

Address: 717 W WASHINGTON AVE

CLV

VACANT HOUSE IS OPEN AND ACCESSIBLE

Parcel(s)

Parcel: 13927310001 **Size:** 0.25 ACRE **Subdivision Name:** LAS VEGAS ORIG TOWNSITE 2ND AMD

Owner Information:

10-Aug-02	16-Jun-04	RAY CLARENCE & JUANITA 717 W WASHINGTON AVE; LAS VEGAS, NV 89106-3334
16-Jun-04	30-Jun-04	TRUSTEE CLARK COUNTY TREASURER % RAY CLARENCE & JUANITA 717 W WASHINGTON AVE; LAS VEGAS, NV 89106-3334
30-Jun-04	10-Nov-04	TRUSTEE CLARK COUNTY TREASURER % RAY CLARENCE & JUANITA P O BOX 1381; RIALTO, CA 92377-1381
10-Nov-04	10-Aug-06	RAY CLARENCE & JUANITA % C TATE & C BROWN P O BOX 1381; RIALTO, CA 92377-1381
10-Aug-06		LEMRAK INC 3901 W CHARLESTON BLVD; LAS VEGAS, NV 89102-1650

Inspection Summary

<i>Inspector:</i>	<i>Status:</i>		<i>Scheduled DT:</i>	<i>Start Dt:</i>	<i>Comp DT:</i>	<i>Min:</i>
970581	Failed		8/29/2005	08/29/2005 14:54	08/29/2005 15:20	26
970581	Passed	Partial	9/16/2005	09/03/2005 6:20	09/03/2005 6:30	10
970581	Failed		9/16/2005	09/16/2005 7:27	09/16/2005 7:40	13
981876	Passed	Partial	9/28/2005	09/28/2005 12:17	09/28/2005 12:24	7
981876	Passed	Partial	9/29/2005	09/29/2005 9:51	09/29/2005 9:55	4
981876	Failed		10/10/2005	10/10/2005 14:14	10/10/2005 14:20	6
981876	Passed	Partial	1/18/2006	01/19/2006 15:31	01/19/2006 15:36	5
981876	Passed	Partial	2/13/2006	02/06/2006 13:20	02/06/2006 13:23	3
981876	Passed	Partial	2/13/2006	02/13/2006 9:21	02/13/2006 9:24	3
981876	Failed		2/27/2006	03/02/2006 14:18	03/02/2006 14:22	4
981876	Passed	Partial	3/16/2006	03/13/2006 10:24	03/13/2006 10:27	3
981876	Failed		3/23/2006	03/24/2006 9:58	03/24/2006 10:01	3
981876	Passed	Partial	4/11/2006	04/11/2006 8:55	04/11/2006 8:58	3
981876	Failed		4/24/2006	04/24/2006 9:03	04/24/2006 9:05	2
981876	Failed		5/30/2006	05/31/2006 9:22	05/31/2006 9:25	3
981876	Passed	Partial	5/30/2006	05/17/2006 12:10	05/17/2006 12:13	3
870076	No Action		9/7/2006			

Time in Minutes: 98

Violation Details

<i>Violation</i>	<i>Violation DT</i>	<i>Resolve DT</i>	<i>Location:</i>
A-REFUSE/WST	8/29/2005		Rear yard
Remove all visble refuse/waste			

A-BLD DNGR	8/29/2005		Rear door of main bldg and door to small bldg in rear
Board and secure all openings			
A-LITTER	8/29/2005	9/16/2005	Rear yard
Remove all visible trash/debris			
A-WEEDS	8/29/2005	9/16/2005	All yards
Cut and remove high weeds			
A-MITIGATION	10/10/2005		PROPERTY
SUBMIT AND ADHERE TO A MITIGATION PLAN.			
A-INTENT LTR	10/10/2005		PROPERTY
SUBMIT A LETTER OF INTENT.			
A-BLD VACANT	10/10/2005		PROPERTY
SUBMIT A LETTER OF INTENT. OBTAIN A BOARDING CERTIFICATE.			
A-BRDG CERT	1/18/2006		PROPERTY
OBTAIN A BOARDING CERT			
A-LITTER	1/18/2006		PROPERTY
REMOVE ALL LITTER			
A-WEEDS	1/18/2006		PROPERTY
REMOVE ALL HIGH WEEDS.			
A-HAZARD	3/16/2006		BLDG
REMOVE BEE HIVE			

Log

<i>Type:</i>	<i>Date:</i>	<i>Employee:</i>	<i>Min:</i>
MEET	8/14/2006 9:43:00 AM	JESSICA LARRAMENDY	0
JL) Scheduled to go before Council on September 6, 2006.			
LETTER	8/14/2006 9:42:00 AM	JESSICA LARRAMENDY	0
JL) Mailed report of expense ltr and memo to property owner: LEMRAC INC, 3901 W. Charleston Blvd, LV, NV 89102-1650 and cc: Clarence & Juanit Ray, PO Box 1381, Rialto, CA 92377-1381. Mailed regular and certified mail.			
MISC	8/11/2006 2:52:00 PM	ELIZABETH DOUGLAS	0
ED) JOHN MARIAS CAME BY THE OFFICE AND WANTED TO MEET WITH OFFICER 31 OR DEVIN (NEITHER ONE WAS IN). HE WANTS TO GET A WAIVER ON THE LIENS. HE CURRENTLY HAS DEMO BIDS OUT TO CONTRACTORS. HE CAN BE CONTACTED AT 612-7262.			
MISC	7/26/2006 1:42:00 PM	JESSICA LARRAMENDY	0
JL) Paid Allied Floors (aka: Disaster Kleen-Up of NV) invoice \$2,110.00. Req #88814 - PO #237742 - Receipt #172996. Invoice forwarded to Finance, Candace Buford.			
MISC	7/26/2006 1:42:00 PM	JESSICA LARRAMENDY	0
JL) Paid Allied Floors (aka: Disaster Kleen-Up of NV) invoice \$2,110.00. Req #88814 - PO #237742 - Receipt #172996.			
PHONE	6/30/2006 10:37:00 AM	KELLY OLIVERIUS	2
30)RECIEVED A CALL FROM TOM, STATES THE ABATEMENT IS COMPLET, REQ FILM			
VIDPST	6/30/2006 10:30:00 AM	KELLY OLIVERIUS	7
30)FILMED POST ABATEMENT VIDEO. PROPERTY CLEAN/SECURE. BEES REMOVED. POSTED.			
PHONE	6/28/2006 1:35:00 PM	KELLY OLIVERIUS	0
30)PHONED TOM WITH DISASTER KLEEN UP, HE SAID THEY ARE WAITING ON SIGNS. EXPECTS TO HAVE THEM TOMORROW. WILL CALL WHEN DONE.			
INSP	6/27/2006 10:26:00 AM	KELLY OLIVERIUS	1
30)PROEPRTY LOOKS ABATED. NEEDS SINAGE. WILL CONTACT CONTRACTOR.			
PHONE	6/19/2006 7:41:00 AM	KELLY OLIVERIUS	0
30)PHONED DICK GARDNER WITH DISATER KLEEN UP, INFORMED HIM VIDEO IS DONE AND ABATEMENT CAN CONTINUE. TOLD HIM BEES STILL ONSITE AND WILL HAVE TO BE REMOVED. WILL CALL WHEN ABATEMENT IS COMPLETE.			

