



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

Case # 93598

1725 E CARSON AVE - Map # 02426-84 Parcel 13935413058

Owner Information:

MULARSKI MICHAEL JR
1725 CARSON AVE
LAS VEGAS, NV 89101-5242

Zoning Information: R-1(SINGLE FAMILY RESIDENTIAL)

Case Comments: vacant property, 2 structures open & accessible

Case Assigned To:

Follow Up Inspection Date:

Date Case Opened: August 12, 2010

Ward: 3

Date Case Resolved: March 10, 2011

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-006: 16.08.010 UDB SEC 403

8/16/10 OPEN

house and accessory building in rear

Secure all structures to City of Las Vegas specifications. Must secure both- all openings and all doors to keep people from accessing property.

Secure all structures to City of Las Vegas specifications. Must secure both- all openings and all doors to keep people from getting inside

Secure all structures to City of Las Vegas specifications. Must secure both buildings - all openings and all doors shall be secured to keep persons from getting inside

AN-003: 9.04.010 (4) REFUSE & WASTE

8/25/10 OPEN

all yards

Remove all refuse and waste from all areas of property. Maintain at all times. Remove all doors, tree branches, clothes, boxes, and totes from rear yard

AN-009: 9.04.010 (7)(D) DILAPIDATED

8/16/10 OPEN

rear fence in rear yard

Repair or remove the dilapidated rear fence

Repair the dilapidated / damaged rear fence

Chronology of Events:

August 16, 2010

PHONE CALL

32) found Dave 245-3838 vendor for bank from old case- had to leave a message

August 16, 2010

Insp#: 1026653

32) 8-16-10 vacant and foreclosure Field Asset Services 1-800-468-1743 on windows. Rear door has no door knob same with 2nd building. Also storage door opened. Spoke to David Blankenburg 1-800-468-1743 ext 4168 left Notice on house and mailed to Quality Loan Service Corp 2141 5th Ave San Diego, CA 92101 8-16 and Faxed to David Blankenberg 512-467-1639 with Field Asset Services C/B 8-25

August 16, 2010

CORRECTION NOTICE ISSUED

August 17, 2010	PHONE CALL
	32) called 800-468-1741 yes they are servicing property. Spoke to David Blankenburg explained violations and emailed correction notice to him- david.blankenburg@fieldassets.com
August 17, 2010	RESEARCH
	32) nothing in MERS
August 18, 2010	PHONE CALL
	Per Laura with Metro (828-3111), vagrants have removed the boards from the windows. Event #100818-1267.
August 18, 2010	PHONE CALL
	32) received a message from 366-1868 stated that Metro has been there 4 times in the last week to remove the homeless people- I called back and had to leave a message
August 18, 2010	RESEARCH
	32) printed off Default, trustee, trustee sale papers in CC Recorders
August 19, 2010	PHONE CALL
	32) called David Blankenburg 1-800-468-1743 ext 4168- had to leave a message- told him about property being open and can he get an emergency board up
August 19, 2010	PHONE CALL
	32) received call from David Blankenburg he stated he has contacted a local vendor and they will be boarding up today. He will call when job completed and then I will verify
August 25, 2010	EMAIL SENT OR RECEIVED
	Sent David an email telling him I need a date for the fence repair and now there are doors, fence sections, blocks, clothes, and tree branch that needs to be removed from property
August 25, 2010	Insp#: 1027663
	32) 8-25-10 all openings have been boarded. Still dilapidated fence and now doors, tree branches, clothes, box, totes in rear yard. Sent David an email telling him I need a date for the fence repair and now there are doors, fence sections, blocks, clothes, and tree branch that needs to be removed from property
August 31, 2010	PHONE CALL
	32) received call from Gilbert 951-9402 vendor for bank- will be repairing fence and adding gate and lock- will call when completed
September 09, 2010	PHONE CALL
	32) spoke to Gilbert 951-9402 still waiting approval for work- he will call bank and try to speed it up
September 15, 2010	EMAIL SENT OR RECEIVED
	32) emailed David Blankenburg asked when rear and side fence would be repaired
September 28, 2010	Insp#: 1031692
	32) 8-28-10 front of property clean. rear all openings boarded. Rear yard still has items- trash, mirror, doors and rear fence leaning and missing slates. took pictures failed today \$120.00 left notice on house and mailed to Quality Loan Service Corp 2141 5th Ave San Diego, CA 92101 also emailed to field assets- David Blankenburg 9-28 C/B 10-5
September 28, 2010	CORRECTION NOTICE ISSUED
October 06, 2010	EMAIL SENT OR RECEIVED
	32) sent notice by email to David Blankenburg at David.Blankenburg@fieldassets.com
October 06, 2010	NOTICE AND ORDER REQUEST
	32) prepared N&O submitted to Tony
October 06, 2010	Insp#: 1045208
	32) 10-6-10 rear fence still not repaired and items still in rear yard. Took pictures and failed today- will do N&O. left notice on house and and mailed to Quality Loan Service Corp 2141 5th Ave San Diego, CA 92101 also emailed to David Blankenburg with Field Asset Services 10-6 C/B 10-20

October 06, 2010	CORRECTION NOTICE ISSUED
October 07, 2010	NOTICE AND ORDER PROCESSING 21)FORWARD CASE FILE TO 32 FOR POSTING N&O- MAILINGS DONE
October 07, 2010	NOTICE AND ORDER ISSUED
October 08, 2010	Insp#: 1048540 17) N&O posted, cb 10/18
October 15, 2010	RECORDED DOCUMENT Ld) Recorded N&O
October 18, 2010	Insp#: 1049559 32) 10-18-10 nothing done. took pictures move forward with N&O will do bid sheet. C/B 10-28
October 19, 2010	BID REQUEST BY OFFICER 32) prepared bid sheet - gave to Tony
October 21, 2010	BID REQUEST BY OFFICER 21)forward file to office-Liz for bids
October 21, 2010	CORRESPONDENCE RECEIVED/SENT 32) letter (N&O) sent to 1725 Carson Ave LV, NV 89101-5242 returned by post office return to sender attempted not known unable to forward
November 01, 2010	Insp#: 1052692 32) 11-1-10 nothing done took pictures failed today. left notice on house and mailed to Quality Loan Service Corp 2141 5th Ave San Diego, CA 92101 also emailed notice to David Blankenburg with Field Asset Services 11-1 Move forward with contractor abatement- gave to Tony C/B 11-9
November 01, 2010	CORRECTION NOTICE ISSUED
November 02, 2010	BID RECEIVED Recorded & scanned bids received: 1-Amer Demo=\$1359; 2-Weaver=\$1410; 3-Blast=\$1525.
November 02, 2010	10 DAY NOTICE PROCESSING Sent 10 day
November 02, 2010	NOTICE AND ORDER ISSUED
November 02, 2010	10 DAY BEFORE ABATEMENT NOTICE
November 03, 2010	NOTICE AND ORDER PROCESSING 32) posted 10 day before N&O on house
November 08, 2010	CORRESPONDENCE RECEIVED/SENT Received 10-day sent reg mail
November 15, 2010	Insp#: 1057254 32) 11-15-10 nothing done took pictures. Failed today. Gave to Tony to move forward with contractor. 12-1
November 17, 2010	PROCEED WITH ABATEMENT 21)REFER FILE TO OFIICE STAFF JR, TO REFER TO CONTRACTOR FOR ABATEMENT

November 23, 2010	BID AWARDED TO CONTRACTOR
Received PO. Awarded Amer Demo bid. Sent Award Letter. Waiting on start/end dates.	
November 29, 2010	PRE-ABATEMENT VIDEO
Pre video request. Paper work given to #21.	
December 06, 2010	CORRESPONDENCE RECEIVED/SENT
32) letter N/O sent to 1725 Carson Ave LV, NV 89101 returned by post office- return to sender attempted not known unable to forward	
December 06, 2010	BID PREPERATION
Bid prep.	
December 06, 2010	BID REQUEST SENT
RFQ sent to contractors. Bids due 12-11.	
December 13, 2010	BID RECEIVED
Recorded & scanned bids received: 1-Triangle=\$1500; 2-Blast=\$400; 3-Weaver=\$400; 4-Amer Demo=\$340	
December 13, 2010	10 DAY NOTICE PROCESSING
10 day letter sent to Mularski Michael Jr, 1725 Carson Ave, Las Vegas, NV 89101 & Quality Loan Service Corp, 2141 5th Ave, San Diego, CA 92101. File given to #32 for posting.	
December 13, 2010	10 DAY BEFORE ABATEMENT NOTICE
December 14, 2010	Insp#: 1061899
32) 12-14-10 took pictures of property and failed. Posted N&O 10 day before abatement on property. C/B 12-27	
December 27, 2010	PROCEED WITH ABATEMENT
32) Gave to Tony to move forward with contractor	
December 27, 2010	Insp#: 1071220
32) 12-27-10 ten days before abatement is up. Fence is still in disrepair and laying on the ground in some parts. Trash/doors/ blankets in rear yard. Also a board was pulled off opening under house Took pictures failed today. Will give to Tony to move forward with contractor C/B 1-18	
January 13, 2011	PROCEED WITH ABATEMENT
21)REFER FILE TO OFFICE STAFF jr TO CONTINUE ABATEMENT	
January 13, 2011	ADMINISTRATIVE
Sent DS email. Waiting approval to proceed with PO.	
January 19, 2011	ADMINISTRATIVE
Received approval from DS to proceed with PO request.	
January 24, 2011	BID AWARDED TO CONTRACTOR
Sent award letter to contractor. Waiting start date.	
January 25, 2011	VIDEO REQUEST
Before Video request sent to #21.	
January 26, 2011	PRE-ABATEMENT VIDEO
21)video in f drive photos in cc items file	
March 09, 2011	VIDEO REQUEST
Request After Video from #21.	

March 09, 2011	ADMINISTRATIVE
Invoice received. No dumping invoice was attached. Per #19, ask #21 to contact contractor.	
March 10, 2011	POST-ABATEMENT VIDEO
21)PHOTOS IN CC ITEMS FILE, NO VIDEO FOR POST ABATE	
March 10, 2011	Insp#: 1074591
March 24, 2011	CORRESPONDENCE RECEIVED/SENT
Received fax from Linda from American Demo. Pending payment until dump receipt received.	
April 12, 2011	ADMINISTRATIVE
Per #21. Send demand letter to Amer Demo for dump receipts. Letter scanned.	
April 20, 2011	CITY COUNCIL AGENDA PREP
21)refer to office staff for CC agenda	

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	09/28/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	10/06/2010	
FIRST RESIDENTIAL CIVIL PENALTY	\$150.00	U	10/06/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	10/08/2010	
SECOND RESIDENTIAL CIVIL PENALTY	\$300.00	U	10/08/2010	
THIRD RESIDENTIAL CIVIL PENALTY	\$500.00	U	10/18/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	10/18/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	11/01/2010	
FOURTH RESIDENTIAL CIVIL PENALTY	\$500.00	U	11/01/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	11/15/2010	
RECURRING RESIDENTIAL CIVIL PENALTY	\$500.00	U	11/15/2010	
RECURRING RESIDENTIAL CIVIL PENALTY	\$500.00	U	12/14/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	12/14/2010	
RECURRING RESIDENTIAL CIVIL PENALTY	\$500.00	U	12/27/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	12/27/2010	
LATE FEE	\$18.00	U	01/25/2011	
LATE FEE	\$12.00	U	01/25/2011	
NUISANCE ABATEMENT FEE	\$340.00	U	04/19/2011	
ADMINISTRATIVE	\$51.00	U	04/19/2011	

Total Amount Due: \$4,751.00

Total Amount Paid: \$ -

Bid Information:

<u>BIDNO</u>	<u>ABATETYPE</u>	<u>CONTRACTOR</u>	<u>STATUS</u>	<u>RECEIVED</u>
1	NUISANCE	WEAVER	NA	11/2/10
	Bid Amount: 1,410.00			
	Bid Award Date:			
	Contractor Start Date:			
	Description:			
1	NUISANCE	BLAST JANITORIAL	NA	11/2/10
	Bid Amount: 1,525.00			
	Bid Award Date:			
	Contractor Start Date:			
	Description:			
1	NUISANCE	AMER DEMO	P	10/27/10
	Bid Amount: 1,359.00			
	Bid Award Date: 11/23/10			
	Contractor Start Date:			
	Description:			
	Board all doors/windows on main & accessory structure. Remove trash/debris. Repair fence.			
2	NUISANCE	AMER DEMO	A	12/11/10
	Bid Amount: 340.00			
	Bid Award Date: 1/24/11			
	Contractor Start Date:			
	Description:			
2	NUISANCE	WEAVER	NA	12/11/10
	Bid Amount: 400.00			
	Bid Award Date:			
	Contractor Start Date:			
	Description:			
2	NUISANCE	BLAST JANITORIAL	NA	12/11/10
	Bid Amount: 400.00			
	Bid Award Date:			
	Contractor Start Date:			
	Description:			
2	NUISANCE	TRIANGLE CONST	NA	12/11/10
	Bid Amount: 1,500.00			
	Bid Award Date:			
	Contractor Start Date:			
	Description:			