CHAPTER 19.11: ENFORCEMENT

19.11.1. PURPOSE

This chapter establishes procedures through which the City seeks to ensure compliance with the provisions of this Code and obtain corrections for violations. It also sets forth the remedies and penalties that apply to violations of this Code.

19.11.2. VIOLATIONS

Any of the following shall be a violation of this Code and shall be subject to the remedies and penalties provided for in this Code.

A. ESTABLISH USE, STRUCTURE, OR SIGN WITHOUT APPROVAL

To establish or place any use, structure, or sign upon land that is subject to this Code without all of the approvals required by this Code.

B. DEVELOPMENT OR SUBDIVISION WITHOUT APPROVAL

To engage in any subdividing, development, construction, remodeling, or other activity of any nature upon land that is subject to this Code without all of the approvals required by this Code.

C. DEVELOPMENT, SUBDIVISION, USE, OR SIGN INCONSISTENT WITH APPROVAL

To engage in any development, use, construction, remodeling, or other activity of any nature in any way inconsistent with the terms and conditions of any approval required in order to engage in such activity.

D. DEVELOPMENT, SUBDIVISION, USE, OR SIGN INCONSISTENT WITH CONDITIONS OF APPROVAL

To violate, by act or omission, any term, condition or qualification placed by a City decision-making body upon any approval.

E. DEVELOPMENT, SUBDIVISION, OR SIGN INCONSISTENT WITH DEVELOPMENT CODE

To erect, construct, reconstruct, remodel, alter, maintain, move, or use any building, structure, or sign, or to engage in development or subdivision of any land in violation of any zoning, subdivision, sign, or other regulation of this Code.

F. MAKING LOTS OR SETBACKS NONCONFORMING

To reduce or diminish any lot area so that the lot size, setbacks, or common open spaces shall be smaller than prescribed by this Code.

G. INCREASING INTENSITY OR DENSITY OF USE

To increase the intensity or density of use of any land or structure, except in accordance with the procedural requirements and substantive standards of this Code.

H. REMOVING OR DEFACING REQUIRED NOTICE

To remove, deface, obscure, or otherwise interfere with any notice required by this Code.

I. FAILURE TO REMOVE SIGNS

To fail to remove any sign installed, created, erected, or maintained in violation of this Code or for which the sign permit has lapsed.

J. OTHER VIOLATIONS OF CODE

Any other action or inaction contrary to the requirements of this Code.

19.11.3. CONTINUING VIOLATIONS

After receiving notice of the violation from the City, each day that a violation remains uncorrected after any applicable cure period may constitute a separate violation of this Code.

19.11.4. RESPONSIBLE PERSONS

Any person who violates this Code shall be subject to the remedies and penalties set forth in this Chapter. In addition, where the person violating this Code is not the owner of the property that is the subject of the violation, the property owner and the subject property shall also be subject to the remedies and penalties set forth in this Chapter.

19.11.5. RESPONSIBILITY FOR ENFORCEMENT

A. BUILDING OFFICIAL

The Building Official or his or her designee shall have primary responsibility for enforcing provisions of this Code pertaining to the erection, construction, reconstruction, moving, conversion, or alteration of any building or structure.

B. PUBLIC WORKS DIRECTOR

The Public Works Director or his or her designee shall have primary responsibility for enforcing provisions of this Code related to subdivision, including all standards in Chapter 19.9: *Subdivision Design and Improvements*.

C. COMMUNITY DEVELOPMENT AND SERVICES DIRECTOR

The Community Development and Services Director or his or her designee shall have primary responsibility for enforcing all other provisions of this Code not listed in subsections A or B above. Other officers of the City as authorized by the Community Development and Services Director shall share responsibility for enforcing provisions of this Code.

19.11.6. ENFORCEMENT PROCEDURES

A. NON-EMERGENCY MATTERS

In the case of a violation of this Code that does not constitute an emergency, does not require immediate attention, or is not subject to a different enforcement procedure or penalty set forth in this chapter or other applicable chapter of Title 19, the official responsible for enforcement shall give written notice of the nature of the violation to the property owner, tenant, occupant, any other person who is a party to the relevant agreement, or to any applicant for any relevant approval in the manner hereafter stated, after which the persons receiving notice shall have ten days to correct the violation, unless another time period is prescribed in the notice, before further enforcement action shall be taken. Subsequent violations within a 12-month period at the same property address may constitute a failure to correct the violation for purposes of further enforcement action. Notice shall be given by personal service, by United States certified mail or by posting notice on the premises. Notices of violation shall

state the nature of the violation and the time period for compliance and may state the corrective steps necessary and the nature of subsequent penalties and enforcement actions should the situation not be corrected.

