



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

Case # 94492

321 N 16TH ST - Map # 02426-44 Parcel 13935212085

Owner Information:

PEEL JOHN A JR
321 N 16TH ST
LAS VEGAS, NV 89101-4135

Zoning Information: R-3(MEDIUM DENSITY RESIDENTIAL)

Case Comments: stealing power

Case Assigned To:

Follow Up Inspection Date:

Date Case Opened: September 15, 2010

Ward: 5

Date Case Resolved:

Source: NVP

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-004D: R306 SANITATION			
9/14/10	OPEN	No sewage disposal currently	
		Raw sewage on the ground on south side of the main house. I called SNHD solid waste department to file a complaint	
AB-004F: R308 GLAZING			
9/14/10	OPEN	Broken windows	
		Replacement windows needed on main house	
AB-005: UAC 301.1 PERMITS REQUIRED			
9/14/10	OPEN	Electrical service equipment badly damaged	
		Electrician needed to pull permits and install new electrical panels with meter sockets	
9/21/10	OPEN	STRUCTURE ON WEST SIDE OF PROPERTY ATTACHED TO BLOCKWALL AT PROPERTY LINE	
		REMOVE STRUCTURE - NO PERMITS OBTAINED TO BUILD AND IS A SETBACK VIOLATION PER UNIFORM BUILDING CODE	
AB-006: 16.08.010 UDB SEC 403			
9/21/10	OPEN	ALL STRUCTURES ON SITE	
		BOARD AND SECURE ANY AND ALL OPEN ACCESSIBLE DOORS AND WINDOWS TO CITY OF LAS VEGAS SPECIFICATIONS	
AB-006L: 16.08.010 UDB SEC 302 (12)			
9/21/10	OPEN	ALL STRUCTURES ON SITE	
		BOARD AND SECURE ANY AND ALL OPEN ACCESSIBLE DOORS AND WINDOWS TO CITY OF LAS VEGAS SPECIFICATIONS	
AB-006O: 16.08.010 UDB SEC 302 (15)			
9/21/10	OPEN	ALL STRUCTURES ON SITE	
		BOARD AND SECURE ANY AND ALL OPEN ACCESSIBLE DOORS AND WINDOWS TO CITY OF LAS VEGAS SPECIFICATIONS	
AB-008O: HC-SEC 1001.4 NUISANCE			
9/21/10	OPEN	ENTIRE PROPERTY	
		BOARD AND SECURE ANY AND ALL OPEN ACCESSIBLE DOORS AND WINDOWS TO CITY OF LAS VEGAS SPECIFICATIONS, REMOVE ALL TRASH / DEBRIS , WASTE	
AB-008Q: HC-SEC 1001.6 HAZ PLUMBING			
9/14/10	OPEN	Sewage on the ground	

Raw sewage coming from the cleanout on the south side of the main house

AH-002: 9.04.010 ATTRACTIVE NUISANCE
 9/14/10 OPEN Inoperable, open accessible vehicles and trailer on the property
 3 inoperable autos, 1 travel trailer on yard

AN-003: 9.04.010 (4) REFUSE & WASTE
 9/21/10 OPEN ENTIRE PROPERTY
 REMOVE ALL TRASH / WASTE / DUMPED DEBRIS- SUCH AS FURNITURE , WOOD, BUCKETS, TOOLS, ETC.

AN-004: 9.04.010 (5) ZONING VIOLATION
 9/14/10 OPEN Lots of outside storage problems
 Trash, debris, tv's, radios, stereos. tools, computer cases, wire, toy airplanes, and lots of miscellaneous trash all over the property

AN-006: 9.04.010(7)(A) HIGH VEGETATION
 9/21/10 OPEN ENTIRE PROPERTY
 CUT AND REMOVE ALL HIGH GRASS ,WEEDS, OVER GROWN VEGETATION

AN-010: 9.04.010 7(E)ABANDONED PARKING
 9/21/10 OPEN Abandoned vehicles on yard, no plates, no vin #'s
 Suburban, foreign car, Uhaul truck w/trailer attached towed off of the property. Owner is sick in a nursing home in Florida we are told and is incapable of taking care of his property at this point in time

Chronology of Events:

September 14, 2010 Insp#: 1039997

20)Wemt to the property with NVEnergy personnel & Metro for protection. Tenants in C unit were told they can't live in the detached unit w/o power and the 2 people living in the storage unit were also told that it was not a valid dwelling unit & must vacate. Occupants of the main house would not come to the door. Raw sewage on south side of house, service equipment destroyed due to tampering to steal power, extension cords being run, trash & debris all over the grounds, 3 inoperable vehicles and 1 travel trailer parked on yard, No license for the dog.Out of state owner. I called (305)651-1430 & spoke with a Hispanic male and he said he sees the owner of the home now and then so I left my cell phone # with him & asked him to please have the owner contact me asap.Will start the abatement process with a Notice of Violation followed up with a Notice & Order to clean up the property.

