



003895

July 7, 2000

CERTIFIED & REGULAR MAIL

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM.)
GARY REESE
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

Mr. Anthony Cuilla, Esq.
On behalf of Vince Felgar
720 South Fourth Street, Suite 300
Las Vegas, Nevada 89101

Re: Appeal on 30-Day Vacate Notice and Order to Comply on property located
at 1208 South Las Vegas Boulevard

Dear Mr. Cuilla:

Please be advised that we are in receipt of the appeal you filed on behalf of Mr. Vince Felgar for the aforementioned property. Information provided to us by the Department of Neighborhood Services and the City Attorney's office has verified that Mr. Felgar is not the owner of record for this property and therefore, cannot file an appeal on the 30-Day Vacate Notice and Order to Comply.

If you have any questions please contact Deputy City Attorney Dan Still in the City Attorney's office at 229-6301.

Sincerely,

Barbara Jo Ronemus
City Clerk

BJB/bkb

cc: Sharon Segerblom, Director, Neighborhood Services
Dave Semenza, Manager, Neighborhood Response
Dan Still, Deputy City Attorney
Paul Wilkins, Director, Department of Building and Safety

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

VOICE 702.229.6011
TDD 702.386.9106
www.ci.las-vegas.nv.us



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TELEPHONE (702) 382-6911
FAX (702) 366-0854

LAWRENCE E. KULP*
ANTHONY CIULLA
CHRISTINE M. ZAMBRANO

*LICENSED IN COLORADO
AND MICHIGAN ONLY

June 26, 2000

Notice of Appeal



Hand Delivered

Las Vegas City Clerk
400 East Stewart Avenue
Las Vegas, Nevada

Re: 30-Day Vacate Notice and Order to Comply
Reference No.: 053000-225
Property Located at 1208 South Las Vegas Boulevard
Parcel No. 162-03-112-015

Ladies and Gentlemen:

Please be advised that this firm represents Vince Felgar, the owner of the Las Vegas Independent Hostel, tenant and legal occupant of the entire above referenced property. This letter shall serve as formal notice that my client is appealing the above referenced 30-Day Vacate Notice and Order to Comply dated June 16, 2000.

Please call me should you have any questions regarding the above.

Sincerely,

DEANER, DEANER, SCANN,
MALAN & LARSEN

Anthony Ciulla, Esq.

AC:sp
cc: Mr. Vince Felgar

2000 JUN 26 PM 4:40

RECEIVED
CITY CLERK



June 16, 2000

Reference #053000-225
Certified and Regular Mail
Return Receipt Requested

Capreola LTD
P O Box 27504
Las Vegas, NV 89126-1405

THIRTY (30) DAY VACATE NOTICE AND ORDER TO COMPLY

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

As recorded owner(s) of the building(s) located at 1208 S Las Vegas Blvd, Las Vegas, Nevada - legally described as parcel #162-03-112-015, you are hereby given notice 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 Section 202 of the 1994 Uniform Housing Code and 302 of the Uniform Code for the Abatement of Dangerous Buildings and, therefore, *must be vacated*.

The following is a brief description of the violations:

VIOLATIONS - Per Section 1001 of the Uniform Housing Code

Exterior Violations - #19756

1. Replace all missing exterior lamp covers and bulbs.
2. Replace all broken exterior windows.
3. Remove dilapidated patio cover.
4. *Obtain a licensed plumbing contractor to repair all illegal plumbing, and close the laundry room at once (clean-out required 2").
5. *Obtain licensed electrical contractor to reattach all loose EMT conduits, hazardous wiring, abandoned conductors must be removed all the way to load centers, hazardous wiring to electrical water heaters. Also remove exposed electrical wiring at west end of structure.
6. Resurface all parking area and with divider stripes, and fill in all holes.
7. Remove all razor wiring.
8. Scrape, paint all deteriorated wood surfaces.
9. Repair all deteriorated walkways, trip hazard (on 1st story).
10. Remove all hazardous flammable stored in exterior storage rooms (under stairs).
11. Repair all exterior doors and frames (weather proof).
12. Install handicapped parking (required).
13. *Obtain all necessary permits by a licensed building contractor for storage sheds and/or patio cover.

NEIGHBORHOOD
SERVICES DEPARTMENT
DIRECTOR
SHARON SEGERBLOM

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

VOICE 702.229.2330
FAX 702.382.3045
TDD 702.386.9108
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Rev. 9/10/99

14. Remove all dilapidated accessory storage structure
15. Remove bar-b-que system from the west side of building.
16. 12" inches high minimum address numbers are required.
17. Remove trip hazard (sidewalk) in front of laundry room entry exit.
18. Open exterior laundry chute doors for an inspection.
19. Repair metal poles in front of office entry.

Interior Violations:

1. Refurbish all interior units in the following manner:
 - A). Replace all defective receptacles with like kind, broken tank lids, broken glass, shower drains with screens, broken window cranks, defective base molding in bathrooms, paint walls and ceilings where required, eye viewers in doors, install weather stripping around entry doors, install cooling/heating grilles and clean filthy or otherwise contaminated ducts, ensure smoke detectors in all rooms operate and fire extinguishers are currently tagged (*please note – no space heaters are allowed for room heating) per Nevada Power (serving utility) check all faucets and water closets for leaks and proper operation.

Because the building(s) is substandard and deemed untenable, the Building Official or his designee orders Capreola LTD, owner(s) of the building, to vacate the building(s) by July 17, 2000. You must contact the City of Las Vegas Neighborhood Response Division at (702) 229-6615 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.

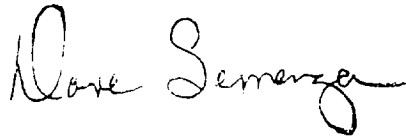
Reference #: 053000-225

June 16, 2000

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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 cursive script, appearing to read "David Semenza".

David Semenza, Manager
Neighborhood Response Division
Department of Neighborhood Services

DS/tl