

**AGENDA SUMMARY PAGE**  
**CODE ENFORCEMENT HEARING: February 16, 2023**

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**DEPARTMENT: DEPARTMENT OF COMMUNITY DEVELOPMENT**

**DIRECTOR: SETH FLOYD**

**SUBJECT:**

Hearing for possible action to consider the report of expenses to recover costs for abatement of nuisance located at 2017 SANTA RITA DR for fees in the amount of \$1,906.65 (General Fund)

PROPERTY OWNER: C A T LIVING TRUST- Ward 3 (Diaz)

**Fiscal Impact**

No Impact

Amount: \$1,906.65

Budget Funds Available

Dept./Division: Planning/Code Enforcement

Augmentation Required

Funding Source: General Fund

**PURPOSE/BACKGROUND:**

The condition of the property was a public hazard and an attractive nuisance. The Department of Community Development declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed, the Department of Community Development hired CGI LLC to complete an Emergency Abatement – Board up: 3hr Supervisor, 6hrs Laborers, 5 sheets - 3/4 plywood (includes studs, and carriage bolts) 1 each Mobilization. To date, there have been 8 inspections conducted at this location.

**RECOMMENDATION:**

Approve the report of expenses to include \$1,371.00 for CGI LLC, \$205.65 administrative fee, and \$330.00 in re-inspection fees (including late fees), for a total of \$1,906.65 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*

CEDRIC CREAR  
BRIAN KNUDSEN  
VICTORIA SEAMAN  
OLIVIA DIAZ  
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NANCY E. BRUNE

JORGE CERVANTES  
*City Manager*

DEPARTMENT OF  
COMMUNITY DEVELOPMENT  
**SETH T. FLOYD**  
DIRECTOR

**CODE ENFORCEMENT  
DIVISION**

**CITY HALL**  
495 S. MAIN ST.  
LAS VEGAS, NV 89101  
702.229.6615 | VOICE  
711 | TTY



cityoflasvegas | lasvegasnevada.gov

February 08, 2023  
CASE #CE22-05478  
Certified/Regular Mail

C A T LIVING TRUST  
PO BOX 5353  
PLAYA DEL REY CA 90296

**RE: 2017 SANTA RITA DR**

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 ON **February 16, 2023**, at the hour of **11:00 am**. in Planning Conference Room, 495 South Main Street, 3<sup>rd</sup> Floor, Las Vegas, NV, the City Council Designee will consider the REPORT OF EXPENSES submitted by the Director of Community Development for: Abatement of the violations on the property located at **2017 SANTA RITA DR - Case #CE22-05478**. The Director of Community Development certifies that the sum of **\$1,906.65** was expended. For your information, a copy of the Report of Expenses is enclosed.

If the City Council Designee is satisfied with the report, he may order a lien of assessment recorded against the property. Any person affected by the proposed charge may file a written protest with Code Enforcement, 495 South Main Street, 1<sup>st</sup> Floor, Las Vegas, NV 89101 or fax (702) 382-4341 any time prior to the hearing. Each protest must contain a description of the property and the grounds for the protest.

You may be present at the hearing. You may be, but need not be, represented by an attorney.

If you have any questions concerning this procedure, please contact the Code Enforcement Division located in the Department of Planning, by telephoning (702) 229-6615.

Sincerely,

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

**Memorandum**

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

To: LuAnn Holmes, MMC, City Clerk  
 From: Eric McCoy, Code Enforcement Manager - Department of Community Development - Division of Code Enforcement  
 CC: File  
 Date: February 08, 2023  
 Re: Report of Expenses for the abatement of nuisance located at 2017 SANTA RITA DR - Ward 3 (Diaz)

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 caused the above-referenced property to be corrected by Emergency Abatement 3hr Supervisor, 6hrs Laborers, 5 sheets - 3/4 plywood(includes studs, and carriage bolts) 1 each Mobilization The abatement was completed by CGI LLC on 11/16/2022 at a cost of \$1,371.00, which was accepted by the Department of Planning.

|  |                     |
|--|---------------------|
| <b>Contract Amount Breakdown:</b>  |                     |
| Emergency Abatement 3hr Supervisor, 6hrs Laborers, 5 sheets - 3/4 plywood(includes studs, and carriage bolts) 1 each Mobilization  | \$1,371.00          |
| <b>AMOUNT DUE:</b>   | <b>\$1,371.00</b>   |
| Administrative Processing Fee:   | \$205.65            |
| Re-inspection Fees (w/late fees):  | \$330.00            |
| <b>TOTAL AMOUNT DUE:</b>   | <b>\$1,906.65</b>   |
| DAILY CIVIL PENALTIES (\$500 Residential/\$750 Commercial- Civil Penalty assessed Per Day From 11th day after Notice of Violation issued until Pre-Abatement Inspection) | \$0                 |
| <b>TOTAL AMOUNT DUE:</b>   | <b>\$1,906.65</b>   |
| <b>OWNER OF RECORD</b>   | C A T LIVING TRUST  |
| <b>PROPERTY ABATED:</b>  | 2017 SANTA RITA DR  |
| <b>ASSESSOR PARCEL:</b>  | 162-03-417-004      |
| <b>LEGAL DESCRIPTION:</b>  | PARADISE PARK       |
|  | PLAT BOOK 3 PAGE 89 |
|  | LOT 31 BLOCK 2      |

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.



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*Mayor*

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT  
**SETH T. FLOYD**  
DIRECTOR

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**NOTICE OF CODE ENFORCEMENT HEARING**  
February 16, 2023

Pursuant to Las Vegas Municipal Code for the Abatement of Dangerous Buildings/Nuisance Code and/or Housing Code, NOTICE IS HEREBY GIVEN THAT ON **THURSDAY, February 16, 2023**, at **11:00 am** at 495 S Main Street, Las Vegas, NV, 3<sup>rd</sup> floor Planning Conference Room. The City Council Designee will consider the REPORT OF EXPENSES submitted by the Deputy Director of Planning for:

Abatement of the violations on the property located at **2017 SANTA RITA DR - Case No. CE22-05478**. The Deputy Director of Planning certifies that the sum of **\$1,906.65** was expended.