B. EMERGENCY MATTERS AND OTHER MATTERS REQUIRING IMMEDIATE ATTENTION

In the case of violations of this Code that constitute an emergency as a result of safety or public health concerns, or violations that will create increased problems or costs if not remedied immediately, the City may use the enforcement powers available under this Chapter without prior notice, but the official responsible for enforcement shall attempt to give notice simultaneously with beginning enforcement action. Notice may be provided to the property owner, tenant, occupant, any other person who is party to the relevant agreement, or to applicants for any relevant approval.

C. COMPLAINTS REGARDING APPROVED CONDITIONAL USE PERMITS, TEMPORARY USE PERMITS, VARIANCES, AND HOME OCCUPATION

Conditional use permits, temporary use permits, variances, and home occupations shall be subject to immediate review upon complaint from any member of the public, whether received from a nearby property owner or other members of the general public, or city enforcement personnel. The review process may be implemented as follows:

1. The Community Development and Services Director or his or her designee shall notify the property owner and the holder of any relevant approval of each complaint.

2. The property owner shall:

(a) Propose and initiate a remedy, or

(b) Dispute the validity of the complaint.

3. If the Community Development and Services Director or his or her designee determines the complaint is not valid, the complaint shall be dismissed. A notice of dismissal shall be sent to the complainant, the property owner, and the holder of any relevant approval.

4. If the Community Development and Services Director or his or her designee determines the complaint is valid, the Community Development and Services Director or his or her designee shall monitor the effectiveness of the initiated remedy, if any is proposed and initiated by the property owner or approval holder. If the proposed and initiated remedy resolves the complaint, no further action shall be required.

5. If the Community Development and Services Director or his or her designee determines the complaint is valid but the remedy is ineffective, if the property owner or approval holder fails to propose and initiate a remedy, or if the property owner or approval holder further disputes the validity of the complaint, the Community Development and Services Director or his or her designee shall initiate revocation proceedings in accordance with Section 19.11.6.D.

6. The permits, approvals, and variances listed in this subsection (C) are subject to all other enforcement and compliance procedures described in this Chapter and other remedies prescribed by applicable law, in addition to revocation under Subsection D below.

D. REVOCATION

1. Applicability

This section shall apply to the process of revocation for any approval granted under this Code other than an approved short-term vacation rental registration, which shall be governed by Section 19.11.6.E.

2. Duties of Enforcement Official

The revocation process shall be initiated by the official responsible for enforcement of the subject provision pursuant to Section 19.11.5 or his or her designee upon a determination by that official or his or her designee that revocation is appropriate pursuant to Section 19.11.6.C.4 or that there are other reasonable grounds for revocation of the subject approval.

3. Authority to Revoke

The decision-making body or person that granted the approval shall be authorized to revoke the approval.

4. Notices and Hearing

(a) Notice

Notice of a revocation hearing shall be given in the same manner as required for the hearing at which the approval was granted, if any. If no public notice was required for approval, none shall be required for the revocation hearing, provided that notice shall be mailed to the property owner and approval holder at least ten days prior to the hearing.

(b) Hearing

If no hearing was required by the provisions of this Code or by NRS for a given approval, none shall be required for revocation. At the hearing, the decision-making body or person shall hear testimony of City staff, the party to which the approval was granted, the property owner, if present, and any other interested person.

(c) Appeals

Any revocation decision is subject to the appeal procedures set forth in Section 19.6.9.E, *Appeals*.

5. Required Findings

The decision-making body or person shall revoke the approval upon making one or more of the following findings:

(d) The approval was issued on the basis of false, erroneous or misleading information or misrepresentation.

(e) The terms or conditions of approval have been violated, the required plans, conditions or specifications have not been followed, or other laws or regulations, including the provisions of this Code, have been violated.

(f) There has been a discontinuance of the exercise of the approval for 180 consecutive days.

6. Decision and Notice

(a) Matters Subject to Hearing

Within ten working days of the conclusion of the hearing, the decision-making body or person shall render a decision and shall mail notice of the decision to the party holding the approval, to the property owner, and to any other person who has filed a written request for such notice.

(b) Matters Not Subject to Hearing

Within three working days of a decision on a revocation matter that is not the subject of a hearing, the decision-making body or person shall mail notice of the decision to

the owner of the use or structure for which the approval was revoked and to any other person who has filed a written request for such notice.

