



**City of Las Vegas
Neighborhood Services Department
Code Enforcement Case Report**

Case # 81344

4312 AMETHYST AVE - Map # 01819-64 Parcel 13802315070

Owner Information:

SENIUR JEANNE
4312 AMETHYST AVE
LAS VEGAS, NV 89108-5611

Zoning Information: R-MH(MOBILE/MANUFACTURED HOME)

Case Comments: VACANT BURNT OUT HOUSE OPEN & ACCESSIBLE

Case Assigned To:

Follow Up Inspection Date:

Date Case Opened: August 31, 2009

Ward: 6

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

Violations:

Violation

**Violation Date Status/Completed Date Location
Comments**

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

9/15/09 OPEN

Repair all doors & windows on mobile & accessory structure to properly secure or board all openings to City of Las Vegas specifications.

9/17/09 OPEN

AN-003: 9.04.010 (4) REFUSE & WASTE

9/1/09 OPEN

Remove all refuse/waste from property. To include furniture, bags, boxes, clothing, household items, buckets, shelves, trash/debris, all items in bed of truck etc.

AN-009: 9.04.010 (7D) DILAPIDATED

9/17/09 OPEN

Prime & paint over surface areas of fire damage on mobile home & accessory structure.

AZ-002: 19.04.010 LAND USE VIOLATIONS

9/1/09 OPEN

Remove brown GMC truck from property. Not permitted on vacant property.

AZ-003J: 19.04.010(7) JUNK VEH/ PARTS

9/1/09 OPEN

Remove fire damaged white van from property.

AZ-004: 19.04.020 (A) ACCESSORY USES

9/1/09 COMPLIED 01/12/10

Remove brown GMC truck from property. Not permitted on vacant property.

Chronology of Events:

September 01, 2009

Insp#: 883704

34) Mobile home vacant, meter removed. Door on north side boarded & secure, all other doors & windows secure. Fire damage to accessory structure in rear yard, all doors boarded & secure. No open/accessible structures. Fire damage to white van, vehicle now junk. Scattered refuse/waste (furniture, bags, boxes, clothing, household items, buckets, shelves, trash/debris) around property. Brown GMC truck no tag on rocks, bed filled w/ refuse/waste (wheels, tires, auto parts, crates, containers). Photos. Mailed cn to owner, c/b 9-15.

September 02, 2009 RESEARCH
34) No foreclosure found.

September 02, 2009 MISCELLANEOUS
34) Mailed additional cn to sewer address.

September 14, 2009 MISCELLANEOUS
34) Mail that was sent to sewer address returned "unable to forward".

September 14, 2009 STATUS CHECK
34) Checked property while driving through area. Wood removed from front door, windows open. Spoke to owner's son Gary White, who was inside mobile home going through items. Stated he doesn't have phone. Owner Jeanne Seniur passed away in March.

September 14, 2009 STATUS CHECK
34) He also stated no mortgage or insurance on property. He puts wood back up when he leaves. Told him that I have case for refuse/waste, but will be adding unsecured structures to it. Photos.

September 16, 2009 Insp#: 885175
34) Issuing 2nd cn, no fee, to include unsecured structures.

September 16, 2009 MISCELLANEOUS
34) No one at property. Mobile home & accessory structure open/accessible. Post 2nd cn & red tag, photos. Going to N&O.

September 17, 2009 TELEPHONE CONVERSATION
34) Called Doug Downs w/ Fire Dept 229-0352. Fire was on 8-28-09.

September 17, 2009 Insp#: 890223

September 17, 2009 NOTICE AND ORDER REQUESTED
34) Gave case to 19 for N&O review.

September 29, 2009 NOTICE AND ORDER ISSUED
LM) AFTER REVIEW & OK BY #19- MAILED OUT N&O TO OWNER: JEANNE SENIUR @4312 AMETHYST AVE LV 89108 & @ 275 N RANCHO DR-SUITE 120-LV 89130. TO JL FOR RECORDING; TO #34 FOR POSTING. C/E 10/12

September 30, 2009 Insp#: 890951
34) Post N&O, c/b 10-12. Photos. \$120 fee.

October 02, 2009 RECORD
JL) Recorded Nuisance N&O to Comply dated September 29, 2009. Recorded in Book: 20091002 Inst: 3199

October 05, 2009 MISCELLANEOUS
PLACED N&O RECORDED 10/2/09 IN FILE.

October 12, 2009 Insp#: 897159
34) Doors on mobile home boarded, but not to CLV specifications. Still open/accessible accessory structure. Still refuse/waste. Still fire damaged van. Brown GMC truck now dismantled & on jack. Photos. \$180 + \$150 fee.

October 13, 2009 NOTICE TO ABATE
34) Gave case to 19 to begin abatement process.

October 14, 2009 BID SENT
LM) SENT REQUEST FOR QUOTE TO ALL CONTRACTORS; DUE 10/19/09

October 19, 2009 BID RECEIVED
LM) BIDS RECEIVED: 1-AMERICAN DEMOLITION= \$950; 2-BLAST JANITORIAL SVCS.= \$1150; 3-LUNAS CONSTRUCTION= \$1,237; 4-WEAVER CONSTRUCTION= \$4,500

October 21, 2009 MISCELLANEOUS
LM) SENT 10 DY BEFORE ABATEMENT TO OWNER: JEANNE SENIUR @ 4312 AMETHYST AVE., LV 89108 & @ 275 N. RANCHO DR., SUITE 120 - LV 89130. C/B 11-2

October 24, 2009 Insp#: 902422
26) Posted 10 Day Notice Before Abatement on window, took pix, \$180 + \$300 fee. C/b 11-4.

October 26, 2009 MISCELLANEOUS
Im) CERT & REG MAIL ADDRESSED TO: JEANNE SENIUR @ 4312 AMETHYST AVE, LV 89108 7 @ 275 N RANCHO DR. SUITE 120- LV 89130 - RETURNED "UNCLAIMED" ON 10/26; 10/27 & 11/23 2009

November 05, 2009 Insp#: 908075
34) All violations still exist, photos. \$180 + \$500 fee. Owner's son Gary White outside at property. When I advised contractor will be doing abatement, he became belligerent & stated he's not letting any work being done. Left property.

November 10, 2009 MISCELLANEOUS
34) Gave case to 19 to proceed with abatement.

November 10, 2009 REVIEW ACTIVITY
19) Reviewed case, file forwarded to LMH for review & approval to proceed with abatement. Property needs all refuse/waste removed from all areas, and building needs secured. File to basket.

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

December 09, 2009 TELEPHONE CONVERSATION
34) Returned call from complainant Mike 839-1930, lives across street at 4313. Wants to know when property will be secured & cleaned up. Told him to call 19 for update.

December 09, 2009 BID AWARDED
LM) RECEIVED D. SMITH'S APPROVAL - SENT AWARD LTR TO AMERICAN DEMOLITION (\$950)

December 13, 2009 PRE ABATEMENT VIDEO
19) Violations remain, pre-video & pictures completed.

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 15, 2009 Insp#: 912671
19) Violations remain, pre-video & pictures completed.

December 21, 2009 TELEPHONE CONVERSATION
34) Returned call from complainant Nina 219-5156. She stated contractor did not finish work & property owner's so is going into mobile home. Told her contractor not finished & to call me on 12-24 if home & accessory structure not boarded yet.

January 11, 2010 VIDEO REQUEST
lm) RECEIVED AMERICAN DEMO'S INVOICE - SENT POST-ABATEMENT VIDEO REQUEST TO #19

January 12, 2010 Insp#: 933823
19) Completed post video and pictures. All violations abated by contractor. Case closed

January 20, 2010 MISCELLANEOUS
LM) PER #25 POST VIDEO DONE ON 1/12/2010 - OK TO PAY INVOICE; SUBMITTED INTO ORACLE FOR PYM RECEIPT #267927 - AMERICAN DEMOLITION \$950

March 04, 2010 REVIEW
19) reviewed case, researched foreclosure status (none filed), checked tax's (delinquent), Checked ownership (No Change), checked Zillow (101,500.00). File to LD for processing for City Council. Pictures prepared and attached.

Fees:

<u>Fee Name</u>	<u>Amount</u>	<u>Status</u>	<u>Fee Added</u>	<u>Fee Paid</u>
INSPECTION FEE	\$120.00	U	10/01/2009	
REINSPECTION FEE	\$180.00	U	10/15/2009	
\$150 CIVIL PENALTY	\$150.00	U	10/15/2009	
INSPECTION LATE FEE	\$12.00	U	10/15/2009	
REINSPECTION LATE FEE	\$18.00	U	10/15/2009	
\$300 CIVIL PENALTY	\$300.00	U	11/02/2009	
REINSPECTION FEE	\$180.00	U	11/02/2009	
REINSPECTION FEE	\$180.00	U	11/16/2009	
\$500 (A) CIVIL PENALTY 1ST	\$500.00	U	11/16/2009	
REINSPECTION LATE FEE	\$18.00	U	11/16/2009	
NUISANCE ABATEMENT FEE	\$950.00	U	03/08/2010	
ADMINISTRATIVE	\$142.50	U	03/08/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	03/08/2010	
FOURTH RESIDENTIAL CIVIL PENALTY	\$500.00	U	03/08/2010	

Total Amount Due: \$3,430.50