Owner of record at time of abatement: **C A T LIVING TRUST - Ward 3 (Diaz)**

If the City Council Designee is satisfied with the report, he may order a lien of assessment recorded against the property. Any person affected by the proposed charge may file a written protest with Code Enforcement, 495 S Main Street, 3<sup>rd</sup> Floor, Las Vegas, NV 89101 any time prior to the hearing. Each protest must contain a description of the property and the grounds for the protest.

Code Enforcement Hearing – February 16, 2023  
APN: 162-03-417-004  
Case: CE22-05478

**CODE ENFORCEMENT HEARING**

**AFFIDAVIT OF POSTING**

I, James Livingston III an employee of the Code Enforcement Division, Department of Planning of the City of Las Vegas, Nevada, do certify that on the 9<sup>th</sup> day of February, 2023, I personally posted the attached Notice of Code Enforcement Hearing upon the property located at 2017 SANTA RITA DR, Las Vegas, Nevada, the attached Notice is in compliance with the Uniform Code for the abatement of nuisance.

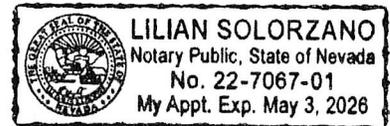
James Livingston III  
EMPLOYEE

STATE OF NEVADA    )  
                                  )  
CLARK COUNTY        )

Subscribed and sworn to before me, a Notary Public, on this

9<sup>th</sup> day of February, 2023

Lilian Solorzano  
NOTARY PUBLIC in and for said County and State





DEPARTMENT OF COMMUNITY DEVELOPMENT

## NOTICE AND ORDER

APN: 162-03-417-004  
Date: October 25, 2022

Case # CE22-05478

*Certified/Regular Mail  
Return Receipt Requested*

C A T LIVING TRUST  
4190 DUQUESNE APT 4  
CULVER CITY, CA 90232

Inst #: 20221101-0000356  
Fees: \$42.00  
11/01/2022 08:50:04 AM  
Receipt #: 5148059  
Requestor:  
CITY OF LAS VEGAS CODE EN  
Recorded By: KVHO Pgs: 9  
Debbie Conway  
CLARK COUNTY RECORDER  
Src: MAIL  
Ofc: MAIN OFFICE

### 72HR VACATE NUISANCE NOTICE AND ORDER TO COMPLY

You are hereby notified as recorded owner(s) of the building(s) located at 2017 Santa Rita Dr Las Vegas, NV 89104, Parcel # 162-03-417-004, that the Building Official or his designee has determined that the aforementioned building(s) is substandard and dangerous. Said building(s) is substandard and dangerous and declared a public nuisance as described under Las Vegas Municipal Code (LVMC) 9.04.010 and Section 202 of the Uniform Housing Code and, therefore, must be vacated.

#### The following is a brief description of the violations:

**HC-CHAP 10 SUBSTANDARD BLDGS**

| <u>Case #</u> | <u>Violation Location</u> |
|---------------|---------------------------|
| CE22-05478    | Dewlling                  |

#### Violation Comments

Dwelling is substandard due to lack of water service. Establish water service.

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#### LAS VEGAS CITY COUNCIL

MAYOR CAROLYN G. GOODMAN

MAYOR PRO TEM STAVROS S. ANTHONY | MICHELE FIORE | CEDRIC CREAR

BRIAN KNUDSEN | VICTORIA SEAMAN | OLÍVIA DIAZ

CITY MANAGER JORGE CERVANTES

Return to: CITY OF LAS VEGAS | 495 S. MAIN STREET | LAS VEGAS, NEVADA 89101

VOICE 702.229.6615 | FAX 702.382.4341 | TTY 711 | [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

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**HC-SEC 1103 VACATE ORDER**  
1994 Uniform Housing Code Section

1103 Repair Vacation and Demolition The following standards shall be followed by the building official (and by the housing advisory and appeals board if an appeal is taken) in ordering the repair, vacation or demolition of any substandard building or structure: 1. Any building declared a substandard building under this code shall be made to comply with one of the following:

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

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

1.3 If the building does not constitute an immediate danger to the life, limb, property or safety of the public, it may be vacated, secured and maintained against entry.

2. If the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or of the occupants, it shall be ordered to be vacated.

3. If any building is vacated in order for repairs to be made in compliance with an order issued under this Code, a certificate of occupancy must be obtained upon completion of the repairs before pre-occupancy will be permitted.

4. Whenever required permits are not taken out for repairs ordered to be made under this Code within the time specified therefore, or repair work is done without the benefit of any required permit, the building official is authorized to charge and collect, in connection with the issuance of permits, an administrative fee of one hundred dollars for each noncomplying single family dwelling unit and fifty dollars for each noncomplying dwelling unit within a multiple family dwelling.

5. With respect to any dwelling unit that is made the subject of a notice and order under this Chapter within twenty-four months after a previous notice and order concerning that unit, the City may impose an annual inspection on such unit and charge therefore an inspection fee of one hundred dollars per unit. If a third notice and order issued concerning that unit within a forty-eight month period, the City may impose the requirement of an inspection every six months concerning such unit, with a corresponding inspection fee of one hundred dollars per unit. The inspection fees chargeable under this Section, to the extent not paid to the City, may be added to and included in the repair and demolition expenses recoverable by the city under this Code.

1994 Uniform Housing Code Section 1204 Staying of Order Under Appeal In the case of a notice and/or order to vacate in the interest of protecting life, limb property or safety, the building official may order the immediate vacation and securing of a structure pending the deposition of an appeal.

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**HC-SEC 505 SANITATION**

LVMC 9.04.010 Public Nuisance (2) Any violation of Title 16, including violations of the codes pertaining to building, construction, housing, and fire safety adopted thereunder. LVMC 16.20 Housing Code- Section 505- Sanitation

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**19.12.070(1)RES VEH STORAGE**

| <u>Case #</u> | <u>Violation Location</u> |
|---------------|---------------------------|
| CE22-05478    | Front Yard                |

**Violation Comments**

You are not allowed to park or store vehicles on the landscaping at this property. Any and all vehicles must be stored or parked on an approved surface. Move all vehicles not on an approved surface to the car port, driveway or street.