7. Effective Date

A decision to revoke an approval shall become final ten days after the date of the decision unless an appeal is filed in accordance with the procedures set forth in Section 19.6.9.E, *Appeals*. In such cases, the decision shall become final ten days after the date of the appellate body's decision. No property that is the location of any approval revoked pursuant to the procedures of this Chapter can be the subject of an application for the same approval within two years following revocation.

E. ENFORCEMENT PROCESS FOR SHORT-TERM VACATION RENTALS

This Section shall apply only to properties being operated as short-term vacation rentals as defined in Section 19.5.3.G. The City officials responsible for enforcement of this section shall be referred to herein as "enforcement official(s)".

1. Unregistered Properties

(a) Where a property is being operated as a short-term vacation rental without the required registration of Section 19.5.3.G, the enforcement official shall issue a written notice and order to cease operation to the property owner, via personal service or certified mail sent to the owner's mailing address as listed in the records of the Clark County Assessor's Office. If the owner's mailing address is different from the property address, the notice shall also be delivered to the subject property address via personal service, certified mail, or posting on the premises.

(b) The notice shall order the property to immediately cease operating as a short-term vacation rental. If the property is in a zoning district where short-term vacation rentals are permitted pursuant to Section 19.5.3.G, the notice and order shall inform the property owner that operation of the short term vacation rental may not resume until registration with the City is completed and approved. If the property is in a zoning district where short-term vacation rentals are not permitted by this Code or in a PC-zoned district where short-term vacation rentals are not permitted, the notice and order shall include a statement of that prohibition.

(c) Concurrently with the notice and order, the enforcement official shall issue an administrative citation to the property owner. The citation shall assess a corresponding daily fine for each day the property continues to operate in violation of Section 19.5.3.G, according to the fine and fee schedule set forth in Section 19.11.6.E.3.

(d) The City Attorney may also petition a court of competent jurisdiction for injunctive relief or any other appropriate remedy to prevent the continued unapproved operation of the short-term vacation rental.

(e) Administrative citations and accompanying fines issued to unregistered properties may be appealed pursuant to the provisions of Section 19.11.6.E.2(b) herein.

2. Other Violations

All notices and administrative citations to be issued under Sections 19.11.6.E.2 shall be in writing and delivered to both the property owner and the subject property address, if the subject property address is different from the owner's mailing address as provided by the owner on its registration application or most recent annual renewal. Delivery shall be made via personal service or certified mail to the address provided by the owner in the owner's registration application or most recent annual renewal, or, if the owner has consented in writing to receive notifications under these Sections by email, to the email address provided by the owner in its registration application or most recent annual renewal. If applicable, delivery to

the subject property address shall be made via personal service, certified mail or by posting on the premises. The date of delivery of the notice shall be the date of mailing, emailing or posting, as applicable.

(a) Violation Notices and Citations

(1) Where a property is in violation of any of the provisions of Section 19.5.3.G other than the failure to complete registration, the enforcement official may issue a written notice of violation. The notice shall clearly state the nature of the violation, the required action to correct the violation, and the time period in which the violation must be corrected.

(2) Pursuant to Section 19.11.6.B, the City may take immediate action when necessary to address emergencies or other urgent complaints regarding a property operating as short-term vacation rental, without first issuing a notice under this section.

(3) In the following instances, the enforcement official may issue an administrative citation in addition to, or, where applicable, in lieu of a notice of violation:

i. A violation has not been cured by the deadline stated a notice of violation;

ii. The City is required to take immediate action to address complaints regarding a short-term vacation rental and incurs costs as a result; or

iii. A registered short-term vacation rental violates any provision of Section 19.5.3.G.2.

The citation shall assess a corresponding daily fine for each day the violation continues according to the fine and fee schedule set forth in Section 19.11.6.E.3. If the violation was corrected by the City, the citation may include any applicable fees and costs incurred by the City. The citation shall enclose a copy of the initial violation notice, if applicable, or shall state the nature of the violation and the required action to correct the violation.

(b) Appeals

(1) Property owners or other persons issued an administrative citation pursuant to Section 19.11.6.E.2(a) may appeal the citation, fine and/or fee by submitting a written request for an administrative hearing to the Community Development and Services Director.

(2) The request for hearing must 1) identify the enforcement action that the person is contesting, 2) set forth the facts supporting the appeal, 3) identify the requested relief, and 4) be delivered to and received by the Community Development and Services Director, (i) personally, or (ii) by first-class mail and email with confirmed receipt no later than the 10th day following the date of the administrative citation. A timely request for hearing shall toll the deadline for compliance, accrual of fines, and payment of fines and fees. An untimely request for hearing shall not be considered and instead shall be dismissed.

(3) The Community Development and Services Director or his or her designee shall set a hearing and shall issue notice of the hearing date no later than 15 days prior to the date set for the hearing, unless a shorter time period is agreed to in writing by the appellant. The notice shall state the date, time and location of the hearing, and shall include a short explanation of the hearing process.

(4) The Community Development and Services Director or his or her designee shall conduct and preside over the hearing. At the hearing, that person, referred to

herein as the "presiding officer", shall direct the order of the proceedings and shall hear all evidence presented relevant to the subject violation(s), fines and/or fees. This may include the presentation of written evidence as well as testimony by City employees, the property owner or other cited person, and any witnesses called by the City, the property owner, or other cited person. Affidavits or declarations of witnesses made under penalty of perjury may be presented at the hearing if they are provided to the other party no later than five days prior to the hearing date.

The hearing shall be conducted informally and shall not be constrained by evidentiary or procedural rules applicable to public hearings or judicial proceedings. The hearing shall provide a fair opportunity for the City and the property owner or other cited person to present evidence regarding the subject violation and the issuance of the subject citation, fines and/or fees. The presiding officer shall have the discretion to question witnesses, to allow rebuttal testimony, to limit the time of the hearing to a reasonable length, to limit the presentation of immaterial or unduly repetitious evidence, and to record the hearing.

(5) After the conclusion of the hearing, the presiding officer shall consider all evidence presented and shall issue a decision to uphold, reverse, or modify the disputed enforcement action. Written notice of the decision shall be issued no later than 30 days following the conclusion of the hearing. The decision shall clearly state one of the following:

i. That the administrative citation(s), fine(s) and/or fee(s) are upheld, including a short statement of findings explaining the basis for the decision, and providing a deadline for curing the subject violation(s) and payment of any fines and fees, with a notification that fines will resume accruing daily until the subject violation(s) is corrected;

ii. That the administrative citation(s), fine(s), and/or fee(s) are reversed, including a short statement of findings explaining the basis for the decision; or

iii. That the administrative citation(s), fine(s), and/or fee(s) are modified, including a short statement of findings explaining the basis for the decision, and providing a deadline for any modified compliance obligations and payment of fines and/or fees, with a notification that fines will resume accruing daily until the subject violation(s) is corrected, if applicable.

(6) The presiding officer's decision shall be the final administrative action on the appeal.

(c) Delinquent Transient Lodging Tax

Where any approved short-term vacation rental is deemed significantly delinquent on the payment of transient lodging tax more than two times in any 12-month period pursuant to HMC 4.48.062 and the property owner fails to remit the funds as required by that Section, the short-term vacation rental registration shall be automatically suspended upon written notice from the Community Development and Services Director or his or her designee, and operation of the short-term vacation rental must cease until such time as all outstanding transient lodging taxes and penalties are paid and the other requirements of HMC 4.48.062 have been satisfied. If the property owner fails to comply with a notice issued pursuant to this section 19.11.6.E.2.c, the enforcement

official shall issue an administrative citation and fine in compliance with the procedures set forth in Section 19.11.6.E.2.a.3 and 19.11.6.E.2.b.

(d) Termination of Registration

(1) Where any of the following has occurred, the enforcement official shall initiate the process to terminate the registration of the short-term vacation rental:

i. The approved short-term vacation rental has been the subject of two or more distinct Level I violations as provided in Section 19.11.6.E.3 in any consecutive 12-month period, or three or more distinct Level II violations as provided in Section 19.11.6.E.3 in any consecutive 12-month period.

ii. The approved short-term vacation rental has been the subject of three or more distinct violations of HMC Chapter 15.12 or other applicable laws or regulations related to the prevention of nuisance in any consecutive 12-month period.

iii. The short-term vacation rental registration application or supporting information supplied by the owner contains false, misleading or erroneous statements concerning issues material to the approval of the application.

iv. The City has assessed $5,000 or more in fines against the approved short-term vacation rental.

For the purposes of this subsection 19.11.6.E.2.d(1), "distinct" violation shall mean a violation of a distinct provision of Section 19.5.3.G or a repeated violation of the same provision separated in time rather than continuing daily.

