$

## Information Provided on Listing

Contact Name	— Kelsey
Latitude, Longitude	— 36.148880, -115.172560
Minimum Stay (# of Nights)	— 2
Max Sleeping Capacity (# of People)	— 12
Max Number of People per Bedroom	— 2, 4
Number of Reviews	— 48
Last Documented Stay	— 03/2023























## Listing Screenshot History

 View Latest Listing Screenshot

February 3

March 3

April 1

-  2 Documented Stays  
February, 2023
-  Listing air52620047 Removed  
February 19th, 2023
-  3 Documented Stays  
January, 2023
-  3 Documented Stays  
December, 2022
-  Listing air52620047 Reposted  
December 31st, 2022
-  Listing air52620047 Removed  
December 24th, 2022
-  7 Documented Stays  
November, 2022
-  5 Documented Stays  
October, 2022
-  Listing air52620047 Reposted  
October 7th, 2022
-  Listing air52620047 Removed  
October 3rd, 2022
-  3 Documented Stays  
September, 2022
-  1 Documented Stay  
August, 2022
-  Listing air52620047 Reposted  
August 9th, 2022
-  Listing air52620047 Removed  
August 6th, 2022
-  2 Documented Stays  
July, 2022
-  Listing air52620047 Reposted  
July 4th, 2022
-  Listing air52620047 Removed  
June 28th, 2022
-  1 Documented Stay  
June, 2022
-  Listing air52620047 Reposted  
June 4th, 2022
-  Listing air52620047 Removed  
June 1st, 2022
-  Listing air52620047 Reposted  
May 23rd, 2022
-  2 Documented Stays  
May, 2022
-  Listing air52620047 Removed  
May 10th, 2022
-  Listing air52620047 Reposted  
April 28th, 2022
-  Listing air52620047 Removed  
April 19th, 2022
-  Listing air52620047 Reposted  
April 10th, 2022
-  4 Documented Stays












March, 2022

-  2 Documented Stays  
February, 2022
-  3 Documented Stays  
January, 2022
-  Listing air52620047 Removed  
January 7th, 2022
-  5 Documented Stays  
December, 2021
-  Listing air52620047 Reposted  
December 19th, 2021
-  Listing air52620047 Removed  
December 13th, 2021
-  1 Documented Stay  
November, 2021
-  Listing air52620047 Identified  
October 31st, 2021
-  Listing air51790131 Identified  
October 17th, 2021
-  Listing air51790026 Identified  
October 17th, 2021
-  Listing air51411517 Removed  
October 14th, 2021
-  Listing air51784969 Removed  
October 14th, 2021
-  Listing air51788279 Removed  
October 14th, 2021
-  Listing air51789753 Removed  
October 14th, 2021
-  Listing air51790026 Removed  
October 14th, 2021
-  Listing air51790131 Removed  
October 14th, 2021
-  Listing air52620047 First Activity  
October 14th, 2021
-  Listing air52620047 First Crawled  
October 14th, 2021
-  Listing air51784969 Reposted  
September 23rd, 2021
-  Listing air51788279 Reposted  
September 23rd, 2021
-  Listing air51789753 Reposted  
September 23rd, 2021
-  Listing air51790026 Reposted  
September 23rd, 2021
-  Listing air51790131 Reposted  
September 23rd, 2021
-  Listing air51784969 Identified  
September 5th, 2021
-  Listing air51784969 Removed  
September 4th, 2021
-  Listing air51788279 Removed  
September 4th, 2021



- ✕ Listing air51789753 Removed  
September 4th, 2021
- ✕ Listing air51790026 Removed  
September 4th, 2021
- ✕ Listing air51790131 Removed  
September 4th, 2021
- 📅 4 Documented Stays  
August, 2021
- Listing air51784969 First Activity  
August 25th, 2021
- Listing air51788279 First Activity  
August 25th, 2021
- Listing air51789753 First Activity  
August 25th, 2021
- Listing air51790026 First Activity  
August 25th, 2021
- Listing air51790131 First Activity  
August 25th, 2021
- ✱ Listing air51790131 First Crawled  
August 25th, 2021
- ✱ Listing air51790026 First Crawled  
August 25th, 2021
- ✱ Listing air51784969 First Crawled  
August 25th, 2021
- ✱ Listing air51788279 First Crawled  
August 25th, 2021
- ✱ Listing air51789753 First Crawled  
August 25th, 2021
- Listing air51411517 Reposted  
August 17th, 2021
- ✕ Listing air51411517 Removed  
August 16th, 2021
- ✓ Listing air51411517 Identified  
August 15th, 2021
- Listing air51411517 First Activity  
August 3rd, 2021
- ✱ Listing air51411517 First Crawled  
August 3rd, 2021
- ✕ Listing hma321.1245790.1796734 Removed  
January 31st, 2021
- ✕ Listing air22516405 Removed  
June 2nd, 2020
- Listing hma321.1245790.1796734 Reposted  
January 29th, 2020
- 📅 1 Documented Stay  
April, 2019
- ✕ Listing hma321.1245790.1796734 Removed  
January 22nd, 2019
- Listing air22516405 Reposted  
December 17th, 2018
- ✕ Listing air22516405 Removed  
December 14th, 2018
- Listing air22516405 Reposted

