Receipt/Conformed Copy

Requestor:
LAS VEGAS CITY
04/23/2008 13:02:10 T20080069700
Book/Instr: 20080423-0003764
Notice Page Count: 4
Fees: $17.00 N/C Fee: $0.00

Debbie Conway
Clark County Recorder

NEIGHBORHOOD SERVICES DEPARTMENT
DIRECTOR
STEPHEN HARSIN, AICP

NOTICE AND ORDER

APN: 139-31-313-011

April 21, 2008
Case #62670

Certified and Regular Mail
Return Receipt Requested

William Alvear
4206 Fulton Place
Las Vegas, NV 89107-4119

NUISANCE NOTICE AND ORDER TO MAKE REPAIRS

As recorded owner(s) of the building(s) located at **4206 Fulton Place, Las Vegas, NV**, legally described as **Parcel #139-31-313-011**, you are hereby given notice that the Building Official or his designee has determined that the aforementioned building(s) is substandard. Said building(s) is substandard, dangerous and declared a public nuisance under Las Vegas Municipal Code (LVMC) 9.04.010 and Section 202 of the Uniform Housing Code because of the following conditions:

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

LVMC 16.20.010 A Uniform Housing Code
1994 Uniform Housing Code Chapter 10 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:

13. General dilapidation or improper maintenance.

Housing Violations:
Missing or inoperable smoke detector – Install in hallway and all sleeping rooms.
Broken window east side.

1994 Uniform Housing Code 1001.5 Hazardous Electrical Wiring.
1994 UHC 701.2 Electrical Equipment

Electrical Violations: Permits Required
***Hazardous wiring – All electrical service equipment**
***Inadequate electrical service**
***Over fused electrical circuits**

LVMC 16.12 NEC 2005 Section 90.4, Section 210.8
***Receptacle required to be GFCI to be installed in kitchen and bathroom(s).**

****Obtain licensed electrical contractor to inspect electrical system including, but not limited to: service panel, all sub-panels, branch circuits, circuit breakers, switches, outlets and electrical wiring. Repair or replace to code and safe, operable condition.***

Licensed Contractor required for any items noted with an (*) asterisk.

1994 Uniform Housing Code 1001.6 Hazardous Plumbing

Plumbing Violations: Permits Required
***Hazardous plumbing**
***Water heater not property installed**
****Obtain licensed plumbing contractor to inspect all drains, water supply lines including, but not limited to, water heater, kitchen sink and washing machine connections.***

16.04 Building Code
16.04.010 Uniform Code, Standards, supplement adopted
16.04.010 (C) The publication entitled the International Residential Code for One and Two Family Dwellings, 2006 Edition" (also known as the "International Residential Code, 2006 Edition"), as modified herein, including all chapters and Appendices, except as otherwise specified. This publication, as modified, is designated as Part 3 of this Chapter.

16.04.010 (D) The document entitled "Southern Nevada Amendments to the 2006 International Residential Code," which amends, by adding to and deleting from, certain sections of the International Residential Code, 2006 Edition.
This document is adopted as Part 4 of this Chapter.
Section 105.1 Obtain permits and inspections for rear, detached structure or remove.

1994 Uniform Housing Code 1001.4 Nuisance.
Buildings or portions thereof in which there exists any nuisance as defined in this code are deemed substandard buildings.
Building must remain vacant until all repairs are made and inspections finalized by Building and Safety and Code Enforcement.

16.04.040 Conformance required.
It is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, convert, demolish, equip, use, occupy or maintain any building or structure in the City or to cause the same to be done, contrary to or in violation of any of the provisions of this Chapter,, and, upon conviction thereof, such person shall be punished by a fine of not more than one thousand dollars or imprisonment for not more than six months, or by any combination of such fine and imprisonment. Every day, or portion thereof, in which a violation is committed, continued or permitted shall be a separate offense.

Obtain permits and inspections for rear, detached structure.

16.04 Building/Permits Required
Obtain permits and inspection for detached structure or remove.
Obtain permits and inspection for unpermitted roof mounted heat pump.
Obtain permits and inspections for improperly installed water heater.

Post: No trespassing (per NRS 207.200), no dumping (per NRS 444.630), no vehicles (per CLVMC 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 10 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 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 area code enforcement officer #27 at (702) 229-4922 to supply your current phone number, e-mail address, fax number, or additional mailing address.

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. On the 2nd re-inspection a $180 re-inspection fee + a $150.00 civil penalty will be assessed; on the 3rd re-inspection a $180 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 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 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.

Because of the conditions, the Building Official or his designee does hereby order **William Alvear**, owner(s) of the building to:

1. Cause the following permits to be taken out by licensed contractor on or before **May 5, 2008** (only starred (*) items required a permit and/or a licensed contractor);
2. Make the aforementioned repairs by **May 5, 2008**. Contact the City of Las Vegas Neighborhood Services, Neighborhood Response Division at (702) 229-6615 when the work is completed;
3. If any building declared substandard under this ordinance and ordered to be repaired by the Building Official or his designee has been vacated by the owner(s) to affect such repairs, a Certificate of Occupancy shall be obtained by the owner(s) upon completion of the repairs or prior to re-occupancy.

If these orders are not complied with, you are hereby given notice that the Building Official or his designee may order the building vacated and posted to prevent further occupancy until the work is completed.

Moreover, you are hereby given notice:

1. 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 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.
2. That this Notice and Order or a copy therefore be presented to the Department of Building and Safety when purchasing permit(s).

Sincerely,

Devin Smith, Manager
Neighborhood Response Division
Department of Neighborhood Services