VDPRE	6/19/2006 6:57:00 AM	KELLY OLIVERIUS	18
30)FILMED PRE ABATE VIDEO. BEES ARE STILL ONSITE. WILL CONTACT CONTRACTOR. GREGG CONDUCTED INTERIOR INSPECTION. WILL SUBMIT REPORT ON CONDITION OF BLDG.			
VDPRE	6/16/2006 12:10:00 PM	KELLY OLIVERIUS	6
30)FILMED PRE ABATEMENT VIDEO. BEE KEEPER ONSITE REMOVING HIVE. MET WITH DICK GARDNER OF DISATER KLEEN UP, 340-3172,TOLD HIM TO NOTIFY BEFORE ABATE TO FILM. WILL LEAVE OPEN FOR INT. INSP MONDAY BEFORE CLOSING.			
EMAIL	6/16/2006 9:00:00 AM	KELLY OLIVERIUS	0
30)EMAILED GREGG TO ADVISE HIM BEES ARE TO BE REMOVED MONDAY. WILL CONTACT WITH MEETING TIME ONCE ADVISED.			
PHONE	6/16/2006 8:38:00 AM	KELLY OLIVERIUS	11
30)PHONED DISASTER CLEAN UP, SPOKE TO TOM, HE IS GOING TO START ABATEMENT ON MONDAY. WILL FILM TODAY.			
DIRECT	6/16/2006 8:37:00 AM	KELLY OLIVERIUS	0
30)PER PAM, CONTACT DISATER CLEAN UP FOR START DATE. HAVE GREGG INSPECT INTERIOR FOR DEMO.			
MISC	6/15/2006 3:44:00 PM	LAURA DEARMOND	0
CERT LETTER TO OWNERS CLARENCE & JUANITA RAY RETURNED UNCLAIMED			
CIVPEN	6/15/2006 1:48:00 PM	JESSICA LARRAMENDY	0
JL) Billed \$300 Civil Penalty - Invoice #34093HN-34093. Forwarded to Finance.			
CIVPEN	6/15/2006 1:47:00 PM	JESSICA LARRAMENDY	0
JL) Billed \$150 Civil Penalty - Invoice #34093HN-323760. Forwarded to Finance.			
BIDA	6/7/2006 9:41:00 AM	LAURA DEARMOND	0
BID AWARDED TO DISASTER KLEEN UP OF NEVADA			
RESEAR	6/1/2006 7:08:00 AM	KELLY OLIVERIUS	0
30)CHECKED ASSESSOR, NO CHANGE IN OWNERSHIP.			
INSP	5/31/2006 9:22:00 AM	KELLY OLIVERIUS	3
30)BEE HIVE REMAINS. BLDG STILL OPEN/ACCESS, VAG. INSIDE. PIX. PUT IN FOR CONTINUED ABATEMENT. CB 06/02 TO 24.SUBMITTED CIVIL PENALTY FORM TO 24, SECOND, \$300.			
NTCABT	5/17/2006 12:10:00 PM	KELLY OLIVERIUS	3
30)POSTED TEN DAY NOTICE TO ABATE. CB 05/30.			
NOTICE	5/16/2006 8:07:00 AM	LAURA DEARMOND	0
SENT REVISED 10 DAY NOTICE BEFORE ABATEMENT TO OWNERS CLARENCE & JUANITA RAY			
PHONE	5/11/2006 3:43:00 PM	KELLY OLIVERIUS	0
30)PHONED MR MARIA, INFORMED HIM ABATEMENT AND ENFORCEMENT IS TO CONTINUE. HE SAID HE WOULD TRY TO GET PROBATE THROUGH AS QUICKLY AS POSSIBLE.			
DIRECT	5/11/2006 3:41:00 PM	KELLY OLIVERIUS	0
30)PER DEVIN, CONTINUE WITH CUSTOMARY ENFORCEMENT ON CASE.			
LETTER	5/11/2006 3:05:00 PM	KELLY OLIVERIUS	0
300RECIEVED A LETTER FROM JOHN MARIAS, PROSPECTIVE BUYER, REQ HOLD ON ALL FEES/ABATEMENTS. LETTER DOES NOT ADDRESS CURRENT VIOL FOR ABATE (OPEN/ACCESS, BEE HIVE). SUBMITTED COPY OF LETTER TO DEVIN.			
BIDR	5/10/2006 4:37:00 PM	LAURA DEARMOND	0
REC'D A BID FROM DISASTER KLEEN-UP OF NEVADA \$2,110.00			
PHONE	5/9/2006 2:48:00 PM	KELLY OLIVERIUS	0
30)RETURNED A CALL TO JOHM MERIAS, 612-7262, HE WANTED ACTION ON PROEPRTY STOPPED, HE IS A PROSPECTIVE BUYER. EXPALINED CONDITION OF PROPERTY AND ISSUES ARE A MATTER OF PUBLIC SAFETY. HE WILL DRAFT A LETTER TO MR SMITH REQ SPECIAL ALLOWANCE FOR ENFORCE.			
BIDS	4/27/2006 1:35:00 PM	LAURA DEARMOND	0
FAXED BID TO MARCO			
EMAIL	4/26/2006 3:40:00 PM	LAURA DEARMOND	0
SENT EMAIL TO DEVIN FOR OK TO AWARD			
RESEAR	4/24/2006 1:46:00 PM	KELLY OLIVERIUS	0
30)CHECKED ASSESSOR, NO CHANGE IN OWNERSHIP.			

