

PUBLIC HEARING

AFFIDAVIT OF POSTING

I, Stephanie Demoleas an employee of the Neighborhood

Response Division, Department of Neighborhood Services of the City of Las Vegas, Nevada, do certify that on the 9 day of November, 2002 I personally posted the attached Notice of Public Hearing upon the property located at 1204 Clairemont Street, Las Vegas, Nevada. The attached Notice in compliance with the Uniform Code for the abatement of dangerous building.

Stephanie Demoleas  
EMPLOYEE

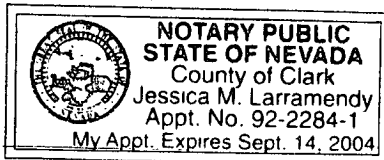
STATE OF NEVADA     )  
                                  )  
COUNTY OF CLARK    )

Subscribed and sworn to before me, a Notary Public, on this 9 day of November, 2002

Jessica M. Larramendy  
NOTARY PUBLIC in and for said County and State

My commission expires:

9-14-2004



**NOTICE OF  
PUBLIC HEARING  
OCTOBER 2, 2002**

RECEIVED  
CITY CLERK

2002 NOV 15 P 12: 29

Pursuant to Section 302 of the Uniform Code for the Abatement of Dangerous Buildings adopted as Section 16.08.010 of the Las Vegas Municipal Code, NOTICE IS HEREBY GIVEN THAT ON Wednesday, November 20, 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 REPORTS OF EXPENSES submitted by the Director of Neighborhood Services incurred by the City of Las Vegas for:

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  
2489539

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 11/08/2002 to 11/08/2002, on the following days: NOVEMBER 8, 2002

Signed: \_\_\_\_\_

*Donna Stark*

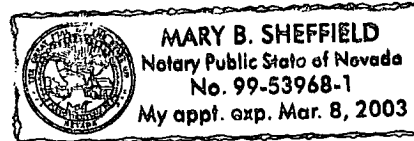
SUBSCRIBED AND SWORN BEFORE ME THIS THE \_\_\_\_\_

8

day of November 2002

*Mary B. Sheffield*

Notary Public



Abatement of the property by cleaning, securing, boarding the structure, attached storage area and shed; securing all gates; removing all garbage, trash and debris, auto parts and vehicle; removing graffiti and posting "No Trespassing" signs on property located at **1204 CLAIREMONT STREET** legally described as **WASHINGTON SQUARE UNIT #1, PLAT BOOK 8, PAGE 42, LOT 22, BLOCK 2**. Owner of record at time of abatement: **GENARDO & BRENDA PADILLA- WARD 3 (REESE)**

The Director of Neighborhood Services certifies in the report that the sum of \$1,910.85 was expended (\$1,379.00 to K.O. Construction, Inc. for cleaning the property, \$325.00 Boarding fee and \$206.85 Administrative Processing Fee).

Abatement of the property by cleaning, securing, boarding the structure, attached storage area and shed; securing all gates; removing all garbage, trash and debris, auto parts and vehicle; removing graffiti and posting "No Trespassing" signs on property located at **11 WEST UTAH STREET (AKA 1500 SOUTH MAIN STREET)** legally described as **BOULDER ADD, PLAT BOOK 1, PAGE 52, LOT 9, BLOCK 5**. Owner of record at time of abatement: **MASSOUD KHAZAEI- WARD 1 (M. McDONALD)**

The Director of Neighborhood Services certifies in the report that the sum of \$1,797.00 was expended (\$1,280.00 to Capriatti Construction, Corp. for cleaning the property, \$325.00 Boarding fee and \$192.00. 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**

