

PUBLIC HEARINGAFFIDAVIT OF POSTING

I, Pamela Hines an employee of the Neighborhood

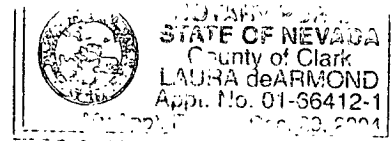
Response Division, Department of Neighborhood Services of the City of Las Vegas, Nevada, do
certify that on the 22ND day of NOVEMBER, 2002, I personally posted the attached Notice
of Public Hearing upon the property located at 112 South 1st Street, Las Vegas, Nevada,
the attached Notice in compliance with the Uniform Code for the abatement of nuisance/litter
condition.

Pamela Hines
EMPLOYEE

STATE OF NEVADA)
)
COUNTY OF CLARK)

Subscribed and sworn to before me, a Notary Public, on this
22nd day of November, 2002

Laura deArmond
NOTARY PUBLIC in and for said County and State



My commission expires:

December 29, 2004





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
DOUGLAS A. SELBY

NOTICE OF PUBLIC HEARING DECEMBER 4, 2002

Pursuant to Title 9, Chapter 12 of the Las Vegas Municipal Code NOTICE IS HEREBY GIVEN THAT ON **Wednesday, December 4, 2002** at the hour of **1:00 P.M.**, in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following **REPORT OF EXPENSES** submitted by the Director of Neighborhood Services incurred by the City of Las Vegas for:

Abatement of the property by removing all signage and components including painting over all wall signs, and removing the electrical signage from the building/property on property located at **112 SOUTH 1ST STREET** legally described as **CLARKS LAS VEGAS TOWNSITE, PLAT BOOK 1, PAGE 37, LOT 25, BLOCK 3** Owner of record at time of abatement: **RUTH SOKOL, ET AL c/o SOKOL INSURANCE AGENCY – WARD 1 (McDONALD)**

The Director of Neighborhood Services certifies in the report that the sum of \$1,380.00 was expended (\$1,200.00 to C & W Enterprises, Inc. for cleaning the property and \$180.00 Administrative Processing Fee).

If upon hearing the report, the City Council is satisfied with the correctness of the expenses incurred by the City, it may order a lien of assessment recorded and given to the County Treasurer to be collected in the same manner as ordinary property taxes.

Any person interested in or affected by the proposed charge may file written protests or objections with the City Clerk at any time prior to the time set for the hearing on the Report of Expenses. Each such protest or objection must contain a description of the property in which the signer thereof is interested and the grounds of such protest or objection. The City Clerk shall endorse on every such protest or objection the date it was received by her. She shall present such protests or objections to the City Council at the time set for the hearing, and no other protests or objections shall be considered.

BARBARA JO RONEMUS
CITY CLERK

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

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



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
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MICHAEL J. McDONALD
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MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

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
TTY 702.386.9108
www.ci.las-vegas.nv.us

November 8, 2002

Reference #031902-189
Certified/Regular Mail
Return Receipt Requested

Ruth Sokol, et al
c/o Sokol Insurance Agency
15233 Ventura Blvd., #1218
Sherman Oaks, CA 91403-2276

RE: 112 SOUTH 1ST STREET

Dear Property Owner:

On **September 17, 2002**, the City of Las Vegas caused the above-referenced property to be corrected by removing all signage and components thereof including painting over all wall signs, and removing the electrical, attached and/or protruding signage from the building/property. The Department of Neighborhood Services has submitted a Report of Expenses to the City Clerk.

At the City Council meeting to be held on November 20, 2002, a date and time for a public hearing will be set to consider the Report of Expenses. A tentative date for the public hearing is December 4, 2002. You will, however, be mailed appropriate notification.

For your information, a copy of the Report of Expenses is enclosed.

If you have any questions concerning this procedure, please contact the Neighborhood Response Division located in the Department of Neighborhood Services, by telephoning (702) 229-6615.

Sincerely,

A handwritten signature in black ink, reading "David Semenza".

David Semenza, Manager
Neighborhood Response Division
Department of Neighborhood Services

DS:jg
Encls.

Memorandum

City of Las Vegas
Neighborhood Services Department

To: Barbara Jo Ronemus, City Clerk

From: David Semenza, Manager – Neighborhood Response Division

CC: File

Date: November 8, 2002

Re: Report of Expenses for the abatement of Nuisance/Litter located at 112 South 1st Street – Ward 1 (M. McDonald)

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Nuisance/Litter", the Department of Neighborhood Services caused the above-referenced property to be corrected by removing all signage and components thereof including painting over all wall signs, and removing the electrical, attached and/or protruding signage from the buildings/property.

Work was completed on September 17, 2002, by C& W Enterprises, Inc. at a cost of \$1,200.00 and was accepted by the Department of Neighborhood Services.

