

Case # 4561 E. Bonanza Rd.

This is an appeal by the property owner (Hector Camacho) regarding the Nuisance Notice and Order to Comply. The subject property was determined to be a public nuisance as defined in Las Vegas Municipal Code, Title 9, dealing with Nuisances, Title 16 dealing with Building and Fire Code and Title 19 Zoning Code.

The owner of this property has violated city codes including but not limited to graffiti, selling of vehicles from a property not zoned for vehicle sales, refuse, waste, storage of stripped/junked vehicles in parking area, unpermitted signage and display, working out of scope of approved business license by performing body and painting of vehicles.

Property is also not being properly serviced with required trash service and proper sized container. Mr. Camacho has operated several businesses at this location with no business licensing as well as operation outside of approved use on legal businesses.

Code Enforcement has issued a Notice and Order to cease all illegal activities but many of the activities continue.

Mr. Camacho has recently come into compliance with Fire Department and Business Licensing requirements with fire sprinkler monitoring and Suite #110 has acquired business license.

Background:

Case Opened:	May 11, 2010
Owner:	Hector Camacho
Previous Cases on Property:	11
Total Failed Inspections:	6
Total Status Checks:	3
Notice & Order Issued:	6/1/2010
Total Fees & Fines:	\$4,470.00
	Total Re-Inspection Fees: \$ 1020.00
	Total Civil Penalties: \$ 3450.00

Violations:

Title 16 Building: UAC 301.1 Permits Required- Repair of Dumpster Enclosure
Title 16 Fire Code: Violation of Sprinkler System & Monitoring of Fire Control Center
Title 19 Zoning: 19.04.010- Land Use Violation of Conditions- Major Auto Repair
Title 19 Zoning: 19.04.010 - Land Use Violation of Conditions- Minor Auto Repair
Title 19 Zoning: 19.14.090 – Prohibited Signage (Illegal or Unpermitted)
Title 19 Zoning: 19.14 Special Event Signs.
Title 19 Zoning: Landscaping has not been maintained.
Title 9: 9.04.010 (6): Illegal Business Activity without License
Title 9: 9.04.010 (7) (c) Graffiti not maintained within 24 Hours.
Title 9: 9.04.010 (7) (a) Weeds over 8" inches high have not been removed.
Title 9: 9.08.100 Litter Depositing
Title 9: 9.08.210 Litter/ Container Placement

Submitted at City Council

Date 7/21/10 Item 72

by Devin Smith

Title 9: Mandatory Service: Trash Service

Council Action Requested:

- 1) Luna's bin removed and proper service restored. Per Republic Services the minimum service would be a 3 yard bin, picked up 5 times per week. If that is not sufficient then a larger bin would be required.
- 2) All vehicles on site for repair would be placed inside the business bays or enclosed within a screened enclosure if the need to keep the vehicles overnight would occur. Only units housing properly licensed major auto repair business would be allowed to keep vehicles for repair over night. All vehicles would need to be removed until enclosure is approved and complete.
- 3) Remove all stored vehicles immediately.
- 4) Trash enclosure repaired within 30 days.
- 5) TSP for all unpermitted signage and outside storage, and remove all displays and signage until approved.
- 6) Clean the landscape and maintain at all times. Replace all landscape as approved per the site plan review.
- 7) Remove all graffiti on site and maintain.
- 8) Remove motor homes and trailer from site.
- 9) Discontinue conducting major auto repair on site unless the work is being done by a properly licensed major auto repair facility.
- 10) Discontinue all paint and auto body repair on site.
- 11) Remove all vehicles listed as (For Sale) and discontinue this practice.
- 12) Must maintain compliance with Fire on Sprinkler maintenance and Control Center.
- 13) Must maintain all required Business Licenses for all businesses onsite.
- 14) Direct Mr. Camacho to pay all outstanding inspection and associated fees in the amount of \$4,470.00 plus interest and or late charges.
- 15) Consider mandating a 3rd party property manager if the owner cannot continue to maintain order at this site.
- 16) A sixty day review is requested by staff and all fees are to be paid by this time..