(2) The termination process shall be initiated by service of a written notice stating that the registration will automatically terminate if the property owner does not request an administrative hearing to contest the termination within 10 days of the date of the notice. Only the property owner shall have standing to request a hearing to contest a termination of registration.

(3) The property owner's request for an administrative hearing to contest a termination of registration shall be made in writing and shall set forth in detail the facts supporting the request. The request for hearing must be delivered (i) personally, or (ii) by first-class mail and email with confirmed receipt to the Community Development and Services Director and must be received no later than the 10 th day following the date of the notice of initiation of the termination process. A timely request for an administrative hearing shall stay the termination date pending the outcome of the administrative hearing.

(4) If a timely request for administrative hearing is not received, the registration shall terminate, and the Community Development and Services Director shall issue a written notice of termination and order to cease operation of the short-term vacation rental. The notice and order shall indicate any futher action the City may take to enforce the termination if necessary.

(5) If a administrative hearing request is timely made, the Community Development and Services Director or his or her designee shall set an administrative hearing for a date no later than 30 days following receipt of the request for hearing. The notice shall state the date, time and location of the hearing, shall include a short explanation of the hearing process, and shall be served no later than 10 days prior to the date set for the administrative

hearing unless a shorter time period is agreed to in writing by the property owner.

(6) Where a property owner timely requests a hearing to dispute both the termination of registration and the issuance of an third administrative citation, the hearings may be consolidated, and the decision may be issued as a single conslidated decision.

(7) Administrative Hearing: Termination of Registration

i. The Community Development and Services Director or his or her designee shall conduct and preside over the hearing.

ii. At the hearing, the Community Development and Services Director or his or her designee, referred to herein as the "presiding officer", shall direct the order of the proceedings and shall hear all evidence presented relevant to the basis for the termination of registration. This may include the presentation of written evidence as well as testimony by City employees, the property owner and any witnesses called by the City or the property owner. Affidavits or declarations of witnesses made under penalty of perjury may be presented at the hearing if they are provided to the other party no later than five days prior to the hearing date.

The hearing shall be conducted informally, shall not be constrained by evidentiary or procedural rules applicable to public hearings or judicial proceedings and shall provide a fair opportunity for the City and the property owner to present evidence regarding the basis for terminating the short-term vacation rental. The presiding officer shall have the discretion to question witnesses, to allow rebuttal testimony, to limit the time of the hearing to a reasonable length, to limit the presentation of immaterial or unduly repetitious evidence, and to record the hearing.

iii. After the conclusion of the hearing, the presiding officer shall consider all evidence presented and shall issue a decision to 1) terminate of the registration, 2) allow the registration to continue, or 3) reverse the termination of the registration upon the completion of certain conditions. The decision shall be made in writing, shall clearly state the basis for the decision and any applicable deadlines for compliance with the decision, and shall be served no later than 30 days following the conclusion of the hearing. If the decision results in the termination of registration, it shall provide an effective date of termination and include an order to cease operation of the short-term vacation rental as of the effective date.

iv. The decision of the presiding officer shall be the final administrative action on the termination of registration of the subject short-term vacation rental.

v. If a short-term vacation rental registration is terminated, the subject property may not be used for a short-term vacation rental for a period of two years following the date of termination. This two-year prohibition shall not apply to a property whose registration is automatically terminated following a change in ownership pursuant to Section 19.5.3.G.2.j. At the time of new registration for short-term

vacation rental use, registration will require compliance with all rules, regulations, and laws then in effect.

3. Fine and Fee Schedule

(a) Fines

(1) Operation of a short-term vacation rental without registration, or operation after registration is suspended or terminated: $500 per day for each day the violation continues.

(2) Level I Violation – Violation of any provision in Section 19.5.3.G.2.g, 19.5.3.G.2.i, 19.5.3.G.2.s, and 19.5.3.G.2.v: $500 per day for each day the violation continues.

(3) Level II Violation- All other violations of Section 19.5.3.G: $200 per day for the first violation, $400 per day for the second violation and $500 per day for the third violation.

Each provision of Section 19.5.3.G that is not complied with shall constitute a separate violation subject to a separate fine, and fines may be assessed cumulatively in the same citation.

(b) Fees

(1) Re-inspection fee: $150

(c) Collection

(1) If administrative fines, fees or actual expenses incurred by the City in addressing a violation are not paid by the deadlines stated in any decision of the Community Development and Services Director or his or her designee, or, if not appealed, by the deadline stated in the applicable notice, the unpaid amounts are deemed to be immediately due and owed to the City by the property owner.

