

**Appeal Letter of Justin Patrick Stovall of
March 26, 2012**

Stovall & Associates

Attorneys at Law

March 26, 2012

City Clerk

City Hall, First Floor
495 S. Main Street
Las Vegas, NV 89101

SENT VIA U.S. MAIL

SENT VIA FACSIMILE:

702-382-4803

Re: Appeal of the Nuisance Notice and Order to Comply for property located at 2301
Palomino Lane; Case No. 104306

To whom it may concern:

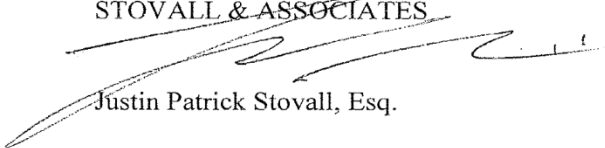
Please be advised that I represent Leslie M. Stovall and Sarah S. Stovall in the above matter.

Please allow this correspondence to serve as an appeal of the assessment of Code Enforcement within the attached January 18, 2012 Nuisance Notice and Order to Comply (Ex. 1). Specifically, please allow this correspondence to serve as an appeal of the items outlined in §III Notice and Order Items of Code Enforcement Manager Michael W. Bouse's attached February 7, 2012 (Ex. 2) and March 15, 2012 (Ex. 3) correspondence.

My clients appeal the method of service of the notice and order, any assessment of inspection fees, any assessment of failed inspection civil penalties, any assessment of daily civil penalties, and any other issues made appealable by the correspondence attached as Ex. 1, Ex. 2, and Ex. 3. The basis of the appeal is that my clients dispute the method of service of the notice and order, dispute the findings underlying the purported violations, and dispute the manner in which the City has responded to their timely January 27, 2012 appeal.

Sincerely,

STOVALL & ASSOCIATES



Justin Patrick Stovall, Esq.

JPS/mk

Encl/

- 1.) Nuisance Notice and Order to Comply (1-18-12)
 - 2.) Correspondence from Michael W. Bouse (2-7-12)
 - 3.) Correspondence from Michael W. Bouse (3-15-12)
- c.c./

Code Enforcement Manager Michael W. Bouse,
via facsimile: 702-382-1731

3216 W. Charleston Blvd., Ste. B
Las Vegas, Nevada 89102
Telephone: (702) 258-3034
Fax : (702) 258-0093

3250 S. Highway 160, Ste. 6
Pahrump, Nevada 89048
Telephone: (775) 727-4400
Fax: (775) 727-4447

EXHIBIT 1



BUILDING AND SAFETY DEPARTMENT
DIRECTOR
CHRIS KNIGHT

NOTICE AND ORDER

APN: 139-32-802-008

Date: January 18, 2012

Case # 104306

*Certified/Regular Mail
Return Receipt Requested*

STOVALL LESLIE MARK & SARAH S
3216 W CHARLESTON BLVD #B
LAS VEGAS, NV 89102-1983

NUISANCE NOTICE AND ORDER TO COMPLY

You are hereby notified as owner(s) of the property located at 2301 PALOMINO LN., Las Vegas, NV, Parcel #(s) 139-32-802-008, that you are in violation of Las Vegas Municipal Code, Title 9 Nuisance, and Title 16 Building code, dealing with nuisance and building violations.

The following violations have been verified:

16.04 BUILDING CODE- COMM

LVMC 16.04.010 Uniform Code, Standards, supplement adopted. A building code is established and adopted for the City. The building code adopted by this Section, to be known as the City's Building Code, shall consist of the following documents, which are adopted by this reference and a copy of which shall be maintained on file in the Office of the City Clerk:

(A) The publication entitled "International Building Code, 2006 Edition," as modified herein, including all Appendices, except as otherwise specified. This publication, as modified, is designated as Part 1 of this Chapter.

(B) The document entitled "Southern Nevada Amendments to the 2006 International Building Code," which amends, by adding to and deleting from, certain sections of the International Building Code, 2006 Edition. This document is adopted as Part 2 of this Chapter.

Case #	Violation Location	Violation Comments
104306	Exterior & interior of building	All construction must conform to disabled access requirements of International Building Code, 2009

LAS VEGAS CITY COUNCIL

MAYOR CAROLYN G. GOODMAN

MAYOR PRO TEM STAVROS S. ANTHONY • STEVE WOLFSON • LOIS TARKANIAN

STEVEN D. ROSS • RICKI Y. BARLOW • BOB COFFIN

CITY MANAGER ELIZABETH N. FRETWELL

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

Edition.

19.12.040 CONDITIONAL USES

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

LVMC 19.12.040 CONDITIONAL USES

A. General

Any use that is marked with the letter "C" in the Land Use Tables for a particular zoning district may be approved administratively as a conditional use if certain minimum conditions, identified as conditional use regulations, can be met. A use approved as a conditional use is subject to, and shall comply with:

1. The conditions use regulations that are listed in the Table for that use; and
2. All other applicable requirements of this Title.

B. Special Use Permit Required

Except as otherwise specifically provided regarding a particular use, when one or more of the itemized conditional use regulations cannot or will not be met, a Special Use Permit is required for the use. Approval of such a Special Use Permit may be conditioned on requirements beyond those that are itemized as conditional use regulations for that use.

C. Conditional Use Verification

Uses that are permitted conditionally pursuant to this Section are made subject to conditional use regulation, some of which are conditions that must be met before a use may commence and others that represent ongoing requirements or limitations. In order for the Department to verify compliance with the applicable conditional use regulations, the Director may require the submission of documentation regarding such compliance. For uses concerning which the Director requires such documentation, the submission shall be in the form of a Conditional Use Verification provided by the Department.

Within the time period for submission established by the Department, the form must be signed, notarized and acknowledged, and filed with the Department. The form must be signed by the owner of record of the property for which the verification is sought; provided however, that such submission is also sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property upon which such conditional use is maintained. However,

interest in such property must exist in a written agreement with the owner of the record attached to which is a copy of the submission and in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the submission.

D. Noncompliance

Whether or not the Director requires the submittal of a Conditional Use Verification under Subsection (C) of this Section, each person or entity maintaining, operating or permitting a conditional use must comply with all provisions of this Title. Failure to comply with this Section or with any other requirement of this Title pertaining to conditional uses shall be grounds for enforcement action pursuant to LVMC 19.00.090 against the person or entity that owns the property or the person or entity that operated the conditional use.

You are in violation of the below approved condition for the attached approved Site Plan Review.

Please bring property back into compliance by following the recommendations below.

Case #	Violation Location	Violation Comments
104306	SDR-Z-0077-00(1) conditions #3 & #6	Please bring property into compliance with conditions #3 & #6 of SDR. See attachment.

UAC 301.1 PERMITS REQUIRED

16.02.010 - Uniform Administrative Code and supplement adopted.

Section 301.1 PERMITS REQUIRED

Except as specified in Subsection 301.1.1 of this Section or in Section 26 of this Supplemental Document, no building, structure, building service equipment or onsite improvement regulated by this Code or any of the technical codes shall be erected, constructed,, enlarged, altered, repair, moved, improved, removed, converted, or demolished unless a separate, appropriate permit for each building, structure, building service equipment or onsite improvement has first been obtained from the Building Official. If work is commenced before necessary and appropriate permit for the work has been obtained, the Building Official is authorized to charge an additional fee in the amount of the building permit fee (i.e., a double fee).

Contact Building and Safety Department to obtain permit, they are located at 333 N. Rancho Blvd., Las Vegas, NV, or call 702-229-6251.

YOU WILL BE REQUIRED TO SUBMIT PLANS THAT HAVE BEEN CREATED BY A LICENSED PROFESSIONAL. ALL WORK MUST BE PERFORMED BY A LICENSED

CONTRACTOR, WITH THE EXCEPTION OF OWNER OCCUPIED RESIDENCES.

YOU ARE REQUIRED TO HAVE HAVE ALL REQUIRED INSPECTIONS AND THE FINAL INSPECTION COMPLETED. FAILURE TO DO SO MAY RESULT IN ADDITIONAL FINES, AND FEES TO BE ASSESSED.

Case #	Violation Location	Violation Comments
104306	South side of building - various locations	Licensed contractor to obtain all required permits & inspections for alterations to exterior wall finishes.
104306	South side of building at soffit & exterior wall	Licensed contractor to obtain all required permits & inspections for electrical work.
104306	Back of building - adjacent to double french doors	Licensed contractor to obtain all required permits & inspections for new exterior wall & interior construction.
104306	South side of building	Licensed contractor to obtain all required permits & inspections for extended & enclosed space, approximately 8' x 3'.
104306	Interior of building - various locations	Licensed contractor to obtain all required permits & inspections for interior renovations/improvements. To include structural, electrical, & mechanical.

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 34 at (702)229-5183 to supply your current phone number, email 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.

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 Code Enforcement, 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,

2301 PALOMINO LN.

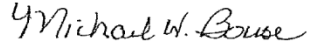
Case # 104306

Page 6

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 Building and Safety, Code Enforcement Division, by telephoning (702) 229-6615 concerning your intentions with regard to the referenced property at your earliest convenience.

Sincerely,

A handwritten signature in cursive script that reads "Michael W. Bouse".

Michael W. Bouse, Manager
Code Enforcement Division
Department of Building and Safety

Enclosures: City of Las Vegas General Conditions of Abatement



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)

MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

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

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

5112-012-11/00

January 25, 2001

Ms. Shirley Rappaport
Mr. Stephen Morris
Stephen L. Morris on behalf of Better Business
Bureau of Southern Nevada
2508 Pinto Lane
Las Vegas, Nevada 89107-4626

RE: Z-0077-00(1) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 20, 2000
Related to GPA-0023-00 & Z-0077-00

Dear Applicant:

The City Council at a regular meeting held December 20, 2000 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 3,341 SQUARE FOOT OFFICE BUILDING on 0.50 Acres at 2301 Palomino Lane (APN: 139-32-802-008), R-E (Residential Estates) Zone proposed P-R (Professional Office and Parking). The Notice of Final Action was filed with the Las Vegas City Clerk on December 21, 2000. This approval is subject to:

Planning and Development

1. The applicant shall work with staff to create a "site visibility zone" in the southeast corner of the property.
2. Monument and wall signage will be permitted subject to review.
3. Access to the site from Palomino Lane shall be prohibited.
4. The site plan shall be revised to depict a minimum of one loading space to Municipal code Title 19A.10.020 standards.
5. The site plan shall be amended to depict a Van Accessible Handicap Space pursuant to Chapter 19A.10.010 Diagram G3a.
6. The landscape plan and site plan shall be amended to remove the driveway from Palomino Way to the existing curb cut on Rancho Drive and shall be landscaped with drought tolerant plant materials.
7. The landscape plan shall be amended to show additional landscaping along the north and west property lines in an attempt to buffer this use from adjacent residential uses.

Ms. Shirley Rappaport
Mr. Stephen Morris
Z-0077-00(1) - Page Two
January 25, 2001

8. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 15 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
9. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).

Public Works

10. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Any proposed or required modifications to the driveway accessing Rancho Drive must also meet the approval of the Nevada Department of Transportation. (Public Works)
11. The existing gates across the driveway onto Rancho Drive, if intended to remain, and allowed to remain by the Nevada Department of Transportation, shall remain open during normal business hours. (Public Works)

Standard Conditions

12. All mechanical equipment, air conditioners and trash areas shall be fully screened from view.
13. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
14. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

Sincerely,

Linda Owens
AR

LINDA OWENS
Deputy City Clerk II for
BARBARA JO RONEMUS, CITY CLERK

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services
Land Development Services

Ms. Sylvia Campbell
Better Business Bureau of
Southern Nevada
5595 Spring Mountain Road
Las Vegas, Nevada 89146-8810

EXHIBIT 2



LAS VEGAS CITY COUNCIL

CAROLYN C. GOODMAN
MAYORSTAVROS S. ANTHONY
MAYOR PRO TEMSTEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKY BARLOW
BOB COFFINELIZABETH R. FRIEWELL
CITY MANAGERBuilding & Safety
333 North Rancho Drive
Las Vegas, NV 89106

Tel:	702-595-5100
Air Mail Fax:	702-595-5100
Phone:	702-595-5100
Internet:	702-595-5100
Cell:	702-595-5100
Fax:	702-595-5100
Web:	702-595-5100

www.lasvegascitymanager.gov

SENT VIA U.S. MAIL
SENT VIA FACSIMILE:
 702-258-0093

January 7, 2012

Stovall & Associates
 Attn: Justin Patrick Stovall, Esq.
 3216 W Charleston Blvd., Ste. B
 Las Vegas, NV 89102

Re: Your Letter of January 27, 2012 Regarding Appeal of the Nuisance
 Notice and Order to Comply for Property Located at 2301 Palomino
 Lane; Case No. 104306

Dear Mr. Stovall:

This letter is offered in response to the captioned letter in which you are
 appealing "the assessment of Code Enforcement with the January 18, 2012
 Nuisance and Order to Comply" attached thereto.

Please be advised that at this point in time, we do not have sufficient information
 to process your appeal request. The Notice and Order of January 18, 2012 details
 several violations of various provisions of the Las Vegas Municipal Code for
 which the City Council is not the initial hearing body. The following is a
 summary of the violations listed in the Notice and Order, the applicable
 codes/sections, the appropriate appeal hearing body, and the method of initiating
 appeals to that body:

I. BUILDING CODE ITEMS.**Applicable Codes:**

2009 International Building Code
 1997 Uniform Administrative Code
 1997 City of Las Vegas Administrative Code

Violation Location:

Exterior and interior
 of building

South side of building
 various locations

Violation Comments:

All construction must confirm to
 disabled access requirements of
 International Building Code, 2009.

Licensed contractor to obtain all
 required permits & inspections for
 alterations to exterior wall finishes.

Violation Location:	Violation Comments:
South side of building at soffit & exterior wall	Licensed contractor to obtain all required permits & inspections for electrical work.
Back of building adjacent to double French doors	Licensed contractor to obtain all required permits & inspections for new exterior wall & interior construction.
South side of building	Licensed contractor to obtain all required permits & inspections for extended & enclosed space, approximately 8' x 3'.
Interior of building Various locations	Licensed contractor to obtain all required permits & inspections for interior renovations/improvements. To include structural, electrical & mechanical.

Appeal Hearing Body:
Chris Knight, Building & Safety Director

Method of Initiating Appeal:
If you are appealing any of the above listed code violations as identified in the Notice and Order, please send a letter to Mr. Chris Knight, Building & Safety Director (333 N Rancho Drive, Las Vegas, Nevada 89106) stating that you are appealing these items and state the basis of your appeal for each item. Mr. Knight will coordinate a date, time and location to meet with you and hear your appeal.

II. CONDITIONAL USES ITEMS.

Applicable Code:
City of Las Vegas Municipal Code Section 9.04.010(5)

Violation Location:	Violation Comments:
SDR-Z-0077-00(1) Conditions #3 & #6	Please bring property into compliance with conditions #3 & #6 of SDR: Condition #3 Access to the site from Palomino Lane shall be prohibited. Condition #6 The landscape plan and site plan shall be amended to remove the driveway from Palomino Way to the existing curb cut on Rancho Drive and shall be landscaped with drought tolerant plant materials.

Appeal Hearing Body:
City Council

Method of Initiating Appeal:

Please review and complete the "Review of Condition(s) Submittal Requirements" on-line at:

http://www.lasvegasnevada.gov/files/Review_of_Condition.pdf
and the "Pre-Application Conference Request" form on-line at
http://www.lasvegasnevada.gov/files/Pre_App_Request_Form.pdf.

Both forms are to be submitted to the City's Planning and Development Department for processing.

III. NOTICE AND ORDER ITEMS.**Applicable Code:**

City of Las Vegas Municipal Code Section 9.04.070

Appeal Issues:

Method of Service of the Notice and Order
Assessment of inspection fees
Assessment of failed inspection civil penalties
Assessment of daily civil penalties

Appeal Hearing Body:

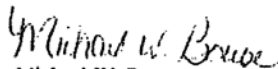
City Council

Method of Initiating Appeal:

If you are appealing any of the Appeal Issues listed above in this section, please provide a letter to the City Clerk specifying which items you are appealing and the basis of your appeal for each item.

I trust this information will be of service to you. Please do not hesitate to contact me should you have any questions or require additional information.

Sincerely,



Michael W. Bouse
Code Enforcement Manager

cc: Bryan Scott, Assistant City Attorney
Chris Knight, Building & Safety Director
Doug Rankin, Planning Manager
Vicki Ozuna, Senior Code Enforcement Officer
Tony Guarino, Senior Code Enforcement Officer
Case File

EXHIBIT 3



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYORSTAVROS S. ANTHONY
MAYOR PRO TEMSTEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFINELIZABETH N. FRETWELL
CITY MANAGERBuilding & Safety
333 North Rancho Drive
Las Vegas, NV 89106

IDD	702-354-9106
Administration	729-6092
Permits	229-6251
Inspections	229-6914
Off-site	
Inspections	229-6337
Code	
Enforcement	229-6615
Land	
Development	229-6371

www.lasvegasnevada.gov
SENT VIA U.S. MAIL**SENT VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED****SENT VIA FACSIMILE: 702-258-0093**

March 15, 2012

Stovall & Associates
Attn: Justin Patrick Stovall, Esq.
3216 W Charleston Blvd, Ste. B
Las Vegas, NV 89102**RE: FINAL NOTICE – 2301 Palomino Lane (Case No. 104306)**

Dear Mr. Stovall,

On February 7, 2012, the attached letter was faxed and mailed to you in response to your letter of January 27, 2012 concerning the process to appeal the Notice and Order issued January 18, 2012 applicable to the above property. My letter to you explained the appeals procedures applicable to the various code violations listed in the Notice and Order. To date, we have no record of you initiating any of the appeal procedures described in the attached letter. Accordingly, this letter is to serve as **FINAL NOTICE** that failure to initiate the appropriate appeal procedures within 10 days of the date of this letter will result in the City initiating the following actions to achieve compliance:

I. BUILDING CODE ITEMS.**Applicable Codes:**

2009 International Building Code
1997 Uniform Administrative Code
1997 City of Las Vegas Administrative Code

Violation LocationExterior and interior
building**Violation Comments**

All construction must confirm to of
disabled access requirements of the
2009 International Building Code.

South side of building –
various locations

Licensed contractor to obtain all
required permits & inspections for
alterations to exterior wall finishes.

I. BUILDING CODE ITEMS (Continued).

Violation Location	Violation Comments
South side of building at soffit & exterior wall	Licensed contractor to obtain all required permits & inspections for electrical work.
Back of building – adjacent to double French doors	Licensed contractor to obtain all required permits & inspections for new exterior wall & interior doors construction.
South side of building	Licensed contractor to obtain all required permits & inspections for extended & enclosed space, approximately 8' x 3'.
Interior of building – Various locations	Licensed contractor to obtain all required permits & inspections for interior renovations/improvements. To include structural, electrical & mechanical.

Appeal Hearing Body:

Chris Knight, Building & Safety Director

Method of Initiating Appeal:

Please send a letter to Mr. Chris Knight, Building & Safety Director (333 N Rancho Drive, Las Vegas, Nevada 89106) stating that you are appealing these items in the Notice and Order and state the basis of your appeal. Mr. Knight will coordinate a date, time and location to meet with you and hear your appeal.

Enforcement Action to be Initiated:

A misdemeanor citation will be issued to you to compel compliance with the applicable codes.

II. CONDITIONAL USE ITEMS.**Applicable Code:**

City of Las Vegas Municipal Code Section 9.04.010(5)

Violation Location:

SDR-Z-0077-00(1)
conditions #3 & #6

Violation Comments:

Please bring property into compliance with conditions #3 & #6 of SDR:

Condition #3 Access to the site from Palomino Lane shall be prohibited.



