



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

Case # 90528

704 EASY ST - Map # 02421-76 Parcel 13836710038

Owner Information:

ORNELAS RAMIRO
704 EASY ST
LAS VEGAS, NV 89107-3821

Zoning Information: R-1(SINGLE FAMILY RESIDENTIAL)

Case Comments: WEEDS AND BROKEN WINDOWS

Case Assigned To:

Follow Up Inspection Date:

Date Case Opened: May 06, 2010

Ward: 1

Date Case Resolved: September 20, 2010

Source: CITZ

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

Violations:

Violation

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

AB-006: 16.08.010 UDB SEC 403

5/11/10 OPEN Residence, windows
Secure all structures to City of Las Vegas specifications.

AN-003: 9.04.010 (4) REFUSE & WASTE

5/11/10 OPEN Front, side and rear yards
Remove all refuse and waste from all areas of property. Maintain at all times.

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

5/11/10 COMPLIED 09/20/10 Front, side and rear yards
Remove all high grass or weeds over 8" inches from all visible areas of property and maintain.

Chronology of Events:

May 11, 2010

Insp#: 987197

35)Refuse and high weeds in all yards, house appears vacant but no realtor informaitn on-site. Missing glass in garage window and two open windows in rear yard area. Took photos. Posted noitice and I will do research for Notice and Order. Call back 5/25

May 11, 2010

CORRECTION NOTICE ISSUED

May 12, 2010

RESEARCH

35)No prior cases. Sewer has same owner at the property address, 1 lien. Assessor records show Notice of Trustee Sale 9/25/09 and a default 6/18/09 but there is a default recission 11/24/09. There is an assignment to OneWest Bank on 9/25/09. No white page information on owners found.

May 12, 2010

NOTICE AND ORDER REQUEST

35)Forwarded Notice and Order request to 19 for approval.

May 12, 2010

REVIEW

19) Reviewed notice and order request and processed letter. Approved, file to ED to process, scan, and mail.

May 12, 2010	NOTICE AND ORDER ISSUED
May 12, 2010	NOTICE AND ORDER ISSUED
May 14, 2010	CORRESPONDENCE RECEIVED/SENT ed) After review and approval by #19 - Scanned & mailed N&O to owner ORNEALAS RAMIRO @ 704 EASY ST, LV, NV 89107-3821. To 35 for posting. To Laura for recording. C/B 5/25/10
May 14, 2010	Insp#: 988650 35)Posted Notice and Order. Call back 5/25
May 19, 2010	RECORDED DOCUMENT Ld) Recorded Nuisance N&O To Comply dated May 14, 2010
May 25, 2010	Insp#: 990300 35)Weeds, refuse asnd open windows remain. Took photos. \$120 today. I will refer to bids.
June 07, 2010	REVIEW 19) Reviewed case for bids, approved. File to ED
June 17, 2010	CORRESPONDENCE RECEIVED/SENT RECORDED & SCANNED BIDS RECEIVED: 1-WEAVER=\$780; BLAST JANITORIAL=\$800; AMER DEMO=\$1300
June 17, 2010	10 DAY NOTICE PROCESSING Ed) Prep, scanned and sent 10-day Notice to Abate to: ORNELAS RAMIRO, 704 EASY ST, LV, NV 89107-3821
June 17, 2010	10 DAY BEFORE ABATEMENT NOTICE
June 18, 2010	Insp#: 994365 35)No change weeds, refuse in all yards and building not secure. Took photos, posted 10 day before abatement letter. \$180 + \$150 today
June 22, 2010	CORRESPONDENCE RECEIVED/SENT 35)Certified 10 day letter came back return to sender, vacant.
July 01, 2010	RESEARCH 35)Assessor has same owner and adress, it has not changed ownership. Recorder has no new information, the default recission indicates property is in bankruptcy.
July 01, 2010	PHONE CALL 35)Called One West Bank, Roger Stoots, 512-250-2831 about abatement. Assessor shows an assignment to One West Bank.
July 01, 2010	Insp#: 1004367 35)Violations remain, weeds in all yards, refuse in all yards. Open windows in front and rear. Took photos. I will refer to 19 to proceed with abatement. \$180 + \$300 today.
August 06, 2010	REVIEW 19) reviewed case, found no new info on ownership. Forwarding file to LMH for review to proceed with abatement for approval of bids \$780 - Weaver Construction for removal of all high weeds, refuse, waste and securing of open window.
August 07, 2010	RESEARCH 19) No change on Recorders with ownership. No new info found on owner.
August 07, 2010	REVIEW 19) checked fee's and abatement costs. File to ED to process abatement costs correctly. Also invoice was not broken down from Weaver. Email to ED on corrections needed.

August 30, 2010**BID AWARDED TO CONTRACTOR**

Received PO #284755-prepared and sent award ltr to Weaver Construction.

September 08, 2010**VIDEO REQUEST**

ed) Received completion date 9/10/10; prepared and sent Post-Abatement Video Request to #19

September 08, 2010**Insp#: 1009706**

25) Pre-video and pictures completed. All violations remain. Failed inspection, fee's assessed.

September 13, 2010**PRE-ABATEMENT VIDEO**

25) Pre-video and pictures completed

September 20, 2010**Insp#: 1038825**

19) Checked property all violations abated, post video and pictures completed. Case closed.

September 24, 2010**PHONE CALL**

property owners' daughter called on behalf of parents, they can be reached at 870-4542 home and their home address is 901 Brush St, apt. #14, LV 89107. They only speak Spanish.

October 11, 2010**ADMINISTRATIVE**ENTERED INTO ORACLE TO RECEIVE (RECEIPT #283899 - \$780 TO WEAVER);
SCANNING, AND CLOSING OF FILE.

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	05/25/2010	
FIRST RESIDENTIAL CIVIL PENALTY	\$150.00	U	06/18/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	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	09/13/2010	
THIRD RESIDENTIAL CIVIL PENALTY	\$500.00	U	09/13/2010	
ADMINISTRATIVE	\$117.00	U	10/01/2010	
NUISANCE ABATEMENT FEE	\$780.00	U	10/01/2010	
LATE FEE	\$18.00	U	01/25/2011	
LATE FEE	\$12.00	U	01/25/2011	

Total Amount Due: \$2,537.00**Total Amount Paid: \$ -**

Bid Information:

<u>BIDNO</u>	<u>ABATETYPE</u>	<u>CONTRACTOR</u>	<u>STATUS</u>	<u>RECEIVED</u>
1	NUISANCE	AMER DEMO	NA	6/15/02
Bid Amount: 1,300.00				
Bid Award Date:				
Contractor Start Date:				
Description:				
1	NUISANCE	WEAVER	NA	6/15/02
Bid Amount: 780.00				
Bid Award Date:				
Contractor Start Date:				
Description:				
SECURE STRUCTURES, REMOVE REFUSE/WASTE, WEEDS, GRASS				
1	NUISANCE	BLAST JANITORIAL	NA	6/15/02
Bid Amount: 800.00				
Bid Award Date:				
Contractor Start Date:				
Description:				