Contract Amount	\$ 1,200.00
AMOUNT DUE	1,200.00
Administrative processing fee	<u>180.00</u>
TOTAL AMOUNT DUE	\$ 1,380.00

OWNER OF RECORD: RUTH SOKOL, ET AL
C/O SOKOL INSURANCE AGENCY

PROPERTY ABATED: 112 SOUTH 1ST STREET

ASSESSOR'S PARCEL: 139 34 111 039

LEGAL DESCRIPTION: CLARKS LAS VEGAS TOWNSITE
PLAT BOOK 1 PAGE 37
LOT 25 BLOCK 3

DS:jg



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
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LAWRENCE WEEKLY
MICHAEL MACK

ACTING CITY MANAGER
DOUGLAS A. SELBY

NEIGHBORHOOD
SERVICES DEPARTMENT
DIRECTOR
SHARON SEGERBLOM

RETURN TO:

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

VOICE 702.229.2330
FAX 702.382.3045
TDD 702.386.9108
www.ci.las-vegas.nv.us

August 12, 2002

Reference #031902-189 (copy)
CERTIFIED/REGULAR MAIL
RETURN RECEIPT REQUESTED

Ruth Sokol, et al
c/o Sokol Insurance Agency
15233 Ventura Blvd., #1218
Sherman Oaks, CA 91403-2276

TEN (10) DAY NOTICE BEFORE ABATEMENT

Dear Property Owner,

You are hereby notified as owner(s) of the property located at **112 S. 1st Street, Las Vegas, NV, Parcel #139-34-111-039**, that you are in violation of Las Vegas Municipal Code, Title 9, Chapter 12, dealing with nuisances.

This letter is being sent as formal notification that the City's Contractor is expected to be on your property after **ten (10) days** from the date of this notice to abate the condition of your property, which was brought to your attention by the Nuisance/Litter Abatement Notice and Order to Comply (see copy attached).

Since you have failed to comply with the requirements outlined in the **Notice and Order to Comply**, the City is now exercising its legal right to abate this problem **by August 23, 2002**. Our contractor (**C & W Enterprises, Inc.**) has estimated the cost of this abatement to be **\$1,200.00** dollars (included in this amount are the estimated dump fees). As the property owner(s) you will be responsible for all costs incurred, including a fifteen percent (15%) administrative processing fee.

Sincerely,

A handwritten signature in black ink, reading "David Semenza".

David Semenza, Manager
Neighborhood Response Division
Department of Neighborhood Services

DS:ks



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
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ACTING CITY MANAGER
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400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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

July 12, 2002

Reference #031902-189
Certified/Regular Mail
Return Receipt Requested

Ruth Sokol, et al
c/o Sokol Insurance Agency
15233 Ventura Blvd, #1218
Sherman Oaks, CA 91403-2276

NUISANCE/LITTER ABATEMENT NOTICE AND ORDER TO COMPLY

You are hereby notified as owner(s) of the property located at **112 S 1st St, Las Vegas, NV, Parcel #139-34-111-039**, that you are in violation of Las Vegas Municipal Code, Title 9, Chapter 12, dealing with nuisances.

LVMC 9.04.045 authorizes the City of Las Vegas to access and collect a re-inspection fee of \$75.00 if the violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of \$45.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection.

You are hereby ordered to correct the nuisance by **removing all signage and components thereof including painting over all wall signs, and removing the electrical, attached and/or protruding signage from this building/property.** This violation must be corrected 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 above, 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.

Reference: #031902-189

112 S 1st St.

Page 2

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, 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 Neighborhood Services, Neighborhood Response Division, by telephoning (702) 229-6615 concerning your intentions with regard to the referenced property at your earliest convenience.

Sincerely,



David Semenza, Manager
Department of Neighborhood Services
Neighborhood Response Division

DS:ld

CLERK OF DISTRICT COURT
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF: LAS VEGAS CITY

09-13-2002	08:01	ARO	PAGE COUNT:	3
BOOK/INSTR:20020913-00001			FEE:	16.00
NOTICE			RPTT:	.00

RECEIPT/CONF COPY-HAS NOT BEEN COMPARED TO THE ORIG

RECEIVED
CITY CLERK

2002 DEC -2 P 3: 31

AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

Donna Stark, being 1st duly sworn, deposes and says:

That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK
2507795

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 11/22/2002 to 11/22/2002, on the following days: NOV. 22, 2002

Signed: _____

Donna Stark

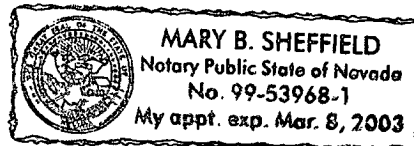
SUBSCRIBED AND SWORN BEFORE ME THIS THE _____

25

day of _____ 2002

November
Mary B. Sheffield

Notary Public



**NOTICE OF
PUBLIC HEARING
DECEMBER 4, 2002**

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**BARBARA JO RONEMUS
CITY CLERK**

PUB: November 22, 2002
LV Review-Journal