

Summary Report Case # 70337
1312 N 21ST ST - Map # 02326-27 Parcel 13926511006

Owner Information:

AMERICAN HOME MORTGAGE
SERV INC
4600 REGENT BLVD #200
IRVING TX 75063-2478

Complaint Information:

CHECK FOR ALL VIOLATIONS. TRASH VEHICLES WEEDS DUMPSTERS

Case Assigned To: ANTHONY GUARINO

Follow Up Inspection Date: April 30, 2009

Date Case Opened: October 01, 2008

Ward: 3

Open Violations:

A-BLD	BUILDING CODE
Location:	BUILDING / UNITS
Comments:	BROKEN WINDOWS/MISSING WINDOWS PROPERTY OPEN AND ACCESSIBLE
A-WEEDS	WEEDS/GRASS CODE
Location:	PROPERTY
Comments:	HIGH GRASS AND WEEDS
A-NUISVACANT	NUISANCE VACANT PROPERTY
Location:	PROPERTY
Comments:	OPEN AND ACCESSIBLE
A-REFUSE/WST	9.04.010(4) REFUSE/WASTE
Location:	PROPERTY
Comments:	TRASH DEBRIS

Log Information:

Date	Personnel	Action
10/14/08JPEREYDA		INSP
22)C/N AND LETTER MAILED TO PROPERTY OWNER REQUESTING OWNERS TO CHECK PROPERTIES FOR VIOLATIONS AND CLEAN UP FOR INSPECTION ON 10-14		
10/14/08JPEREYDA		INSP
22)TRASH HIGH WEEDS STORAGE DOOR OFF HINGES PIX AND C/N MAILED TO 45 N3RD ST APT 209 CAMPBELL,CA 95008 PER SEWER SCREEN C/B 10-21		
10/15/08JPEREYDA		LETTER
22)OCTOBER 1ST LETTER RETURNED RESENT OUT TO CAMPBELL,CA ADDRESS		
10/21/08JPEREYDA		INSP
22)TRASH HIGH WEEDS ON PROPERTY.ALL WINDOWS UPSTAIRS BROKEN.BOTTEM WINDOWS BROKEN.NO POWER AT COMPLEX.\$120 FAILED C/N AND PIX MAILED TO OWNER IN CAMPBELL,CA.PREPARE N&O		
10/22/08JPEREYDA		MISC
22)per 24 refer to 16		
10/22/08EDOUGLAS		PHONE
RECEIVED PHONE CALL FROM METRO. OFFICER PRESENTLY ON PROPERTY (4-PLEX). DOORS BUSTED OPEN, ALL WALLS KNOCKED OUT. YOU CAN GO FROM ONE APARTMENT TO THE OTHER THROUGH WALLS THAT ARE KNOCKED OUT. SAFETY HAZARD, MUST BE SECURED. ED		
10/24/08LNIHIPALI		NOREQ
16)NOTICE AND ORDER PREPARED AND FORWARDED TO 24 FOR REVIEW.		
10/27/08LMCKENZIE		MISC

Log Information:**Date Personnel Action**

LM) RECEIVED CALL FROM CLARK COUNTY SCHOOL POLICE REPORTING 4 VACANT APTS. OPEN/ACCESSIBLE WHERE KIDS FROM H.S. ACROSS THE STREET ARE HANGING OUT. NEEDS TO BE SECURED.

10/28/08LDEARMOND NOTICE

Ld) SENT N&O REGARDING VACANT OR ABANDONED DANGEROUS BUILDING TO OWNER Jeffrey Slayter 101 E San Fernando Street, #306 San Jose, CA 98112-7438

10/29/08HLUJAN NOPOST

30)Notice and Order posted.

11/4/08 TGUARINO INSP

21)rec call from CCSD police-officer diaz&officer robinson 799-700x4700.kids from rancho are hanging out in units,doing drugs,etc.I advised PH&DS,RRT will do an emergency securing.pre pix and vid done,e-mail scanned to case from CCSD.

11/5/08 LDEARMOND LETTER

Ld) CERTIFIED & REGULAR LETTERS TO OWNER Jeffrey Slayter 101 E San Fernando Street, #306 San Jose, CA 98112-7438 RETURNED FORWARD TIME EXP 45 N 3RD ST APT 209 CAMPBELL CA 95008-2064

11/5/08 LDEARMOND MISC

Ld) SENT N&O TO OWNER AT FORWARDING ADDRESS Jeffrey Slayter 45 N 3rd Street, Apt 209 Campbell, CA 95008-2064

11/17/08LNIHIPALI INSP

16)NOTHING NEW HAS BEEN DONE, ONE BOARD ON REAR DOOR,NOT TO SPECS (NOT PROPERLY ATTACHED, NOT PAINTED)OTHER THAN THAT ONE DOOR,ALL OTHER DOORS AND WINDOWS ARE BARRED AND SECURED. SOME SECOND STORY WINDOWS ARE OPEN,LIGHT TRASH AND DEBRIS IN YARD AREA.

11/17/08LNIHIPALI INSP

16)PROCEED WITH ABATEMENT.

11/17/08LNIHIPALI MEMO

16)ABATEMENT BID FORM PREPARED AND FORWARDED TO 24 FOR REVIEW. WILL NOW AWAIT OUTCOME OF REVIEW AND BIDS. CHECK BACK ON 11/26

11/19/08JLARRAMENDY RECORD

JL) Recorded N&O Regarding Vacant or Aband Dngr Bldg dated October 28, 2008 at Clark County. Recorded in Book: 20081118 Inst: 02148.

11/19/08LDEARMOND BIDS

Ld) FAXED BID TO CONTRACTORS, DUE BACK 11-25

11/24/08EDOUGLAS MISC

HANDED REC N&O TO 16--OFFICER PLACED IN FILE. ED

12/1/08 LDEARMOND BIDR

Ld) RECEIVED BIDS (1) WEAVER \$1,800 (2) LEVELEX \$2,228 (3) REGENCY \$2,700

12/1/08 LDEARMOND NOTICE

Ld) SENT 10 DAY NOTICE BEFORE ABATEMENT TO OWNER Jeffrey Slayter 101 E San Fernando Street, #306 San Jose, CA 95112-7438/45 N 3rd Street, Apt 209 Campbell, CA 95008-2064

12/2/08 LHAGEMAN NOPOST

32) posted N&O on building per Lynn fail for today

12/16/08LNIHIPALI INSP

16)MORE GRAFFITI ON BUILDING IN VARIOUS PLACES,INTERIOR IS BEGINNING TO BE RIPPED OF COPPER, ETC, NOT SURE HOW THEY ARE GETTING IN, LIGHT TRASH AND DEBRIS, WEEDS,BROKEN WINDOWS. PROCEED WITH ABATEMENT.

12/16/08LNIHIPALI MEMO

16)BID REVIEW PIX PREPARED, FILE FORWARDED TO 24 FOR REVIEW.

Log Information:

Date Personnel Action
12/30/08 PHINES DIRECT

24) BID APPROVED BY DSS IN AMT OF \$1800 TO WEAVER CONST TO BOARD TO SPEC, CLEAN, AND PAINT OVER GRAFFITI. REFER FILE TO OFFICE STAFF.

1/6/09 LDEARMOND LETTER

Ld) CERTIFIED LETTER TO OWNER Jeffrey Slayter 45 N 3rd Street, Apt 209 Campbell, CA 95008-2064 RETURNED UNCLAIMED UNABLE TO FORWARD

1/6/09 LDEARMOND NOTICE

Ld) SENT NOTICE AND ORDER REGARDING VACANT OR ABANDONED DANGEROUS BUILDING TO NEW OWNER American Home Mortgage Servicing Inc. Re: Loan #0030405013/SLAYTER 4600 Regent Blvd, #200 Irving, TX 75063-2478

1/14/09 JLARRAMENDY RECORD

JL) Recorded N&O Regarding Vacant or Aband Dngr Bldg dated January 6, 2009 at Clark County. Recorded in Book: 20090113 Inst: 03697

1/16/09 LDEARMOND MISC

Ld) RECEIVED CERTIFIED CARD FROM NEW OWNER American Home Mortgage Servicing Inc. Re: Loan #0030405013/SLAYTER 4600 Regent Blvd, #200 Irving, TX 75063-2478

1/21/09 EDOUGLAS MISC

N & O REC 1/13/09 PLACED IN FILE. ED

1/21/09 LNIHIPALI STATUS

16) ON SITE WITH 22, REAR STORAGE DOORS ARE OPEN, PROPERTY IS POSTED GOT INFORMATION ON REALTOR WILL CALL

1/21/09 LNIHIPALI PHONE

16) SPOKE WITH DON SEALES FROM PRUDENTIAL AMERICANA THE ZAND GROUP, KAMRAN ZAND IS LISTING AGENT, WILL FAX COPY OF NOTICE TO 868-7155, OFFICE 734-5555, AFTER HOURS, 868-7135 WILL FAX COPY OF NOTICE WITH IMMEDIATE ITEMS IDENTIFIED.

1/21/09 LNIHIPALI FAX

16) fax sent to 868-7155 copy of notice and order along with what needs to be done asap to stop contractor abatement.

1/28/09 LDEARMOND MISC

Ld) RECEIVED CERTIFIED CARD FROM OWNER American Home Mortgage Servicing Inc. Re: Loan #0030405013/SLAYTER 4600 Regent Blvd, #200 Irving, TX 75063-2478

2/17/09 LNIHIPALI INSP

16) PROPERTY REMAINS VACANT AND FOR SALE, SECURE, BUT WINDOWS ARE BROKEN, SOMEHOW THERE IS STILL COPPER THEFT, REALTOR HAS FAILED TO ABATE, WOULD STILL LIKE WINDOWS BOARDED AND SCREENED, GRAFFITI REMOVED. PROCEED WITH ABATEMENT, PIX, FAIL, FEE.

2/17/09 LNIHIPALI MEMO

16) ABATEMENT BID SHEET PREPARED, FORWARD TO 24 FOR REVIEW.

2/20/09 PHINES DIRECT

24) REQUESTED WEAVER TO SUBMIT COST FOR ABATING GRAFFITI & WE WILL ADD TO ORIGINAL BID. GRAFFITI REMOVAL WAS NOT LISTED ON ORIGINAL SCOPE OF WORK. SHE WILL FAX IT TODAY & GIVE US A START DATE.

2/20/09 PHINES PHONE

24) WEAVER WILL CHARGE \$50 TO COVER GRAFFITI. WILL START BOARDING 8AM 2/23. ADVISED #16 VIA EMAIL TO PREVIDEO. PHYLLIS WILL SEND THE REVISED BID AMT VIA FAX.

2/20/09 LDEARMOND BIDR

Ld) RECEIVED WEAVER ADJUSTED BID \$1,850

2/23/09 LDEARMOND BIDA

Ld) BID AWARDED TO WEAVER CONSTRUCTION

Log Information:

Date Personnel Action
2/23/09 LDEARMOND NOTICE

Ld) SENT 10 NOTICE BEFORE ABATEMENT TO OWNER American Home Mortgage Servicing Inc. Re: Loan #0030405013/SLAYTER 4600 Regent Blvd, #200
 Irving, TX 75063-2478

2/24/09 LDEARMOND VIDREQ

Ld) RECEIVED WEAVER COMPLETION DATE 2-23 FAX & SENT VIDEO REQUEST EMAIL TO #16

2/25/09 LDEARMOND NOTICE

Ld) SENT NOTICE OF IMMEDIATE ABATEMENT TO OWNER American Home Mortgage Servicing Inc. Re: Loan #0030405013/SLAYTER 4600 Regent Blvd, #200
 Irving, TX 75063-2478

2/25/09 LDEARMOND MISC

Ld) AFTER ABATEMENT VIDEO COMPLETED PER #16, PAID \$1,850 TO WEAVER

2/28/09 LNIHIPALI VIDPST

16)VIDEO DONE, PROPERTY IS CLEAN AND SECURE, GRAFFIT REMOVED, PROCEED WITH PAYMENT. SET FOR COUNCIL.

3/2/09 LDEARMOND MISC

Ld) RECEIVED CERTIFIED CARD FROM OWNER American Home Mortgage Servicing Inc. 4600 Regent Blvd, #200
 Irving, TX 75063-2478

6/10/09 JLARRAMENDY MEET

JL) Scheduled to go before Council on July 1, 2009

6/10/09 JLARRAMENDY LETTER

JL) Report of expense letter and memo mailed to property owner both certified and regular mail.

Inspection Information

<u>Schedule Date</u>	<u>Inspection Date</u>	<u>Inspected By</u>	<u>Inspection Results</u>
10/14/08	10/1/08	PEREYDA	Failed
2/4/09	2/9/09	NIHIPALI	Failed
12/15/08	12/2/08	HAGEMAN	Failed
12/15/08	12/16/08	NIHIPALI	Failed
10/14/08	10/14/08	PEREYDA	Partial Pass
10/21/08	10/21/08	PEREYDA	Failed
11/12/08	11/13/08	NIHIPALI	Failed
4/30/09			No Action

				<u>Fee Added</u>	<u>Fee Paid</u>
70337	\$150 CIVIL PENALTY	\$150.00	U	12/15/2008	
70337	REINSPECTION FEE	\$180.00	U	12/15/2008	
70337	\$300 CIVIL PENALTY	\$300.00	U	12/15/2008	
70337	REINSPECTION FEE	\$180.00	U	12/15/2008	
70337	\$500 (A) CIVIL PENALTY 1ST	\$500.00	U	01/05/2009	
70337	REINSPECTION FEE	\$180.00	U	01/05/2009	
70337	INSPECTION FEE	\$120.00	U	11/03/2008	
70337	REINSPECTION FEE	\$180.00	U	06/04/2009	
70337	\$500 (A) CIVIL PENALTY 1ST	\$500.00	U	06/04/2009	
70337	REINSPECTION LATE FEE	\$18.00	U	06/04/2009	
70337	INSPECTION LATE FEE	\$12.00	U	06/04/2009	
70337	REINSPECTION LATE FEE	\$18.00	U	06/04/2009	
70337	REINSPECTION LATE FEE	\$18.00	U	06/04/2009	
70337	REINSPECTION LATE FEE	\$18.00	U	06/04/2009	
70337	ABATEMENT COST	\$1,850.00	U	03/02/2009	
70337	ADMIN FEE	\$277.50	U	03/02/2009	
		\$4,501.50			