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**9.04.010 Public Nuisance (2) Title 16 Violation**

| <u>Case #</u> | <u>Violation Location</u> |
|---------------|---------------------------|
| CE22-05478    | Dwelling                  |

**Violation Comments**

Failure to comply with City of Las Vegas Building and Housing Codes may result in additional fines and fees.

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**9.12.030 STORED MATERIALS**

| <u>Case #</u> | <u>Violation Location</u> |
|---------------|---------------------------|
| CE22-05478    | Property                  |

**Violation Comments**

Remove all outside stored materials from the property and the public view. Once removed maintain that same level of property maintenance going forward.

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**HC-1001.2 LACK OF LAV,WC/DWELL**

| <u>Case #</u> | <u>Violation Location</u> |
|---------------|---------------------------|
| CE22-05478    | Dwelling                  |

**Violation Comments**

Dwelling lacks water services. Working toilets are required occupation.

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**HC-SEC 1103 VACATE ORDER**

| <u>Case #</u> | <u>Violation Location</u> |
|---------------|---------------------------|
| CE22-05478    | Property                  |

**Violation Comments**

Vacate the dwelling within 72 hours due to the lack of active and legal water service.

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**HC-SEC 505 SANITATION**

| <u>Case #</u> | <u>Violation Location</u> |
|---------------|---------------------------|
| CE22-05478    | Dwelling                  |

**Violation Comments**

Dwelling does not meet minimum habitable standards and may not be occupied. Re-establish legal water service.

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**HC-1001.2LCK HT/CLD WTR DWELL**

**Case #**            **Violation Location**  
CE22-05478      Dwelling

**Violation Comments**

Hot and cold water must be supplied to all plumbing fixtures. Hot water supply must be at least 110 degrees.

**And, under Section 203 of the 2012 Administrative Code,**

**Section 203 Unsafe Buildings, Structures or Building Service Equipment**

Buildings or structures regulated by this Code and the technical codes which are structurally inadequate or have inadequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life are, for the purposes of this section, unsafe buildings. The Building Official may require any reports, tests, engineering studies or other documentation they may deem necessary to determine the adequacy of the safety of a building or structure. The requirements of the Uniform Code for the Abatement of Dangerous Buildings as adopted and amended shall also be used to determine the adequacy of the safety of a building or structure. Any engineering, testing, studies, reports, etc. required by the Uniform Code of the Abatement of the Dangerous Buildings or by the Building Official shall be done at no expense to the Building Department or local jurisdiction. Costs of any engineering, testing, studies, reports, etc. shall be paid by the owner or the owner's representative. Should the evaluation of such engineering, tests, studies, reports, etc. exceed the expertise of the Building Official, the Building Official may require the owner or owner's authorized representative to pay the cost of a third-party selected by the Building Official to conduct an independent review of the results.

Building service equipment regulated by such codes, which constitutes a fire, electrical, or health hazard, or an unsanitary condition, or is otherwise dangerous to human life, for the purpose of this section, is unsafe. Use of buildings, structures or building service equipment constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use.

Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members, which are supported by, attached to, or a part of a building which are in a deteriorated condition or otherwise unable to sustain the design loads which are specified in the Building Code are hereby designated as unsafe building appendages.

Unsafe buildings, structures or appendages and building service equipment are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures set forth in the Uniform Code for the Abatement of Dangerous Buildings or such alternate procedure as may be adopted by this jurisdiction. As an alternative, the Building Official or other employee or official of this jurisdiction as designated by the governing body may institute other appropriate action to prevent, restrain, correct or abate the violation.

**To correct this condition, you need to obtain a permit to demolish the structure(s) and cause the property to be cleaned and install "No Trespassing" signs on the property within ten (10) days from the date of receipt of this Notice and Order.**

**Post: No Trespassing (per NRS 207.200), No Dumping (per NRS 444.630), No Vehicles (per LVMC 10.78.020 & 11.24.020) sign on site to deter illegal activity and prevent future violations. All trespassers, squatters, and anyone unable to prove occupancy must vacate premises within 3 days of posting of this notice.**

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. Contact Code Enforcement Officer, **Tyrone Perryman Jr.** at **(725)208-2644** to supply your current phone number, email address, fax number, or additional mailing address.

**Property is substandard and is occupied with an illegal use and has been declared a public nuisance under Section 202 and 401 of the 1994 Uniform Housing Code. Property must be vacated by Sunday, October 30, 2022.**

Because the building(s) is being used contrary to the provisions of the Uniform Housing Code, Uniform Administrative Code, International Building Code, and Zoning Code, the Building Official or his designee orders C A T Living Trust, owner(s) of the building, to vacate the building(s) by **Sunday, October 30, 2022**. You must contact the City of Las Vegas Department of Planning at (702) 229-6251 when the building(s) has been vacated and all openings (i.e. windows, doors) are boarded and secured. Before re-entry, the building(s) or any portion of it needs to be inspected and approved prior to occupancy.

If these orders are not complied with, you are hereby given notice that the Building Official or his designee will proceed to vacate the building(s), cut off electrical power secure the building and charge the cost against the property or its owner(s). As the property owner(s), you will be responsible for all costs incurred. In this event, you will be notified of a public hearing to be conducted by the City Council or its designee to review the costs, and their decision shall be final and conclusive. Upon approval of the costs by the City Council or its designee, a Lien of Assessment shall be filed with the County Recorder's Office, certified copies of the lien given to the County Treasurer, and the amount of the Lien of Assessment shall then be collected at the same time and in the same manner as ordinary property taxes. All laws applicable to the levy, collection and enforcement of property taxes shall be applicable to such assessment.

**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.

It is recommended that you contact the Code Enforcement Officer, **Tyrone Perryman Jr.** at **(725)208-2644** or the Department of Community Development, Code Enforcement Division, by telephoning (702) 229-6615 concerning your intentions with regard to the referenced property at your earliest convenience.

Sincerely,



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

## Notice and Order Municipal Code Attachment

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### 19.12.070(1) RES VEH STORAGE

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. VEHICLE PARKING, STORAGE OR REPAIR IN RESIDENTIAL ZONING DISTRICTS Requirements/Zoning: CONDITIONAL USE: U, R-E, R-D R-1, R-CL, R-TH, R-2, R-3, R-4, R-MH

Description: The parking, storage or repair of vehicles as an accessory use in residential zoning districts

#### Conditional Use Regulations:

1. Except as otherwise provided in Regulations 2 to 14, inclusive, motor vehicles, including passenger cars, trucks and motorcycles which are not designed or used for racing or for purposes other than transportation, may be parked, stored or repaired on any property in a residential district, provided the same is accessory and incidental to the use of the property for residential purposes and does not constitute a nuisance, health or fire hazard offense under the provisions of this Code and do not have a detrimental effect on the neighborhood. Unless stored or parked within a completely enclosed building, the motor vehicles shall be stored or parked:

a. In the front yard, either:

i. On an approved driveway;

ii. On a surface of pavers or other blocks of uniform appearance that are at least 2 inches in thickness that extends the full length and width of the vehicle;

iii. On concrete or asphaltic paving that extends the full length and width of the vehicle;

or

iv. On a surface of decomposed granite no less than 2 inches thick, defined with borders, but this alternative is available only on lots with a zoning designation of R-E; or

b. In the side yard, either:

i. Obscured by a 6 foot high fence to permanently screen the vehicles from view;

ii. On an approved driveway;

iii. On a surface of pavers or other blocks of uniform appearance that are at least 2 inches in thickness that extends the full length and width of the vehicle; or

iv. On concrete or asphaltic paving that extends the full length and width of the vehicle; provided, however, that the vehicle storage or parking complies with the other provisions set out in Regulations 1 to 14, inclusive.

Note: Vehicles of any type must be stored on appropriate approved surfaces.

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### 9.04.010 Public Nuisance (2) Title 16 Violation

LVMC 9.04.010 Public Nuisance Definition (2) Any violation of Title 16, including violations of the codes pertaining to building, construction, housing, and fire safety adopted thereunder.

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**9.12.030 STORED MATERIALS**

LVMC 9.12.030 Compost piles, firewood and stored materials.

(A) Nothing in this Chapter shall be so construed as to prevent persons from creating and maintaining a compost pile as permitted by Health Department regulations, to accumulate and store firewood if there is a fireplace on the premises, to store serviceable vehicular parts for owned vehicles and to store useable materials for use on the property, provided such parts and materials are not stored in quantities or locations prohibited by any other provision of this Code.

All such compost, firewood and stored materials shall not:

- (1) Be visible from the street;
- (2) Constitute a public nuisance or nuisance to neighbors;
- (3) Create a health or fire hazard; or
- (4) Be stored in the front or side yards.

(B) Storage in the back yard shall be permitted if the yard is enclosed by a six-foot high opaque fence; however, if the abutting property is undeveloped, the opaque fencing shall not be required until the adjacent property is developed.

**19.18 Definitions Storage.**

A space or place where goods, materials or personal property is placed and kept for more than 24 consecutive hours. (Items that are designed to be used outdoors such as BBQ grills, outdoor furniture, bicycles, toys, would not be storage and are permitted)

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**HC-1001.2 LACK OF LAV,WC/DWELL**

LVMC 9.04.010 Public Nuisance (2) Any violation of Title 16, including violations of the codes pertaining to building, construction, housing, and fire safety adopted thereunder.

LVMC 16.20 Housing Code Chapter 10 Substandard Buildings Section 1001.1 General. Any building or portion thereof which is determined to be an unsafe building in accordance with Section 12 of the Building Code; or any building or portion thereof, including any dwelling unit, guest room or suite of rooms, or the premises on which the same is located, in which there exists any of the conditions referenced in this section to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof shall be deemed and hereby are declared to be substandard buildings.

1001. 2 Inadequate Sanitation. Buildings or portions thereof shall be deemed substandard when they are unsanitary. Inadequate sanitation shall include, but not be limited to, the following: 1. Lack of, or improper water closet, lavatory, bathtub or shower in a dwelling unit or lodging house.

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**HC-1001.2LCK HT/CLD WTR DWELL**

LVMC 9.04.010 Public Nuisance (2) Any violation of Title 16, including violations of the codes pertaining to building, construction, housing, and fire safety adopted thereunder.

LVMC 16.20 Housing Code Chapter 10 Substandard Buildings Section 1001.1 General. Any building or portion thereof which is determined to be an unsafe building in accordance with Section 12 of the Building Code; or any building or portion thereof, including any dwelling unit, guest room or suite of rooms, or the premises on which the same is located, in which there exists any of the conditions referenced in this section to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof shall be deemed and hereby are declared to be substandard buildings.

1001. 2 Inadequate Sanitation. Buildings or portions thereof shall be deemed substandard when they are unsanitary. Inadequate sanitation shall include, but not be limited to, the following: 5. Lack of hot and cold running water to plumbing fixtures in a dwelling unit or lodging house  
Definition: HOT WATER is hot water supplied to plumbing fixtures of not less than 110 degree F.

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**HC-CHAP 10 SUBSTANDARD BLDGS**

LVMC 9.04.010 Public Nuisance (2) Any violation of Title 16, including violations of the codes pertaining to building, construction, housing, and fire safety adopted thereunder.

LVMC 16.20 Housing Code, Chapter 10 Substandard Buildings Section 1001.1 General. Any building or portion thereof which is determined to be an unsafe building in accordance with Section 102 of the Building Code; or any building or portion thereof, including any dwelling unit, guest room or suite of rooms, or the premises on which the same is located, in which there exists any of the conditions referenced in this section to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof shall be deemed and hereby are declared to be substandard buildings.



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

**Case #:** CE22-05478

2017 Santa Rita Dr - Map # 02525-83 Parcel 16203417004

**Owner Information:**

C A T LIVING TRUST  
4190 DUQUESNE APT 4  
CULVER CITY, CA 90232

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

**Case Comments:** Complainant states there is junk on the drive way such as furniture and washing machines, he also states there are 5 vehicles at the property including a camper. They did not know if someone is living in the camper. Caller requested to remain anonymous

**Case Assigned To:** Tyrone L Perryman Jr. (51)

**Date Case Opened:** 10/12/2022

**Ward:** 3

**Source:** CITZ

**Date Case Resolved:** 11/21/2022

**Disposition:** Abate

**Priority:** Routine

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

**Foreclosure:** N

**Secure:** Y

**Violations:**

| Violation  | Date       | Status   |
|--|------------|----------|
| AB-008D HC-SEC 505 SANITATION<br><b>Location:</b> Dwelling<br><b>Comments:</b> Dwelling does not meet minimum habitable standards and may not be occupied. Re-establish legal water service.                         | 10/24/2022 | Complied |
| AB-008L HC-CHAP 10 SUBSTANDARD BLDGS<br><b>Location:</b> Dwelling<br><b>Comments:</b> Dwelling is substandard due to lack of water service. Establish water service.   | 10/25/2022 | Complied |
| AB-008L1 HC-1001.2 LACK OF LAV,WC/DWELL<br><b>Location:</b> Dwelling<br><b>Comments:</b> Dwelling lacks water services. Working toilets are required occupation.   | 10/24/2022 | Complied |
| AB-008L5 HC-1001.2LCK HT/CLD WTR DWELL<br><b>Location:</b> Dwelling<br><b>Comments:</b> Hot and cold water must be supplied to all plumbing fixtures. Hot water supply must be at least 110 degrees.                 | 10/25/2022 | Complied |
| AB-008X HC-SEC 1103 VACATE ORDER<br><b>Location:</b> Property<br><b>Comments:</b> Vacate the dwelling within 72 hours due to the lack of active and legal water service.   | 10/24/2022 | Complied |
| AN-001 9.04.010 Public Nuisance (2) Title 16 Violation<br><b>Location:</b> Dwelling<br><b>Comments:</b> Failure to comply with City of Las Vegas Building and Housing Codes may result in additional fines and fees. | 10/24/2022 | Complied |



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

**Violations:**

| Violation   | Date       | Status   |
|---|------------|----------|
| AN-015 9.12.030 STORED MATERIALS  | 10/24/2022 | Complied |
| <b>Location:</b> Property   |            |          |
| <b>Comments:</b> Remove all outside stored materials from the property and the public view. Once removed maintain that same level of property maintenance going forward.  |            |          |
| AZ1-7A237 19.12.070(1)RES VEH STORAGE   | 10/19/2022 | Complied |
| <b>Location:</b> Front Yard   |            |          |
| <b>Comments:</b> You are not allowed to park or store vehicles on the landscaping at this property. Any and all vehicles must be stored or parked on an approved surface. Move all vehicles not on an approved surface to the car port, driveway or street. |            |          |

**Chronology of Events:**

**October 13, 2022**

**Insp# : 879272 (PartPassed)**

51] 10/13/2022, Received call from the Owner of this Property Cecilia Stern 424-410-5914. The Owner contacted me after receiving indication that a Code Enforcement case had been opened. She asked if I could go by and view the property and let her know what violations were present. I obliged as I was just around the corner. When I arrived on site, I was greeted by one of the tenants Jenny Alaniz 775-292-6130. The owner requested to speak to Jenny and advised that she would be taking a bus into town on today to possibly do some cleanup at the property. I advised that I would not be giving out my work phone for their conversation. If she wanted to speak she would have to contact on her own accord. So both the Tenant and the Owner swapped numbers and had conversations. I advised them both of the violations present being Res Veh Storage, outside storage, to include refuse and waste. I did not fail the inspection, due to their being a recent code case opened and closed just a few weeks back. This time the Owner is onsite for some change. The tenants advised that the items would be removed NLT than Friday, which I will be able to re-inspect on Monday. If by Monday the violations haven't been corrected I will be issuing a Correction Notice along with them getting a possible repeat offender fee. Partial Pass, CB 10/17.

**October 19, 2022**

**Insp# : 879324 (Fail)**

51] 10/19/2022, Arrived at the property, I was able to observe that there was still a black in color SUV still parked on the dirt when I explained to both the tenants and the Owner regarding residential vehicle storage. There was no RV at this time, nor was there trash or storage. It can go on record that there was some minor refuse under the carport. The refuse was nothing alarm or more than one small sized cardboard box. PICS in EB. FAIL. Made contact with owner regarding the property, Owner has intentions on Evicting the tenants and asked if I could provide assistance. I advised that the City doesn't EVICT, we however do VACATE due to lack of utilities. She requested an additional copy of the Correction Notice and a Meeting at City Hall with myself. I advised that she can schedule a meeting with me when she gets in town. Owner advised to not mail the notice to her as she is elderly and is on her way to Las Vegas anyways. I will however POST this Correction Notice to the front door. CB 1week as owner requested to also meet onsite after the initial meeting.

**October 20, 2022**

**Additional Call For Service**

VM) Complainant says that there are 12 people living in the home right now. He says the water company just turned the water off today. The people living in home came to the neighbors house asking to use their shower. Compl\_702-245-2475



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

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**Chronology of Events:**

**October 24, 2022**

**Officer Note**

51] 10/24/2022, Received a call from an anonymous caller regarding the property lacking sanitation. Once the call was ended I made contact with the Owner of the property and inquired about the contents of the call I received. We discussed possible options. The Owner fully intends to EVICT the tenants. Owner is also aware of the fines placed on the property. Owner also understands that the property will likely be red tagged and needed to be VACATED.\*\*Sending emails to NVEnergy & LVVWD to check for active utilities.

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**October 24, 2022**

**Research**

51] Received emails back from both LVVWD and NVEnergy. Property has NO WATER, however has ACTIVE POWER.