September 15, 2010 DIRECTIVE

21)refer to 20

September 15, 2010 PHONE CALL

bldg. mgr. Craig Wright called. He can be reached at 741-7465 cell.

September 21, 2010 Insp#: 1040039

20)Status check of the property to ensure someone is cleaning the property up and removing all of the occupants due to lack of power

October 25, 2010 PHONE CALL

ed) Received a telephone call from Sergeant Wilson with Metro (544-6874). Metro was called out to property yesterday and today. People going in and out of property, trying to steal appliances. Need to secure property.

November 08, 2010 DIRECTIVE

21) 32 to follow up on this case

November 08, 2010 NOTICE AND ORDER PROCESSING

21)n&o mailed/cert to listed add and 20240 ne 12 ct, miami fl 33179-2605 per sewer.will refer file to 32 for posting on site.NOTE SAME OWNER AS 320 16TH CASE 94823

November 08, 2010 NOTICE AND ORDER ISSUED

November 08, 2010 Insp#: 1043562

32) 11-8-10 got case from Jim (20) today. Posted N&O on property C/B for Tony 11-19

November 09, 2010 RECORDED DOCUMENT

Ld) Recorded N&O

November 18, 2010	BID PREPERATION
Prepare bids for RFQ.	
November 18, 2010	BID REQUEST SENT
Faxed RFQ to contractors. Bids due on 11-23-10	
November 29, 2010	BID REQUEST SENT
No bids received by contractors on 1st request. Sent RFQ to contractors (2nd request). Bids due 12-04.	
December 07, 2010	BID RECEIVED
Scanned & recorded bids received. 1-Amer Demo=\$1300, 2-Weaver=\$5820, 3-Triangle=\$9600.	
December 07, 2010	10 DAY BEFORE ABATEMENT NOTICE
December 07, 2010	10 DAY BEFORE ABATEMENT NOTICE
December 07, 2010	10 DAY BEFORE ABATEMENT NOTICE
December 13, 2010	10 DAY NOTICE PROCESSING
10 day letter sent to John Peel, 2040 NE 12th CT, Miami, FL 33179 & Peel Joh, 321 N 16th St., Las Vegas, NV 89101. File given to #21 for posting.	
December 13, 2010	10 DAY BEFORE ABATEMENT NOTICE
December 13, 2010	Insp#: 1060007
32) posted 10 day before N&O on property and took pictures. Failed today C/B 12-27	
December 27, 2010	PROCEED WITH ABATEMENT
32) gave to Tony to move forward with contractor	
December 27, 2010	Insp#: 1070731
32) 12-27-10 nothing done move forward with contractor failed today took pictures and gave to Tony 1-18	
January 13, 2011	PROCEED WITH ABATEMENT
21)refer file to office staff JR to continue contractor abatement	
January 19, 2011	ADMINISTRATIVE
Received approval from DS to proceed with PO request.	
January 24, 2011	BID AWARDED TO CONTRACTOR
Sent contractor award letter. 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	MEETING
	21)DSS met with contractor American Demo/Jack. work not complete, to CLV specs.boards not painted,shed not completely remove on sideyard. still some trash debris in yard.
March 17, 2011	POST-ABATEMENT VIDEO
	21)post video in f drive photos in cc items file
March 17, 2011	Insp#: 1074661
March 24, 2011	CORRESPONDENCE RECEIVED/SENT
	Fax received from Linda at American Demo. Pending payment until dump receipt received.
April 12, 2011	ADMINISTRATIVE
	Per #21: fax Amer Demo demand letter for dump receipts. Letter scanned.
April 19, 2011	ADMINISTRATIVE
	Dump invoice received. Invoice receipted/scanned. Information inputted into Details. File given to #21.
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	11/08/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	12/13/2010	
FIRST RESIDENTIAL CIVIL PENALTY	\$150.00	U	12/13/2010	
SECOND RESIDENTIAL CIVIL PENALTY	\$300.00	U	12/27/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	12/27/2010	
LATE FEE	\$12.00	U	01/25/2011	
LATE FEE	\$18.00	U	01/27/2011	
NUISANCE ABATEMENT FEE	\$1,300.00	U	04/19/2011	
ADMINISTRATIVE	\$195.00	U	04/19/2011	

Total Amount Due: \$2,455.00

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	A	12/2/10
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Bid Amount: 1,300.00

Bid Award Date: 1/24/11

Contractor Start Date:

Description:

Board all doors/windows. Remove structure in rear. Remove trash/debris, weeds/grass.

1	NUISANCE	TRIANGLE CONST	NA	12/2/10
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Bid Amount: 9,600.00

Bid Award Date:

Contractor Start Date:

Description:

1	NUISANCE	WEAVER	NA	12/2/10
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Bid Amount: 5,820.00

Bid Award Date:

Contractor Start Date:

Description: