



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

**Case # 97249**

**1925 FRANKLIN AVE - Map # 02526-38 Parcel 16202519007**

**Owner Information:**

SHANE JEREMY  
1925 FRANKLIN AVE  
LAS VEGAS, NV 89104-1917

**Zoning Information:** R-1(SINGLE FAMILY RESIDENTIAL)

**Case Comments:** Vacant house. A mattress, couch and trash/debris were left on property. Attracting vagrants, people going in and out of house.

Case Assigned To:

Follow Up Inspection Date:

Date Case Opened: January 11, 2011

Ward: 3

Date Case Resolved: March 31, 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>                                                                                      |
|----------------------------------------|------------------------------|------------------|------------------------------------------------------------------------------------------------------|
| AB-005: UAC 301.1 PERMITS REQUIRED     |                              |                  |                                                                                                      |
| 1/12/11                                | OPEN                         | Rear yard        | Remove shed that is in required set back and no permit obtained.                                     |
| AB-006: 16.08.010 UDB SEC 403          |                              |                  |                                                                                                      |
| 1/12/11                                | OPEN                         | All Structures   | Secure all doors and windows and any other openings on property to City of Las Vegas specifications. |
| AN-003: 9.04.010 (4) REFUSE & WASTE    |                              |                  |                                                                                                      |
| 1/12/11                                | OPEN                         | Entire Property  | Remove all refuse and waste from all areas of property. Maintain at all times.                       |
| AN-006: 9.04.010(7)(A) HIGH VEGETATION |                              |                  |                                                                                                      |
| 1/12/11                                | OPEN                         | Entire Property  | Remove all high grass or weeds over 8" inches from all visible areas of property and maintain.       |
| AN-007: 9.04.010(7)(B) DEAD VEGETATION |                              |                  |                                                                                                      |
| 1/12/11                                | OPEN                         | Entire Property  | Remove all dead vegetation from all areas of property. Maintain free of dead debris at all times.    |
| AN-008: 9.04.010 (7)(C) GRAFFITI       |                              |                  |                                                                                                      |
| 1/12/11                                | OPEN                         | Rear of Property | Remove all graffiti from property and maintain free of graffiti at all times.                        |
| AV-001: 16.31 VACANT BUILDING CODE     |                              |                  |                                                                                                      |
| 1/12/11                                | OPEN                         | Entire Property  | Secure all doors and windows and any other openings on property,                                     |
| AZ-011D: 19.08.040 ZONING SETBACK REQ. |                              |                  |                                                                                                      |
| 1/12/11                                | COMPLIED 03/31/11            | Rear yard        | Remove shed that is in required set backs.                                                           |

**Chronology of Events:**

**January 12, 2011**

**Insp#: 1078603**

33) rear door open, refuse and waste through out property along with graffiti and broken window on east side, and old wooden boxes, posted on site will research for possible foreclosure, appears to have foreclosure notices taped to front door at one time. Call back set for 01/24/11.

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| January 12, 2011  | <b>CORRECTION NOTICE ISSUED</b>                                                                                                                                         |
| January 24, 2011  | <b>Insp#: 1079117</b><br>33) No change, photo's taken, will go to Notice and Order. Assessed fee's, call back set for 02/08/11.                                         |
| January 24, 2011  | <b>CORRECTION NOTICE ISSUED</b>                                                                                                                                         |
| January 27, 2011  | <b>NOTICE AND ORDER REQUEST</b><br>33) No information on ZABA, White Pages, and MERS is down, case forwarded to 21.                                                     |
| January 27, 2011  | <b>NOTICE AND ORDER ISSUED</b>                                                                                                                                          |
| January 31, 2011  | <b>NOTICE AND ORDER PROCESSING</b><br>21)REFER FILE TO 33 FOR POSTING ALL MAILINGS DONE                                                                                 |
| February 15, 2011 | <b>Insp#: 1082494</b><br>33) No change, notice still posted, photo's taken, assessed fee's, will forward case for abatement process. Call back set for 03/03/11.        |
| February 17, 2011 | <b>BID REQUEST BY OFFICER</b><br>21)refer file to office staff JR for bids to abate                                                                                     |
| February 17, 2011 | <b>BID PREPERATION</b><br>Bid Prep.                                                                                                                                     |
| February 17, 2011 | <b>BID REQUEST SENT</b><br>RFQ sent to contractors. Bids due 2-23.                                                                                                      |
| February 23, 2011 | <b>BID RECEIVED</b><br>Scanned & recorded bids received: 1)Lunas-\$1032; 2)Weaver-\$1215; 3)NDX-\$1499                                                                  |
| February 23, 2011 | <b>10 DAY NOTICE PROCESSING</b><br>10 day Letter sent to Shane Jeremy, 1925 Franklin Avenue, Las Vegas, NV 89104. File given to #33 for posting.                        |
| February 23, 2011 | <b>10 DAY BEFORE ABATEMENT NOTICE</b>                                                                                                                                   |
| February 24, 2011 | <b>Insp#: 1090348</b><br>33) No change, notices still posted on door, photo's taken, 10 day before abatement posted and afadavit completed. Call back set for 03/07/11. |
| March 07, 2011    | <b>Insp#: 1093755</b><br>33) No changes, notices still posted, failed inspection, photo's taken, assessed fee's procede with abatement. Case forwarded to 21.           |
| March 08, 2011    | <b>PROCEED WITH ABATEMENT</b><br>21)refer file to office staff JR to proceed with contractor abatement                                                                  |
| March 17, 2011    | <b>ADMINISTRATIVE</b><br>Manager approval received. PO requested. Pending DS approval.                                                                                  |
| March 22, 2011    | <b>ADMINISTRATIVE</b><br>PO received.                                                                                                                                   |
| March 22, 2011    | <b>BID AWARDED TO CONTRACTOR</b><br>Bid awarded to Lunas.                                                                                                               |

|                       |                                                                                          |
|-----------------------|------------------------------------------------------------------------------------------|
| <b>March 22, 2011</b> | <b>ADMINISTRATIVE</b>                                                                    |
|                       | Award letter sent to contractor. Pending start date                                      |
| <b>March 22, 2011</b> | <b>VIDEO REQUEST</b>                                                                     |
|                       | Before video requested from #21                                                          |
| <b>March 24, 2011</b> | <b>PRE-ABATEMENT VIDEO</b>                                                               |
|                       | 21)pre video in f drive photos in cc items file contractor to start 3/25                 |
| <b>March 31, 2011</b> | <b>Insp#: 1097344</b>                                                                    |
|                       | 33) Clean closed, abated.                                                                |
| <b>April 11, 2011</b> | <b>VIDEO REQUEST</b>                                                                     |
|                       | After Video request from #21.                                                            |
| <b>April 11, 2011</b> | <b>ADMINISTRATIVE</b>                                                                    |
|                       | Invoice received. Pending.                                                               |
| <b>April 13, 2011</b> | <b>POST-ABATEMENT VIDEO</b>                                                              |
|                       | 21)post video in f drive, photos in cc items file-NOTE rear door open Lunas will secure. |
| <b>April 19, 2011</b> | <b>ADMINISTRATIVE</b>                                                                    |
|                       | Invoice receipted/scanned. File given to #21.                                            |
| <b>April 20, 2011</b> | <b>CITY COUNCIL AGENDA PREP</b>                                                          |
|                       | 21)refer to office staff for CC agenda                                                   |

**Fees:**

| <b>Fee Name</b>                  | <b>Amount</b> | <b>Status</b> | <b>Fee Added</b> | <b>Fee Paid</b> |
|----------------------------------|---------------|---------------|------------------|-----------------|
| RESIDENTIAL INSPECTION FEE       | \$120.00      | U             | 01/24/2011       |                 |
| FIRST RESIDENTIAL CIVIL PENALTY  | \$150.00      | U             | 02/15/2011       |                 |
| RESIDENTIAL REINSPECTION FEE     | \$180.00      | U             | 02/15/2011       |                 |
| RESIDENTIAL REINSPECTION FEE     | \$180.00      | U             | 02/24/2011       |                 |
| SECOND RESIDENTIAL CIVIL PENALTY | \$300.00      | U             | 02/24/2011       |                 |
| THIRD RESIDENTIAL CIVIL PENALTY  | \$500.00      | U             | 03/07/2011       |                 |
| RESIDENTIAL REINSPECTION FEE     | \$180.00      | U             | 03/07/2011       |                 |
| LATE FEE                         | \$12.00       | U             | 03/10/2011       |                 |
| LATE FEE                         | \$18.00       | U             | 04/01/2011       |                 |
| ADMINISTRATIVE                   | \$155.55      | U             | 04/19/2011       |                 |
| NUISANCE ABATEMENT FEE           | \$1,037.00    | U             | 04/19/2011       |                 |

**Total Amount Due: \$2,832.55**

**Total Amount Paid: \$ -**

**Bid Information:**

| <u>BIDNO</u> | <u>ABATETYPE</u> | <u>CONTRACTOR</u> | <u>STATUS</u> | <u>RECEIVED</u> |
|--------------|------------------|-------------------|---------------|-----------------|
|--------------|------------------|-------------------|---------------|-----------------|

|   |          |       |   |         |
|---|----------|-------|---|---------|
| 1 | NUISANCE | LUNAS | A | 2/23/11 |
|---|----------|-------|---|---------|

Bid Amount: 1,037.00

Bid Award Date: 3/22/11

Contractor Start Date:

Description:

|   |          |           |   |        |
|---|----------|-----------|---|--------|
| 1 | NUISANCE | AMER DEMO | L | 3/1/11 |
|---|----------|-----------|---|--------|

Bid Amount: 1,900.00

Bid Award Date:

Contractor Start Date:

Description:

|   |          |     |    |         |
|---|----------|-----|----|---------|
| 1 | NUISANCE | NDX | NA | 2/23/11 |
|---|----------|-----|----|---------|

Bid Amount: 1,499.00

Bid Award Date:

Contractor Start Date:

Description:

|   |          |        |    |         |
|---|----------|--------|----|---------|
| 1 | NUISANCE | WEAVER | NA | 2/23/11 |
|---|----------|--------|----|---------|

Bid Amount: 1,215.00

Bid Award Date:

Contractor Start Date:

Description: