



NEIGHBORHOOD SERVICES DEPARTMENT

DIRECTOR
STEPHEN HARSIN, AICP

NOTICE AND ORDER

APN: 139-34-612-065

January 17, 2007

CASE #48704

Certified/Regular Mail

Return Receipt Requested

Shirazi, LLC
338 Wiseton Avenue
Las Vegas, NV 89183-3544

NUISANCE NOTICE AND ORDER TO COMPLY

You are hereby notified as owner(s) of the property located at 216 N. 9th Street, Las Vegas, NV, Parcel #139-34-612-065, that you are in violation of Las Vegas Municipal Code, Chapter 9, dealing with nuisances.

LVMC Ordinance 5873 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. On the 2nd re-inspection a \$180.00 re-inspection fee + a \$150.00 civil penalty will be assessed; on the 3rd re-inspection a \$180.00 re-inspection fee + a \$300.00 civil penalty will be assessed; on the 4th re-inspection and any future re-inspections will be assessed a \$180.00 re-inspection fee + a \$500.00 civil penalty. 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; (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, or for commercial properties; civil penalties of not more than one thousand (\$1000.00) per day, for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation. The \$500.00 or \$1000.00 daily civil penalty will be determined at the discretion of the city council. Any and all unpaid fees are subject to collection and/or liens.

LAS VEGAS CITY COUNCIL

MAYOR OSCAR B. GOODMAN

MAYOR PRO TEM GARY REESE • LARRY BROWN • LAWRENCE WEEKLY • STEVE WOLFSON

LOIS TARKANIAN • STEVEN D. ROSS

CITY MANAGER DOUGLAS A. SELBY

18201-031-06-06

CITY OF LAS VEGAS • 400 STEWART AVENUE • LAS VEGAS, NEVADA 89101

VOICE 702.229.6615 • FAX 702.382.4341 • TTY 702.386.9108 • www.lasvegasnevada.gov

Receipt/Conformed Copy

Requestor:

LAS VEGAS CITY

01/18/2007 12:40:55 T20070009421

Book/Instr: 20070118-0002507

Notice Page Count: 3

Fees: \$16.00 N/C Fee: \$0.00

Debbie Conway
Clark County Recorder

30 Days!

You are hereby ordered to correct the nuisance by the eleventh day after the day of mailing, servicing or posting of the Notice and Order by hand. If you do not correct the violation within that time, the City may issue a 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. Be advised, the contractor will collect all debris at this location and will not separate those items, which you may consider useful or valuable. If you wish to salvage any items, please have them removed.

- Per CLVMC 19.04.010: Permissible Uses: Commercial Parking allows only temporary parking and not the storage of vehicles.
- STORAGE is defined in CLVMC 19.20 as: A space or place where goods, materials or personal property is placed and kept for more than 24 consecutive hours.
- COMMERCIAL PARKING is defined in CLVMC 19.20 as: A facility for parking that is operated as a business enterprise by charging the public a fee and is not reserved or required to accommodate occupants, clients, customers or employees of a particular establishment or premises.
- STORED is defined in CLVMC 19.20 as: with reference to vehicles or vehicle parts, allowed to remain in one place for more than 72 consecutive hours.
- Remove all vehicles and clear all parking and/or storage of fleet/commercial vehicles used in association with the business "Frozen Fruit Bars Inc." or any other commercial fleet of vehicles which Planning and Development has determined the use allowed only at m or c-m zoned locations.
- You have 30 days from the date of this notice to comply.

For further questions on allowable use of this property, contact the City of Las Vegas Planning Department located at 731 S. 4th Street, (702) 229-6301.

For further questions involving your business license at this location, contact the City of Las Vegas Business Licensing Office at 400 E. Stewart Avenue, (702) 229-6281.

Post "No Trespassing" (per NRS 207.2000), no dumping (per NRS 444.630), no vehicles (per CLVMC 10.78.020 & 11.24.020) signs on-site to deter illegal activity and prevent future violations. All trespassers, squatters, and anyone unable to prove occupancy must vacate premises within ten (10) days of posting of this notice.

Upon correction of this 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 the area Code Enforcement Officer #25, Eric McCoy, by telephone at (702) 229-5184 to supply your current phone number, e-mail address, fax number, or additional mailing address.

CASE #48704
216 N. 9th Street
January 17, 2007
Page 3

As the property owner(s), you will be responsible for all costs incurred to correct this condition. A 15% percent administrative fee shall be added to the costs of the contract price. You will be notified of a public hearing to be conducted by the City Council to review the costs, and their decision shall be final and conclusive. Upon approval of the costs by the City Council, a Lien of Assessment shall then be collected at the same time and in the same manner as ordinary taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to such assessment.