INSP	4/24/2006 9:03:00 AM	KELLY OLIVERIUS	2
30)PROPERTY STILL OPEN/ACCESS. VAGRANT INSIDE, LIVING ON PROPERTY. BEE HIVE REMAINS. PIX. ASSESS FEE. PROCEED WITH ABATEMENT. ASSESS FEE AND CIVIL PENALTY. REFER TO 24.			
MISC	4/20/2006 1:50:00 PM	KATHY STEWART	0
Sent Certified letter from owner, Return to Sender, Unclaimed, to #30 to file.			
NTCABT	4/11/2006 8:55:00 AM	KELLY OLIVERIUS	3
30)POSTED TEN DAY NOTICE TO ABATE. CB 04/24.			
NOTICE	4/10/2006 1:58:00 PM	LAURA DEARMOND	0
SENT 10 DAY NOTICE BEFORE ABATEMENT TO OWNERS CLARENCE & JUANITA RAY			
BIDR	4/7/2006 1:57:00 PM	LAURA DEARMOND	0
REC'D A BID FROM C. H. CONSTRUCTION \$2,249.00			
BIDS	3/31/2006 1:56:00 PM	LAURA DEARMOND	0
FAXED BID TO CONTRACTORS, DUE BACK 4-6			
MISC	3/28/2006 8:07:00 AM	LAURA DEARMOND	1
CERT LETTER TO OWNERS CLARENCE & JUANITA RAY RETURNED UNCLAIMED			
REFER	3/27/2006 7:58:00 AM	KELLY OLIVERIUS	0
30)REFERRED CASE TO 24 FOR ABATEMENT.			
RESEAR	3/27/2006 7:56:00 AM	KELLY OLIVERIUS	0
30)CHECKED ASSESSOR FOR OWNERSHIP CHANGE, NO CHANGE.			
PHONE	3/27/2006 7:53:00 AM	KELLY OLIVERIUS	0
30)PHONED CECILE TATE, TOLD HER PROPERTY GOING IN FOR ABATE, SHE SAID 'OK'. REMINDED HER OF LETTER/BOARD DUE 04/01. SHE SAID SHE WOULD SEND IN. TOLD HER WOULD GO TO CITY MITIGATION IF NOT RECIEVED.			
INSP	3/24/2006 9:58:00 AM	KELLY OLIVERIUS	3
30)BEE HIVE REMAINS. HOUSE OPEN/ACCESS. VAG ONSITE. SOME R/W, WEEDS. PIX. ASSESS FEE. PUT IN FOR ABATEMENT. LETTER/BOARD DUE 04/01. CONTACT OWNER.			
RECORD	3/16/2006 2:13:00 PM	JESSICA LARRAMENDY	0
JL) Recorded N&O dated March 10, 2006 at Clark County. Book: 20060316 Inst: 02223.			
NOPOST	3/13/2006 10:24:00 AM	KELLY OLIVERIUS	3
30)POSTED N&O, CB 03/23.			
DBPROJ	3/10/2006 12:19:00 PM	KATHY STEWART	0
PHONE	3/10/2006 10:14:00 AM	KELLY OLIVERIUS	0
300recieved a call from ms tate, explained to her viol, open and bee hive, new n&o, and due dates for letter/board/mitigation.			
MISC	3/10/2006 8:17:00 AM	KELLY OLIVERIUS	0
30)PROCESSED N&O REQ TO INCLUDE REMOVAL OF BEE HIVE. SUBMITTED TO KATHY FOR PROCESSING.			
RESEAR	3/10/2006 8:16:00 AM	KELLY OLIVERIUS	0
30)CHECKED ASSESSOR, NO CHANGE IN OWNERSHIP.			
PHONE	3/10/2006 8:14:00 AM	KELLY OLIVERIUS	0
30)PHONED CECILE, NO ANSWER, LEFT A VM FOR HER TO CALL.			
INSP	3/2/2006 2:18:00 PM	KELLY OLIVERIUS	4
30)bldg open/access again. bee hive at rear of house, in house, at bottom of boards. pix. contact owner. process new n&o to include bee hive.			
INSP	2/13/2006 9:21:00 AM	KELLY OLIVERIUS	3
30)BLDG HAS BEEN SECURED. OTHER VIOL. REMAIN. PIX. CB 02/27 TO CHECK STATUS.			
RECORD	2/8/2006 8:21:00 AM	JESSICA LARRAMENDY	0
JL) Recorded N&O dated January 31, 2006 at Clark County. Book: 20060208 Inst: 01714			
NOPOST	2/6/2006 1:20:00 PM	KELLY OLIVERIUS	3
30)POSTED N&O. CB 02/13			

DBPROJ	2/1/2006 8:48:00 AM	LAURA DEARMOND	0
MISC	1/30/2006 8:46:00 AM	KELLY OLIVERIUS	5
	30)PROCESSED N&O, FORWARDED TO 24 FOR REVIEW.		
PHONE	1/30/2006 8:43:00 AM	KELLY OLIVERIUS	0
	30)phoned cecile's work number, 323-266-5147, informed her of new n&o to be issued. told her to secure bldg in ten days. explained letter/mitigation/board.		
PHONE	1/30/2006 8:35:00 AM	KELLY OLIVERIUS	0
	30)PHONED CECILE TATE, 310-213-4614, NO ANSWER, LEFT A VM FOR HER TO CALL.		
RESEAR	1/30/2006 7:00:00 AM	KELLY OLIVERIUS	3
	30)CHECKED HANSEN, COUNTY FOR CONTACT AND OWNER INFO. OWNER CONTACT NUMBER IN CASE RECORD.		
DIRECT	1/30/2006 6:58:00 AM	KELLY OLIVERIUS	0
	30)PER 24, ISSUE NEW N&O.		
INSP	1/19/2006 3:31:00 PM	KELLY OLIVERIUS	5
	30)SFD, BOARDED, OPEN/ACCESS (REAR DOOR). LITTER, WEEDS. SOME R/W (TREE LIMBS, BLOCKS, ECT.). PIX. PROCESS NEW N&O.		
DIRECT	1/17/2006 2:00:00 PM	PAMELA HINES	0
	24)THIS WAS IN MY QUE FROM AN OCT DATE. REFERRED TO #30 TO UPDATE STATUS PLEASE.		
RECORD	1/12/2006 1:46:00 PM	JESSICA LARRAMENDY	0
	JL) Recorded lien in the amount of \$2,274.25 at Clark County. Book: 20060112 Inst: 0000554		
MISC	11/21/2005 12:23:00 PM	JESSICA LARRAMENDY	0
	JL) Rec'd returned letter - Return to Sender Attempted Not Known.		
NTCPH	11/17/2005 1:55:00 PM	GERALD GUZMAN	5
	27)POSTED NOTICE OF PUBLIC HEARING ON FRONT, BOARDED DOOR.		
MISC	11/17/2005 7:05:00 AM	JESSICA LARRAMENDY	0
	JL) Rec'd green cert card back signed - Cecile Tate Presley (11/12/05).		
MISC	11/15/2005 2:56:00 PM	JESSICA LARRAMENDY	0
	JL) Rec'd cert ltr back - Return to Sender Attempted Not Known.		
MISC	11/7/2005 3:33:00 PM	LAURA DEARMOND	0
	CERT LETTER TO OWNER RETURNED UNCLAIMED, SENT LETTER TO J.L.		
LETTER	11/7/2005 9:45:00 AM	JESSICA LARRAMENDY	0
	JL) Report of expense ltr and memo mailed to property owner both certified and regular mail. Two addresses: P.O. Box 1381, Rialto, CA 92377 & 717 W. Washington, Las Vegas, NV 89106		
MEET	11/7/2005 9:45:00 AM	JESSICA LARRAMENDY	0
	JL) Scheduled to go before Council on December 7, 2005.		
BIDA	10/20/2005 2:22:00 PM	LAURA DEARMOND	0
	AWARDED TO CLV/RRT		
PHONE	10/13/2005 8:30:00 AM	KELLY OLIVERIUS	0
	30)RETURNED A CALL TO CECILE, WORK 323-266-5147, TOLD HER CASE WAS IN ABATMENT, SHE SAID THAT WAS FINE. SHE SAID SHE WAS ON PROPERTY AND DID NOT KNOW HOW TO GO ABOUT SECURING IT. TOLD HER SHE STILL NEEDS TO APPLY FOR BOARDING CERT, SUBMIT LETTER INTENT.		
EMAIL	10/11/2005 3:54:00 PM	LAURA DEARMOND	0
	sent email to Devin for ok to award		
PHONE	10/11/2005 8:51:00 AM	KELLY OLIVERIUS	0
	30)PER 24, ATTEMPTED CONTACT AGAIN WITH CECILE TO ADVISE HER OF CONTINUED ABATMENT, NO ANSWER, LEFT A VM FOR HER TO CALL.		
INSP	10/10/2005 2:14:00 PM	KELLY OLIVERIUS	6
	30)VAGRANTS STILL ON PROPERTY IN REAR. MAIN BLDG NOW OPEN. PIX. PUT IN FOR CONTINUED ABATEMENT. REFER TO 24. PIX. ASSESS FEE. CB 10/12 TO 24		

PHONE	9/30/2005 3:10:00 PM	KELLY OLIVERIUS	1
30)RECIEVED A CALL FROM CECILE TATE, OWNER, 310-213-4614, EXPLAINED TO HER PROPERTY IS IN ABATEMENT PROCESS. SHE SAID SHE WOULD BE COMING IN TOWN TO BOARD BLDG. TOLD HER CB DATE. SHE SAID SHE INTENDS TO HAVE PROPERTY RENTED BEFORE 60 DAYS.			
NTCABT	9/29/2005 9:51:00 AM	KELLY OLIVERIUS	4
30)VIOL. REMAIN. POSTED NOTICE TO ABATE. CB 10/10.			
MISC	9/29/2005 8:01:00 AM	KELLY OLIVERIUS	0
30)NO CONTACT WITH OWNER. CB 09/29 TO POST NOTICE TO ABATE.			
PHONE	9/29/2005 7:57:00 AM	KELLY OLIVERIUS	0
30)PHONED NUMBER FOR C BROWN FOUND IN WHITE PAGES, 909-562-0395, NUMBER WAS DISCONNECTED.			
RESEAR	9/29/2005 6:38:00 AM	KELLY OLIVERIUS	8
30)ACCESSED COUNTY SITE FOR ASSESSOR INFO. CHECKED WHITE PAGES AND OLD HANSEN CASES FOR CONTACT INFO. FOUND OPEN CASE #34093, WILL TAKE OVER CASE.CHECKED SEWER SCREEN, NO NUMBER FOUND.			
INSP	9/28/2005 12:17:00 PM	KELLY OLIVERIUS	7
30)VACANT BOARDED BLDG, MAIN STRUCTURE SECURE.ILEGAL ACCESSORY STRUCTURE IN R/Y INHABITED BY VAGRANTS. PIX.			
MISC	9/28/2005 11:44:00 AM	LAURA DEARMOND	0
REC'D CERT CARD FROM OWNER & SENT CARD TO C/E OFFICE			
NOTICE	9/27/2005 2:45:00 PM	LAURA DEARMOND	0
SENT 10 DAY NOTICE BEFORE ABATEMENT TO OWNER			
BIDR	9/27/2005 2:24:00 PM	LAURA DEARMOND	0
REC'D BIDS 1.CLV/RRT \$1,695 2.C.H. CONSTRUCTION \$2,149			
BIDS	9/21/2005 2:08:00 PM	LAURA DEARMOND	0
faxed bid to contractors, due back 9-26			
INSP	9/16/2005 7:27:00 AM	ROBERT KAEMPFER	0
26) Property cleaned but bldg is still open and accessible & vagrant/homeless & their belongings are still on property, took pixs. CONTINUE ABATEMENT, CB 9-23			
RECORD	9/8/2005 7:47:00 AM	JESSICA LARRAMENDY	0
JL) Recorded N&O dated September 1, 2005 at Clark County. Book: 20050908 Inst: 03092			
NOPOST	9/3/2005 6:20:00 AM	ROBERT KAEMPFER	10
26) No improvement, posted N&O on front door, took pixs, cb 9-16			
NOTICE	9/1/2005 8:55:00 AM	LAURA DEARMOND	0
SENT DANG BLDG N&O TO OWNER			
INSP	8/29/2005 2:54:00 PM	ROBERT KAEMPFER	26
26) Observed vacant house that is open and accessible with t/d, r/w and high weeds covering property, took pixs. Preared N&O and forwarded to #24, cb 9-2			

Time in minutes: 153