



City of Las Vegas
Neighborhood Services Department
Code Enforcement Case Report

Case # 76990

3900 SAN ANGELO AVE - Map # 02622-28 Parcel 16207516010

Owner Information:

MCKEE TANEIA
3900 SAN ANGELO AVE
LAS VEGAS, NV 89102-0123

Zoning Information:

Case Comments: CHECK FOR CODE VIOLATIONS

Case Assigned To:

Follow Up Inspection Date:

Date Case Opened: April 17, 2009

Ward: 1

Property Info/Status: HOA: N Vacant: N Foreclosure: N Secure: N

Violations:

Violation

Violation Date Status/Completed Date Location
Comments

AN-003: 9.04.010 (4) REFUSE & WASTE

7/10/09 OPEN

Front yard

Remove all refuse and waste, including paper, plastic, palm fronds, etc. Keep maintained at all times.

AN-006: 9.04.010 (7A) HIGH VEGETATION

4/21/09 OPEN

FRONT YARD

REMOVE ALL HIGH VEGETATION

AN-009: 9.04.010 (7D) DILAPIDATED

8/17/09 OPEN

East side yard

Repair dilapidated fence on east side yard.

A-NUISVACANT: NUISANCE VACANT PROPERTY

8/21/09 COMPLIED 12/30/09

Chronology of Events:

April 14, 2009 Insp#: INSPECTION

16)HIGH WEEDS, PALM FRONDS

April 28, 2009 Insp#: 827675

16) CORRECTION NOTICE ISSUED FOR HIGH WEEDS

July 10, 2009 Insp#: 833970

16)Nothing has been done, just the high weeds and refuse and waste. Will research ownership again.

July 11, 2009 RESEARCH

16)Nothing shows that property is in foreclosure.Does not own any other properties. None of the Mers information has any preservation,nor is there any default recorded, will try to mail notice to see if mail is being forwarded.

August 04, 2009 Insp#: 862857

16)Nothing has been done, have not heard from owner, will check again for foreclosure and prepare notice and orc 3rd fail, 2nd fee 330.00, pictures taken

August 06, 2009 RESEARCH

16)Recorder office is not giving information at this time in search mode, mersonline not available, need to get Notic going,

August 07, 2009 TELEPHONE CONVERSATION
16)Spoke to Eddie, has been given back to GMAC due to Bankruptcy Loan #

August 17, 2009 Insp#: 873100
16)Took updated pictures for Notice and Order , high weeds, trash and debris remain. East side fence is torn down

August 19, 2009 TELEPHONE CONVERSATION
16)Contacted GMAC property preservation who stated they do not have this property on their list. Contacted custom service who stated they are not sure if they hold the first mortgage. I will continue with notice and order.

August 19, 2009 NOTICE AND ORDER REQUESTED
16)Notice and Order prepared and forwarded to 19 for review.

August 25, 2009 NOTICE AND ORDER ISSUED
Ld) SENT NUISANCE N&O TO COMPLY TO OWNERS Tanea McKee Eddie J. Cohen 3900 San Angelo Avenue Las Vegas, NV 89102-0123

August 26, 2009 NOTICE AND ORDER POSTED
16)Posted on wall on by garage door.

August 26, 2009 Insp#: 877804
16) Nothing has been done, no response from bank, still has property in foreclosee's name. Pictures taken, 3rd fail, 180.00 + 150.00 fee

August 31, 2009 LETTER
Ld) CERTIFIED & REGULAR LETTERS TO OWNERS Tanea McKee Eddie J. Cohen 3900 San Angelo Avenue Las Vegas, NV 89102-0123 RETURNED FORWARD TIME EXPIRED

September 04, 2009 RECORD
JL) Recorded Nuisance N&O to Comply dated August 25, 2009 at Clark County. Recorded in Book: 20090904 Inst 01746.

September 07, 2009 MISCELLANEOUS
PLACED N & O RECORDED 9/4/09 IN FILE.

September 08, 2009 Insp#: 883670
16) Property remains the same, Pictures taken, 4th fail, 180.00 + 300 civil penalties, Proceed with abatement.

September 18, 2009 Insp#: 886921
16)fence is down now, rear yard accessible, side a/c opening open, rear slider open, swimming pool, rubber type lying in rear yard along with paper, plastic, etc, front window broken, prepare abatement form. 4th fail, 180.00+300.00

September 21, 2009 MEMORANDUM
16)Pictures processed, abatement bid form prepared, forward to 19 for review.

September 25, 2009 BID SENT
Ld) FAXED BID TO CONTRACTORS, DUE BACK 10-1

October 02, 2009 BID RECEIVED
Ld) RECEIVED BIDS (1) AMERICAN DEMO \$900 (2) LUNAS CONSTRUCTION \$938 (3) CGL \$1,050 (4) WEAVE \$1,245

October 02, 2009 NOTICE AND ORDER ISSUED
Ld) SENT 10 DAY NOTICE BEFORE ABATEMENT TO OWNERS Tanea McKee Eddie J. Cohen 3900 San Angelo Avenue Las Vegas, NV 89102-0123/5365 Creekview Way Morrow, GA 30260-4218

October 05, 2009 NOTICE TO ABATE
16)Posted on wall by garage door.

October 05, 2009 Insp#: 892325
16)No changes, 5th fail, 180 + 500 fee,

October 06, 2009 LETTER
Ld) CERTIFIED & REGULAR LETTERS TO OWNERS Tanea McKee Eddie J. Cohen 3900 San Angelo Avenue Las Vegas, NV 89102-0123 RETURNED FORWARD TIME EXP 5365 CREEKVIEW WAY MORROW GA 30260-4218

October 07, 2009 MISCELLANEOUS
Ld) RECEIVED CERTIFIED CARD FROM OWNERS Tanea McKee Eddie J. Cohen 5365 Creekview Way Morrow GA 30260-4218

October 16, 2009 Insp#: 900103
16) Reinspection after 10 day to abatement: Front door is now open, was able to go inside, I think I got the rear patio door locked, tried to secure front door, but cannot do the dead bolt, locked with handle lock, and used zip ties to help deter entry, high weeds, trash and debris remain, pictures taken, fail, fee Continue with abatement.

November 05, 2009 MEMORANDUM
16)Bank still has not recorded foreclosure at Assessor office.

November 18, 2009 MEETING
210bid ok'd refer to 19

December 09, 2009 BID AWARDED
LM) RECEIVED D. SMITH'S APPROVAL - SENT AWARD LTR TO AMERICAN DEMOLITION (\$900)

December 14, 2009 VIDEO REQUEST
LM) RECEIVED START DATE FROM AMERICAN DEMO FOR 12/16/09-REQUEST FOR PRE-ABATEMENT VIDEO SENT TO #19 W/E-MAIL & PAPERWORK

December 16, 2009 Insp#: 905045

December 16, 2009 PRE ABATEMENT VIDEO
19) Violations remain, pre-video & pictures completed.

December 28, 2009 VIDEO REQUEST
Ld) Received American Demo invoice & sent video request email to #19

December 30, 2009 POST ABATEMENT VIDEO
19) Violations abated, post-video & pictures completed. Case Closed

December 30, 2009 Insp#: 933789

March 04, 2010 REVIEW
19) reviewed ownership info, tried to find contact info for both individuals in Morrow GA, no phone # listed for either for address. Checked recorders office, no info for foreclosure. File to LD for processing for City Council.

Fees:

<u>Fee Name</u>	<u>Amount</u>	<u>Status</u>	<u>Fee Added</u>	<u>Fee Paid</u>
INSPECTION FEE	\$120.00	U	07/15/2009	
INSPECTION LATE FEE	\$12.00	U	08/17/2009	
\$150 CIVIL PENALTY	\$150.00	U	09/01/2009	
REINSPECTION FEE	\$180.00	U	09/01/2009	
REINSPECTION FEE	\$180.00	U	09/15/2009	
\$300 CIVIL PENALTY	\$300.00	U	09/15/2009	
\$500 (A) CIVIL PENALTY 1ST	\$500.00	U	10/01/2009	
REINSPECTION FEE	\$180.00	U	10/01/2009	
REINSPECTION LATE FEE	\$18.00	U	10/01/2009	
REINSPECTION FEE	\$180.00	U	10/15/2009	
\$500 (A) CIVIL PENALTY 1ST	\$500.00	U	10/15/2009	
REINSPECTION LATE FEE	\$18.00	U	10/15/2009	
REINSPECTION FEE	\$180.00	U	11/02/2009	
\$500 (A) CIVIL PENALTY 1ST	\$500.00	U	11/02/2009	
\$500 (A) CIVIL PENALTY 1ST	\$500.00	U	01/05/2010	
REINSPECTION FEE	\$180.00	U	01/05/2010	
ABATEMENT COST	\$900.00	U	01/19/2010	
ADMIN FEE	\$135.00	U	01/19/2010	

Total Amount Due: \$4,733.00
