

PUBLIC HEARINGAFFIDAVIT OF POSTING

I, Pamela Hines an employee of the Neighborhood

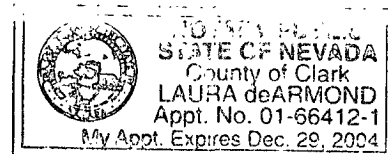
Response Division, Department of Neighborhood Services of the City of Las Vegas, Nevada, do
certify that on the 22ND day of NOVEMBER, 2002 I personally posted the attached Notice
of Public Hearing upon the property located at 880 East Sahara Avenue, Las Vegas,
Nevada. The attached Notice in compliance with the Uniform Code for the abatement of
dangerous building.

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



NOTICE OF
PUBLIC HEARING
DECEMBER 4, 2002

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, 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 REPORTS OF EXPENSES submitted by the Director of Neighborhood Services incurred by the City of Las Vegas for:

Abatement of the property by removing a portion of the asbestos, third party monitoring of the project, providing required security during removal, chaining and padlocking the building and posting "No Trespassing" signs on property located at **880 EAST SAHARA AVENUE** legally described as **PT SW4 SE4 SEC 03 21**. Owner of record at time of abatement: **BEN KASAI & MITRA ANSARI - WARD 3 (REESE)**

The Director of Neighborhood Services certifies in the report that the sum of \$32,070.26 was expended to C & W Enterprises, Inc. and Special Operations Associates, Inc. (security service).

Abatement of the property began by removing all debris from the interior of the building; boarding and securing all windows entrances and gates; removing all litter trash, debris, high vegetation from all yards; and posting "No Trespassing" signs on property located at **409 WEST ADAMS AVENUE** legally described as **HFM & M ADD, PLAT BOOK 1, PAGE 47, LOT 9, BLOCK 1**. Owner of record at time of abatement: **ALMA HOYE WHITNEY - WARD 1 (McDONALD)**

The Director of Neighborhood Services certifies in the report that the sum of \$2,564.05 was expended (\$1,947.00 to K. O. Construction, Inc., \$325 Boarding fee and \$292.05 Administrative fee).

Abatement of the property began by securing and boarding all doors and windows; removing refuse, waste, trash debris and scattered litter from inside the house, garage and all yards; removing all dead/dry vegetation from the front yard and along the east side of the property; removing the chain link dog run from the rear yard; and posting "No Trespassing" signs on property located at **5437 LIVERPOOL ROAD** legally described as **CHELSEA PLACE, PLAT BOOK 32, PAGE 20, LOT 15 BLOCK 1**. Owner of record at time of abatement: **WASHINGTON MUTUAL BANK, FA c/o RECONVEYANCE COMPANY - WARD 1 (M. McDONALD)**

The Director of Neighborhood Services certifies in the report that the sum of \$2,460.55 was expended (\$1,857.00 to K. O. Construction, Inc., \$325 Boarding fee and \$278.55 Administrative 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.

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
2507791

2296311LV

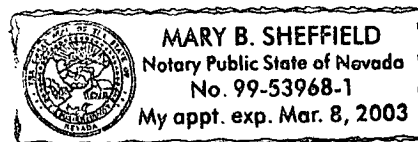
was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 11/22/2002 to 11/22/2002, on the following days: NOV. 22, 2002

Signed: Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE 25

day of November 2002

Mary B. Sheffield
Notary Public



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. 22, 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

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

NOTICE OF PUBLIC HEARING DECEMBER 4 , 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, 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 a portion of the asbestos, third party monitoring of the project, providing required security during removal, chaining and padlocking the building and posting "No Trespassing" signs on property located at **880 EAST SAHARA AVENUE** legally described as **PT SW4 SE4 SEC 03 21**. Owner of record at time of abatement: **BEN KASAI & MITRA ANSARI- WARD 3 (REESE)**

The Director of Neighborhood Services certifies in the report that the sum of \$32,070.26 was expended to C & W Enterprises, Inc. and Special Operations Associates, Inc. (security service).

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



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

November 8, 2002

REFERENCE #030502-370
Certified/Regular Mail
Return Receipt Requested

Ben Kazai
Mitra Ansari
800 S. Robertson Blvd., #10
Los Angeles, CA 90035-1635

RE: 880 EAST SAHARA AVENUE

Dear Property Owner:

During the months of July, August and September, 2002, the City of Las Vegas caused the above-referenced property to be corrected by removing a portion of the asbestos, third party monitoring of the project, providing required security at the site during the asbestos removal; chaining and padlocking the building; 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 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
cc: Report of Expenses

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 Dangerous Building located at 880 East Sahara Avenue - 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 removing a portion of the asbestos; third party monitoring of the project; providing required security at the site during the asbestos removal; chaining and padlocking the building; and by posting "No Trespassing" signs on the property. Work was completed during July, August and September 2002, by C&W Enterprises, Inc. and Special Operations Associates, Inc. (security service), at a cost of \$32,070.26 (including a 15% administrative processing fee), and was accepted by the Department of Neighborhood Services.

TOTAL AMOUNT DUE \$ 32,070.26

OWNER OF RECORD: Ben Kazai
Mitra Ansari

PROPERTY ABATED: 880 EAST SAHARA AVENUE

ASSESSOR'S PARCEL: 162 03 801 048

LEGAL DESCRIPTION: PT SW4 SE4 SEC 03 21

DS:jg



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

March 19, 2002

REFERENCE #030502-370 (copy)
Certified/Regular Mail
Return Receipt Requested

Ben Kazi
Mitra Ansari
800 S Robertson Blvd, #10
Los Angeles, CA 90035

**TEN (10) DAY NOTICE AND ORDER TO ABATE DANGEROUS
BUILDING/DEMOLITION**

You are hereby notified as recorded owner(s) of the property located at **880 E Sahara Ave, Las Vegas, Nevada, Parcel #162-03-801-048**, the structure(s) has been found to be a public nuisance as defined in the Uniform Code of Abatement of Dangerous Buildings, 1994 Edition, Section 202, and is also a dangerous building under 302 of the same code.

The building(s) is deemed to be a dangerous building under Section 302 for the following reasons:

*Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children;
(ii) a harbor for vagrants, criminals or immoral persons; or as to
(iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.*

Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in the Building Code or Housing Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.

Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

Whenever any building or structure, or portion thereof, whether partially or completely constructed, has become so dilapidated or deteriorated in condition or appearance, or is maintained in such a condition as to endanger the safety of the public, be injurious to the senses, obstruct the free use of property of others, or have a deleterious effect on the value of neighboring properties:

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

Rev 9/20/99

And, under Section 102 of the 1997 Uniform Building Code.

Section 102 - - Unsafe Buildings or Structures

All buildings or structures regulated by this code that are structurally unsafe or not provided with adequate egress, or that constitute a fire hazard, or are otherwise dangerous to human life are, for the purpose of this section, unsafe. Any use of buildings or structures constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use. Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members that are supported by, attached to, or a part of a building and that are in deteriorated condition or otherwise unable to sustain the design loads that are specified in this code are hereby designated as unsafe building appendages.

All such unsafe buildings, structures or appendages are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures set forth in the Dangerous Buildings Code or such alternate procedures as may have been or as may be adopted by this jurisdiction. As an alternative, the building official, or other employee or official of this jurisdiction as designated by the governing body may institute any other appropriate action to prevent, restrain, correct or abate the violation.

To correct this condition, you need to demolish the structure(s) and cause the property to be cleaned and install "No Trespassing" signs on the property within ten (10) days from the date of this Notice and Order, or rehabilitate the property for occupancy.

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. 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

Reference: #030502-370
880 E Sahara Ave.
Page 3

taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to such assessment.

Moreover, you are hereby given notice:

1. 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.
2. That this Notice and Order or a copy therefore be presented to the Department of Building and Safety when purchasing permit(s).
3. That failure to appeal will constitute a waiver of all rights to an administrative hearing and determination of the matter.

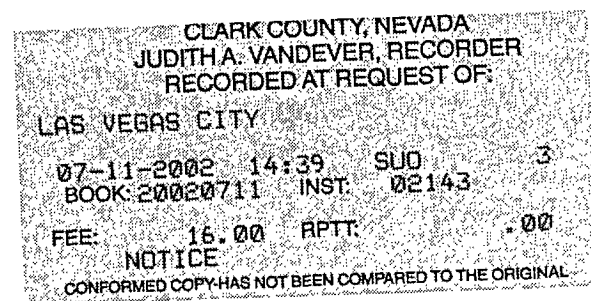
It is recommended that you contact the Department of Neighborhood Services, Neighborhood Response Division, by telephoning (702) 229-6615 concerning your intentions at your earliest convenience.

Sincerely,



Paul K. Wilkins, Director
Department of Building and Safety

PW:DS:ld



SENDER: COMPLETE THIS SECTION

- ☐ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- ☒ Print your name and address on the reverse so that we can return the card to you.
- ☐ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DB 880
BEN KAZAI & MITRA ANSARI
800 S ROBERTSON BLVD #10
LOS ANGELES CA 90035-1635

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

12/16/02

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Certified Mail ☒ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label)

7000 1670 0010 0523 8195

PS Form 3811, August 2001

Domestic Return Receipt

102595-01-M-2509