



City of Las Vegas
Neighborhood Services Department
Code Enforcement Case Report

Case # 91118

3101 KAIBAB AVE - Map # 02327-16 Parcel 13925510025

Owner Information:

LOPEZ JAIME
3101 KAIBAB AVE
LAS VEGAS, NV 89101-1713

Zoning Information: R-1(SINGLE FAMILY RESIDENTIAL)

Case Comments: vacant house open, accessible

Case Assigned To:

Follow Up Inspection Date:

Date Case Opened: May 20, 2010

Ward: 3

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

Violations:

Violation

Violation Date Status/Completed Date Location
Comments

AB-005: UAC 301.1 PERMITS REQUIRED

5/21/10	OPEN	Rear
Remove non-permitted gazebo structure in rear presently fallen and deteriorated.		
6/9/10	OPEN	Rear Yard
Remove non-permitted gazebo structure in rear yard presently fallen and deteriorated.		
6/15/10	OPEN	Rear Yard
Remove non-permitted gazebo structure in rear yard presently fallen and deteriorated.		

AB-006: 16.08.010 UDB SEC 403

5/21/10	OPEN	All points of access
Secure all structures to City of Las Vegas specifications. Presently residence accessible through windows and doors.		
Board ripped off rear wall where rear slider.		

AN-003: 9.04.010 (4) REFUSE & WASTE

5/21/10	OPEN	All areas
Remove all refuse and waste from all areas of property. Maintain at all times. Includes piled dead dead vegetation, discarded household items and furniture.		

AN-006: 9.04.010(7)(A) HIGH VEGETATION

5/21/10	COMPLIED 08/27/10	All yards
Remove all high grass or weeds over 8" inches from all visible areas of property and maintain.		

Chronology of Events:

May 21, 2010 CORRESPONDENCE RECEIVED/SENT

17) DISREGARD ERROR

May 21, 2010 Insp#: 993012

17) Residence vacant and accessible. High weeds, refuse. Includes piled dead dead vegetation, discarded household items and furniture. Presently residence accessible through windows and doors. Board ripped off rear wall where rear slider. Remove non-permitted gazebo structure in rear presently fallen and deteriorated. cn1 posted. cb 6/1. Emailed to BOFA and Safeguard as well.

May 21, 2010 CORRECTION NOTICE ISSUED

June 09, 2010	Insp#: 993508
	17) Pix, assess fee \$120. Remains open, Switch to N&O. Correspondence received that this could be a Fremont Investment Property, but no response received that they had no interest. Continue with process.
June 10, 2010	EMAIL SENT OR RECEIVED
	17) Copy of Cn1 mailed to Malou Sison at msison@fmtinv.com. Fremont Inv. tel: 714-283-6515 requesting verification if this property on their inventory.
June 10, 2010	NOTICE AND ORDER REQUEST
	17) To 21 with photos.
June 10, 2010	EMAIL SENT OR RECEIVED
	17) Email from Fremont that they have no affiliation to property.
June 14, 2010	NOTICE AND ORDER PROCESSING
	21)created n&o- returned to 17 for mail/post
June 14, 2010	NOTICE AND ORDER ISSUED
June 18, 2010	Insp#: 1000381
	17) Posted N&O, No change in condition, cb 6/28
July 01, 2010	PROCEED WITH ABATEMENT
	17) To 21 with photos to continue with abatement.
July 01, 2010	Insp#: 1004320
	17) Pix, assess fee, continue with abatement,
July 02, 2010	BID PREPERATION
	21)case file and bid sheet forwarded to office staff-lid,to obtain bids.
July 07, 2010	CORRESPONDENCE RECEIVED/SENT
	Bid request and map sent to all contractors. Due 7/19.
July 08, 2010	Insp#: 1010174
	17) 17) No change in condition, awaiting 10-day and bids. cb 7/14
July 14, 2010	RECORDED DOCUMENT
	Ld) Recorded N&O dated 6/16/10
July 14, 2010	Insp#: 1012100
	17) Assess fee, no change in condition, still open and accessible. Bids due 7/19, sc 7/20
July 19, 2010	BID RECEIVED
	RECORDED & SCANNED BIDS RECEIVED: 1-Blast Janitorial=\$875; 2-Amer Demo=\$925; 3-Weaver=\$1275
July 21, 2010	10 DAY NOTICE PROCESSING
	ed) Prep, scanned and sent 10-day Notice to Abate to: LOPEZ JAIME, 3101 KAIBAB AVE, LV, NV 89101-1713
July 21, 2010	10 DAY BEFORE ABATEMENT NOTICE
July 22, 2010	Insp#: 1014387
	17) Posted 10-day

August 06, 2010	Insp#: 1018090
17) No change, award bid.	
August 18, 2010	VIDEO REQUEST
ed) Prepared pre-abatement video request - start date 8/20. Request to #21. w/e-mail	
August 18, 2010	ADMINSTRATIVE
Received PO #284349-prepared and sent award ltr to Blast Janitorial	
August 18, 2010	Insp#: 1024488
17) No change, awaiting PO to award bid.	
August 19, 2010	PRE-ABATEMENT VIDEO
21)pre video and photos done in cc items file NOTE-MORE WINDOWS AND DOORS OPEN,AC REMOVED MAKING ACCESS TO INTERIOR-CONTRACTOR NEEDS ANOTHER 150.00 TO SECURE..APPROVED.	
August 25, 2010	Insp#: 1029181
17) Residence clean and secured. To 21 for video.	
August 26, 2010	POST-ABATEMENT VIDEO
21)POST VIDEO AND PHOTOS DONE IN CC ITEMS FILE	
August 26, 2010	ADMINSTRATIVE
ed) Returned file to 17.	
August 26, 2010	VIDEO REQUEST
ed) Received post-abatement video from 21	
August 27, 2010	Insp#: 1031748
21)CONTRACTOR ABATMENT COMPLETE CLOSE CASE	
September 07, 2010	ADMINSTRATIVE
ENTERED INTO ORACLE TO RECEIVE (RECEIPT #282477-\$875 & #284760-\$150 (xtra work) - \$1025 TO BLAST JANITORIAL); SCANNING, AND CLOSING OF FILE.	
October 22, 2010	CITY COUNCIL AGENDA PREP
21)forward case file to Laura d. to place on CC Agenda for abatement costs	

Fees:

Fee Name	Amount	Status	Fee Added	Fee Paid
RESIDENTIAL INSPECTION FEE	\$120.00	U	06/09/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	06/18/2010	
FIRST RESIDENTIAL CIVIL PENALTY	\$150.00	U	06/18/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	07/01/2010	
SECOND RESIDENTIAL CIVIL PENALTY	\$300.00	U	07/01/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	07/08/2010	
THIRD RESIDENTIAL CIVIL PENALTY	\$500.00	U	07/08/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	07/14/2010	
FOURTH RESIDENTIAL CIVIL PENALTY	\$500.00	U	07/14/2010	
RECURRING RESIDENTIAL CIVIL PENALTY	\$500.00	U	07/22/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	07/22/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	08/06/2010	
RECURRING RESIDENTIAL CIVIL PENALTY	\$500.00	U	08/06/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	08/18/2010	
RECURRING RESIDENTIAL CIVIL PENALTY	\$500.00	U	08/18/2010	
NUISANCE ABATEMENT FEE	\$1,025.00	U	09/21/2010	
ADMINISTRATIVE	\$153.75	U	09/21/2010	

Total Amount Due: \$5,508.75

Total Amount Paid: \$ -

Bid Information:

<u>BIDNO</u>	<u>ABATETYPE</u>	<u>CONTRACTOR</u>	<u>STATUS</u>	<u>RECEIVED</u>
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1	NUISANCE	BLAST JANITORIAL	A	7/19/10
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Bid Amount: 875.00

Bid Award Date:

Contractor Start Date:

Description:

Remove refuse/waste, high/dead vegetation, post "No Trespass" sign, board

1	NUISANCE	WEAVER	NA	7/19/10
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Bid Amount: 1,275.00

Bid Award Date:

Contractor Start Date:

Description:

1	NUISANCE	AMER DEMO	NA	7/19/10
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Bid Amount: 925.00

Bid Award Date:

Contractor Start Date:

Description:

Revised Bid Information:

<u>Bid #</u>	<u>CONTRACTOR</u>	<u>REQUEST</u>	<u>Requested Date:</u>	<u>New Bid Amount</u>
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<u>APPROVED</u>	<u>APPROVER</u>
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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: