

## ***Consideration of Waiving Fees and/or Penalties***

### **Code Enforcement Staff Report**

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**Case #102446**

**2713 Howard Drive**

**Las Vegas, Nevada 89104 (Ward 1)**

Requestor: Anthony DeVries

Property Currently Owned by: Campbell Road LLC

Property Owner Time at Case: Thomas Guy Conte JR.

#### **Request:**

The applicant, owner Anthony DeVries, of Campbell Road LLC has requested a waiver and/or reduction of fees that have been assessed for failed inspection fees, abatement costs and penalties for 2713 Howard Drive.

The current property owner is Campbell Road LLC. The property has been purchased by Anthony DeVries with Campbell Road LLC, and he is in the process of rehabbing the property inside and out. DeVries is requesting to discuss the waiver of the fees and penalties outstanding on this property.

#### **Background Information:**

This case originated on June 1<sup>st</sup>, 2011 on a complaint from Metropolitan Police about several code violations at this property. On June 6<sup>th</sup>, 2010 Code Enforcement Staff attempted contact with the resident and was unable to make any contact or see any visible code violations in the front yard. On June 21<sup>st</sup>, Code Enforcement Staff met with Metropolitan Police on site along with neighbor who advised that the owner had passed away and the house was in foreclosure. A neighbor advised she was working with Animal Control to remove feral cats from the property. Code Enforcement Staff verified a strong odor of urine in yard and coming from residence. On August 9<sup>th</sup>, 2011, Code Enforcement verified no more cats were within residence, but the residence was open and accessible, cat feces was all over the property causing a health concern, along with trees blocking the sidewalk, high weeds and refuse. A Notice and Order was issued on August 18<sup>th</sup>, 2011. As a result of no response from the property owner, or Wells Fargo Bank who was the bank of record, Code Enforcement proceeded with contractor abatement that was completed on January 30, 2012. A total of ten inspections were conducted until the case was closed January 30, 2012.

#### **Conclusion:**

Code Enforcement received communication from Anthony DeVries of Campbell Road LLC advising he had purchased the property and is rehabbing the property inside and out. All mail on this case was returned undeliverable; no responsible party located to abate violations. On March 21, 2012 the City Council approved \$6,077.77 in out of pocket costs and \$27,650.00 in Daily Civil Penalties. Total owed on the case is \$33,727.77. As of August 22, 2013, no payments have been received.

#### **Staff Recommendation:**

Staff recommends denial of waiver request.

**Attachments:**

1. Correction Notices
2. Notice and Order
3. Mailings
4. Inspection Photos

## Attachment A





City of Las Vegas  
Department of Building and Safety  
Neighborhood Response - Code Enforcement  
333 N. Rancho Dr.- 2nd Floor -  
Las Vegas, Nevada 89106

1st CORRECTION NOTICE

Case # 102446

Location: 2713 HOWARD DR

LVMC 9.04.010 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 9.04.040 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.

LVMC 9.04.010 "Responsible party" means any tenant occupant, lessor, lessee, manager, licensee or other person having control over a structure or parcel of land in the City.

I have this day inspected this property and have found the following violation(s) of the City of Las Vegas Municipal Code(s):

9.04.010 (4) REFUSE & WASTE

LVMC 9.04.010 (4) Any refuse, waste, litter or other material, regardless of its market value, which, by reason of its location or character, is unsightly or interferes with the reasonable use and enjoyment of adjacent properties, has a detrimental effect upon adjacent property values, or would hamper or interfere with the containment of fire upon the premises. Examples include, without limitation, decaying or non-decaying solid and semi-solid wastes, whether or not combustible, such as old lumber, tin, wire, cans, barrels, cartons, boxes, rags, tires, inner tubes, brush, grass and hedge clippings, rocks, bricks, cinders, scrap iron, buckets, tubs, windows, screens, glass, bottles, waste paper, bedsprings, mattresses, discarded furniture and appliances, bedding and material cleaned from animal or fowl pens, automobile parts, scrap paving material, and piles of earth mixed with other waste material which may harbor insect or rodent infestations or may become a fire hazard.

| Location        | Comments                                                                                                                 |
|-----------------|--------------------------------------------------------------------------------------------------------------------------|
| Entire Property | Remove all refuse and waste from all areas of property. Maintain at all times. Remove all animal feces and animal refus. |

Property must be in compliance with the LVMC before the re-inspection date of **August 22, 2011**.

If after this date, the property is not brought into compliance, criminal and civil prosecution may be sought concurrently in accordance with L.V.M.C. 9.04.030. The penalty for such criminal violation(s), upon conviction, is a fine not exceeding one thousand dollars or imprisonment for a term not exceeding six (6) months, or any combination of such fine and imprisonment. Furthermore, each day that a violation continues to exist constitutes a separate offense.

**Any repeat violation within next 12 months will be subject to immediate fee of \$120.**

Fees and Civil Penalties assessed today: \$0.00

Total Fees and Civil Penalties assessed to date: \$120.00

If you require an extension of time or if you have any questions, please call officer at (702)229-4917 before the next re-inspection date or fees may be assessed.

33, ROGERS

Officer

06/21/2011

Date

8/22/2011

Reinspection Date

Additional Comments: N/A





City of Las Vegas  
Department of Building and Safety  
Neighborhood Response - Code Enforcement  
333 N. Rancho Dr.- 2nd Floor -  
Las Vegas, Nevada 89106

2nd CORRECTION NOTICE

Case # 102446 Location: 2713 HOWARD DR

LVMC 9.04.010 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.

LVMC 9.04.010 "Responsible party" means any tenant occupant, lessor, lessee, manager, licensee or other person having control over a structure or parcel of land in the City.

I have this day inspected this property and have found the following violation(s) of the City of Las Vegas Municipal Code(s):

13.32.020 STRUCTURAL OBSTRUCT

13.32.020 Structural projections.

It shall be unlawful for any person to build, erect, construct, place or maintain any porch, steps, fence, wall or other obstruction whatsoever in, on or over any of the streets, sidewalks or public alleys of the City, except by special permission obtained from the Building Inspector. Each day any such obstruction is allowed to remain after ten days notice by the Sheriff to remove the same, or maintain a sidewalk entrance, as herein provided, shall constitute a separate offense.

"Other obstruction(s)" such as; tree branches, rock, landscape material, basketball hoops or stored items in public right of way must be removed. Tree branches must be trimmed for 8 feet of Right of way clearance.

13.48.040 - Trunk size Branch height.

| Location                      | Comments                                           |
|-------------------------------|----------------------------------------------------|
| Sidewalk and Rear of Property | Remove all tree branches obstructing right of way. |

16.08.010 UDB SEC 403

LVMC 16.08.010 Uniform Dangerous Building Code  
Section 403 - Repair, Vacation and Demolition

The following standards shall be followed by the building official (and by the board of appeals if an appeal is taken) in ordering the repair, vacation and demolition of any dangerous building or structure:

1. Any buildings declared a dangerous 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 its 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 reoccupancy will be permitted.



| Location        | Comments                                                                                          |
|-----------------|---------------------------------------------------------------------------------------------------|
| Entire Property | Secure all structures to City of Las Vegas specifications. Secure all openings doors and windows. |

#### 9.04.010 (4) REFUSE & WASTE

LVMC 9.04.010 (4) Any refuse, waste, litter or other material, regardless of its market value, which, by reason of its location or character, is unsightly or interferes with the reasonable use and enjoyment of adjacent properties, has a detrimental effect upon adjacent property values, or would hamper or interfere with the containment of fire upon the premises. Examples include, without limitation, decaying or non-decaying solid and semi-solid wastes, whether or not combustible, such as old lumber, tin, wire, cans, barrels, cartons, boxes, rags, tires, inner tubes, brush, grass and hedge clippings, rocks, bricks, cinders, scrap iron, buckets, tubs, windows, screens, glass, bottles, waste paper, bedsprings, mattresses, discarded furniture and appliances, bedding and material cleaned from animal or fowl pens, automobile parts, scrap paving material, and piles of earth mixed with other waste material which may harbor insect or rodent infestations or may become a fire hazard.

| Location        | Comments                                                                                                                 |
|-----------------|--------------------------------------------------------------------------------------------------------------------------|
| Entire Property | Remove all refuse and waste from all areas of property. Maintain at all times. Remove all animal feces and animal refus. |

#### 9.04.010(7)(A) HIGH VEGETATION

LVMC 9.04.010 (7) Any other act or condition, other than those permitted by NRS 40.140 and 202.450, which, by reason of its nature, character or location, interferes with the reasonable use and enjoyment of adjacent properties, or which has a detrimental effect upon adjacent property values. Such nuisances include without limitation the following:

(a) Weeds, turf grass, or uncultivated plant growth exceeding eight inches in height, either on a vacant parcel or on a developed parcel at a location visible from public property;

| Location        | Comments                                                                                       |
|-----------------|------------------------------------------------------------------------------------------------|
| Entire Property | Remove all high grass or weeds over 8" inches from all visible areas of property and maintain. |

Property must be in compliance with the LVMC before the re-inspection date of **August 22, 2011**.

