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NEIGHBORHOOD SERVICES DEPARTMENT

DIRECTOR  
STEPHEN HARSIN, AICP

**NOTICE AND ORDER**

(3)

APN: 163-03-201-003

March 4, 2008

Case #62248

*Certified/Regular Mail*  
*Return Receipt Requested*

Corviale, LLC  
4252 Richmond Avenue, #220  
Houston, TX 77027-6843

**NUISANCE NOTICE AND ORDER TO COMPLY**

You are hereby notified as owner(s) of the vacant lot located north of Buffalo Road and Oakey Blvd, Las Vegas, NV, Parcel #163-03-201-003, that you are in violation of Las Vegas Municipal Code, Title 9, dealing with nuisances.

**Per 9.04 Refuse & Waste:** Remove wood, metal; dirt, rock, gravel piles; limbs, broken concrete, paper, plastic, etc. from all areas of this vacant lot. Maintain at all times.

**Per 9.04 Weeds/Turf:** Trim, cut, remove all weeds/turf grass exceeding eight (8) inches in height on vacant lot.

**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 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 area code enforcement officer #35 at (702) 229-1841 to supply your current phone number, e-mail address, fax number, or additional mailing address.

**LAS VEGAS CITY COUNCIL**

MAYOR OSCAR B. GOODMAN

MAYOR PRO TEM GARY REESE • LARRY BROWN • STEVE WOLFSON • LOIS TARKANIAN

STEVEN D. ROSS • RICKI Y. BARLOW

CITY MANAGER DOUGLAS A. SELBY

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

20080312-0002797

Fee: \$16.00

N/C Fee: \$0.00

03/12/2008

13:28:35

T20080042728

Requestor:

LAS VEGAS CITY

Debbie Conway

KXC

Clark County Recorder Pgs: 3

Parcel #163-03-201-003

Case #62248

March 4, 2008

Page 2

**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 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.**

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.

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

Parcel #163-03-201-003

Case #62248

March 4, 2008

Page 3

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

cc: Maria Nutile  
Resident Agent-Corviale LLC  
1070 W Horizon Ridge Pkwy, Ste 210  
Henderson, NV 89012

Scott Collins, Manager  
Corviale LLC  
10588 Marketwalk Place  
Las Vegas, NV 89135

Chris Ferguson, Manager  
Corviale LLC  
4252 Richmond Avenue, Suite 220  
Houston, TX 77027

Kenneth Post, Manager  
Corviale LLC  
3663 E Sunset Road, Suite 503  
Las Vegas, NV 89120

Jack Holler Commercial Real Estate  
3100 E Charleston Blvd, Suite 108  
Las Vegas, NV 89104



19

NEIGHBORHOOD SERVICES DEPARTMENT

DIRECTOR  
STEPHEN HARSIN, AICP

**NOTICE AND ORDER**

(3)

20080312-0002798

Fee: \$16.00

N/C Fee: \$0.00

03/12/2008

13:28:35

T20080042728

Requestor:

LAS VEGAS CITY

Debbie Conway

KXC

Clark County Recorder Pgs: 3

APN: 163-03-201-004

March 4, 2008

Case #62397

*Certified/Regular Mail*  
*Return Receipt Requested*

Corviale, LLC  
4252 Richmond Avenue, #220  
Houston, TX 77027-6843

**NUISANCE NOTICE AND ORDER TO COMPLY**

You are hereby notified as owner(s) of the vacant lot located north of Buffalo Road and Oakley Blvd, Las Vegas, NV, Parcel #163-03-201-004, that you are in violation of Las Vegas Municipal Code, Title 9, dealing with nuisances.

**Per 9.04 Refuse & Waste:** Remove wood, metal, dirt, rock, gravel piles, limbs, broken concrete, paper, plastic, etc. from all areas of vacant lot. Maintain at all times.

**Per 9.04 Weeds/Turf:** Trim, cut, remove all weeds/turf grass exceeding eight (8) inches in height on vacant lot.

**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 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 area code enforcement officer #35 at (702) 229-1841 to supply your current phone number, e-mail address, fax number, or additional mailing address.

**LAS VEGAS CITY COUNCIL**

MAYOR OSCAR B. GOODMAN

MAYOR PRO TEM GARY REESE • LARRY BROWN • STEVE WOLFSON • LOIS TARKANIAN

STEVEN D. ROSS • RICKI Y. BARLOW

CITY MANAGER DOUGLAS A. SELBY

Return to: 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](http://www.lasvegasnevada.gov) ♻

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Case #62397  
March 4, 2008  
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**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 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.**

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.

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

Parcel #163-03-201-004  
Case #62397  
March 4, 2008  
Page 3

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

cc: Maria Nutile  
Resident Agent-Corviale LLC  
1070 W Horizon Ridge Pkwy, Ste 210  
Henderson, NV 89012

Scott Collins, Manager  
Corviale LLC  
10588 Marketwalk Place  
Las Vegas, NV 89135

Chris Ferguson, Manager  
Corviale LLC  
4252 Richmond Avenue, Suite 220  
Houston, TX 77027

Kenneth Post, Manager  
Corviale LLC  
3663 E Sunset Road, Suite 503  
Las Vegas, NV 89120

Jack Holler Commercial Real Estate  
3100 E Charleston Blvd, Suite 108  
Las Vegas, NV 89104



NEIGHBORHOOD SERVICES DEPARTMENT

DIRECTOR  
STEPHEN HARSIN, AICP

**NOTICE AND ORDER**

**Receipt/Conformed Copy**

Requestor:  
LAS VEGAS CITY  
03/12/2008 13:28:35 T20080042728  
Book/Instr: 20080312-0002799  
Notice Page Count: 3  
Fees: \$16.00 N/C Fee: \$0.00

APN: 163-03-201-005

Debbie Conway  
Clark County Recorder

March 4, 2008  
Case #62398

*Certified/Regular Mail  
Return Receipt Requested*

Corviale, LLC  
4252 Richmond Avenue, #220  
Houston, TX 77027-6843

**NUISANCE NOTICE AND ORDER TO COMPLY**

You are hereby notified as owner(s) of the vacant lot located north of Buffalo Road and Oakey Blvd, Las Vegas, NV, Parcel #163-03-201-005, that you are in violation of Las Vegas Municipal Code, Title 9, dealing with nuisances.

**Per 9.04 Refuse & Waste:** Remove wood, metal, paper, plastic, piles of rock, gravel, dirt, limbs, broken concrete, etc. from all areas of this vacant lot. Maintain at all times.

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Parcel #163-03-201-005

Case #62398

March 4, 2008

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Parcel #163-03-201-005

Case #62398

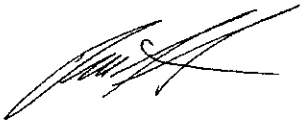
March 4, 2008

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Sincerely,



Devin Smith, Manager  
Neighborhood Response Division  
Department of Neighborhood Services

cc: Maria Nutile  
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