II. CONDITIONAL USE ITEMS (Continued).**Violation Comments (Continued):**

Condition #6 The landscape plan and site plan shall be amended to remove the driveway from Palomino Way to the existing curb cut on Rancho Drive and shall be landscaped with drought tolerant plant materials.

Please note that our records do indicate that Off-Site Permit No. 43484 was issued to Stephen Douglas Construction on October 11, 2011 to replace the driveway on Palomino Lane with a curb and sidewalks; however, to date, work authorized by that permit has not commenced.

Appeal Hearing Body:
City Council

Method of Initiating Appeal:

Please review and complete the "Review of Condition(s) Submittal Requirements" on-line at: http://www.lasvegasnevada.gov/files/Review_of_Condition.pdf and,

the "Pre-Application Conference Request" form on-line at:
http://www.lasvegasnevada.gov/files/Pre_App_Request_Form.pdf.

Both forms are to be submitted to the City's Planning and Development Department for processing.

Enforcement Action to be Initiated:

The City will initiate the following actions to achieve compliance:

- a. The City will remove the driveway apron to the property line on Palomino Lane and reinstall the curb, gutter and sidewalk;
- b. You will be billed for all costs of work performed by the City;
- c. Failure to reimburse the City for its costs and pay all inspection charges and tolled daily civil penalties will result in the City initiating the process to file a lien against your property to recover all cost of work performed by the City, all inspection costs incurred by the City, and all tolled daily civil penalties.

III. NOTICE AND ORDER ITEMS.**Applicable Code:**

City of Las Vegas Municipal Code Section 9.04.070

III. NOTICE AND ORDER ITEMS (Continued).

Appeal Issues: Method of Service of the Notice and Order
Assessment of inspection fees
Assessment of failed inspection civil penalties
Assessment of daily civil penalties

Appeal Hearing Body:
City Council

Method of Initiating Appeal:

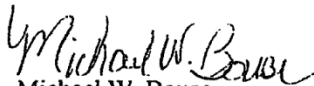
If you are appealing any of the Appeal Issues listed above in this section, please provide a letter specifying which items you are appealing and the basis of your appeal for each item.

Enforcement Action to be Initiated:

The City will initiate the process to file a lien against your property to recover all inspection costs, the cost of any work performed by the City, and all tolled daily civil penalties.

We are hopeful that this letter will be sufficient to cause voluntary compliance on your part thereby avoiding further action. Please do not hesitate to contact me should you have any questions or require additional information.

Sincerely,


Michael W. Bouse
Code Enforcement Manager

cc: Robin Munier, Special Assistant to Mayor/City Council
Bryan Scott, Assistant City Attorney
Chris Knight, Building & Safety Director
Doug Rankin, Planning Manager
Vicki Ozuna, Senior Code Enforcement Officer
Tony Guarino, Senior Code Enforcement Officer
Case File

Send Result Report

MFP

TASKalfa 400ci

Firmware Version 2H7_2F00.012.012 2011.07.14



03/26/2012 22:00
[2H7_1000.023.001] [2H7_1100.002.003] [2H7_7000.012.012]

Job No.: 041074

Total Time: 0°02'56"

Page: 019

No Response

Document: doc20120326215636

Stovall & Associates

Attorneys at Law

March 26, 2012

City Clerk
City Hall, First Floor
495 S. Main Street
Las Vegas, NV 89101

SENT VIA U.S. MAIL
SENT VIA FACSIMILE:
702-382-4803

Re: Appeal of the Nuisance Notice and Order to Comply for property located at 2301
Palomino Lane; Case No. 104306

To whom it may concern:

Please be advised that I represent Leslie M. Stovall and Sarah S. Stovall in the above matter.

Please allow this correspondence to serve as an appeal of the assessment of Code Enforcement within the attached January 18, 2012 Nuisance Notice and Order to Comply (Ex. 1). Specifically, please allow this correspondence to serve as an appeal of the items outlined in §III Notice and

No.	Date and Time	Destination	Times	Type	Result	Resolution/ECM
001	03/26/12 21:57	3824803	0°01'59"	FAX	OK	200x100 Normal/On
002	03/26/12 21:59	3821731	0°00'57"	FAX	BUSY	200x100 Normal/Off