If after this date, the property is not brought into compliance, criminal and civil prosecution may be sought concurrently in accordance with L.V.M.C. 9.04.030. The penalty for such criminal violation(s), upon conviction, is a fine not exceeding one thousand dollars or imprisonment for a term not exceeding six (6) months, or any combination of such fine and imprisonment. Furthermore, each day that a violation continues to exist constitutes a separate offense.

**Any repeat violation within next 12 months will be subject to immediate fee of \$120.**

Fees and Civil Penalties assessed today: **\$120.00**

Total Fees and Civil Penalties assessed to date: **\$120.00**

If you require an extension of time or if you have any questions, please call officer at (702)229-4917 before the next re-inspection date or fees may be assessed.

|                   |                   |                   |
|-------------------|-------------------|-------------------|
| <u>33, ROGERS</u> | <u>08/09/2011</u> | <u>8/22/2011</u>  |
| Officer           | Date              | Reinspection Date |

Additional Comments: N/A

## Attachment B





BUILDING AND SAFETY DEPARTMENT  
DIRECTOR  
CHRIS KNIGHT

## **NOTICE AND ORDER**

Inst #: 201108240003035  
Fees: \$18.00  
N/C Fee: \$0.00  
08/24/2011 03:14:50 PM  
Receipt #: 890854  
Requestor:  
LAS VEGAS CITY  
Recorded By: CDE Pgs: 5  
DEBBIE CONWAY  
CLARK COUNTY RECORDER

APN: 162-01-710-010

Date: August 17, 2011

Case # 102446

*Certified/Regular Mail  
Return Receipt Requested*

CONTE THOMAS GUY JR  
2713 HOWARD DR  
LAS VEGAS, NV 89104-4242

### **NUISANCE NOTICE AND ORDER TO COMPLY**

You are hereby notified as owner(s) of the property located at 2713 HOWARD DR., Las Vegas, NV, Parcel #(s) 162-01-710-010, 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:

**13.32.020 STRUCTURAL OBSTRUCT**

13.32.020 Structural projections.

It shall be unlawful for any person to build, erect, construct, place or maintain any porch, steps, fence, wall or other obstruction whatsoever in, on or over any of the streets, sidewalks or public alleys of the City, except by special permission obtained from the Building Inspector. Each day any such obstruction is allowed to remain after ten days notice by the Sheriff to remove the same, or maintain a sidewalk entrance, as herein provided, shall constitute a separate offense.

"Other obstruction(s)" such as; tree branches, rock, landscape material, basketball hoops or stored items in public right of way must be removed. Tree branches must be trimmed for 8 feet of Right of way clearance.

13.48.040 - Trunk size Branch height.

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

**RETURN TO:** 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](http://www.lasvegasnevada.gov)



2713 HOWARD DR.

Case # 102446

Page 2

| Case # | Violation Location            | Violation Comments                                 |
|--------|-------------------------------|----------------------------------------------------|
| 102446 | Sidewalk and Rear of Property | Remove all tree branches obstructing right of way. |

**16.08.010 UDB SEC 403**

LVMC 16.08.010 Uniform Dangerous Building Code  
Section 403 - Repair, Vacation and Demolition

The following standards shall be followed by the building official (and by the board of appeals if an appeal is taken) in ordering the repair, vacation and demolition of any dangerous building or structure:

1. Any buildings declared a dangerous 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 its 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 reoccupancy will be permitted.

| Case # | Violation Location | Violation Comments                                                                                |
|--------|--------------------|---------------------------------------------------------------------------------------------------|
| 102446 | Entire Property    | Secure all structures to City of Las Vegas specifications. Secure all openings doors and windows. |

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LVMC 9.04.010 (4) Any refuse, waste, litter or other material, regardless of its market value, which, by reason of its location or character, is unsightly or interferes with the reasonable use and enjoyment of adjacent properties, has a detrimental effect upon adjacent property values, or would hamper or interfere with the containment of fire upon the premises. Examples include, without limitation, decaying or non-decaying solid and semi-solid wastes, whether or not



2713 HOWARD DR.

Case # 102446

Page 3

combustible, such as old lumber, tin, wire, cans, barrels, cartons, boxes, rags, tires, inner tubes, brush, grass and hedge clippings, rocks, bricks, cinders, scrap iron, buckets, tubs, windows, screens, glass, bottles, waste paper, bedsprings, mattresses, discarded furniture and appliances, bedding and material cleaned from animal or fowl pens, automobile parts, scrap paving material, and piles of earth mixed with other waste material which may harbor insect or rodent infestations or may become a fire hazard.

| Case # | Violation Location | Violation Comments                                                                                                       |
|--------|--------------------|--------------------------------------------------------------------------------------------------------------------------|
| 102446 | Entire Property    | Remove all refuse and waste from all areas of property. Maintain at all times. Remove all animal feces and animal refus. |

**9.04.010(7)(A) HIGH VEGETATION**

LVMC 9.04.010 (7) Any other act or condition, other than those permitted by NRS 40.140 and 202.450, which, by reason of its nature, character or location, interferes with the reasonable use and enjoyment of adjacent properties, or which has a detrimental effect upon adjacent property values. Such nuisances include without limitation the following:

(a) Weeds, turf grass, or uncultivated plant growth exceeding eight inches in height, either on a vacant parcel or on a developed parcel at a location visible from public property;

| Case # | Violation Location | Violation Comments                                                                             |
|--------|--------------------|------------------------------------------------------------------------------------------------|
| 102446 | Entire Property    | Remove all high grass or weeds over 8" inches from all visible areas of property and maintain. |

**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 33 at (702)229-4917 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,



2713 HOWARD DR.

Case # 102446

Page 4

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,



2713 HOWARD DR.

Case # 102446

Page 5

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, Neighborhood Response 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, appearing to read "Vicki R. Ozuna".

Vicki R. Ozuna, Acting Manager  
Neighborhood Response Division  
Department of Building and Safety

Enclosures: City of Las Vegas General Conditions of Abatement



## Attachment C



# CITY of LAS VEGAS

BUILDING & SAFETY  
CODE ENFORCEMENT DIVISION  
333 NORTH RANCHO DR  
2ND FLOOR  
LAS VEGAS, NEVADA 89106

2713 Howard Drive/Case #102446/Ld

Thomas Gu  
2713 Howard  
Las Vegas, NV

27 8910603799  
8910603799

CERTIFIED MAIL™

# CITY of LAS VEGAS

BUILDING & SAFETY  
CODE ENFORCEMENT DIVISION  
333 NORTH RANCHO DR  
2ND FLOOR  
LAS VEGAS, NEVADA 89106

2713 Howard Drive/Case #102446/Ld

Thomas Gu  
2713 Howard  
Las Vegas, NV

27 8910603799  
8910603799



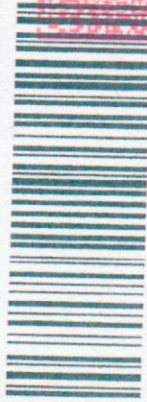
CITY of LAS VEGAS

BUILDING & SAFETY  
NEIGHBORHOOD RESPONSE DIVISION  
333 NORTH RANCHO DR.  
2ND FLOOR  
LAS VEGAS, NEVADA 89106

FM-0217-02-11

Case #102446 #33

CERTIFIED MAIL™



7008 1140 0002 5436 3116



02 1M  
0004279218  
AUG 17 2011  
MAILED FROM ZIP CODE 89101

\$05.79<sup>0</sup>

CONTE THOMAS GUY JR  
2713 HOWARD DR  
LAS VEGAS, NV 89104-4242

SCANNED

4W8  
8-18

*[Handwritten signature]*

NIXIE

891 SE 1

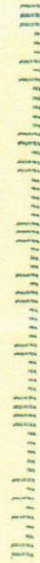
00 11/26/11

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

EC: 89106370302

\*0879-11871-17-41

89106370302





# CITY of LAS VEGAS

BUILDING & SAFETY  
NEIGHBORHOOD RESPONSE DIVISION  
333 NORTH RANCHO DR.  
2ND FLOOR  
LAS VEGAS, NEVADA 89106

FM-0217-02-11

Case #102446 #33

*Vacant*

CONTE THOMAS GUY JR  
2713 HOWARD DR  
LAS VEGAS, NV 89104-4242

PRESORTED  
FIRST CLASS



UNITED STATES POSTAGE  
02 1M \$1  
0004279218 SE  
MAILED FROM ZIP CODE

NIXIE 891 DE 1 00 10/  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 89106379799 \*0294-04449-

27 HROFN10010511333



# CITY of LAS VEGAS

Department of Building & Safety

Neighborhood Response

333 North Rancho Drive

Las Vegas, NV 89106

Case #102446 #33

CONTE THOMAS GUY JR  
2713 HOWARD DR  
LAS VEGAS, NV 89104-4242

SCANNED

PRESORTED  
FIRST CLASS

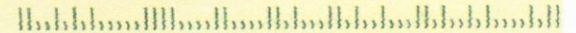


UNITED STATES POSTAGE  
02 1M  
0004279218 AU  
MAILED FROM ZIP CO

NIXIE 991 DE 1 00 09/09

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 89106379799 \*C194-03986-21



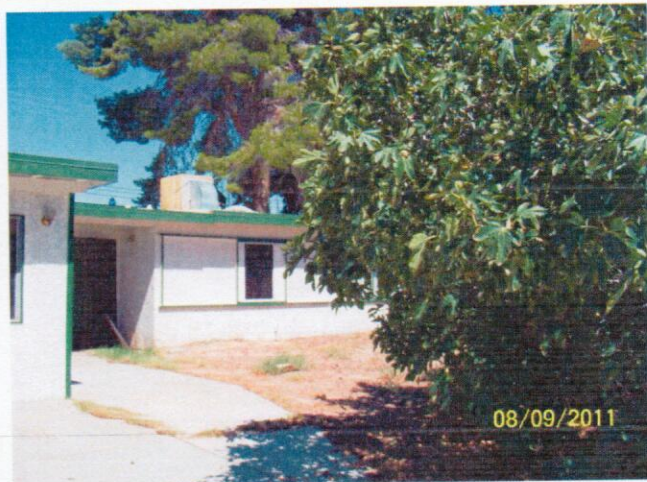
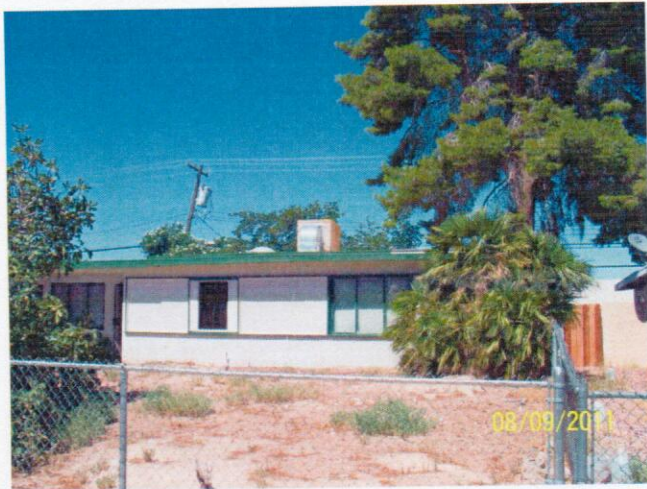
27 FROM 11 89104



## Attachment D

Waiver Request  
2713 Howard Drive  
Case #102446

Inspection Photos 08/09/2011





Waiver Request  
2713 Howard Drive  
Case #102446

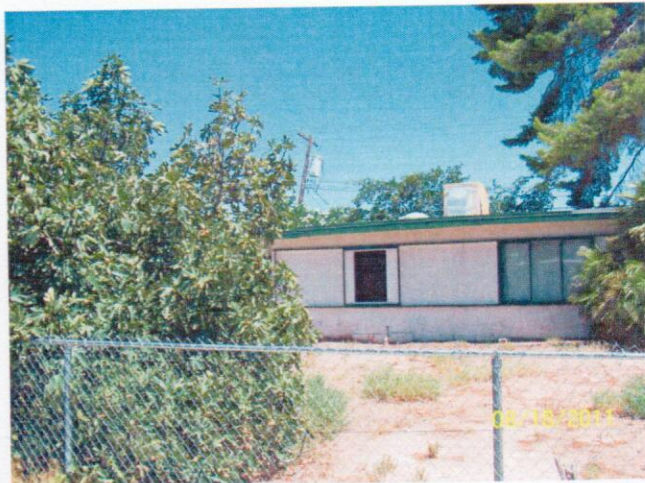
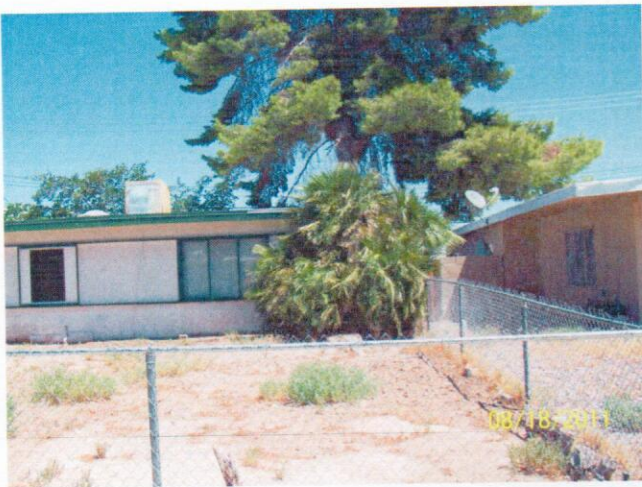
Inspection Photos 08/09/2011