If you disagree with the assessment of Neighborhood Response, then within ten days after service of the notice of violation, the owner or responsible party may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk. Within fifteen days after the appeal has been filed, the appellant shall be given written notice of the procedure and time frame for the hearing of the appeal. The appeal shall be heard by the City council or by the Council's designee, with a right of final appeal to the Council. The decision of the City

Council or the Council's designee, in cases where a designee hears an appeal and no further appeal is taken, shall be final and conclusive. An owner or responsible party failing to appeal as provided in this Section shall be deemed to have waived any and all objections to the existence of a public nuisance and the abatement of such nuisance.

Failure to appeal will constitute a waiver of all rights to an administrative hearing and determination of the matter. It is recommended that you contact the Department of Neighborhood Services, Neighborhood Response Division, by telephoning (702) 229-6615 concerning your intentions with regard to the referenced property at your earliest convenience.

Sincerely,



Devin Smith, Manager
Neighborhood Response Division
Department of Neighborhood Services

DS:lm

cc: John E. Dawson, Esq., 300 S. Fourth Street, Suite 1700, Las Vegas, NV 89101
Jonathan Baktari, 338 Wiseton, Las Vegas, NV 89183
Sassan Kaveh, M.D., 8129 Sunset Cove Drive, Las Vegas, NV 89128
Frozen Fruit Bars, Inc., 1935 Fremont Street, Las Vegas, NV 89101
Jose Palafox, 3960 Comb, Las Vegas, NV 89101
Hector Ramirez, 2305 Willoughby, Las Vegas, NV 89101



NEIGHBORHOOD SERVICES DEPARTMENT

DIRECTOR
STEPHEN HARSIN, AICP

NOTICE AND ORDER

Receipt/Conformed Copy

Requestor:

LAS VEGAS CITY

01/18/2007 12:40:55 T20070009421

Book/Instr: 20070118-0002506

Notice Page Count: 3

Fees: \$16.00 N/C Fee: \$0.00

APN: 139-34-612-066

January 17, 2007

Debbie Conway
Clark County Recorder

CASE #48705

Certified/Regular Mail

Return Receipt Requested

Shirazi, LLC

338 Wiseton Avenue

Las Vegas, NV 89183-3544

NUISANCE NOTICE AND ORDER TO COMPLY

You are hereby notified as owner(s) of the property located at 222 N. 9th Street, Las Vegas, NV, Parcel #139-34-612-066, that you are in violation of Las Vegas Municipal Code, Chapter 9, dealing with nuisances.

LVMC Ordinance 5873 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. On the 2nd re-inspection a \$180.00 re-inspection fee + a \$150.00 civil penalty will be assessed; on the 3rd re-inspection a \$180.00 re-inspection fee + a \$300.00 civil penalty will be assessed; on the 4th re-inspection and any future re-inspections will be assessed a \$180.00 re-inspection fee + a \$500.00 civil penalty. 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; (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, or for commercial properties; civil penalties of not more than one thousand (\$1000.00) per day, for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation. The \$500.00 or \$1000.00 daily civil penalty will be determined at the discretion of the city council. Any and all unpaid fees are subject to collection and/or liens.

LAS VEGAS CITY COUNCIL

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LOIS TARKANIAN • STEVEN D. ROSS

CITY MANAGER DOUGLAS A. SELBY

18201-031-06-06

CITY OF LAS VEGAS • 400 STEWART AVENUE • LAS VEGAS, NEVADA 89101

VOICE 702.229.6615 • FAX 702.382.4341 • TTY 702.386.9108 • www.lasvegasnevada.gov



You are hereby ordered to correct the nuisance by the eleventh day after the day of mailing, servicing or posting of the Notice and Order by hand. If you do not correct the violation within that time, the City may issue a 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. Be advised, the contractor will collect all debris at this location and will not separate those items, which you may consider useful or valuable. If you wish to salvage any items, please have them removed.

- Per CLVMC 19.04.010: Permissible Uses: Commercial Parking allows only temporary parking and not the storage of vehicles.
- STORAGE is defined in CLVMC 19.20 as: A space or place where goods, materials or personal property is placed and kept for more than 24 consecutive hours.
- COMMERCIAL PARKING is defined in CLVMC 19.20 as: A facility for parking that is operated as a business enterprise by charging the public a fee and is not reserved or required to accommodate occupants, clients, customers or employees of a particular establishment or premises.
- STORED is defined in CLVMC 19.20 as: with reference to vehicles or vehicle parts, allowed to remain in one place for more than 72 consecutive hours.
- Remove all vehicles and clear all parking and/or storage of fleet/commercial vehicles used in association with the business "Frozen Fruit Bars Inc." or any other commercial fleet of vehicles which Planning and Development has determined the use allowed only at m or c-m zoned locations.
- You have 30 days from the date of this notice to comply.

For further questions on allowable use of this property, contact the City of Las Vegas Planning Department located at 731 S. 4th Street, (702) 229-6301.

For further questions involving your business license at this location, contact the City of Las Vegas Business Licensing Office at 400 E. Stewart Avenue, (702) 229-6281.

Post "No Trespassing" (per NRS 207.2000), no dumping (per NRS 444.630), no vehicles (per CLVMC 10.78.020 & 11.24.020) signs on-site to deter illegal activity and prevent future violations. All trespassers, squatters, and anyone unable to prove occupancy must vacate premises within ten (10) days of posting of this notice.

Upon correction of this 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 the area Code Enforcement Officer #25, Eric McCoy, by telephone at (702) 229-5184 to supply your current phone number, e-mail address, fax number, or additional mailing address.

As the property owner(s), you will be responsible for all costs incurred to correct this condition. A 15% percent administrative fee shall be added to the costs of the contract price. You will be notified of a public hearing to be conducted by the City Council to review the costs, and their decision shall be final and conclusive. Upon approval of the costs by the City Council, a Lien of Assessment shall then be collected at the same time and in the same manner as ordinary taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to such assessment.

If you disagree with the assessment of Neighborhood Response, then within ten days after service of the notice of violation, the owner or responsible party may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk. Within fifteen days after the appeal has been filed, the appellant shall be given written notice of the procedure and time frame for the hearing of the appeal. The appeal shall be heard by the City council or by the Council's designee, with a right of final appeal to the Council. The decision of the City

Council or the Council's designee, in cases where a designee hears an appeal and no further appeal is taken, shall be final and conclusive. An owner or responsible party failing to appeal as provided in this Section shall be deemed to have waived any and all objections to the existence of a public nuisance and the abatement of such nuisance.

Failure to appeal will constitute a waiver of all rights to an administrative hearing and determination of the matter. It is recommended that you contact the Department of Neighborhood Services, Neighborhood Response Division, by telephoning (702) 229-6615 concerning your intentions with regard to the referenced property at your earliest convenience.

Sincerely,



Devin Smith, Manager
Neighborhood Response Division
Department of Neighborhood Services

DS:lm

cc: John E. Dawson, Esq., 300 S. Fourth Street, Suite 1700, Las Vegas, NV 89101
Jonathan Baktari, 338 Wiseton, Las Vegas, NV 89183
Sassan Kaveh, M.D., 8129 Sunset Cove Drive, Las Vegas, NV 89128
Frozen Fruit Bars, Inc., 1935 Fremont Street, Las Vegas, NV 89101
Jose Palafox, 3960 Comb, Las Vegas, NV 89101
Hector Ramirez, 2305 Willoughby, Las Vegas, NV 89101



NEIGHBORHOOD SERVICES DEPARTMENT

DIRECTOR
STEPHEN HARSIN, AICP

NOTICE AND ORDER

Receipt/Conformed Copy

Requestor:

LAS VEGAS CITY

01/18/2007 12:40:55 T20070009421

Book/Instr: 20070118-0002508

Notice Page Count: 3

Fees: \$16.00 N/C Fee: \$0.00

APN: 139-34-612-067

January 17, 2007

Debbie Conway
Clark County Recorder

CASE #47045

Certified/Regular Mail

Return Receipt Requested

Shirazi, LLC
338 Wiseton Avenue
Las Vegas, NV 89183-3544

NUISANCE NOTICE AND ORDER TO COMPLY

You are hereby notified as owner(s) of the property located at 900 Stewart Avenue, Las Vegas, NV, Parcel #139-34-612-067, that you are in violation of Las Vegas Municipal Code, Chapter 9, dealing with nuisances.

LVMC Ordinance 5873 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. On the 2nd re-inspection a \$180.00 re-inspection fee + a \$150.00 civil penalty will be assessed; on the 3rd re-inspection a \$180.00 re-inspection fee + a \$300.00 civil penalty will be assessed; on the 4th re-inspection and any future re-inspections will be assessed a \$180.00 re-inspection fee + a \$500.00 civil penalty. 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; (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, or for commercial properties; civil penalties of not more than one thousand (\$1000.00) per day, for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation. The \$500.00 or \$1000.00 daily civil penalty will be determined at the discretion of the city council. Any and all unpaid fees are subject to collection and/or liens.

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LOIS TARKANIAN • STEVEN D. ROSS

CITY MANAGER DOUGLAS A. SELBY

18201-031-06-06

CITY OF LAS VEGAS • 400 STEWART AVENUE • LAS VEGAS, NEVADA 89101
VOICE 702.229.6615 • FAX 702.382.4341 • TTY 702.386.9108 • www.lasvegasnevada.gov



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CASE #47045
900 Stewart Ave.
January 17, 2007
Page 3

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Sincerely,



Devin Smith, Manager
Neighborhood Response Division
Department of Neighborhood Services

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cc: John E. Dawson, Esq., 300 S. Fourth Street, Suite 1700, Las Vegas, NV 89101
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