(2) The City may take any lawful collection action deemed necessary and appropriate to recover the amounts owed, including but not limited to the City Attorney filing a petition in a court of competent jurisdiction for the entry of a civil judgment against the property owner in an amount equal to the unpaid fine and/or fee amounts owed, or referral of the unpaid amounts to a collection agency for recovery. In addition to the fines assessed pursuant to this chapter, the property owner shall be liable for an additional collection fee where the collection of the fines provided for herein is referred for collection. The amount of such fee shall be 25 percent of the outstanding indebtedness or $250, whichever is less. The amount of any such collection fee shall accrue and become due and payable at the time the indebtedness is referred for collection to the collection agency, and that amount may be added by the collection agency to the amount sought to be collected. Any judgment or amended judgment entered under this chapter may include the amount of the collection fee authorized herein.

(3) Pursuant to Section 19.5.3.G.5, violations of Section 19.5.3.G are deemed to be nuisance violations, and the City may therefore elect to make unpaid fines, fees and costs a special assessment against the subject property in accordance with the requirements and limitations of NRS 268.4122. Pursuant to the provisions of NRS 5.050, the City Attorney may file an action in Henderson Municipal Court for the collection of unpaid fines, fees, costs and assessment

amounts and/or to foreclose liens in the name of the City for the nonpayment of those assessments.

4. Other Remedies

Nothing in this Section 19.11.6.E shall be deemed to limit the City's right to exercise any other enforcement options and remedies authorized by NRS, HMC Title 15 or the general remedies and enforcement powers under any section of Title 19, including but not limited to the imposition of criminal penalties. Pursuant to NRS 5.050, the City may file an action in Henderson Municipal Court for the prevention or abatement of any nuisance caused by a short-term vacation rental.

19.11.7. REMEDIES AND ENFORCEMENT POWERS

The City shall have the following remedies and enforcement powers:

A. WITHHOLD APPROVALS/BUILDING PERMITS

1. The City may deny or withhold any approval, building permit, or any other right granted under the City's building code on any land or structure or improvements upon a determination that there is an uncorrected violation of a provision of this Code or of a condition or qualification of an approval previously granted by the City. This enforcement provision shall apply regardless of whether the current owner or applicant is responsible for the violation in question.

2. The City may deny or withhold any approval, building permit, or any other right granted under the City's building code on any land or structure or improvements owned or being developed by a person who owns, developed, or otherwise caused an uncorrected violation of a provision of this Code or of an approval previously granted by the City. This provision shall apply regardless of whether the property for which the approval is sought is the property in violation.

B. GRANT APPROVALS WITH CONDITIONS

Instead of withholding or denying an approval pursuant to Section 19.11.7.A, the City may grant such authorization subject to the condition that the violation be corrected.

C. REVOKE PERMITS

Any development permit or other form of authorization approval required under this Development Code may be revoked pursuant to the provisions of Section 19.11.6.D. Stop Work

With or without revoking an approval or building permit, the City may stop work on any building or structure on any land on which there is an uncorrected violation of a provision of this Code or of an approval issued hereunder or a building permit, in accordance with its power to stop work under the City's building code.

D. INJUNCTIVE RELIEF

The City may seek an injunction or other equitable relief in court to stop any violation of this Code or of an approval granted hereunder.

E. ABATEMENT

The City may seek a court order in the nature of mandamus, abatement, injunction, or other action or proceeding to abate or remove a violation or to otherwise restore the premises in question to the condition in which they existed prior to the violation.

F. PENALTIES

Any violation of the provisions of this Code constitutes a misdemeanor pursuant to NRS 278.818 and is subject to the punishment provided by law in such cases, as amended from time to time. The City may also seek such civil penalties as are provided by applicable law.

G. OTHER REMEDIES

The City shall have such other remedies as are and as may be from time-to-time provided by law for the violation of zoning, subdivision, sign, or related Code provisions.

H. OTHER POWERS

In addition to the enforcement powers specified in this chapter, the City may exercise any and all enforcement powers granted by applicable law.

I. CONTINUATION

Nothing in this Code shall prohibit the continuation of previous enforcement actions undertaken by the City pursuant to previous and valid, applicable ordinances and laws.

19.11.8. REMEDIES CUMULATIVE

The remedies and enforcement powers established in this chapter shall be cumulative, and the City may exercise them in any order or combination, at any time in addition to any remedies and enforcement powers prescribed by applicable law.