Waiver Request  
2713 Howard Drive  
Case #102446

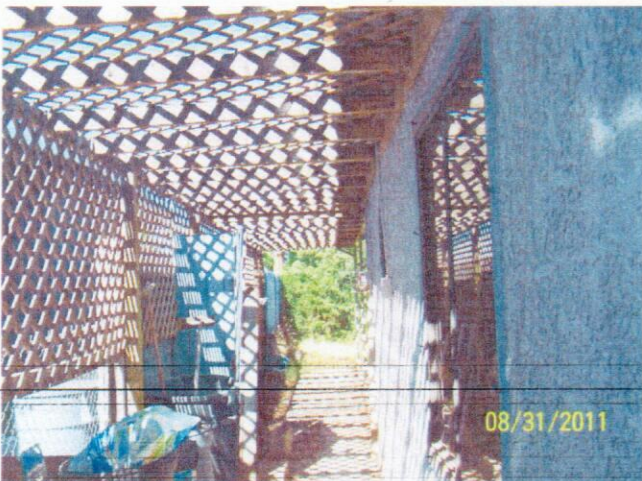
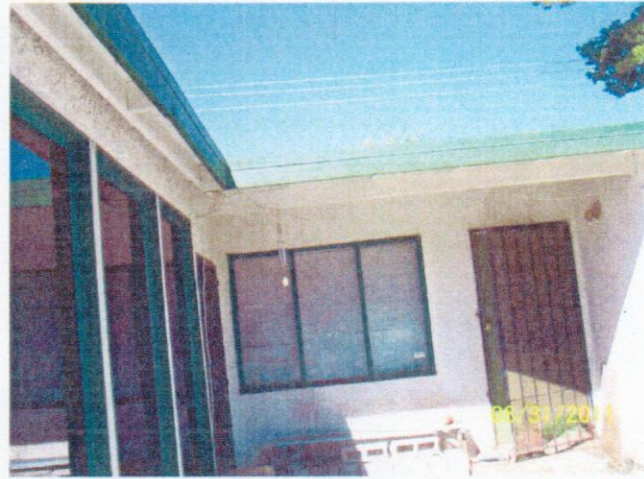
Inspection Photos 08/18/2011





Waiver Request  
2713 Howard Drive  
Case #102446

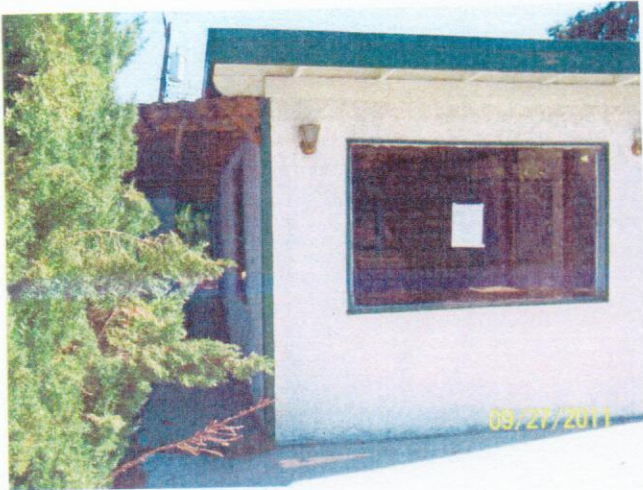
Inspection Photos 08/31/2011





Waiver Request  
2713 Howard Drive  
Case #102446

Inspection Photos 09/27/2011





Waiver Request  
2713 Howard Drive  
Case #102446

Inspection Photos 10/10/2011