PUB: Nov. 8, 2002  
LV Review-Journal



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 NOVEMBER 20 , 2002

Pursuant to Section 302 of the Uniform Code for the Abatement of Dangerous Buildings adopted as Section 16.08, Title 9.04 of the Las Vegas Municipal Code. NOTICE IS HEREBY GIVEN THAT ON **Wednesday, November 20, 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 cleaning, securing, boarding the structure, attached storage area and shed; securing all gates; removing all garbage, trash and debris, auto parts and vehicle; removing graffiti and posting "No Trespassing" signs on property located at **1204 CLAIREMONT STREET** legally described as **WASHINGTON SQUARE UNIT #1, PLAT BOOK 8, PAGE 42, LOT 22, BLOCK 2**. Owner of record at time of abatement: **GENARDO & BRENDA PADILLA-WARD 3 (REESE)**

The Director of Neighborhood Services certifies in the report that the sum of \$1,910.85 was expended (\$1,379.00 to K.O. Construction, Inc. for cleaning the property, \$325.00 Boarding fee and \$206.85 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.

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

BARBARA JO RONEMUS  
CITY CLERK

VOICE 702.229.6011  
TTY 702.386.9108  
[www.ci.las-vegas.nv.us](http://www.ci.las-vegas.nv.us)



MAYOR  
OSCAR B. GOODMAN

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

ACTING 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  
TDD 702.386.9108  
[www.ci.las-vegas.nv.us](http://www.ci.las-vegas.nv.us)

September 9, 2002

REFERENCE #061702-214  
Certified/Regular Mail  
Return Receipt Requested

Genardo and Brenda Padilla  
1204 Clairemont Street  
Las Vegas, NV 89110-1007

**RE: 1204 CLAIREMONT STREET**

Dear Property Owner:

On September 5, 2002, the City of Las Vegas caused the above-referenced property to be corrected by cleaning, boarding and securing the structure, attached storage area, and shed; securing all gates; removing all garbage, trash, debris, lumber, boxes, rags, tires, glass, mattresses, discarded furniture, and auto parts; removing the red Ford truck; removing the graffiti; and by posting "No Trespassing" signs on the 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 6, 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 November 20, 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 that reads "David Semenza".

David Semenza, Manager  
Neighborhood Response Division  
Department of Neighborhood Services

DS:jg  
cc: 1<sup>st</sup> Nationwide Mortgage

# Memorandum

To: Barbara Jo Ronemus, City Clerk  
From: David Semenza, Manager – Neighborhood Response Division  
CC: File  
Date: October 21, 2002  
Re: Report of Expenses for the abatement of Dangerous Building located at 1204 Clairemont Street - Ward 3 (Reese)

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Dangerous Building," the Department of Neighborhood Services caused the above-referenced property to be corrected by cleaning, boarding and securing the structure, attached storage area, and shed; securing all gates; removing all garbage, trash, debris, lumber, boxes, rags, tires, glass, mattresses, discarded furniture, auto parts, and red Ford truck; removing the graffiti; and by posting "No Trespassing" signs on the property. Work was completed on September 5, 2002, by K. O. Construction, Inc., at a cost of \$1,379.00, and was accepted by the Department of Neighborhood Services.

Contract Amount .....	\$ 1,379.00
AMOUNT DUE .....	1,379.00
Boarding fee	325.00
Administrative processing fee .....	206.85
TOTAL AMOUNT DUE .....	\$ 1,910.85

**OWNER OF RECORD:** GENARDO AND BRENDA PADILLA  
**PROPERTY ABATED:** 1204 Clairemont Street  
**ASSESSOR'S PARCEL:** 140 30 210 022  
**LEGAL DESCRIPTION:** WASHINGTON SQUARE UNIT #1  
PLAT BOOK 8 PAGE 42  
LOT 22 BLOCK 2

DS:jg



July 15, 2002

Reference #061702-214  
CERTIFIED/REGULAR MAIL  
RETURN RECEIPT REQUESTED

Genaro and Brenda Padilla  
1204 Clairemont St.  
Las Vegas, NV 89110-1007

**TEN (10) DAY NOTICE BEFORE ABATEMENT**

MAYOR  
OSCAR B. GOODMAN

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

ACTING CITY MANAGER  
DOUGLAS A. SELBY

Dear Property Owner,

You are hereby notified as owner(s) of the property located at **1204 Clairemont St, Las Vegas, NV, Parcel 140-30-210-022**, that it has been found to be a dangerous building(s) as defined in the Uniform Code for the Abatement Dangerous Building, 1994 Edition, Section 302, adopted by the Las Vegas Municipal Code 16.08.

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 **NOTICE AND ORDER TO ABATE DANGEROUS BUILDING** (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 July 30, 2002**. Our contractor (**K O Construction**) has estimated the cost of this abatement to be **\$1,379.00** 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, and a two hundred dollar (\$200.00) boarding fee.

Sincerely,

David Semenza, Manager  
Neighborhood Response Division  
Department of Neighborhood Services

**RETURN TO:**

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

DS:ld

cc: First Nationwide Mortgage



June 21, 2002

Reference #061702-214  
Certified/Regular Mail  
Return Receipt Requested

Genaro and Brenda Padilla  
1204 Clairemont St.  
Las Vegas, NV 89110-1007

**NOTICE AND ORDER TO ABATE DANGEROUS BUILDING**

MAYOR  
OSCAR B. GOODMAN

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

ACTING CITY MANAGER  
DOUGLAS A. SELBY

You are hereby notified as owner(s) of the property located at **1204 Clairemont St, Las Vegas, NV, Parcel #140-30-210-022**, that it has been found to be a dangerous building(s) as defined in the Uniform Code for the Abatement Dangerous Building, 1994 Edition, Section 302, adopted by the Las Vegas Municipal Code 16.08. The building(s) constitutes a public hazard and an attractive nuisance because *the property is open and accessible to vagrants, vandals and minor children.*

*To correct this condition you need to secure the structure, including the attached storage area. Remove any material which by reason of its location and/or character is unsightly and has a detrimental effect or interferes with the reasonable use and enjoyment of other properties, including but not limited to, old lumber, cans, cartons, boxes, rags, tires, glass, bottles, wastepaper, mattresses, discarded furniture, animal or fowl pens, usable or non-usable auto parts, and bags of trash and storage in all yards. Remove the red Ford truck. Maintain the property free of trash, debris, rubbish, garbage, usable or non-usable storage and auto parts. Maintain the property free of abandoned/junked/inoperable vehicles. Maintain the property free of graffiti.*

Once you have been officially notified that this condition exists and you fail to respond, court citations could be issued with each day constituting a separated offense.

If the problem still exists after this ten (10) day Notice and Order, the City may hire a licensed contractor to remove the nuisance and hazard either by demolition or safely securing the structure and cleaning the premises. As the property owner(s), you will be responsible for all costs incurred, including a fifteen (15%) administrative processing fee, and a two hundred dollar (\$200.00) boarding fee. 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 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 taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to such assessment.

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

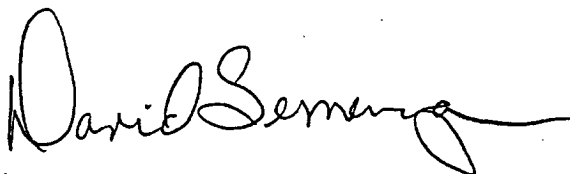
VOICE 702.229.6011  
TDD 702.386.9108  
www.ci.las-vegas.nv.us

Reference #061702-214  
1204 Clairemont St.  
June 21, 2002  
Page 2

If you disagree with the assessment of Neighborhood Response, 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.

It is recommended that you contact the Department of Neighborhood Services, Neighborhood Response Division, by telephoning (702) 229-6615 concerning your intentions at your earliest convenience.

Sincerely,

A handwritten signature in black ink, reading "David Semenza". The signature is written in a cursive style with a long, sweeping tail that extends to the right.

David Semenza, Manager  
Neighborhood Response Division  
Department of Neighborhood Services

DS:ld

Enclosure: Abatement Specifications

# City of Las Vegas Abatement Specifications

**CONTRACTOR WILL BE RESPONSIBLE FOR THE FOLLOWING ON A PROJECT-BY-PROJECT BASIS:**

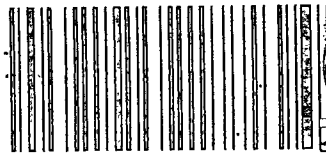
- 1. Contractor is responsible for removing all vehicles located on property.**
- 2. Contractor is responsible for the cutting down and removal of all dry vegetation down to a 2-inch height.**
- 3. Contractor is responsible for abating all trash and debris visible on the property.**
- 4. All windows, exterior doors, holes in the roof exterior walls and any other openings providing access to the structure are to be completely covered with 3/4" exterior grade plywood and installed with through-bolts secured to 2" x 4" interior back-boards. The through bolts shall be preened over both inside and outside to prevent removal.**
- 5. The exterior doors, which are undamaged, shall be locked and toenailed shut.**
- 6. Contractor is responsible for removal of all trash and debris from the interior of the building.**
- 7. Contractor is responsible for removal of all graffiti from the premises.**
- 8. To comply with EPA, OSHA, Clark County Health Districts Demolition Removal procedures.**
- 9. Being licensed for this particular work by Nevada State Contractor's Board prior to bid.**
- 10. Paying all fees, permits, and must comply with City of Las Vegas Public Works Uniform Standard Specifications and all other applicable standards and codes.**
- 11. To call "Call Before You Dig".**
- 12. To make sure all utilities have been disconnected and services removed, both underground and overhead from the buildings to the existing right of way to the satisfaction of the applicable utility company before starting demolition, having portable toilet and other temporary utilities on site when required.**
- 13. To cap and ark disconnected utilities as required by the appropriate utility.**
- 14. To keep utilities in service and maintain access to the other sections of the neighborhood.**
- 15. Demolition of the building must include removal of all asphalted cement surfaces and slabs.**
- 16. When a building is to be demolished, it is the Contractors responsibility to ensure all utility hook-ups are disconnected.**
- 17. Have a water truck on-site and in use during demolition.**

# CITY of LAS VEGAS

OFFICE OF THE CITY CLERK  
CITY HALL  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101-2986

RECEIVED  
CITY CLERK  
2002 NOV 13 A 11:24

CERTIFIED MAIL



7000 1670 0010 0573 8355



DB 1204  
GENARDO & BRENDA PADILLA  
1204 CLAIREMONT STREET  
LAS VEGAS NV 89110-1007

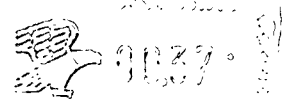
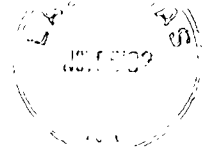
*Handwritten signature*



THE CITY CLERK  
CITY HALL  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101-2986

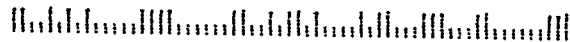
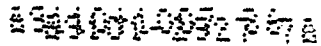
RECEIVED  
CITY CLERK

2002 NOV 13 A 11:39



DB 1204  
GENARDO & BRENDA PADILLA  
1204 CLAIREMONT STREET  
LAS VEGAS NV 89110-1007

*Handwritten signature*



PUBLIC HEARING

AFFIDAVIT OF POSTING

I, GERALD GURMAN an employee of the Neighborhood Response Division, Department of Neighborhood Services of the City of Las Vegas, Nevada, do certify that on the 8 day of November, 2002 I personally posted the attached Notice of Public Hearing upon the property located at 11 West Utah Street (aka 1500 South Main Street), Las Vegas, Nevada. The attached Notice in compliance with the Uniform Code for the abatement of dangerous building.

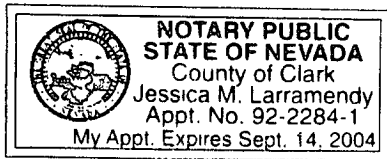
Gerald Gurman  
EMPLOYEE

STATE OF NEVADA        )  
  )  
COUNTY OF CLARK        )

Subscribed and sworn to before me, a Notary Public, on this 8 day of November, 2002

Jessica M. Larramendy  
NOTARY PUBLIC in and for said County and State

My commission expires:  
9-14-04





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 NOVEMBER 20 , 2002

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Abatement of the property by cleaning, securing, boarding the structure, attached storage area and shed; securing all gates; removing all garbage, trash and debris, auto parts and vehicle; removing graffiti and posting "No Trespassing" signs on property located at **11 WEST UTAH STREET (AKA 1500 SOUTH MAIN STREET)** legally described as **BOULDER ADD, PLAT BOOK 1, PAGE 52, LOT 9, BLOCK 5**. Owner of record at time of abatement: **MASSOUD KHAZAIE-WARD 1 (M. McDONALD)**

The Director of Neighborhood Services certifies in the report that the sum of \$1,797.00 was expended (\$1,280.00 to Capriatti Construction, Corp. for cleaning the property, \$325.00 Boarding fee and \$192.00. Administrative Processing Fee).

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BARBARA JO RONEMUS  
CITY CLERK

CITY OF LAS VEGAS  
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ACTING CITY MANAGER  
DOUGLAS A. SELBY

NEIGHBORHOOD  
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DEPARTMENT

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CITY OF LAS VEGAS  
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[www.ci.las-vegas.nv.us](http://www.ci.las-vegas.nv.us)

September 9, 2002

REFERENCE #070902-092  
Certified/Regular Mail  
Return Receipt Requested

Massoud Khazaie  
5349 Captains Pl.  
Agoura Hills, CA 91301-1923

**RE: 11 WEST UTAH STREET  
(AKA 1500 SOUTH MAIN STREET)**

Dear Property Owner:

On September 25, 2002, the City of Las Vegas caused the above-referenced property to be corrected by repairing the water leak from inside plumbing fixture(s); boarding and securing all openings to the building; removing discarded furniture, trash, debris and garbage; and by posting "No Trespassing" signs on the 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 6, 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 November 20, 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,

David Semenza, Manager  
Neighborhood Response Division  
Department of Neighborhood Services

DS:jg

# Memorandum

To: Barbara Jo Ronemus, City Clerk  
From: David Semenza, Manager – Neighborhood Response Division  
CC: File  
Date: November 20, 2002  
Re: Report of Expenses for the abatement of Dangerous Building located at 11 West Utah Street (AKA 1500 South Main 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 "Dangerous Building," the Department of Neighborhood Services caused the above-referenced property to be corrected by repairing the water leak from inside plumbing fixture(s); boarding and securing all openings to the building; removing discarded furniture, trash, debris and garbage; and by posting "No Trespassing" signs on the property. Work was completed on September 25, 2002, by Capriati Construction, Corporation at a cost of \$1,280.00, and was accepted by the Department of Neighborhood Services.

Contract Amount .....	\$ 1,280.00
AMOUNT DUE .....	1,280.00
Boarding fee	325.00
Administrative processing fee .....	192.00
TOTAL AMOUNT DUE .....	\$ 1,797.00

**OWNER OF RECORD:** MASSOUD KHAZAIE  
**PROPERTY ABATED:** 11 West Utah Street  
(AKA 1500 South Main Street)  
**ASSESSOR'S PARCEL:** 162 03 210 015  
**LEGAL DESCRIPTION:** BOULDER ADD  
PLAT BOOK 1 PAGE 52  
LOT 9 BLOCK 5

DS:jg



August 27, 2002

Reference 070902-092 (Copy)  
CERTIFIED/REGULAR MAIL  
RETURN RECEIPT REQUESTED

MAYOR  
OSCAR B. GOODMAN

**TEN (10) DAY NOTICE BEFORE ABATEMENT**

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

Dear Property Owner,

CITY MANAGER  
DOUGLAS A. SELBY

You are hereby notified as owner(s) of the property located at **1500 S. Main Street (AKA 11 W. Utah Street, Las Vegas, NV, Parcel #162-03-210-015,** that it has been found to be a dangerous building(s) as defined in the Uniform Code for the Abatement Dangerous Building, 1994 Edition, Section 302, adopted by the Las Vegas Municipal Code 16.08.

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 **REVISED NOTICE AND ORDER TO ABATE DANGEROUS BUILDING** (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 September 9, 2002**. Our contractor (**Capriati Construction Corporation**) has estimated the cost of this abatement to be **\$1,280.00** 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,

David Semenza, Manager  
Neighborhood Response Division  
Department of Neighborhood Services

NEIGHBORHOOD  
SERVICES DEPARTMENT  
DIRECTOR  
SHARON SEGERBLOM

**RETURN TO:**

DS:ks

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 2, 2002

Reference #070902-092  
Certified/Regular Mail  
Return Receipt Requested

Massoud Khazaie  
5349 Captains Place  
Agoura Hills, CA 91301-1923

MAYOR  
OSCAR B. GOODMAN

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

ACTING CITY MANAGER  
DOUGLAS A. SELBY

**REVISED NOTICE AND ORDER TO ABATE DANGEROUS BUILDING**

You are hereby notified as owner(s) of the property located at **1500 S. Main Street (AKA 11 W. Utah Street), Las Vegas, NV, Parcel 162-03-210-015**, that it has been found to be a dangerous building(s) as defined in the Uniform Code for the Abatement Dangerous Building, 1994 Edition, Section 302, adopted by the Las Vegas Municipal Code 16.08. The building(s) constitutes a public hazard and an attractive nuisance because *the property is open and accessible to vagrants, vandals and minor children.*

*To correct this condition you need to board/secure all openings to the building, and post "No Trespassing" signs on the front and rear of the property. Remove scattered litter, discarded furniture, trash and debris from property, and repair water leak from inside plumbing fixture(s).*

Once you have been officially notified that this condition exists and you fail to respond, court citations could be issued with each day constituting a separated offense.

If the problem still exists after this ten (10) day Notice and Order, the City may hire a licensed contractor to remove the nuisance and hazard either by demolition or safely securing the structure and cleaning the premises. As the property owner(s), you will be responsible for all costs incurred, including a fifteen (15%) administrative processing fee. There will be a three hundred fifty dollar (\$350.00) boarding fee, payable to the City of Las Vegas, whether your contractor or the City of Las Vegas boards the property. If the property is boarded without the fee being paid, the property will have a lien placed for that amount. 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 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 taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to such assessment.

NEIGHBORHOOD  
SERVICES DEPARTMENT  
DIRECTOR  
SHARON SEGERBLOM

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

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Reference #070902-092  
1500 S. Main St. (AKA 11 W. Utah St.)  
August 2, 2002  
Page 2

If you disagree with the assessment of Neighborhood Response, 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.

It is recommended that you contact the Department of Neighborhood Services, Neighborhood Response Division, by telephoning (702) 229-6615 concerning your intentions at your earliest convenience.

Sincerely,

A handwritten signature in black ink that reads "David Semenza". The signature is written in a cursive style with a long, sweeping underline.

David Semenza, Manager  
Neighborhood Response Division  
Department of Neighborhood Services

DS:ks

Enclosure: Abatement Specifications

# City of Las Vegas Abatement Specifications

**CONTRACTOR WILL BE RESPONSIBLE FOR THE FOLLOWING ON A PROJECT-BY-PROJECT BASIS:**

1. Contractor is responsible for removing all vehicles located on property.
2. Contractor is responsible for the cutting down and removal of all dry vegetation down to a 2-inch height.
3. Contractor is responsible for abating all trash and debris visible on the property.
4. All windows, exterior doors, holes in the roof exterior walls and any other openings providing access to the structure are to be completely covered with 3/4" exterior grade plywood and installed with through-bolts secured to 2" x 4" interior back-boards. The through bolts shall be preened over both inside and outside to prevent removal.
5. The exterior doors, which are undamaged, shall be locked and toenailed shut.
6. Contractor is responsible for removal of all trash and debris from the interior of the building.
7. Contractor is responsible for removal of all graffiti from the premises.
8. To comply with EPA, OSHA, Clark County Health Districts Demolition Removal procedures.
9. Being licensed for this particular work by Nevada State Contractor's Board prior to bid.
10. Paying all fees, permits, and must comply with City of Las Vegas Public Works Uniform Standard Specifications and all other applicable standards and codes.
11. To call "Call Before You Dig".
12. To make sure all utilities have been disconnected and services removed, both underground and overhead from the buildings to the existing right of way to the satisfaction of the applicable utility company before starting demolition, having portable toilet and other temporary utilities on site when required.
13. To cap and ark disconnected utilities as required by the appropriate utility.
14. To keep utilities in service and maintain access to the other sections of the neighborhood.
15. Demolition of the building must include removal of all asphalted cement surfaces and slabs.
16. When a building is to be demolished, it is the Contractors responsibility to ensure all utility hook-ups are disconnected.
17. Have a water truck on-site and in use during demolition.

CLARK COUNTY, NEVADA  
JUDITH A. VANDEVER, RECORDER  
RECORDED AT REQUEST OF: LAS VEGAS CITY

09-20-2002 08:02 DMU PAGE COUNT: 4  
BOOK/INSTR: 20020920-00003 FEE: 17.00  
NOTICE RPTT: .00

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



MAYOR  
OSCAR B. GOODMAN

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

ACTING CITY MANAGER  
DOUGLAS A. SELBY

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

July 17, 2002

Reference #070902-092  
Certified/Regular Mail  
Return Receipt Requested

Massoud Khazaie  
5349 Captains Place  
Agoura Hills, CA 91301-1923

### NOTICE AND ORDER TO ABATE DANGEROUS BUILDING

You are hereby notified as owner(s) of the property located at **11 West Utah Street (AKA 1500 South Main Street), Las Vegas, NV, Parcel #162-03-210-015**, that it has been found to be a dangerous building(s) as defined in the Uniform Code for the Abatement Dangerous Building, 1994 Edition, Section 302, adopted by the Las Vegas Municipal Code 16.08. The building(s) constitutes a public hazard and an attractive nuisance because *the property is open and accessible to vagrants, vandals and minor children.*

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Reference #070902-092

11 West Utah Street (AKA South Main Street)

July 17, 2002

Page 2

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Sincerely,

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David Semenza, Manager  
Neighborhood Response Division  
Department of Neighborhood Services

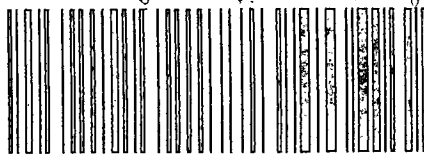
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Enclosure: Abatement Specifications

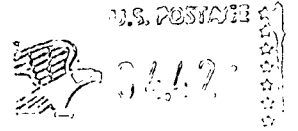
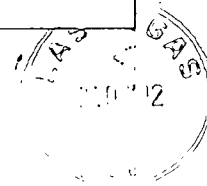
# CITY of LAS VEGAS

OFFICE OF THE CITY CLERK  
CITY HALL  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101-2986

CERTIFIED MAIL



7000 1670 0010 0573 8362



DB 11  
MASSOUD KHAZAIE  
5349 CAPTAINS PLACE  
AGOURA HILLS CA 91301-1923

2002 NOV 19 A 10:46

CITY CLERK

KHAZ349 913013081 1801 11/14/02  
FORWARD TIME EXP RTN TO SEND  
KHAZAIE  
3760 PASEO PRIMARIO  
CALABASAS CA 91302-3054

RETURN TO SENDER

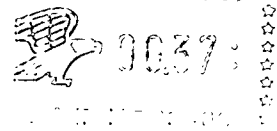
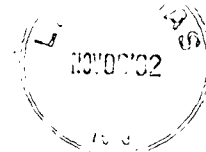
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CITY HALL  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101-2986

RECEIVED  
CITY CLERK

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5349 CAPTAINS PLACE

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FORWARD TIME EXP RTN TO SEND  
KHAZAIE  
3760 PASEO PRIMARIO  
CALABASAS CA 91302-3054

RETURN TO SENDER

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