



NEIGHBORHOOD SERVICES DEPARTMENT
DIRECTOR
STEPHEN K. HARSIN, AICP

NOTICE AND ORDER

APN: 13927603007

Date: August 02, 2010
Case # 88188

*Certified/Regular Mail
Return Receipt Requested*

GRIGGS BRENDA S
1136 W BULLARD
FRESNO, CA 93711-2412

THIRTY (30) DAYS VACATE NUISANCE NOTICE AND ORDER TO COMPLY

You are hereby notified as recorded owner(s) of the building(s) located at 1101 N LAS VEGAS BLVD., Las Vegas, NV, Parcel #(s) 13927603007, 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:
9.04.010 (5) ZONING VIOLATION

: LVMC 9.04.010 (5) Any violation of Title 19 of this Code.

Case #	Violation Location	Violation Comments
88188	All 40 motel rooms	Current owner is in violation of occupancy types. This is a motel and is being used as an apartment building-NO LONG TERM RENTALS ALLOWED

HC-1001.2 INADEQUATE SANIT. 12

: LVMC 9.04.010 Public Nuisance (2) Any violation of Title 16, including violations of the

LAS VEGAS CITY COUNCIL
MAYOR OSCAR B. GOODMAN
MAYOR PRO TEM GARY REESE • STEVE WOLFSON • LOIS TARKANIAN
STEVEN D. ROSS • RICKI Y. BARLOW • STAVROS S. ANTHONY
CITY MANAGER ELIZABETH N. FRETWELL
CITY OF LAS VEGAS • 400 STEWART AVENUE • LAS VEGAS, NEVADA 89101
VOICE 702.229.2330 • FAX 702.382.3901 • TTY 702.386.9108 • www.lasvegasnevada.gov

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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:

12. Infestation of insects, vermin or rodents as determined by the health officer.

Case #	Violation Location	Violation Comments
88188	All 40 motel rooms	Abate bed bug infestation in all 40 motel rooms
88188	Abate insect infestation	Hire a licensed professional vendor to abate all insect infestations in all 40 motel rooms

HC-1001.2 INADEQUATE SANIT. 13

: 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:

13. General dilapidation or improper maintenance.

Case #	Violation Location	Violation Comments
88188	Inadequate maintenance	All coin operated equipment furnished shall operate normally and shall also be installed properly and be licensed properly with city of las vegas

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88188	All kitchen cabinets/draw	All 40 motel rooms need repairs to doors, hinges or baseboards of cabinets.
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88188	Failure to maintain mote	OBTAIN LICENSED PEST CONTROL REPAIR ALL ROOMS TO MINIMUM HOUSING STANDARDS
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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 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.

Case #	Violation Location	Violation Comments
88188	Section 1001.1 Substan	Exterior handrails not to code. Cannot be interruptions for hands the entire length of said handrail and must be securely fasted to the structure. All stair steps to have handrails when there are 2 or more steps on both sides of the stairs

HC-CHAPTER 6 STRUCTURAL REQ.

: 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 6 Structural Requirements

Case #	Violation Location	Violation Comments
88188	Support posts on lower l	Replace and install proper galvanized lag bolts in all metal support posts in all locations throughout the motel structure

HC-CHAPTER 9 FIRE PROTECTION

: 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 9 Fire Protection

Case #	Violation Location	Violation Comments
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88188 Motel shall have current Fire extinguishers shall be accessible within 75 feet of each of the motel rooms (40 total)

HC-SEC 1001.4 NUISANCE

: 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 1001.4 Nuisance

Case #	Violation Location	Violation Comments
88188	All 40 motel rooms	All bathrooms shall have doors with locking hardware to provide privacy during the taking of a shower or bath.
88188	All 40 motel room ceiling	All ceilings shall be intact without drywall missing from the ceiling & clean and sanitary without mold accumulation on ssid ceiling due to a water intrusion episode

HC-SEC 1001.5 HAZ ELECTRICAL

: 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 1001.5 Hazardous Electrical Wiring

Case #	Violation Location	Violation Comments
88188	All 40 motel rooms	No open branch wires allowed or any boxes for switches or receptacles allowed to be without covers or without lighting fixtures installed on boxes

HC-SEC 1001.7 HAZ MECHANICAL

: 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 1001.7 Hazardous Mechanical Equipment

Case #	Violation Location	Violation Comments
88188	All 40 motel room bathrc	All electro mechanical bathroom exhaust fans shall be capable of 5 room air exchanges per hour- REPAIR OR INSTALL PROPER EXHAUST FAN

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88188	All 40 motel rooms	All mechanical systems shall function properly. Air conditioners shall work as normal and be able to supply adequate air to cool motel room down to 80 degrees maximum room temperature on the warmest day in Las Vegas
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HC-SEC 1001.8 FAULTY WEATHER

: 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 1001.8 Faulty Weather Protection

Case #	Violation Location	Violation Comments
88188	Bathroom ceiling falling	Owner has failed to maintain this motel room in a safe condition. No bathroom door, ceiling caving in, mold on the floor joists above the shower enclosure
88188	Faulty weather protectio	All portions of buildings that have faulty weather protection such as loose or crumbling plaster, defective or deteriorating waterproofing of exterior walls, lack of paint, or broken, rotted, split, or buckled exterior wall coverings shall be repaired
88188	Repair all leaking roofs	Water intrusion on walkways causing painted drywall ceilings to collapse or otherwise fall off of the ceilings onto the concrete walkways endangering tenants

HC-SEC 1103 VACATE ORDER

: 1994 Uniform Housing Code Section 1103 Repair Vacation and Demolition

The following standards shall be followed by the building 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 disposition of an appeal.

Case #	Violation Location	Violation Comments
88188	All 40 Motel rooms	Vacate all 40 motel rooms due to life safety and housing, building, plumbing, mechanical or electrical code violations

HC-SEC 505.3 KITCHEN

: 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 505.3 Kitchen-

Each dwelling unit shall be provided with a kitchen. Every kitchen shall be provided with a kitchen sink. Wooden sinks or sinks of similarly absorbent material shall not be permitted. If an electric or gas range has been installed, it shall be maintained in a safe and sanitary working condition.

Case #	Violation Location	Violation Comments
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88188 All 40 motel kitchen stov Place all new drip pans under all of the electrical coil
elecments on all 40 electric countertop stoves in the
motel rooms.

HC-SEC 701.2 ELECTRICAL EQUIP

: 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 7 Mechanical Requirements Section 701.2 Electrical Equipment. All electrical equipment, wiring and appliances shall be installed and maintained in a safe manner in accordance with all applicable laws. All electrical equipment shall be of an approved type.

Where there is electrical power available within 300 feet (91.4m) of any building, such building shall be connected to such electrical power. Every habitable room shall contain at least two electrical convenience outlets or one convenience outlet and one electric light fixture. Every water closet compartment, bathroom, laundry room, furnace room and public hallway shall contain at least one electric light fixture.

Case #	Violation Location	Violation Comments
88188	All 40 motel rooms	All electrical equipment,wiring,appliances,gfc's, shall ve installed and maintained in a safe manner. Test all ground fault circuit interrupters for proper operaton

R308 GLAZING

: LVMC 16.04.010 International Residential Code for One- and Two-Family Dwellings, 2006 Edition and Southern Nevada Supplement

R308 GLAZING

Case #	Violation Location	Violation Comments
88188	All openable windows re	Per NAC health codes openable portions of required windows for ventilation shall have removable screens installed to prevent West Nile Virus exposure
88188	Glazing required on all 4	Replace all broken windows on motel units (all 40 unit to be intact)

R311 MEANS OF EGRESS

: LVMC 16.04.010 International Residential Code for One- and Two-Family Dwellings, 2006 Edition and Southern Nevada Supplement

R311 MEANS OF EGRESS

Case #	Violation Location	Violation Comments
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R313 SMOKE ALARMS

: LVMC 16.04.010 International Residential Code for One- and Two-Family Dwellings, 2006 Edition and Southern Nevada Supplement

SECTION R313 SMOKE ALARMS

R313.1 Smoke detection and notification.

All smoke alarms shall be listed in accordance with UL217 and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.

Household fire alarm systems installed in accordance with NFPA72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by this section for smoke alarms, shall be permitted. The household fire alarm system shall provide the same level of smoke detection and alarm as required by this section for smoke alarms in the event the fire alarm panel is removed or the system is not connected to a central station.

R313.2 Location.

Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

R313.2.1 Alterations, repairs and additions.

When alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings; the smoke alarms shall be interconnected and hard wired.

R313.3 Power source.

In new construction, the required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke alarms shall be permitted to be battery operated when installed in buildings without commercial power or in buildings that undergo alterations, repairs or additions regulated by Section R313.2.1.

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Case #	Violation Location	Violation Comments
88188	All 40 motel rooms shall	Ensure that all smoke detectors in all 40 motel rooms are installed properly and work as normal in case of a fire
88188	all 40 units	Failure to repair or replace grease filters and lamps in range hood exhausts

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 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 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 20 at (702)229-1613 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 September 01, 2010.

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 GRIGGS BRENDA S owner(s) of the building, to vacate the building(s) by **September 01, 2010**. You must contact the City of Las Vegas Department of Building and Safety 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 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 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.

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

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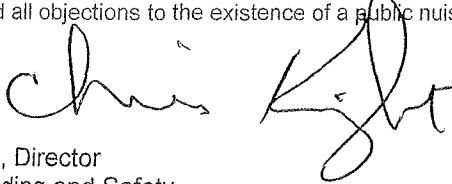
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assess a civil penalty concurrently with the re-inspection fees assessed. On the 2nd re-inspection a \$180 re-inspection fee + a \$150.00 civil penalty will be assessed; on the 3rd re-inspection a \$180 re-inspection fee + a \$300.00 civil penalty 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.

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.

BY ORDER OF

A handwritten signature in black ink, appearing to read "Chris Knight", written over the printed name.

Christopher Knight, Director
Department of Building and Safety