



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

Case # 78794

222 W CLEVELAND AVE - Map # 02524-87 Parcel 16204813028

Owner Information:

JOHNCYN DEVELOPMENT L L C
11738 STONEWALL SPRINGS AVE
LAS VEGAS, NV 89138-1577

Zoning Information: R-4(HIGH DENSITY RESIDENTIAL)

Case Comments: recent fire- please check for security, any violations...see e mail attached.

Case Assigned To:

Follow Up Inspection Date:

Date Case Opened: June 09, 2009

Ward: 3

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

Violations:**Violation**

<u>Violation Date</u>	<u>Status/Completed Date</u>	<u>Location</u>	<u>Comments</u>
AB-006: 16.08.010 UDB SEC 403			
6/10/09	OPEN	Property	Building damaged over 50% must file plan with city to demolish the building.
			Secure all structures to City of Las Vegas specifications. Building and windows must be boarded to CLV standards.
6/24/09	OPEN	PROPERTY	DEMOLISH FIRE DAMAGED STRUCTURE AND REMOVE ALL DEBRIS AND CONTENTS
2/17/10	OPEN	PROPERTY	DEMOLISH FIRE DAMAGED STRUCTURE AND REMOVE ALL DEBRIS AND CONTENTS
AB-006D: 16.08.010 UDB SEC 302 (04)			
8/4/09	OPEN	PROPERTY	DEMOLISH FIRE DAMAGED STRUCTURE AND REMOVE ALL DEBRIS AND CONTENTS
2/17/10	OPEN	PROPERTY	DEMOLISH FIRE DAMAGED STRUCTURE AND REMOVE ALL DEBRIS AND CONTENTS
AB-006H: 16.08.010 UDB SEC 302 (08)			
8/4/09	OPEN	PROPERTY	DEMOLISH FIRE DAMAGED STRUCTURE AND REMOVE ALL DEBRIS AND CONTENTS
2/17/10	OPEN	PROPERTY	DEMOLISH FIRE DAMAGED STRUCTURE AND REMOVE ALL DEBRIS AND CONTENTS
AB-006K: 16.08.010 UDB SEC 302 (11)			
8/4/09	OPEN	PROPERTY	DEMOLISH FIRE DAMAGED STRUCTURE AND REMOVE ALL DEBRIS AND CONTENTS- STRUCUTRE IS MORE THAN 50% FIRE DAMAGED
2/17/10	OPEN	PROPERTY	DEMOLISH FIRE DAMAGED STRUCTURE AND REMOVE ALL DEBRIS AND CONTENTS- STRUCUTRE IS MORE THAN 50% FIRE DAMAGED
AB-006Q: 16.08.010 UDB SEC 302 (17)			
8/4/09	OPEN	PROPERTY	DEMOLISH FIRE DAMAGED STRUCTURE AND REMOVE ALL DEBRIS AND CONTENTS
2/17/10	OPEN	PROPERTY	DEMOLISH FIRE DAMAGED STRUCTURE AND REMOVE ALL DEBRIS AND CONTENTS
AB-006R: 16.08.010 UDB SEC 302 (18)			
8/4/09	OPEN	PROPERTY	DEMOLISH FIRE DAMAGED STRUCTURE AND REMOVE ALL DEBRIS AND CONTENTS
2/17/10	OPEN	PROPERTY	DEMOLISH FIRE DAMAGED STRUCTURE AND REMOVE ALL DEBRIS AND CONTENTS
AB-008N: HC-SEC 1001.3 STRUCTURAL HAZ			
6/10/09	OPEN	Units 2, 3, and 4	Repair or place roof due to fire damage along with fire damage to units 2, 3, and 4.
			Remove fire damaged building from property.
AB-008P: HC-SEC 1001.5 HAZ ELECTRICAL			
6/10/09	OPEN	Main Panel	Remove all electrical hook ups to building.
			Repair/replace damaged electrical fuse/breaker panel. Hire license contractor. Obtain permits and inspections to obtain legal power and gas to building prior to re-occuping.
AN-003: 9.04.010 (4) REFUSE & WASTE			
6/10/09	OPEN	Property	Remove all refuse and waste from all areas of property. Maintain at all times. Remove all refuse from fire from property.
6/24/09	OPEN		Remove all refuse and waste from all areas of property. Maintain at all times. Remove all refuse from fire from property.
AV-002: 16.31 VACANT -BOARDING CERT			
6/10/09	OPEN	Property	Obtain proper CLV boarding certificates and maintain properly secured until such property is secured and plans are completed for demo.
			Obtain proper CLV boarding certificates.

Chronology of Events:

June 10, 2009**Insp#: 848778**

33) Observed for rent sign with # of 290-5695 (Espanol) also Basch Construction sign - 314-4545, all units secure, took several photo's of property appears fire was in unit #3, damage to roof, will have 21 review photos.

June 24, 2009**Insp#: 849815**

33) no change in property, still secure and boarded, e-mail to 21 to check on next step.

August 04, 2009**Insp#: 855853**

33) Met with 20 on scene evaluated for demo, per 20 due to extent of damage to move forward with Notice to Demo building.

August 20, 2009**NOTICE AND ORDER REQUESTED**

33) Prepared case for 21 to review.

October 29, 2009**NOTICE AND ORDER REQUESTED**

21)file lost- prepared another n&o request- gave to office staff - LM for process

December 16, 2009**TELEPHONE CONVERSATION**

33) Received call from concerned citizen Arturo. 400-2462, who advised small children 7-8 where seen hanging around area along with transients, advised status of case.

February 26, 2010**DIRECTIVE**

21)file MIA- will start over from beginning new photos and dang buiding n&o

February 26, 2010**NOTICE AND ORDER REQUEST**

21)forwrdded n&o and file to LM to process she will return it to you for review before mailing.

February 26, 2010**RESEARCH**

21)CC recorder shows a trustee sale on 10/15/09 to Charette Corp 3800 Howard Hughes Pk 17th floor 89169...NOTE cc assessor has not changed will issue to both parties. called registered agent- 385-6000,KEMP,JONES,COULTHARD.left message someone will get back to me. Later spoke to rep- he stated they dont have any interest in company may be a Title Comp mistake. they did buy 225.

February 26, 2010**DIRECTIVE**

33) Took current photos of property for 21. Property still secure.

February 26, 2010**NOTICE AND ORDER ISSUED****February 26, 2010****NOTICE AND ORDER ISSUED****March 18, 2010****NOTICE AND ORDER PROCESSING**

printed, scanned & mailed N&O to owner of record & entered into HANSEN

March 19, 2010**POSTING OF NOTICE & ORDER**

31)posted n&o cb 3-29

March 19, 2010**Insp#: 879540**

33) Posted Notice to Abate DangerousBuilding/Demolion on front window, photo's taken, no change in property, photo taken of notice posted on building that property to be foreclosed, Affidavit of posting completed and notarized by Douglas, call back set for 03/29/10. Fees assessed for failed inspection.

March 25, 2010**RECORDED DOCUMENT**

Ld) Recorded N&O

March 29, 2010	Insp#: 963124
	33) No change, photo's taken, assessed fees, sent to 21 for abatement bids for demo.
March 30, 2010	BID PREPERATION
	21)refer to office staff for bids to demo entire building,remove all high weeds,remove any trees/bushes which could be used as vagrant harbourage
March 30, 2010	BID REQUEST SENT
	created map; prepared ASBESTOS bid request; sent out to CamAir; GCA & Ninyo & Moore. Due back 4/2/2010
April 05, 2010	BID RECEIVED
	recorded & scanned ASBESTOS bids received; sent Award ltr to NINYO & MOORE; sent request for approval to D. Smith & submitted into Oracle.
April 27, 2010	DIRECTIVE
	33) Per 21 still awaiting aspestus report before demo.
April 27, 2010	BID REQUEST SENT
	prep inv. to bid for DEMO quotes; sent w/asbestos survey report to all contractors; due 4/30/2010
May 03, 2010	BID RECEIVED
	Received; scanned & recorded bids received for demo: 1- American Demo= \$8499; 2-Baldwin Dev= \$10900; 3-CGI = \$11,198 & 4- Weaver= \$15975
May 03, 2010	10 DAY NOTICE PROCESSING
	Prep, scanned, mailed & updated in Hansen- 10 dy before abatement; to #33 for posting; c/b 5-13
May 03, 2010	Insp#: 967526
	33) Posted 10 day notice before abatement. photo's taken, assessed fees, call back set for 05/13/10.. Completed affidavit Units doors are open on units #3 and 4 and screen doors are secured on #1 and 2 but appears transients are living in them.
May 17, 2010	EMAIL SENT OR RECEIVED
	21)we are ready to proceed with demo- i emailed rep servicing this foreclosure-jgreagor@rtrustee.com-he will check into the banks knowledge of the demo- ONEWEST BANK. will hold off for one week.also e mailed both N&O's cb 5-24
May 24, 2010	DIRECTIVE
	21)no response back from onewest bank- will proceed with demo-approved by lm
June 09, 2010	EMAIL SENT OR RECEIVED
	Ld) Sent email to Devin for approval of Requisition #169520 \$8,499 to American Demolition
June 16, 2010	BID AWARDED TO CONTRACTOR
	Ld) Demo bid awarded to American Demolition \$8,499.00 PO #282438
June 22, 2010	BID REQUEST SENT
	ed) Asbestos bid request and map sent to all contractors. Due 6/22.
June 29, 2010	10 DAY BEFORE ABATEMENT NOTICE
July 12, 2010	Insp#: 984676
	33) Removed, closed, abated.
July 13, 2010	VIDEO REQUEST
	Ld) Received invoice, sent video request to #21
July 15, 2010	POST-ABATEMENT VIDEO
	21)post video and photos done in ccitems file

21)forward case file to Laura to place on CC agenda for monies

Fees:

<u>Fee Name</u>	<u>Amount</u>	<u>Status</u>	<u>Fee Added</u>	<u>Fee Paid</u>
RESIDENTIAL INSPECTION FEE	\$120.00	U	03/19/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	03/29/2010	
FIRST RESIDENTIAL CIVIL PENALTY	\$150.00	U	03/29/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	05/03/2010	
SECOND RESIDENTIAL CIVIL PENALTY	\$300.00	U	05/03/2010	
ASBESTOS BID COSTS	\$450.00	U	07/14/2010	
VACANT/ABAND/DANG BLDG ABATE FEE	\$8,499.00	U	07/15/2010	
ADMINISTRATIVE	\$1,274.85	U	07/15/2010	
ADMINISTRATIVE	\$67.50	U	08/05/2010	

Total Amount Due: \$11,221.35

Total Amount Paid: \$ -

Bid Information:

<u>BIDNO</u>	<u>ABATETYPE</u>	<u>CONTRACTOR</u>	<u>STATUS</u>	<u>RECEIVED</u>
1	ASBESTOS	NINYO & MOORE	A	4/2/10
	Bid Amount: 450.00			
	Bid Award Date:			
	Contractor Start Date:			
	Description:			
1	ASBESTOS	CAMAIR	NA	4/2/10
	Bid Amount: 500.00			
	Bid Award Date:			
	Contractor Start Date:			
	Description:			
2	VACANT	AMER DEMO	A	4/27/10
	Bid Amount: 8,499.00			
	Bid Award Date:			
	Contractor Start Date:			
	Description:			
2	VACANT	WEAVER	NA	4/30/10
	Bid Amount: 15,975.00			
	Bid Award Date:			
	Contractor Start Date:			
	Description:			
2	VACANT	BALDWIN	NA	4/30/10
	Bid Amount: 10,900.00			
	Bid Award Date:			
	Contractor Start Date:			
	Description:			
2	VACANT	CGI	NA	4/29/10
	Bid Amount: 11,198.00			
	Bid Award Date:			
	Contractor Start Date:			
	Description:			
3	ASBESTOS	CAMAIR	NA	6/29/10
	Bid Amount: 600.00			
	Bid Award Date: 6/29/10			
	Contractor Start Date:			
	Description:			
	Asbestos survey			

3 ASBESTOS GCA ENVIRO NA 6/22/10

Bid Amount: 1,250.00

Bid Award Date: 6/29/10

Contractor Start Date:

Description:

Asbestos Survey

Revised Bid Information:

Bid # CONTRACTOR REQUEST Requested Date: New Bid Amount

APPROVED APPROVER

REASON

Court Information:

Citation Number:

Name:

Court Case #:

Citation Issued Date:

Affidavit Submitted Date:

Affidavit Approved Date:

Arraignment Date:

Court:

Department Assigned:

Next Court Date:

Number of Continuances:

Status:

Jail Required:

Fines Assessed:

Court Costs:

Court Sentence: