

Address: 1908 THERESA AVE

CITZ

Caller next door to the above-subject abandoned property, called to report that the back door is wide open, making the property completely accessible. Teens are trespassing and cans of paint are laying around. Also, the property has been graffiti inside and out.

Parcel(s)

Parcel:	Size:	Subdivision Name:
13926610067	0.14 ACRE	GREATER LAS VEGAS ADD 3 UNIT #3

Owner Information:

10-Aug-02	28-May-04	RODRIGUEZ-BERNAL GUSTAVO MORENO GUADALUPE V 1908 THERESA AVE; LAS VEGAS, NV 89101-1213
28-May-04	08-Dec-05	PANIAGUA ALICIA 1908 THERESA AVE; LAS VEGAS, NV 89101-1213
08-Dec-05		RODRIGUEZ JOSE ALFREDO 1908 THERESA AVE; LAS VEGAS, NV 89101-1213

Inspection Summary

Inspector:	Status:	Scheduled DT:	Start Dt:	Comp DT:	Min:
960392	Failed	7/24/2009	07/24/2009 16:05	07/24/2009 16:14	9
960392	Passed Partial	7/25/2009	07/25/2009 15:19	07/25/2009 15:20	1
960392	Failed	8/2/2009	08/06/2009 12:51	08/06/2009 12:55	4
960392	Failed	8/17/2009	08/20/2009 13:23	08/20/2009 13:27	4
960392	Failed	9/8/2009	09/05/2009 14:32	09/05/2009 14:32	0
960066	Passed	9/28/2009	10/28/2009 13:12	10/28/2009 13:12	0
Time in Minuets:					18

Violation Details

Violation	Violation DT:	Resolve DT:	Location:
AN-003	7/24/2009	10/28/2009	Remove all refuse and waste from all areas of property. Maintain at all times. Presently: piled dead vegetation, broken glass, piled debris.
AV-001	7/24/2009	7/25/2009	
AN-008	7/24/2009	10/28/2009	Remove all graffiti from property and maintain free of graffiti at all times.
AB-006	7/25/2009	10/28/2009	Secure all structures to City of Las Vegas specifications. Presently: side door to garage is unlockable.

Log

Type:	Date:	Employee:	Min:
MISC	10/29/2009 1:25:00 PM	LAURA DEARMOND	0
Ld) \$580 PAID TO LUNAS CONSTRUCTION			
VIDPST	10/28/2009 1:11:00 PM	ANTHONY GUARINO	0
21)post video and photos done in cc items file / close			

VIDREQ	10/20/2009 7:31:00 AM	LAURA DEARMOND	0
Ld) RECEIVED LUNAS CONSTRUCTION INVOICE & SENT VIDEO REQUEST EMAIL TO #21			
VIDPRE	10/5/2009 2:23:00 PM	ANTHONY GUARINO	0
21)video and photos done, pix in CC Items file			
VIDREQ	10/1/2009 7:50:00 AM	LAURA DEARMOND	0
Ld) RECEIVED LUNAS START DATE 10-6 FAX & SENT VIDEO REQUEST EMAIL TO #21			
BIDA	9/30/2009 8:02:00 AM	LAURA DEARMOND	0
Ld) BID AWARDED TO LUNAS CONSTRUCTION			
DIRECT	9/28/2009 2:38:00 PM	ANTHONY GUARINO	0
21)refer to office, LD. continue contractor abatement.			
MISC	9/25/2009 3:48:00 PM	STEPHANIE DEMOLEAS	0
17) It is his responsibility of the owner of record to contact the lender and insist they update the ownership records. We will continue to mail all correspondence including invoices to the owner of record as reflected by the clark county assessor.			
LETTER	9/8/2009 2:22:00 PM	LAURA DEARMOND	0
Ld) CERTIFIED & REGULAR LETTERS TO OWNER Jose Alfredo Rodriguez 1908 Theresa Avenue Las Vegas, NV 89101-1213 RETURNED ATTEMPTED NOT KNOWN UNABLE TO FORWARD			
NOPOST	9/5/2009 2:31:00 PM	STEPHANIE DEMOLEAS	0
17) No change, 10 day posted, cb9/15			
NOTICE	9/2/2009 7:27:00 AM	LAURA DEARMOND	0
Ld) SENT 10 DAY NOTICE BEFORE ABATEMENT TO OWNER Jose Alfredo Rodriguez 1908 Theresa Avenue Las Vegas, NV 89101-1213			
BIDR	9/2/2009 7:10:00 AM	LAURA DEARMOND	0
Ld) RECEIVED BIDS (1) LUNAS CONSTRUCTION \$580 (2) WEAVER \$749 (3) DISASTER KLEEN-UP OF NV \$1,510 (4) NDX \$1,849			
BIDS	8/24/2009 7:30:00 AM	LAURA DEARMOND	0
Ld) FAXED BID TO CONTRACTORS, DUE BACK 8-27			
MISC	8/24/2009 6:54:00 AM	ANTHONY GUARINO	0
21)forwarded to office for bids			
MISC	8/14/2009	ELIZABETH DOUGLAS	0
PLACED N & O RECORDED 8/13/09 IN FILE.			
RECORD	8/13/2009 1:54:00 PM	JESSICA LARRAMENDY	1
JL) Recorded Nuisance Notice and Order to Comply Regarding Dangerous Building dated August 5, 2009 at Clark County. Recorded in Book: 20090813 Inst: 01575			
LETTER	8/12/2009 2:20:00 PM	LAURA DEARMOND	0
Ld) CERTIFIED & REGULAR LETTERS TO OWNER Jose Alfredo Rodriguez 1908 Theresa Avenue Las Vegas, NV 89101-1213 RETURNED ATTEMPTED NOT KNOWN UNABLE TO FORWARD			
NOTICE	8/5/2009 2:27:00 PM	LAURA DEARMOND	0
Ld) SENT NUISANCE N&O TO COMPLY REGARDING DANGEROUS BUILDING TO OWNER Jose Alfredo Rodriguez 1908 Theresa Avenue Las Vegas, NV 89101-1213			
NOREQ	7/25/2009 3:09:00 PM	STEPHANIE DEMOLEAS	0
17) with pix to 21			
RESEAR	7/24/2009 8:43:00 AM	STEPHANIE DEMOLEAS	0
17) Trustee sale scheduled 2/29/08, but no action since that date. See History on this case. Last case is open due to a \$66K unpaid lien (#61553). Return mail to service address. MERS down, unable to connect to bank.			

Time in minuets:

1