November 4th, 2018

-  1 Documented Stay  
November, 2018
-  Listing air22516405 Removed  
October 31st, 2018
-  Listing air22516405 Reposted  
June 16th, 2018
-  Listing air22516405 Removed  
May 26th, 2018
-  1 Documented Stay  
May, 2018
-  Listing air22516405 Reposted  
May 21st, 2018
-  Listing hma321.1245790.1796734 Reposted  
April 18th, 2018
-  Listing hma321.1245790.1796734 Removed  
April 13th, 2018
-  1 Documented Stay  
April, 2018
-  Listing air22516405 Removed  
March 28th, 2018
-  2 Documented Stays  
March, 2018
-  Listing air22516405 Reposted  
March 25th, 2018
-  Listing air22516405 Removed  
March 22nd, 2018
-  Listing air22516405 Reposted  
March 18th, 2018
-  Listing air22516405 Removed  
February 22nd, 2018
-  1 Documented Stay  
February, 2018
-  Listing air22516405 Reposted  
February 18th, 2018
-  Listing air22516405 Removed  
February 1st, 2018
-  Listing air22516405 Identified  
January 23rd, 2018
-  Listing hma321.1245790.1796734 Identified  
January 23rd, 2018
-  1 Documented Stay  
January, 2018
-  Listing hma321.1245790.1796734 First  
Crawled  
January 16th, 2018
-  Listing air22516405 First Crawled  
January 16th, 2018
-  Listing air22516405 First Activity  
January 16th, 2018
-  Listing hma321.1245790.1796734 First  
Activity  
January 10th, 2018

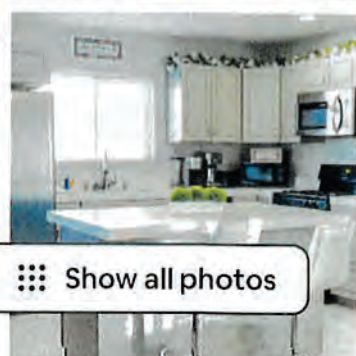




# Family friendly! Arcade games & Hot tub

★ 4.74 · [53 reviews](#) · [Las Vegas, Nevada, United States](#)

[Share](#) [Save](#)



[Show all photos](#)

## Entire home hosted by Kelsey

12 guests · 5 bedrooms · 6 beds · 2.5 baths



**\$281** night

★ 4.74 · [53 reviews](#)



### Dedicated workspace

A common area with wifi that's well-suited for working.



### Self check-in

Check yourself in with the keypad.



### Great location

90% of recent guests gave the location a 5-star rating.

CHECK-IN

Add date

CHECKOUT

Add date

GUESTS

1 guest



[Check availability](#)



[Report this listing](#)

**aircover**

Every booking includes free protection from Host cancellations.

[https://www.airbnb.com/rooms/52620047?source\\_impression\\_id=p3\\_1681256448\\_V9zbDa2S03XEwVpk](https://www.airbnb.com/rooms/52620047?source_impression_id=p3_1681256448_V9zbDa2S03XEwVpk)

090

1/8



listing inaccuracies, and other issues like trouble checking in.

[Learn more](#)

Family fun time!! Hot tub, Arcade games quiet Family home perfect relaxing location - MINUTES to the strip.

Views of the Stratosphere a short 3 min drive!!!

Central to local favorites and minutes to the Vegas ...

