



City of Las Vegas
Department of Building and Safety
Code Enforcement Case Report

Case # 88676

5608 HERON AVE - Map # 02421-64 Parcel 13836313078

Owner Information:

BOIKE KATHLEEN A
5608 HERON AVE
LAS VEGAS, NV 89107-3810

Zoning Information: R-1(SINGLE FAMILY RESIDENTIAL)

Case Comments: VACANT HOUSE W/TRASH/DEBRIS ON DRIVEWAY,

Case Assigned To:

Follow Up Inspection Date:

Date Case Opened: April 07, 2010

Ward: 1

Date Case Resolved: September 20, 2010

Source: CITZ

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>
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AB-004: 16.04 BUILDING CODE- RES.

4/8/10	OPEN	Rear enclosed patio	Unpermitted fire damaged patio enclosure to be returned to original construction or have permit with inspections
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AB-005: UAC 301.1 PERMITS REQUIRED

4/8/10	OPEN	Electric meter relocate and rear enclosed patio	Licensed contractor to apply for renewal of service meter permit and enclosing/repairing fire damaged patio enclosure.
4/23/10	OPEN	Electric service	Obtain required permits for new electrical service.
			Patio enclosed without proper permits. Obtain required permits or remove illegal structure.

AB-006: 16.08.010 UDB SEC 403

4/19/10	OPEN	Residential area	Secure all structures to City of Las Vegas specifications.
4/23/10	OPEN	Residential zone	Secure all structure to City of Las Vegas specifications.

AB-008P: HC-SEC 1001.5 HAZ ELECTRICAL

4/8/10	OPEN	Rear of Dwelling	Unapproved meter operating with incorrect wiring methods must be removed or the permit reinstated to resume final inspection approval.
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AN-003: 9.04.010 (4) REFUSE & WASTE

4/8/10	OPEN	Front and side yards/driveway	Remove all refuse and waste from all areas of property. Maintain at all times.
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AN-006: 9.04.010(7)(A) HIGH VEGETATION

4/8/10	OPEN	Front/side yard	Remove all high vegetation from front yard area. Maintain all all times.
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Chronology of Events:

April 08, 2010

Insp#: 972188

35)High weeds in front yard. Refuse left on driveway, boxes, etc. House is in very bad shape, roof collapsing, etc, I am going to refer to 31 for demolition evaluation. 31)Please see work bench for details.

April 19, 2010	INSEPTIN-ASST ADDN'L OFFICER
	31)Found expired electrical permit 57845otc and improper electrical methods for the new service with meter installed without an e-tag.Hazardous electrical requires the meter to be removed.Rear patio enclosure reveal past fire and affected only interior.Demolition cannot be supported by the impact of fire. Utilities are off and gas meter removed. Structure only supports 16.31 and mitigate measures.
April 19, 2010	Insp#: 972570
	31)Found illiegal electrical meter cabinet installed. Hazardous electrical resulted from such work. Meter to be removed. Found water off and gas meter removed. Permit history check reveals enclosure to patio constructed without permits. This is a partial pass.Case returned to 35) with additional corrections and meter now removed.
April 20, 2010	RESEARCH
	35)No MERS hits. Sewer has same owner/address. No phone. White pages lists owner at property with no phone. No other property for this owner in assessor records.
April 20, 2010	RESEARCH
	35)No MERS hits. Sewer has same owner/address. No phone. White pages lists owner at property with no phone. No other property for this owner in assessor records. Default filed 12/29/2009.
April 20, 2010	NOTICE AND ORDER REQUEST
	35)Forwrdded notice and order request to 19 for review and approval.
April 21, 2010	NOTICE AND ORDER PROCESSING
	19) Processed Notice and Order, returned to 35 to review violations.
April 21, 2010	NOTICE AND ORDER ISSUED
April 22, 2010	REVIEW
	19) reviewed case and violations, notice and order approved and file to ED to process, mail, scan notice and order.
April 22, 2010	NOTICE AND ORDER PROCESSING
	LETTER HEAD; COPIED/SCANNED/MAILED AND UPDATED N&O IN HANSEN - TO #35 FOR POSTING; Ld FOR RECORDING. C/B 5-3-2010
April 23, 2010	RECORDED DOCUMENT
	Ld) Recorded Nuisance N&O To Comply dated April 22, 2010
April 23, 2010	Insp#: 977181
	35)No change, refuse, weeds and building open. Posted notice and order. Call back 5/4
May 04, 2010	Insp#: 980096
	35)Weeds, refuse remain, front door/rear door open. Took photos. I will refer to 19 for bid approval. \$180 + \$300 today Call back 5/24
May 17, 2010	REVIEW
	19) Reviewed Bid Request, approved, file to LM for processing.
May 25, 2010	BID RECEIVED
	recorded & scanned bids received - Lunas= \$618.50; Blast Janitorial= \$1200 & American Demo=\$4500
May 25, 2010	10 DAY NOTICE PROCESSING
	PREPARED, SCANNED & MAILED 10-DAY BEFORE ABATEMENT
May 26, 2010	Insp#: 985186
	35)Posted 10 dya notice before abatement.
June 09, 2010	Insp#: 994975
	35)Weeds have been cut in front yard. Refuse remains. Weeds remain and refuse in rear and side yards. Door to rear open. Took photos. I will refer to 19 to proceed with abatement.

July 06, 2010	EMAIL SENT OR RECEIVED
	35)Received email from SNHD Donna Houston saying she received a complaint about the refuse pile in the front yard. I replied that the case file was on my supervisors desk for a decision on ifto proceed with abatement.
July 13, 2010	REVIEW
	19) Reviewed case and checked ownership, and recorders, no change, Breach was filed in May 2010 with Western Progressive LLC in charge of property, but no contact information found. Move forward with abate of 618.50 to secure rear door, remove debris, remove high weeds. File forwarded for review by LMH for approval.
August 30, 2010	BID AWARDED TO CONTRACTOR
	Received PO #284756-prepared and sent award ltr to Lunas Construction.
August 31, 2010	PRE-ABATEMENT VIDEO
	19) Pre-video and pictures completed.
August 31, 2010	Insp#: 1000267
	19) Checked property and found open windows on rear building on east side yard. Also high weeds and refuse in yards. Pre-video and pictures taken. Fee's assessed and inspection failed.
September 03, 2010	VIDEO REQUEST
	Prepared pre-abatement video request - start date 9/3. Request to #19 w/e-mail
September 09, 2010	EMAIL SENT OR RECEIVED
	ed) Requested completion date from contractor.
September 20, 2010	Insp#: 1034692
	19) Checked property all violations abated, post video and pictures completed. Case closed.
October 07, 2010	REVIEW
	19) checked fee's and abatement costs. File to ED to process abatement costs correctly. Email to ED on corrections needed.
October 11, 2010	ADMINISTRATIVE
	ed) ENTERED INTO ORACLE TO RECEIVE (RECEIPT #283920 - \$618 TO LUNAS); SCANNING, AND CLOSING OF FILE.

Fees:

Fee Name	Amount	Status	Fee Added	Fee Paid
RESIDENTIAL INSPECTION FEE	\$120.00	P	04/23/2010	06/08/2010
RESIDENTIAL REINSPECTION FEE	\$180.00	U	05/04/2010	
FIRST RESIDENTIAL CIVIL PENALTY	\$150.00	U	05/04/2010	
SECOND RESIDENTIAL CIVIL PENALTY	\$300.00	U	05/26/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	05/26/2010	
THIRD RESIDENTIAL CIVIL PENALTY	\$500.00	U	06/09/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	06/09/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	08/31/2010	
FOURTH RESIDENTIAL CIVIL PENALTY	\$500.00	U	08/31/2010	
ADMINISTRATIVE	\$92.70	U	10/01/2010	
NUISANCE ABATEMENT FEE	\$618.50	U	10/01/2010	
LATE FEE	\$18.00	U	01/25/2011	

Total Amount Due: \$3,019.20

Total Amount Paid: \$ 1.00

Bid Information:

<u>BIDNO</u>	<u>ABATETYPE</u>	<u>CONTRACTOR</u>	<u>STATUS</u>	<u>RECEIVED</u>
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1	NUISANCE	LUNAS	A	5/21/10
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Bid Amount: 618.50

Bid Award Date:

Contractor Start Date:

Description:

1	NUISANCE	AMER DEMO	NA	5/21/10
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Bid Amount: 4,500.00

Bid Award Date:

Contractor Start Date:

Description:

1	NUISANCE	BLAST JANITORIAL	NA	5/21/10
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Bid Amount: 1,200.00

Bid Award Date:

Contractor Start Date:

Description: