

Address: 3204 THERESA AVE

CITZ

VACANT HOUSE OPEN & ACCESSIBLE

Parcel(s)

Parcel:	Size:	Subdivision Name:
13925612062	0.14 ACRE	COLLEGE PARK #23 AMD

Owner Information:

08-Oct-03	07-Apr-04	DUPUIS INVESTMENT SERVICES LTD 625 S DECATUR BLVD; LAS VEGAS, NV 89107-3914
19-Feb-03	26-Feb-03	TREPANIER KEVIN L 3934 COCHRAN ST #38; SIMI VALLEY, CA 93063
31-Mar-05	09-Oct-06	RENTERIA OFELIA 3204 THERESA AVE; LAS VEGAS, NV 89101-1707
09-Oct-06		ALCANTARA-GARCIA JOSE LUIS 3204 THERESA AVE; LAS VEGAS, NV 89101-1707
07-Apr-04	31-Mar-05	JIMENEZ JOSE AYALA 3204 THERESA AVE; RENTERIA MARINA LAS VEGAS, NV 89101-1707
26-Feb-03	01-Oct-03	TREPANIER KEVIN L 3934 COCHRAN ST #38; SIMI VALLEY, CA 93063-2374
01-Oct-03	08-Oct-03	DUPUIS INVESTMENT SERVICES LTD 625 S DECATUR BLVD; LAS VEGAS, NV 89107
10-Aug-02	19-Feb-03	TREPANIER KEVIN L 860 N 28TH ST; LAS VEGAS, NV 89101-2337

Inspection Summary

Inspector:	Status:	Scheduled DT:	Start Dt:	Comp DT:	Min:
960392	Failed	4/27/2009	05/07/2009 17:03	05/07/2009 17:03	0
960392	Failed	5/30/2009	05/30/2009 8:59	05/30/2009 9:10	11
960392	Failed	6/12/2009	06/13/2009 6:54	06/13/2009 6:56	2
960392	Failed	7/1/2009	07/02/2009 7:55	07/02/2009 7:55	0
960392	Failed	7/15/2009	07/15/2009 13:33	07/15/2009 13:35	1
960066	Passed	7/16/2009	08/04/2009 15:47	08/04/2009 15:57	10
Time in Minuets:					24

Violation Details

Violation	Violation DT:	Resolve DT:	Location:
AB-008U	5/7/2009		FRONT DOOR REMOVED
INSTALL NEW FUNCTIONAL FRONT DOOR			
AB-008	7/15/2009	8/4/2009	SECURE ANY OPEN WINDOWS, DOORS, POINTS OF ENTRY
KEEP SECURE WHILE VACANT			
AN-006	7/15/2009	8/4/2009	ALL YARDS
CUT AND MAINTAIN			
AN-003	7/15/2009	8/4/2009	ALL YDS - PILED DEAD VEG, DEBRIS, LITTER
REMOVE			

Log

Type:	Date:	Employee:	Min:
RESEAR	10/9/2009 7:10:00 AM	ANTHONY GUARINO	0
21)refer to office staff for CC agenda			
MISC	8/5/2009 7:51:00 AM	LIDIA MCKENZIE	0
LM) PER #21, VIDEO AND PHOTOS COMPLETED; PAY TO WEAVER CONSTRUCTION \$855. RECEIPT #257625.			
VIDPST	8/4/2009 7:37:00 AM	ANTHONY GUARINO	0
21)post video and photos done in CC items file			
VIDPRE	7/30/2009 2:07:00 PM	ANTHONY GUARINO	0
21)pre video and photos done in CC items file			
VIDREQ	7/30/2009 9:17:00 AM	LIDIA MCKENZIE	0
lm) START DATE FM WEAVER CONSTRUCTION FOR 7/31/09- REQUEST FOR PRE-ABATEMENT VIDEO SENT TO #21.			
BIDA	7/30/2009 9:16:00 AM	LIDIA MCKENZIE	0
LM) BID AWARDED TO WEAVER CONSTRUCTION.			
MISC	7/28/2009 4:37:00 PM	LIDIA MCKENZIE	0
lm) PER #21 - OK TO AWARD BID. ENTERED INTO ORACLE AND FORWARDED TO D. SMITH FOR APPROVAL (REQ#155335)			
REVIEW	7/28/2009 2:33:00 PM	ANTHONY GUARINO	0
21)LM ok' d bid			
MISC	7/10/2009 2:14:00 PM	LAURA DEARMOND	0
Ld) RECEIVED CERTIFIED CARD FROM OWNER Jose Luis Alcantara-Garcia 3204 Theresa Avenue Las Vegas, NV 89101-1707			
NOPOST	7/8/2009 7:54:00 AM	STEPHANIE DEMOLEAS	0
17) 10-day POSTED ON SITE CB 7/15. PIX, ASSESS FEE \$180 PLUS \$300			
NOTICE	7/2/2009 1:20:00 PM	LAURA DEARMOND	0
Ld) SENT 10 DAY NOTICE BEFORE ABATEMENT TO OWNER Jose Luis Alcantara-Garcia 3204 Theresa Avenue Las Vegas, NV 89101-1707			
BIDR	7/2/2009 7:21:00 AM	LAURA DEARMOND	0
Ld) RECEIVED BIDS (1) WEAVER CONSTRUCTION \$855 (2) AMERICAN DEMO \$998 (3) GCA \$1,250 (4) NDX \$1,849 (5) LEVELEX \$1,948			
BIDS	6/24/2009 7:30:00 AM	LAURA DEARMOND	0
Ld) FAXED BID TO CONTRACTORS, DUE BACK 6-30			
MEMO	6/19/2009 6:54:00 AM	ANTHONY GUARINO	0
21)office for bids			
EMAIL	6/5/2009 8:08:00 AM	STEPHANIE DEMOLEAS	0
17) emailed WAMU representative: Debbie Grim and advised that cleanup was partial. Also left message: 904-462-3125			
MISC	6/4/2009 1:21:00 PM	ELIZABETH DOUGLAS	0
PLACED N & O RECORDED 6/3/09 IN FILE.			
RECORD	6/3/2009 3:31:00 PM	JESSICA LARRAMENDY	0
JL) JL) Recorded Nuisance N&O to Comply Regarding Dangerous Building dated May 19, 2009 at Clark County. Recorded in Book: 20090603 Inst: 04586.			
RESEAR	5/30/2009 4:20:00 PM	STEPHANIE DEMOLEAS	0
17) Still no indication the residence is back in foreclosure. Checked for any new contact information for owner: Alcantara-Garcia and none available.			
MISC	5/26/2009 1:48:00 PM	LAURA DEARMOND	0
Ld) RECEIVED CERTIFIED CARD FROM OWNER Jose Luis Alcantara-Garcia 3204 Theresa Avenue Las Vegas, NV 89101-1707			
NOPOST	5/20/2009 2:09:00 PM	STEPHANIE DEMOLEAS	1
17) posted on site			
NOTICE	5/19/2009 1:49:00 PM	LAURA DEARMOND	0
Ld) SENT NUISANCE NOTICE AND ORDER TO COMPLY REGARDING DANGEROUS BUILDING TO OWNER Jose Luis Alcantara-Garcia 3204 Theresa Avenue Las Vegas, NV 89101-1707			

NOREQ	5/19/2009 8:34:00 AM	ANTHONY GUARINO	0
21)forwarded to office n&o			
NOREQ	5/8/2009 5:27:00 PM	STEPHANIE DEMOLEAS	1
17) TO 21			
RESEAR	5/7/2009 4:57:00 PM	STEPHANIE DEMOLEAS	0
17) PROPERTY WAS IN DEFAULT - BUT NOW SHOWING AS IN RESCISSION AS OF 3/10/09			
<i>Time in minuets:</i>			2