[Show more](#) >

## Where you'll sleep



### Bedroom 1

1 king bed



### Bedroom 2

1 queen bed



## What this place offers



City skyline view



Kitchen



Wifi







Dedicated workspace



Free parking on premises



Private hot tub

-  Pets allowed
-  TV
-  Free washer – In unit
-  Security cameras on property

Show all 50 amenities

## Select check-in date

Add your travel dates for exact pricing

April 2023								
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo
						1		1
2	3	4	5	6	7	8	7	8
9	10	11	12	13	14	15	14	15
16	17	18	19	20	21	22	21	22
23	24	25	26	27	28	29	28	29
30								

★ 4.74 · 53 reviews



Cleanliness	4.8
Accuracy	4.6
Communication	4.9
Location	4.9
Check-in	4.9
Value	4.7

**Cynthia**

April 2023

I appreciate the clean house and the flexible check in and check out time.  
Recommend!

**Shawn**

April 2023

Great location

**Misty**

March 2023

We felt at ease & comfy during our stay. House was great with plenty of comfortable beds! Loved the location. Kids loved the arcade games & we enjoyed the hot tub.

...

[Show more >](#)

**Brittany**

March 2023

Great location if you want to be close to the strip but still have your own quiet space to relax! The kids loved the arcade games!

**Jacob**

March 2023

Great location and price. All the amenities you need and was clean and tidy. Highly recommend!

March 2023

Amazing host! Made my family feel right at home.

Show all 53 reviews

## Where you'll be

### Las Vegas, Nevada, United States

Quiet residential neighborhood is surrounded by your favorite spots: coffee, lunch or cannabis markets - yours to choose

[Show more >](#)

Hosted by Kelsey

Joined in July 2021

★ 500 Reviews

✓ Identity verified

 Airbnb.org supporter



Adventurous and always on the go! Love exploring new areas and meeting new people

### During your stay

Ask us anything!

Policy number: Exempt

Response rate: 100%

Response time: within an hour

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 - 11:00 PM

Checkout before 10:00 AM

12 guests maximum

[Show more >](#)

### Safety & property

Security camera/recording device

Carbon monoxide alarm

Smoke alarm

[Show more >](#)

### Cancellation policy

Add your trip dates to get the cancellation details for this stay.

[Add dates >](#)

## Support

[Help Center](#)

[AirCover](#)

[Supporting people with disabilities](#)

[Cancellation options](#)

[Our COVID-19 Response](#)

[Report a neighborhood concern](#)

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[Airbnb.org: disaster relief housing](#)

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 English (US) \$ USD

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# INVOICE

**We Serve Law**

Website: [www.weservelaw.com](http://www.weservelaw.com)



**PAID**

**Invoice No#:** 379087

**Invoice Date:** Apr 18, 2023

**Due Date:** Apr 18, 2023

**\$0.00**

**AMOUNT DUE**

## **BILL TO**

Isolorzano@lasvegasnevada.gov

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Service Fee Service of Process Airbnb CUSTODIAN OF RECORDS CSC 112 North Curry Street Carson City, NV 89703	1	\$150.00	\$150.00
2	Service Fee Personal Service	1	\$25.00	\$25.00
3	Service Fee Printing Fee	1	\$15.00	\$15.00
4	Service Fee Travel Service Fee	1	\$80.00	\$80.00
Subtotal				\$270.00
Processing Fee				\$25.00
<b>TOTAL</b>				<b>\$295.00 USD</b>
Amount paid				\$295.00
<b>AMOUNT DUE</b>				<b>\$0.00 USD</b>

## **NOTES TO CUSTOMER**

We appreciate your business and look forward to serving you again soon.



September 14, 2023 - 09:39AM

**Screenshot printed on: 09/29/2023 10:39AM**

Start your search

Airbnb your home

## Family friendly! Arcade games & Hot tub

★ 4.75 · 67 reviews Las Vegas, Nevada, United States

Entire home hosted by Kelsey

12 guests · 5 bedrooms · 6 beds · 2.5 baths

Dedicated workspace

A common area with what's well-suited for working.

Self check-in

Check yourself in with the keypad.

Great location

90% of recent guests gave the location a 5-star rating.

\$257 night

★ 4.75 · 67 reviews

CHECK-IN <small>Add date</small>	CHECKOUT <small>Add date</small>
GUESTS 1 guest	

Check availability

Report this listing

Experience a fantastic family vacation at this beautiful home just minutes away from the excitement of Vegas. Relax in the hot tub or play arcade games in this peaceful home that offers ample space for your group, with five bedrooms and six beds. The bedrooms are tastefully decorated, and the jacuzzi is perfect for unwinding after a long day.

The space...  
[Show more](#)

Where you'll sleep

**Bedroom 1**  
 1 king bed

**Bedroom 2**  
 1 queen bed

What this place offers

City skyline view

Wifi

Free parking on premises

Pets allowed

Free washer - in unit

Kitchen

Dedicated workspace

Private hot tub

TV

Security cameras on property

Show all 50 amenities



### Explore other options in and around Las Vegas

**Las Vegas Strip**  
Vacation rentals

**Santa Barbara**  
Vacation rentals

**San Diego**  
Vacation rentals

**Tijuana**  
Vacation rentals

**Santa Monica**  
Vacation rentals

**Anaheim**  
Vacation rentals

**Palm Springs**  
Vacation rentals

**Malibu**  
Vacation rentals

**Beverly Hills**  
Vacation rentals

### Other types of stays on Airbnb

Las Vegas vacation rentals

Las Vegas monthly stays

Pet-friendly home rentals in Las Vegas

Mansion rentals in Las Vegas

House rentals in Las Vegas

House rentals in United States

Holiday houses

Big house rentals

Pet-friendly vacation rentals

### Support

Help Center

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

### Hosting

Airbnb your home

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

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Airbnb.org emergency stays



## Code Enforcement

**From:** noreply@formstack.com  
**Sent:** Monday, May 23, 2022 10:10 AM  
**To:** Code Enforcement  
**Subject:** Complaint Type: Other: Non-licensed short term rental

**CAUTION:** This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**



### Formstack Submission For: **Code Enforcement Complaint Form** Submitted at 05/23/22 10:09 AM

**Please select type of issue::** Other: Non-licensed short term rental

**Address of Complaint:** 2220 Glen Heather Way

**Date of Occurrence::** May 22, 2022

**Is this the first time it has occurred?:** No

**If No, what were the dates or days and times of week?:** Every weekend

**Have you notified the offender of the issue?:** No

**Please describe the nature of the violation(s).:** This house is used as a short-term rental but does not have the proper license to do so. Every weekend there are different cars with out of state plates staying there.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

**Lilian Solorzano**

---

**From:** noreply@formstack.com  
**Sent:** Sunday, October 23, 2022 5:50 PM  
**To:** Code Enforcement  
**Subject:** Complaint Type: Zoning Violations

**CAUTION:** This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**



**Formstack Submission For: Code Enforcement Complaint Form**  
Submitted at 10/23/22 5:49 PM

Please select  
type of  
issue:: Zoning Violations

Address of  
Complaint: 2220 Glen Heather Way

Date of  
Occurrence:: Oct 22, 2022

Is this the  
first time it  
has  
occurred?: No

If No, what  
were the  
dates or days  
and times of  
week?: Continuous

Have you  
notified the  
offender of  
the issue?: No

Please  
describe the  
nature of the  
violation(s):

Illegal STR

[https://www.airbnb.com/rooms/52620047?adults=1&children=0&infants=0&location=las%20ve  
13&check out=2022-11-18&federated search id=05cc35b7-dd73-4be2-bad0-  
74f4f7929506&source impression id=p3\\_1666572337\\_UcQguTRvOtl9TI%2Fe&modal=PHO](https://www.airbnb.com/rooms/52620047?adults=1&children=0&infants=0&location=las%20vegas&check_out=2022-11-18&federated_search_id=05cc35b7-dd73-4be2-bad0-74f4f7929506&source_impression_id=p3_1666572337_UcQguTRvOtl9TI%2Fe&modal=PHOTO)

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## Lilian Solorzano

---

**From:** noreply@formstack.com  
**Sent:** Friday, May 19, 2023 7:28 PM  
**To:** Code Enforcement  
**Subject:** Complaint Type: Other: Short term rental complaint  
**Attachments:** 41718010\_CD1306EB-D66E-480C-B340-86CA7552B002.jpeg

**CAUTION:** This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**



### Formstack Submission For: **Code Enforcement Complaint Form** Submitted at 05/19/23 7:28 PM

Please select type of issue:: Other: Short term rental complaint

Name:

[REDACTED]

Address:

[REDACTED]

Phone:

[REDACTED]

Email:

[REDACTED]

Address of Complaint:

2220 glen heather

Date of Occurrence::

May 19, 2023

Is this the first time it has occurred?:

No

If No, what were the dates or days and times of week?:

2021

Have you notified the offender of the issue?:

Yes

**Please describe the nature of the violation(s):**

This is an unlicensed short term rental that has been reported for at least a year. Today they have five cars, and often have a regular rotation of several cars in driveway and on the street

**Upload Pictures and/or Documents:**

[Direct Link to Image](#)

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

## Lilian Solorzano

---

**From:** noreply@formstack.com  
**Sent:** Friday, May 19, 2023 7:31 PM  
**To:** Code Enforcement  
**Subject:** Complaint Type: Other: Short term rental  
**Attachments:** 41718010\_726A4972-E5F5-4784-8B2F-BD2E29D2F97E.jpeg

**CAUTION:** This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**



### Formstack Submission For: **Code Enforcement Complaint Form**

Submitted at 05/19/23 7:31 PM

Please select  
type of  
issue::

Other: Short term rental

Name:

[REDACTED]

Address:

[REDACTED]

Phone:

[REDACTED]

Email:

[REDACTED]

Address of  
Complaint:

2220 glen heather

Date of  
Occurrence::

May 19, 2023

Is this the  
first time it  
has  
occurred?:

No



<b>If No, what were the dates or days and times of week?:</b>	2021
<b>Have you notified the offender of the issue?:</b>	Yes
<b>Please describe the nature of the violation(s):</b>	Short term rental. Regularly disturbs neighborhood. Unlicensed. More cars than allowed <a href="https://www.airbnb.com/rooms/52620047?adults=2&amp;children=1&amp;infants=0&amp;location=Las%20Vegas&amp;check_in=2023-09-01&amp;check_out=2023-09-03&amp;source_impression_id=p3_1684549138_qyNqncA8xpJdszuv">https://www.airbnb.com/rooms/52620047?adults=2&amp;children=1&amp;infants=0&amp;location=Las%20Vegas&amp;check_in=2023-09-01&amp;check_out=2023-09-03&amp;source_impression_id=p3_1684549138_qyNqncA8xpJdszuv</a>
<b>Upload Pictures and/or Documents:</b>	<a href="#">Direct Link to Image</a>

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

# 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:

use # CE21-03361  
 LIN TAD YAGQUN DING  
 00226 NV Priscilla Ct.  
 Portland, OR 97229



9590 9402 6289 0274 9622 83

2. Article Number (Transfer from service label)

7020 3160 0000 6969 2494

# 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

2021 AUG 31 AM 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

Mail

Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

110



**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:

Case #: CE21-03361 #43

TAO XIN

DING YAOQUN

10026 NW PRISCILLA CT



9590 9402 7019 1225 6899 14

7020 3160 0000 6969 0704

**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

☐ No

**CLV CODE ENFORCEMENT**

2022 FEB 24 P 12:08

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

Mail

Mail Restricted Delivery

(Over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

**111**



# 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:

Case #: CE21-03361 #43

XIN TAO YAOQUN DING  
10026 NW PRISCILLA CT.  
PORTLAND, OR 97229



9590 9402 7019 1225 6897 09

2. Article Number (Transfer from service label)

7020 3160 0000 6969 0711

# 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 address below?

☐ Yes

☐ No

2022 FEB 24 P 12:07

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

Mail

Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

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AIRBNB HOST RESERVATIONS CALCULATIONS\_2220 GLEN HEATHER WAY\_CE21-03361

user_id	confirmation_code	street	start_date	# of Nights	Violation Dates	# of Days
414606453	HMTFCCZP33	2220 Glen Heather Way	9/12/2021	35	No Violation	0
414606453	HMTFCCZP33	2220 Glen Heather Way	9/12/2021	35	Duplicate Reservation	0
414606453	HM4PJSN8AF	2220 Glen Heather Way	10/18/2021	32	No Violation	0
414606453	HM4PJSN8AF	2220 Glen Heather Way	10/18/2021	32	Duplicate Reservation	0
416198087	HMTNKRKW22	1512 Bryn Mawr Avenue	11/25/2021	2	November 25,26,27	3
416198087	HMEWCN2EFQ	1512 Bryn Mawr Avenue	11/27/2021	2	November 27,28 29	2
416198087	HMKTZXCDJ	1512 Bryn Mawr Avenue	12/3/2021	4	December 3,4,5,6,7	5
416198087	HMCB9YD8BX	1512 Bryn Mawr Avenue	12/10/2021	2	December 10,11,12	3
416198087	HMD558HB5N	1512 Bryn Mawr Avenue	12/17/2021	2	December 17,18,19	3
416198087	HM3B3XMN8M	1512 Bryn Mawr Avenue	12/20/2021	3	December 20,21,22,23	4
416198087	HMNKE9MXS2	1512 Bryn Mawr Avenue	12/23/2021	2	December 23,24,25	3
416198087	HMWCA5TKNP	1512 Bryn Mawr Avenue	12/25/2021	4	December 25,26,27,28,29	4
416198087	HMTD9BJYM4	1512 Bryn Mawr Avenue	12/30/2021	6	December 30,31, Jan 1,2,3,4,5	7
416198087	HMTWBJ2WP5	1512 Bryn Mawr Avenue	1/7/2022	3	January 7,8,9,10	4
416198087	HMQSM83NRQ	1512 Bryn Mawr Avenue	1/14/2022	2	January 14,15,16	3
416198087	HM9XSCPMQ2	1512 Bryn Mawr Avenue	1/21/2022	3	January 21,22,23,24	4
416198087	HMSJ25RPT3	1512 Bryn Mawr Avenue	1/21/2022	3	January 21,22,23,24	0
416198087	HMSEJB45QQ	1512 Bryn Mawr Avenue	1/28/2022	2	January 28,29,30	3
416198087	HMD28AHKTX	1512 Bryn Mawr Avenue	2/3/2022	4	February 3,4,5,6,7	5
416198087	HMD28AHKTX	1512 Bryn Mawr Avenue	2/3/2022	4	Duplicate Reservation	0
416198087	HMXEJHJKQ9	1512 Bryn Mawr Avenue	2/9/2022	4	February 9,10,11,12,13	5
416198087	HM9PNCBDF3	1512 Bryn Mawr Avenue	2/17/2022	3	February 17,18,19,20	4
416198087	HMQDSX5KJH	1512 Bryn Mawr Avenue	2/25/2022	3	February 25,26,27,28	4
416198087	HMA8X8KAEW	1512 Bryn Mawr Avenue	3/2/2022	4	March 2,3,4,5,6	5
416198087	HMHTYAFCE5	1512 Bryn Mawr Avenue	3/11/2022	4	March 11,12,13,14,15	5
416198087	HMNMMTSE34	1512 Bryn Mawr Avenue	3/16/2022	3	March 16,17,18,19	4
416198087	HMD549SZ8Z	1512 Bryn Mawr Avenue	3/24/2022	4	March 24,25,26,27,28	5
416198087	HMYSN8MDSE	1512 Bryn Mawr Avenue	4/28/2022	3	April 28,29,30, May 1	4
416198087	HMH8ACASXE	1512 Bryn Mawr Avenue	5/13/2022	2	May 13,14,15	3
416198087	HMF9HJZH8J	1512 Bryn Mawr Avenue	5/19/2022	4	May 19,20,21,22,23	5
416198087	HMRSMWZQFP	1512 Bryn Mawr Avenue	6/2/2022	3	June 2,3,4,5	4
416198087	HM9X85P3KY	1512 Bryn Mawr Avenue	6/17/2022	2	June 17,18,19	3
416198087	HM4CFS4N4X	1512 Bryn Mawr Avenue	6/24/2022	3	June 24,25,26,27	4
416198087	HMCHFMYWTP	1512 Bryn Mawr Avenue	6/30/2022	4	June 30, July 1,2,3,4	5
416198087	HMNNSMFY4A	1512 Bryn Mawr Avenue	7/7/2022	3	July 7,8,9,10	4
416198087	HMDFYMSJAR	1512 Bryn Mawr Avenue	7/15/2022	2	July 15,16,17	3
416198087	HM45C2Q4CM	1512 Bryn Mawr Avenue	7/21/2022	4	July 21,22,23,24,25	5
416198087	HMNN44AZRD	1512 Bryn Mawr Avenue	8/5/2022	2	August 5,6,7	3
416198087	HMQH94ABHQ	1512 Bryn Mawr Avenue	8/12/2022	2	August 12,13,14	3
416198087	HMQPYPN54M	1512 Bryn Mawr Avenue	8/19/2022	2	August 19,20,21	3
416198087	HM2WWKEX24	1512 Bryn Mawr Avenue	8/26/2022	2	August 26,27,28	3
416198087	HME3TMPEY9	1512 Bryn Mawr Avenue	9/2/2022	2	September 2,3,4	3
416198087	HMJXFXNQ9B	1512 Bryn Mawr Avenue	9/4/2022	4	September 4,5,6,7,8	4
416198087	HM4XKQDXN9	1512 Bryn Mawr Avenue	9/9/2022	2	September 9,10,11	3
416198087	HMW38Z5F2D	1512 Bryn Mawr Avenue	9/15/2022	4	September 15,16,17,18,19	5
416198087	HMMTCSD8F	1512 Bryn Mawr Avenue	9/23/2022	2	September 23,24,25	3
416198087	HMZ5BHCNNE	1512 Bryn Mawr Avenue	9/29/2022	3	September 29,30, Oct 1,2	4
416198087	HM4SYTM5YT	1512 Bryn Mawr Avenue	10/7/2022	6	October 7,8,9,10,11,12,13	7
416198087	HM5QTYNJJT	1512 Bryn Mawr Avenue	10/13/2022	3	October 13,14,15,16	3
416198087	HMCD33RZ2F	1512 Bryn Mawr Avenue	10/21/2022	3	October 21,22,23,24	4
416198087	HMSBXYMQ8T	1512 Bryn Mawr Avenue	10/28/2022	2	October 28,29,30	3
416198087	HM2QPCTCDZ	1512 Bryn Mawr Avenue	10/31/2022	2	October 31, Nov 1,2	3
416198087	HM8RMMHEKS	1512 Bryn Mawr Avenue	11/2/2022	5	November 2,3,4,5,6,7	6
416198087	HMQTDNYZCS	1512 Bryn Mawr Avenue	11/11/2022	2	November 11,12,13	3
416198087	HMBC2YF3KK	1512 Bryn Mawr Avenue	11/13/2022	5	November 13,14,15,16,17,18	5
416198087	HMBC2YF3KK	1512 Bryn Mawr Avenue	11/13/2022	5	Duplicate Reservation	0
416198087	HMYQPX4MWY	1512 Bryn Mawr Avenue	11/18/2022	2	November 18,19,20	3



