



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

Case # 89130

125 SAM JONAS DR - Map # 02417-19 Parcel 13833518031

Owner Information:

KWAI YUNG
8400 W SAHARA
LAS VEGAS, NV 89117

Zoning Information: R-1(SINGLE FAMILY RESIDENTIAL)

Case Comments: High weeds, junk vehile, refuse

Case Assigned To:

Follow Up Inspection Date:

Date Case Opened: April 15, 2010

Ward: 2

Date Case Resolved: October 11, 2010

Source: CEO

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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AN-003: 9.04.010 (4) REFUSE & WASTE

4/15/10	OPEN	all areas	
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Remove all refuse and waste from side area of property. Maintain at all times.

Remove all refuse, trash, litter and abandoned property to include, branches, broken dry wall, unpermitted shed and damage above ground pool from all areas of this property. Property to be maintained in a clean and order condition at all times.

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

4/15/10	OPEN	All areas	
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Remove all high vegetation over 8" from all areas of property. Maintain at all times.

Remove all high vegetation over 8" from all visible areas of property. Maintain at all times.

Remove all high weeds and grass over 8" in height from all areas of property. Maintain at all times.

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

4/15/10	OPEN	drive	
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Remove junk truck from property

Remove junk (no vin# /no plate#) truck from property

Remove junk (no vin# /no plate#) truck from property.

Chronology of Events:

April 15, 2010

Insp#: 975751

Opened case myself, property looks horrible, no answer at door. c/n posted c/b 4/26

April 15, 2010

CORRECTION NOTICE ISSUED

April 27, 2010

Insp#: 975761

25] \$120 fee. No change. Neighbor says he saw owner yesterday. no dogs today. Going to n & o unable to get into back` abandoned junk vehicle on drive no vin no plate. Large amount of refuse in all areas especially in rear of yard to include unpermitted shed in North yard and abandoned above ground pool in rear.c/b 5/3

April 28, 2010	CORRECTION NOTICE ISSUED
May 06, 2010	RESEARCH 25] RECORDERS- *default* RECONSTRUCT COMPANY 2/10
May 06, 2010	RESEARCH 25] SEWER- 6430 Little Pine Way LV NV 89108 no ph#
May 06, 2010	RESEARCH 25] MERS- no hits
May 06, 2010	RESEARCH 25) WHITE PAGES- same address as sewer ph# 631-2568 ph O/S no hits on Little Pine Way
May 10, 2010	REFERRED 25) file to 19 for N&O review
May 26, 2010	REVIEW 19) reviewed request for notice and order approved, processed. File forwarded to ED to process.
May 26, 2010	NOTICE AND ORDER ISSUED
May 28, 2010	NOTICE AND ORDER PROCESSING 19) Notice and Order mailed certified and regular mail, copy scanned, and posting created. File to Officer.
June 01, 2010	RECORDED DOCUMENT Ld) Recorded Nuisance N&O To Comply dated 5/27/10
June 02, 2010	Insp#: 982118 25) \$180 inspection fee+ \$150 civil fee applied. Someone cut the yard, most likely a neighbor, no contact from owner. Posted N&O on property PIC c/b 6/14
June 22, 2010	REFERRED 25) File to 19 to review for bid request
June 22, 2010	Insp#: 997595 25] \$180 inspection fee + \$300 civil fee applied. No chnage, no contact, no agent or bank info on site. front cut by unknown persons most likely a neighbor. PIC all violations remain. Going to bid by contractor. c/b 7/5
June 24, 2010	REVIEW 19) file reviewed and approved to obtain bids. File to ED
July 01, 2010	BID RECEIVED RECORDED & SCANNED BIDS RECEIVED: 1-AMER DEMO=\$989; 2-WEAVER=\$1970
July 01, 2010	10 DAY NOTICE PROCESSING ed) Prep, scanned and sent 10-day Notice to Abate to:FROYD RONALD ETAL, 125 SAM JONAS DR, LV, NV 89145, RICHARD RIGGENS AND RONALD FROYD @ 6430 LITTLE PINE WY, LV, NV 89108, ERIC MORRIS BANK OF AMERICA @ 350 E VANDERBILT, STE 350, SAN BERNARDINO, CA 92408 AND RECONTRUST, 1800 TAPO CANYON RD, SIMI VALLEY, CA 93063
July 01, 2010	10 DAY BEFORE ABATEMENT NOTICE
July 01, 2010	10 DAY BEFORE ABATEMENT NOTICE

July 06, 2010	Insp#: 1006196	25] \$180 inspection + \$500 civil fee. No chnage. No posting by bank or agent sign. No contact. PIC. Posted 10 DAY BEFORE ABATE c/b 7/19
July 28, 2010	CORRESPONDENCE RECEIVED/SENT	25) Both cert and reg mail came back no forward.
July 28, 2010	CORRESPONDENCE RECEIVED/SENT	25) Eric M from BOA signed cert card has returned
July 29, 2010	Insp#: 1011250	25] \$180 inspection and \$500 civil fee applied PIC No chnage. No agent or bank info on site. going forward with contractor abatement file to 19
August 02, 2010	REFERRED	25) file to 19 to proceed with contractor abatement
August 02, 2010	RESEARCH	25) RECODERS & MERS- Mers is down. Recorders no new info
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 \$989 American Demo- for removal of all high weeds, refuse, waste from all areas of property and removal of junk vehicle from property.
August 19, 2010	PHONE CALL	25) Mother of owner called Teresa Riggins 233-3330 asking why she was getting notices at her address for her son? explained case and they were from finance. She informed me they are not on speaking terms and she doesnt know where he's at.
August 30, 2010	BID AWARDED TO CONTRACTOR	Received PO #284768-prepared and sent award ltr to American Demo.
August 31, 2010	VIDEO REQUEST	Prepared pre-abatement video request - start date 9/1/10. Request to #19 w/e-mail
August 31, 2010	Insp#: 1020638	19) Checked property verified high weeds, refuse and waste in all yards, junk truck remains on driveway with debris in bed. Pre-video and pictures completed, fee's assessed.
September 16, 2010	Insp#: 1038840	25] Truck still on property checked for 19. Called 19 left status update.
September 16, 2010	Insp#: 1034655	19) Checked property to see if completed, junk truck still on property. Will call contractor and advise.
September 17, 2010	PHONE CALL	19) Called Linda and advised truck needs towed.
October 07, 2010	POST-ABATEMENT VIDEO	19) Post video and pictures completed.
October 07, 2010	Insp#: 1041509	19) Vehicle has been removed, all violations have been removed. Post video and pictures completed. Case closed.
October 11, 2010	ADMINISTRATIVE	ed) ENTERED INTO ORACLE TO RECEIVE (RECEIPT #284443 - \$989 TO AMER DEMO); SCANNING, AND CLOSING OF FILE.

Fees:

<u>Fee Name</u>	<u>Amount</u>	<u>Status</u>	<u>Fee Added</u>	<u>Fee Paid</u>
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RESIDENTIAL INSPECTION FEE	\$120.00	U	04/27/2010
RESIDENTIAL REINSPECTION FEE	\$180.00	U	06/02/2010
FIRST RESIDENTIAL CIVIL PENALTY	\$150.00	U	06/02/2010
RESIDENTIAL REINSPECTION FEE	\$180.00	U	06/22/2010
SECOND RESIDENTIAL CIVIL PENALTY	\$300.00	U	06/22/2010
RESIDENTIAL REINSPECTION FEE	\$180.00	U	07/07/2010
THIRD RESIDENTIAL CIVIL PENALTY	\$500.00	U	07/07/2010
FOURTH RESIDENTIAL CIVIL PENALTY	\$500.00	U	07/29/2010
RESIDENTIAL REINSPECTION FEE	\$180.00	U	07/29/2010
RESIDENTIAL REINSPECTION FEE	\$180.00	U	08/31/2010
RECURRING RESIDENTIAL CIVIL PENALTY	\$500.00	U	08/31/2010
ADMINISTRATIVE	\$148.35	U	10/11/2010
NUISANCE ABATEMENT FEE	\$989.00	U	10/11/2010
LATE FEE	\$18.00	U	01/25/2011
LATE FEE	\$12.00	U	01/25/2011

Total Amount Due: \$4,137.35

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	AMER DEMO	NA	6/30/10
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Bid Amount: 989.00

Bid Award Date:

Contractor Start Date:

Description:

REMOVE HIGH WEEDS, REFUSE/WASTE, JUNK VEHICLE

1	NUISANCE	WEAVER	NA	6/30/10
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Bid Amount: 1,970.00

Bid Award Date:

Contractor Start Date:

Description: