



City of Las Vegas
Neighborhood Services Department
Code Enforcement Case Report

Case # 82862

10305 WELLSIDE HILL AVE - Map # 02414-67 Parcel 13736713051

Owner Information:

MARTIN BRADLEY M & CINNAMON A
10305 WELLSIDE HILL AVE
LAS VEGAS, NV 89145-8813

Zoning Information: P-C(PLANNED COMMUNITY)

Case Comments: The property has been abandoned, is unlocked, is a fire hazard and presents a danger and nuisance to o community

Case Assigned To:

Follow Up Inspection Date:

Date Case Opened: October 08, 2009

Ward: 2

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

Violations:

Violation

Violation Date Status/Completed Date Location
Comments

AB-006: 16.08.010 UDB SEC 403

10/13/09 OPEN House
All door, windows and openings to be maintained as secure at all times.
10/26/09 OPEN Rear Door
All doors, windows and openings to be maintained and secure at all times

AB-006Q: 16.08.010 UDB SEC 302 (17)

10/13/09 OPEN Rear
Secure rear door. All doors, windows and openings are to be maintained as secure at all time.
10/26/09 OPEN Rear Door
Secure rear door. All doors, windows and openings

AN-003: 9.04.010 (4) REFUSE & WASTE

10/13/09 OPEN All areas
Remove all refuse and waste from all areas of property. Maintain at all times.
Remove all refuse, waste, trash and abandoned items from all areas of property. Maintain at all times.

AN-006: 9.04.010 (7A) HIGH VEGETATION

10/13/09 OPEN All areas
Remove all high vegetation over 8" from all areas of property. Maintain at all times.
Remove all high vegetation over 8" from all visible areas of property. Maintain at all times.

AN-007: 9.04.010 (7B) DEAD VEGETATION

10/13/09 OPEN All areas
Remove all dead vegetation from all areas of property. Maintain free of dead debris at all times.

AV-001: 16.31 VACANT BUILDING CODE

10/26/09 OPEN House
Property to be maintained in a secure, clean and orderly condition.

Chronology of Events:

October 13, 2009

Insp#: 901322

25] neighbor says house vacant over a year. house open in rear only able to secure all doors but one rear. pool drained. rear full of dead cut vegetation deem fire hazard as some areas are completely covered in rear. some dead in front and side by gate. going to N&O. will check bank ownership. c/b 10/23

October 14, 2009 RESEARCH
25) MIRS- green tree service llc 345 St Peter St St Paul MN 55102 (800) 643-0202

October 14, 2009 RESEARCH
25) RECORDERS- default 11/19/08

October 14, 2009 RESEARCH
25) SEWER- 100 prestwick lagrange ga 30241 no ph#

October 14, 2009 RESEARCH
25) WHITE PAGES- (706) 443-5141 same address on Lagrange GA

October 14, 2009 TELEPHONE CONVERSATION
25) called (706) 443-5141 doesnt work

October 14, 2009 REFERRED
25) file to 19 to review N&O

October 16, 2009 REVIEW ACTIVITY
19) Reviewed file for notice and order request, approved, file to LM

October 22, 2009 NOTICE AND ORDER ISSUED
LM) AFTER OK BY #19- MAILED N&O TO OWNERS: BRADLEY & CINAMMON MARTIN @ 10305 WELLSIDE HILL AVE., LV 89145 & @ 100 PRESTWICK DR., LAGRANGE, GA & COPY TO: GREEN TREE SVCNG, LLC @ 345 ST PETER ST, ST. PAUL, MN. C/B 11-2. TO #25 FOR POSTING & TD FOR RECORDING

October 26, 2009 Insp#: 903218
25] N&O posted c/b 11/5 no chnage. rear open. unable to secure due to type of locks.PIC

October 26, 2009 MISCELLANEOUS
lm) CERTIFIED AND REGULAR MAIL ADDRESSED TO: BRADLEY & CINNAMON MARTIN @ 10305 WELLSIDE HILL AVE.- RETURNED: "Forward time exp - retn to sender- Martin 132 Oak Holw, San Marcos, TX 78666-2454"

November 02, 2009 RECORD
td) Recorded Notice and Order dated 10-22-09 at Clark County in Book: 20091102 Inst: 0202

November 02, 2009 MISCELLANEOUS
LM) CERTIFIED CARD ADDRESSED TO: GREEN TREE SERVICING, LLC @ 345 ST. PETER ST., ST PAUL, MI 35102 - RECEIVED SIGNED.

November 05, 2009 Insp#: 908168
25] \$180 inspection + \$300 civil PIC no chnage rear still open/ c/b 11/16 going forward on bid request

November 10, 2009 REFERRED
25) file to 19 for bid review.HOUSE OPEN AND ACCESSABLE THRU REAR AND GARAGE DOOR UNABLE TO LOCK DUE TO LOCK TYPE (KEY) CUT BRANCHES, FALLEN TREES, ABANDONED HOUSEHOLD ITEMS, REFUSE AND TRASH IN ALL AREAS OF PROPERTY NEEDS TO BE ABATED STILL bid request

November 17, 2009 MEMORANDUM
25) awaiing files return

November 23, 2009 MEMORANDUM
25) awaiting files return on bids.

November 23, 2009 TELEPHONE CONVERSATION
25) agent Judy called 371-8658 for potential buyer asked what is N&O and how it works

November 23, 2009 BID SENT
LM) SENT REQUEST FOR QUOTES; DUE 11/25

November 25, 2009 BID RECEIVED
LM) BIDS RECEIVED: 1-WEAVER CONSTRUCTION= \$985; 2-AMERICAN DEMOLITION= \$1190

November 30, 2009 LETTER
LM) 10-DY NOTICE BEFORE ABATEMENT SENT OUT TO OWNERS AT: SITE & AT FORWARDING ADD: 132 OAK HOLW, SAN MARCOS, TX 78666; 100 PRESTWICK DR., LAGRANGE, GA 30241; & TO TREE SERVICING LLC @ 345 ST PETER ST, ST PAUL, MN 35102

November 30, 2009 MISCELLANEOUS
LM) MAILED 10-DY BEFORE ABATEMENT TO OWNERS: BRADLEY & CINAMMON MARTIN @ 10305 WELLSIDE HILL AVE, LV 89145 & @ 100 PRESTWICK DR., LAGRANGE, GA 30241 & TO: GREEN TREE SERVICING, LLC @ 345 ST PETER ST., ST PAUL, MN 35102. C/B - 12/10/09

December 01, 2009

Insp#: 912729

25] \$180 inspection+ \$500 civil, no chnage pic, posted ten day before abatement. c/b 12/11

December 14, 2009

Insp#: 921910

25] \$180 INSPECTION + \$500 CIVIL FEE no chnage in property. Pic. Case sent to #19 to go forward on abatement by contractor. c/b 12/24 items need ing clean up and removal DEAD VEGETATION FROM ALL YARDS, ABANDONED HOUSEHOLD ITEMS AND REFUSE FROM REAR AND SIDE YARDS AND GARAGE SIDE DOOR AND REAR DOOR NEED TO BE SECURED TO CODE. HOA has kept front clean.

December 15, 2009

REFERRED

25) file to 19 to review for contractor abaement. 1) DEAD VEGETATION IN SIDE AND REAR YARDS 2) REFUSE-CUT TREES AND BUSHES ALONG WITH VARIOUS ABANDONED HOUSEHOLD ITEMS IN REAR 4) REAR DOOR WILL NOT LOCK/ SECURE ALL DOOR AND WINDOWS.

December 22, 2009

MEETING

21)BID APPROVED REFER TO OFFICE FOR ABATEMENT

December 30, 2009

MISCELLANEOUS

Ld) Sent email to Devin for approval to award bid Requisition #162519

January 11, 2010

BID AWARDED

Ld) Bid awarded to Weaver Construction

January 11, 2010

VIDEO REQUEST

Ld) Received Weaver Construction start date 1-13 fax & sent video request email to #19

January 12, 2010

Insp#: 927100

19) Took pre-abatement video and pictures. Property remains in violations with dead vegetation in all areas, block ingress of side yard by overgrown vegetation, refuse and waste. Property is currently secure. Spoke to neighbors and HOA secure the house. Proceed with abate of all other issues.

January 12, 2010

MISCELLANEOUS

LM) CERTIFIED LETTERS TO: BRADLEY & CINNAMON MARTIN @ 132 OAK HOLW, SAN MARCOS, TX 78666 @ 100 PRESTWICK DR., LAGRANGE, GA 30241- RETURNED:"UNCLAIMED"

January 14, 2010

PRE-ABATEMENT VIDEO

19) Pre-video completed with pictures.

January 15, 2010

VIDEO REQUEST

Ld) Received Weaver Construction finish date 1-14 fax & sent video request email to #19

January 22, 2010

POST-ABATEMENT VIDEO

25) Post-video completed with pictures.

January 22, 2010

Insp#: 950919

25) All violations abated, post-video and pictures completed. Case closed.

February 18, 2010

REVIEW

19) Reviewed case and prepared for council processing. Researched ownership and found that property went up f trustee sale in 10/09. Contacted Recontrust Company 800-281-8219, verified trustee sale put on Hold Status. Asl representative who holds deed on property was advised not public info. File forwarded to LD to process for City Council Meeting.

Fees:

<u>Fee Name</u>	<u>Amount</u>	<u>Status</u>	<u>Fee Added</u>	<u>Fee Paid</u>
INSPECTION FEE	\$120.00	U	11/02/2009	
\$150 CIVIL PENALTY	\$150.00	U	11/16/2009	
REINSPECTION FEE	\$180.00	U	11/16/2009	
ADMINISTRATIVE	\$147.75	U	01/28/2010	
NUISANCE ABATEMENT FEE	\$985.00	U	01/28/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	02/18/2010	
FOURTH RESIDENTIAL CIVIL PENALTY	\$500.00	U	02/18/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	02/18/2010	
SECOND RESIDENTIAL CIVIL PENALTY	\$300.00	U	02/18/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	02/18/2010	
THIRD RESIDENTIAL CIVIL PENALTY	\$500.00	U	02/18/2010	

Total Amount Due: \$3,422.75