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**October 24, 2022**

**Officer Note**

51] Upon notification of NO WATER FROM LVWD. Will head to property conduct inspection for any other VIOLATIONS that may be present today and will request for VACATE Notice and Order for lack of proper WATER SERVICES. Owner has already been advised.

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**October 24, 2022**

**Vacate Notice**

51] 10/24/2022, Requesting to VACATE property due to lack of Water services,

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**October 24, 2022**

**Officer Note**

51] Advised owner of next steps in Enforcement, and she concurs. Owner stated that permission would be granted if need be for a possible board up for lack of water service. Will advise of same with City attorney for warrant purposes with written consent. Owner also stated that she would board on her own if needed.

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**October 24, 2022**

**Notice And Order Request**

From: tperryman@lasvegasnevada.gov To: cemanagement@LasVegasNevada.GOV Subject: Review Notice and Order Request for Case # CE22-05478 You have a new request from Tyrone L Perryman Jr. to review their Notice and Order request on Case CE22-05478 This e-mail transmission, and any documents, files, or previous e-mail messages attached to it may contain confidential information that is legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is prohibited. If you have received this transmission in error, please immediately notify us by reply e-mail, by forwarding this to sender, or by telephone at (702) 229-6615, and destroy the original transmission and its attachments without reading or saving them in any manner. Thank you.

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**October 24, 2022**

**Insp# : 879783 (PartPassed)**

51] 10/24/2022, Received new complaint from a neighbor who wanted to remain anonymous. This new complaint came in to state that the property doesn't have active water services. I contacted the owner of the property to confirm these claims and she stated that the water company stated that the meter was pulled due to a lien being placed on the property. I advised that the tenants occupying the property cannot occupy the dwelling without active services. She stated that she is aware and that the tenants aren't paying the bills and haven't been responding to her. I advised that I would have to red tag the dwelling for lack of sanitation. The Owner thanked me and agreed. The Owner wants to board the property on her own to evict the tenants and move back into her home. I advised that the City doesn't evict we only vacate for lack of sanitation. Owner stated that If the tenants don't remove themselves that I could have her permission to move forward with a board up. Will inquire w/ City attorney for the warrant regarding Owners permission to take action. If the case gets to that point in the enforcement as I don't believe the tenants will VACATE. PARTIAL PASS for processing. Cb 1 week. Adding Email correspondence from LVVWD and NVEnergy for lack of water and active electrical services. Requesting VACATE NOTICE AND ORDER.



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

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**Chronology of Events:**

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**October 25, 2022**

**Notice & Order Processing**

From : jowright@lasvegasnevada.gov To : ceadmin@LasVegasNevada.GOV CC : tperryman@lasvegasnevada.gov, cemanagement@LasVegasNevada.GOV Subject : Prepare Notice and Order for Case # CE22-05478 The Notice and Order request has been approved by Joshua T Wright on Case CE22-05478.46) Approved, Added violations AB-008L and AB-008L5 as this is a no water vacate. File to VM for 72 hour Vacate N/O.. Please prepare Notice and Order and forward to Tyrone L Perryman Jr. This e-mail transmission, and any documents, files, or previous e-mail messages attached to it may contain confidential information that is legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is prohibited. If you have received this transmission in error, please immediately notify us by reply e-mail, by forwarding this to sender, or by telephone at (702) 229-6615, and destroy the original transmission and its attachments without reading or saving them in any manner. Thank you.

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**October 25, 2022**

**Substandard Building Tag**

51] POSTED RED TAG for substandard building to PROPERTY front window.

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**October 25, 2022**

**Phone Call**

51] Contacted Owner of the property and advised of the POSTING of the VACATE along with fines/fees being assessed.

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**October 25, 2022**

**Insp# : 880208 (Post)**

51] 10/25/2022, Arrived at property to POST the 72 hour Notice and Order to VACATE. POSTED RED TAG along with VACATE NOTICE AND ORDER to front door of the property. [50] Assisted me in this process for Officer Safety. Some verbal questions were answered regarding the VACATE time line along with the possibility of the water being legally restored. PICS add to EB. POST. CB 11/7

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**October 26, 2022**

**Phone Call**

46) Call from Cecilia Stern (owner) 424-410-5914. She had questions about the vacate that was posted. I explained if the water needs to be established or the property can be vacated. I explained officer is out today, but will likely be back tomorrow. I advised she needs to work with case officer about vacate. She was confused about fees. I tried to explain that the fees are due and the responsibility of the owner. She is trying to get tenants to pay the fees. I advised to her that if the fees are not paid, they can become a lien against the property. Cecilia may be willing to work with officer for securing the property after a vacate if it is needed.

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**October 27, 2022**

**Phone Call**

51] attempted to contact the Owner back regarding the property. Left VM for a return call.

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**October 27, 2022**

**Phone Call**

51] Returned call to Owner of the property. I explained the steps going forward for enforcement.

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**October 31, 2022**

**Phone Call**

51] Received call from Owner of the Property regarding the tenants having paid the remaining balance at the water district. I advised I would not be able to come by the property today however would be by soon due to other work responsibilities. I advised that I would be inquiring about her claims with the LVVWD.

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**October 31, 2022**

**Correspondence Email**

51] Sent a confirmation Email to LVVWD in reference to the Owners claims that the Water Bill has been paid and the water was turned back on this past weekend. Awaiting response from LVVWD via email.

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**October 31, 2022**

**Additional Call For Service**

VM) Complainant says that the squatters are still on the property. The water district came out over the weekend and advised that there is no legal water at the property. 702-884-6678 ( will like a call back) Bob Smith/Nene Smith



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

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**Chronology of Events:**

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**October 31, 2022**

**Phone Call**

RB) Voicemail received from Cecilia and wanted to speak with 51 wanted to inform him that water will be connected and is giving her ok to start the water in their name.4244105914

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**November 2, 2022**

**Officer Note**

51] Sent email to [46] regarding Board Up.

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**November 2, 2022**

**Insp# : 880295 (PartPassed)**

51] 11/02/2022, Arrived at the property after receiving a call from the Owner along with METRO Officers whom the Owner contacted upon her arrival to the property. Owner took into her own hands to have the Tenants removed from the property. I advised to the Officers that this property is under VACATE status for lack of utilities, specifically water. Metro assisted Owner with the removal/TRESPASS of the persons staying at the property. While onsite I was able to observe at least eight (08) persons exit the home along with three (03) pets. Each person left with luggage/clothing in hand and either hopped in a vehicle or walked South bound to Sahara and turned East to an unknown location. Once the tenants vacated w/ the assistance of METRO ; I spoke with Owner and she relayed she has no interest in turning on the water. She wants to EVICT the tenants. While the tenants exited, I expressed that this is not an EVICTION, however a VACATE for lack of water. There was back and forth discussion between myself, the tenants and the Owner regarding the bill being paid. I advised that the internal issues are between the tenants and the Owner. The City's concern is for the water being restored. As it stands that has not happened and so the tenants were advised/instructed to VACATE. My recommendation for this Property would be to board up to ensure there are no persons living in this property until the water has been legally restored. Will send email to [46] for the Board up. PARTIAL PASS. CB 1 week for response. Will continue to add correspondence to case details if any new information arises.

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**November 3, 2022**

**Administrative**

VM) Owner Cecilia Stern (drivers license verified) came into City Hall with a lawyer requesting copied of the Notice and Order and Correction notice that was issued at her home. She advised she is going to the court house to file for eviction. Per 25, verify ID of the owner and give her printed notices.

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**November 3, 2022**

**Phone Call**

51] returned call to Owner, she advised she had recently come to City hall for paperwork.

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**November 5, 2022**

**Review**

46) Reviewed case officer's request to board up property. As of last inspection, owner has moved tenants out with Metro standing by. Owner should properly secure property until water is restored. If property becomes occupied prior to water being turned on; City should board front and rear doors at minimum and otherwise secure windows or other openings. If property is again entered, City should fully board the property. Officer should send back to me for review if there are any significant changes.

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**November 7, 2022**

**Phone Call**

VM) Cecilia Stern, owner, called to say that the tenants are moving out today so she will not be boarding the home. She has already filed for the eviction process as well. Requested to speak with Josh Wright instead of Officer Perryman4244105914

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**November 8, 2022**

**Insp# : 880777 (PartPassed)**

51] 11/07/2022, Arrived at property, I was noticed an undercover peace officer vehicle posting a notice to the front door. The Owner contacted me and stated that she is back in control of the property. Tenants have been vacated. Upon further investigation, The notice looked to be eviction paperwork. There is a white in color for truck on the property with a flat tire on the rear driver's side. There is no LP# on the vehicle. Owner advised that she would be on a plane here soon. Will contact her regarding the vehicle here shortly. If the vehicle will remain as a deterrence to homeless, I will allow, however must present itself to be operational and in good standing. PARTIAL PASS, Cb 3 weeks will contact Owner. PICS IN EB.



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

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**Chronology of Events:**

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|                          |  |
|--------------------------|--|
| <b>November 9, 2022</b>  | <b>Phone Call</b><br>46) Call to Owner Cecilia Stern 424-410-5914 and left Message. I advised City has observed property is occupied and still no water service at the property. City is preparing to board the property. Advised her it may be better for her to board on her own accord.   |
| <b>November 9, 2022</b>  | <b>Review</b><br>46) Email from case officer advising property is again occupied and still no water service. It is correct for the City to Vacate property for no water and board the Front/Rear doors at minimum. Will contact Metro and Contractor to move toward Vacate and Secure.   |
| <b>November 15, 2022</b> | <b>Review</b><br>46) Scheduled no water vacate for 11/16/22 10:00 AM with Metro and CGI contractor.  |
| <b>November 16, 2022</b> | <b>Insp# : 881342 (PartPassed)</b><br>51] 11/16/2022, Arrived onsite for a scheduled VACATE along with City hired contractors CGI. METRO cleared the dwelling, removing four (04) persons, two (02) dogs and one (01) cat. Owner was onsite during the initial phase. [46] spoke to Owner advising that we had to complete our work and not please not interfere. CGI boarded the front, side and two rear doors of the property. A lock was needed to be removed by CGI to access the rear via side gate, which after the boarding concluded they resecured the Fence gate. Afterwards, questions were answered to the renters regarding their property along with further discussions about the VACATE process. I advised again that this is not an EVICTION, just a VACATE. My business card was requested by two of the renters which I issued for any further questions they may have. PICS in EB. CLOSE. |
| <b>November 21, 2022</b> | <b>Insp# : 882377 (Passed)</b><br>46) Reviewed photos of No Water Vacate Abatement. Doors were boarded to the City's Satisfaction. OK to pay contractor. Email to LS to pay contractor. No further violations. Close case. Passed.   |
| <b>November 22, 2022</b> | <b>Phone Call</b><br>46) Multiple calls today from Property Owner. She advised she is moving into the house and is turning on the water. I explained as before, City's concern is about no water, not about who occupies the property. She advised she will be cleaning up the property in the coming days. She advised there will be a trash container in the front of the property and there may be minor temporary storage. I explained we will address any complaint that comes in, but we won't be specifically looking for the storage.  |
| <b>December 21, 2022</b> | <b>Review</b><br>46) Property owner called about unrelated problem and reminded me about case. I reviewed and found there is an invoice that was pending approval. I had emailed that it is ok to pay contractor, but not entered case detail. Work was done to satisfaction of City.  |
| <b>December 21, 2022</b> | <b>Phone Call</b><br>46) Call from owner about unrelated issue but reminded me about invoice for emergency abate. Owner asked to have bill from emergency abate mailed to the physical address when it is ready.   |
| <b>January 18, 2023</b>  | <b>Phone Call</b><br>46) Got message from 51 that owner was trying to call me but lost my number. Called her and left a VM with desk phone extension 4734  |
| <b>February 9, 2023</b>  | <b>Notice Of Public Hearing Post</b><br>52) Notice of Hearing posted   |



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

**Notices and Delivery Tracking:**

| Notice/Log                        | Issued     | Mailed   | Recorded                                     | Recipient Name  |
|-----------------------------------|------------|--|--|---|
| N-N&O<br>Notice and Order<br>Sent | 10/25/2022 | 10/25/2022<br>1) CERTMAIL<br><br>Reg/Cert#:<br>7022 1670 0001 2600 4914<br><br>Receipt Ret: 11/29/2022<br><br>2)<br>Status: Returned   | 11/1/2022<br>Instrument:<br>20221101-0000356 | C A T LIVING TRUST 4190 DUQUESNE<br>APT 4 CULVER CITY, CA 90232 |
| N-LIEN<br>Lien Claim Sent         | 2/8/2023   | 2/8/2023<br>1) CERTMAIL<br><br>Reg/Cert#:<br>7020 1810 0000 5883 2249<br><br>Receipt Ret: 2/21/2023<br><br>2) MAIL<br>Status: Accepted |  | C A T LIVING TRUST 4190 DUQUESNE<br>APT 4 CULVER CITY, CA 90232 |
| N-LIEN<br>Lien Claim Sent         | 2/8/2023   | 2/8/2023<br>1) CERTMAIL<br><br>Reg/Cert#:<br>7020 1810 0000 5883 2232<br><br>2) MAIL<br>Status:  |  | C A T LIVING TRUST PO BOX 5353<br>PLAYA DEL REY , CA 90296      |
| N-VAC                             |            | 1)<br><br>2)<br>Status:  |  |   |

**Fee Information:**

| Fee Name               | Fee Added  | Status | Liened | Fee Amount | Penalty | Total Paid | Total Due  |
|------------------------|------------|--------|--------|------------|---------|------------|------------|
| Re-Inspection Fee      | 10/19/2022 | U      | N      | \$120.00   | \$12.00 | \$0.00     | \$132.00   |
| Re-Inspection Fee      | 10/25/2022 | U      | N      | \$180.00   | \$18.00 | \$0.00     | \$198.00   |
| Nuisance Abatement Fee | 12/21/2022 | U      | N      | \$1,371.00 |         | \$0.00     | \$1,371.00 |
| Administrative Fee     | 12/21/2022 | I      | N      | \$205.65   |         | \$40.00    | \$165.65   |
| <b>Totals</b>          |            |        |        | \$1,876.65 | \$30.00 | \$40.00    | \$1,866.65 |

**Hearing Information:**

| Type                    | Result | Requested | Reviewed | Body | Hearing Officer |
|-------------------------|--------|-----------|----------|------|-----------------|
| Abatement Lien Approval |        |           |          |      |                 |



City of Las Vegas  
 Department of Planning  
 Code Enforcement Division  
 495 S Main Street, 3<sup>rd</sup> Floor  
 Las Vegas, NV 89101

## ABATEMENT HEARING AND LIEN APPROVAL DECISION

**CASE#:** CE22-05478  
**SCHEDULED DATE OF HEARING:** February 16, 2023  
**TIME SCHEDULED:** 11:00 am

**PROPERTY OWNER'S NAME:** C A T LIVING TRUST

**ADDRESS:** 2017 SANTA RITA DR  
**APN #:** 162-03-417-004

I certify that on the date set forth below, I heard the above matter as Council Designee for the City of Las Vegas, Clark County, Nevada, pursuant to Las Vegas Municipal Code, Title 9 Nuisances.

After hearing/consideration, the decision is entered as follows:

- Approved lien for all out-of-pocket costs in the amount of \$1,906.65
- Approved lien for proposed daily civil penalties in the amount of \$0
- Approved lien for reduced daily civil penalties in the amount of \$

Property Owner:     Appeared                       Failed to appear after being duly notified.

*[Signature]*  
 City Council Designee

2-16-23  
 Date

Comments:

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*This action by the City Council Designee on February 16, 2023 is final for purposes of judicial review unless a written appeal is filed with the City Clerk within ten calendar days following the date of the above decision.*

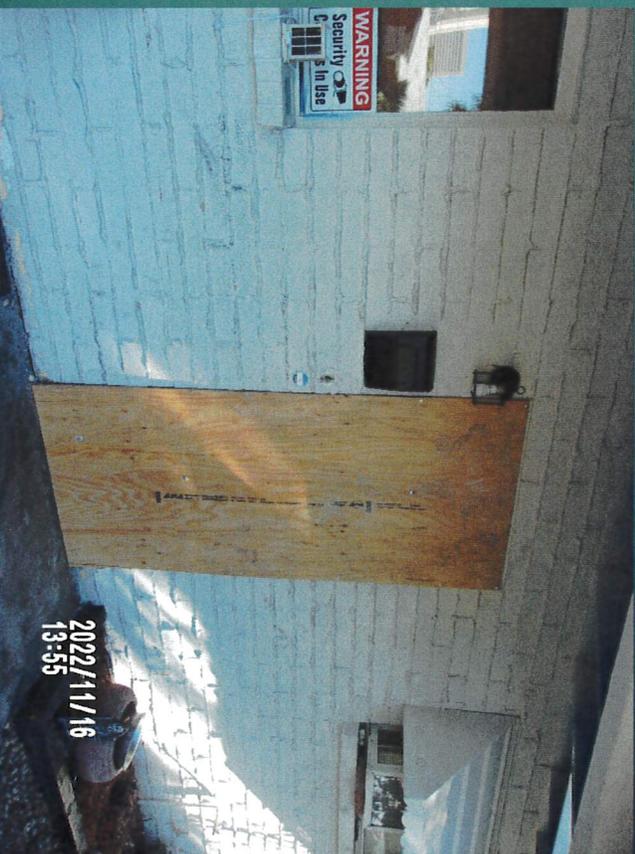
# 2017 SANTA RITA DR.

CASE # CE22-05478

PRE-ABATEMENT



POST-ABATEMENT



# 2017 SANTA RITA DR.

CASE # CE22-05478