AIRBNB HOST RESERVATIONS CALCULATIONS\_2220 GLEN HEATHER WAY\_CE21-03361

416198087	HMMZJQDHF9	1512 Bryn Mawr Avenue	11/20/2022	2	November 20,21,22	3
416198087	HMMCRA54CY	1512 Bryn Mawr Avenue	11/22/2022	3	November 22,23,24,25	3
416198087	HMMW34ETB4	1512 Bryn Mawr Avenue	11/25/2022	2	November 25,26,27	2
416198087	HMKAXHZEE5	1512 Bryn Mawr Avenue	12/2/2022	3	December 2,3,4,5	4
416198087	HMJ9CW5ZY2	1512 Bryn Mawr Avenue	12/5/2022	4	December 5,6,7,8,9	4
416198087	HMFCJKJQ3K	1512 Bryn Mawr Avenue	12/9/2022	2	December 9,10,11	2
416198087	HM4H3AA3XY	1512 Bryn Mawr Avenue	12/16/2022	2	December 16,17,18	3
416198087	HM2XYAXFY2	1512 Bryn Mawr Avenue	12/23/2022	3	December 23,24,25,26	4
416198087	HMT4BDDE2M	1512 Bryn Mawr Avenue	12/26/2022	2	December 26,27,28	2
416198087	HMR2ZZ552N	1512 Bryn Mawr Avenue	12/28/2022	3	December 28,29,30,31	3
416198087	HMFKRZRR99	1512 Bryn Mawr Avenue	12/31/2022	2	December 31, Jan 1,2	2
416198087	HMNFXWXPNX	1512 Bryn Mawr Avenue	1/2/2023	3	Jan 2,3,4,5	3
416198087	HMWC4JNNWZ	1512 Bryn Mawr Avenue	1/11/2023	9	Jan 11,12,13,14,15,16,17,18,19,20	10
416198087	HMK39EZ55H	1512 Bryn Mawr Avenue	1/20/2023	3	Jan 20,21,22,23	3
416198087	HMY5Y5HST4W	1512 Bryn Mawr Avenue	2/3/2023	2	February 3,4,5	3
416198087	HMT4NR8JAE	1512 Bryn Mawr Avenue	2/10/2023	2	February 10,11,12	3
416198087	HMBQNNRDKK	1512 Bryn Mawr Avenue	2/16/2023	3	February 16,17,18,19	4
416198087	HMQ9Y4EP4Z	1512 Bryn Mawr Avenue	2/19/2023	3	February 19,20,21,22	3
416198087	HM54EE85TE	1512 Bryn Mawr Avenue	2/24/2023	2	February 24,25,26	3
416198087	HM8PF3BCWP	1512 Bryn Mawr Avenue	3/2/2023	4	March 2,3,4,5,6	5
416198087	HM8PF3BCWP	1512 Bryn Mawr Avenue	3/2/2023	4	Duplicate Reservation	0
416198087	HMQCCMEYQW	1512 Bryn Mawr Avenue	3/9/2023	1	March 9,10	2
416198087	HMAWJXF2BP	1512 Bryn Mawr Avenue	3/10/2023	2	March 10,11,12	2
416198087	HMXZ5XR8AK	1512 Bryn Mawr Avenue	3/12/2023	2	March 12,13,14	2
416198087	HMH5JPMRM9	1512 Bryn Mawr Avenue	3/16/2023	3	March 16,17,18,19	4
416198087	HMNPTT3HX4	1512 Bryn Mawr Avenue	3/21/2023	2	March 21,22,23	3
416198087	HME4EYEH5D	1512 Bryn Mawr Avenue	3/28/2023	2	March 28,29,30	3
416198087	HMQ95FHQKD	1512 Bryn Mawr Avenue	3/30/2023	1	March 30,31	1
416198087	HM9FNT2TFT	1512 Bryn Mawr Avenue	3/31/2023	2	March 31, April 1,2	2
416198087	HMTC8ETK45	1512 Bryn Mawr Avenue	4/8/2023	2	April 8,9,10	3
416198087	HMZNDJ2M52	1512 Bryn Mawr Avenue	4/12/2023	2	April 12,13,14	3
416198087	HMZNPBBM2	1512 Bryn Mawr Avenue	4/14/2023	2	April 14,15,16	2
416198087	HMQT5ZH2W2	1512 Bryn Mawr Avenue	4/20/2023	3	April 20,21,22,23	4
416198087	HMY4KJXNCP	1512 Bryn Mawr Avenue	4/27/2023	2	April 27,28,29	3
416198087	HMJXWWPBHZ	1512 Bryn Mawr Avenue	4/29/2023	2	April 29,30, May 1	2
416198087	HMC5ZKP4AZ	1512 Bryn Mawr Avenue	5/5/2023	2	May 5,6,7	3
416198087	HMM54XQQYE	1512 Bryn Mawr Avenue	5/12/2023	3	May 12,13,14,15	4
416198087	HM2CDJ4JH3	1512 Bryn Mawr Avenue	5/18/2023	4	May 18,19,20,21,22	5
416198087	HMA8YBFSHS	1512 Bryn Mawr Avenue	5/25/2023	3	May 25,26,27,28	4
416198087	HMRA2MB4RT	1512 Bryn Mawr Avenue	5/31/2023	5	May 31, June 1,2,3,4,5	6
416198087	HMNAERTWKM	1512 Bryn Mawr Avenue	6/9/2023	3	June 9,10,11,12	4
416198087	HMZH3XJY5Q	1512 Bryn Mawr Avenue	6/16/2023	2	June 16,17,18	3
416198087	HMH5T5T3RH	1512 Bryn Mawr Avenue	6/19/2023	2	June 19,20,21	3
416198087	HMTNFNZC3Q	1512 Bryn Mawr Avenue	6/21/2023	4	June 21,22,23,24,25	4
416198087	HM9MAHZNWC	1512 Bryn Mawr Avenue	6/29/2023	4	June 29,30, July 1,2,3	5
416198087	HMSR5APPRS	1512 Bryn Mawr Avenue	7/7/2023	3	July 7,8,9,10	4
416198087	HM5NXK4JQW	1512 Bryn Mawr Avenue	7/10/2023	3	July 10,11,12,13	3
416198087	HMQXBJDP8H	1512 Bryn Mawr Avenue	7/14/2023	3	July 14,15,16,17	4
416198087	HMT9TTPW85	1512 Bryn Mawr Avenue	7/17/2023	7	July 17,18,19,20,21,22,23,24	7
					360 Day X \$500/Day = \$180,000	



Airbnb	
360 Days in Violation  - CIVIL PENALTIES (\$500 Residential/\$750 Commercial- Civil Penalty assessed Per Day From 11th day after Notice of Violation issued)  - Amount was calculated from the Administrative Search Warrant Data Return  - A total of 15 Inspections have been conducted on-site.	\$180,000
Proposed Total Lien Amount	\$180,000
OWNER OF RECORD	TAO XIN DING YAOQUN
PROPERTY ADDRESS:	2220 GLEN HEATHER WAY
ASSESSOR PARCEL:	162-04-410-021
LEGAL DESCRIPTION:	GLEN HEATHER EST UNIT #3
	PLAT BOOK 6 PAGE 77
	LOT 1 BLOCK 1