



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

Case # 91888

1017 E BONANZA RD - Map # 02326-92 Parcel 13926411004

Owner Information:

BRYCE PETERS FIN CORP L L C
2790 ROUNDEL WAY #500
RENO, NV 89502

Zoning Information: R-3(MEDIUM DENSITY RESIDENTIAL)

Case Comments: FIRE DAMAGED FOR MONTHS-NEIGHBOR STATED HE CALLED IT IN ALONG WITH 1007 BONANZA-BUILDING HAS 1019 ON IT. OPEN/ACCESSIBLE

Case Assigned To:

Follow Up Inspection Date:

Date Case Opened: June 15, 2010

Ward: 5

Date Case Resolved:

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-005: UAC 301.1 PERMITS REQUIRED

7/3/10	OPEN	Rear yard
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Remove illegal structure or obtain all required building permits. Presently detached metal shed open deteriorated. Permits are also required if building is to be demolished.

7/21/10	OPEN
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Licensed contractor to obtain demolition permit to remove all structures on site.

AB-006: 16.08.010 UDB SEC 403

7/3/10	OPEN	FIRE DAMAGED BUILDING
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OBTAIN BUILDING PERMITS TO RENOVATE BUILDING OR DEMOLISH ENTIRE STRUCTURE AND REMOVE ALL DEBRIS AND CONTENTS

Secure all structures to City of Las Vegas specifications. Presently several doors are open with broken hardware and unable to lock, broken windows, missing boards.

AB-006D: 16.08.010 UDB SEC 302 (04)

7/3/10	OPEN	MAIN STRUCTURE
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OBTAIN BUILDING DEPARTMENT PERMITS TO RENOVATE OR DEMOLISH STRUCTURE AND REMOVE ALL DEBRIS AND CONTENTS

AB-006F: 16.08.010 UDB SEC 302 (06)

7/3/10	OPEN
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Structure is fire damaged with fallen roof.

AB-006K: 16.08.010 UDB SEC 302 (11)

7/3/10	OPEN	MAIN STRUCTURE
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OBTAIN BUILDING DEPARTMENT PERMITS TO RENOVATE BUILDING OR DEMOLISH ENTIRE STRUCTURE AND REMOVE DEBRIS AND CONTENTS

AN-003: 9.04.010 (4) REFUSE & WASTE

6/17/10	OPEN	All areas
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Includes deteriorated shed and dumped furniture in rear.

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

6/17/10	OPEN	All yards
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Remove all high grass or weeds over 8" inches from all visible areas of property and maintain.

AN-008: 9.04.010 (7)(C) GRAFFITI

7/3/10

OPEN

Structure

Paint over and keep maintained on a regular basis.

AV-003: 16.31 VACANT -STATEMENT INTENT

7/3/10

OPEN

Chronology of Events:

June 17, 2010

CORRESPONDENCE RECEIVED/SENT

17) Cn1 mailed to owner: BRYCE PETERS FIN CORP L L C
2790 ROUNDEL WAY #500
RENO NV 89502-0000

June 17, 2010

Insp#: 1002709

17) Residence fire damaged with high weeds and trash. Please contact officer 17 upon receipt at 229-5104. Supply permit information for rehab or demolition of structure. Refuse: Includes deteriorated shed and dumped furniture in rear. cn1 mailed, cb 6/28. Mailed to owner: BRYCE PETERS FIN CORP L L C, 2790 ROUNDEL WAY #500, RENO NV 89502-0000

June 17, 2010

CORRECTION NOTICE ISSUED

July 02, 2010

Insp#: 1003822

17) Pix, assess fee \$120. No change, switch to N&O.

July 03, 2010

NOTICE AND ORDER REQUEST

17) To 21 with pix

July 03, 2010

RESEARCH

17) No response from owner and no website for them. Safeguard Properties have taken this company to court for non-response to code violations all over the country.

July 03, 2010

Insp#: 1010427

17) Adding violations only. Presently several doors are open with broken hardware and unable to lock, broken windows, missing boards.

July 07, 2010

NOTICE AND ORDER PROCESSING

21) return file to 17 with n&o to post and mail

July 07, 2010

NOTICE AND ORDER ISSUED

July 07, 2010

Insp#: 1010633

17) N&O posted, no change,

July 08, 2010

ADMINISTRATIVE

Ld) N&O returned to #21 for Chris Knight's signature needed for recording

July 21, 2010

BID REQUEST BY OFFICER

21) forward file with bid sheet to office staff to Liz

July 21, 2010

Insp#: 1011754

17) Pix, assess fee. Demo report submitted by officer 20 (index#8). No change in condition. It was determined that fire damage necessitates demo. To 21 to continue with abatement.

July 29, 2010

Insp#: 1017240

17) Pix, no change, continue with abatement,

August 03, 2010

BID RECEIVED

ed) RECORDED & SCANNED ASBESTOS BIDS RECEIVED: 1-CamAir=\$600; 2-Ninyo & Moore=\$650

August 04, 2010	Insp#: 1020928
	17) Awaiting to post 10-day, no change in condition.
August 11, 2010	Insp#: 1023370
	17) No change in condition, asbestos bid awarded, one more week for 10-day.
August 19, 2010	Insp#: 1025813
	17) no change in condition, Asbetsto report back and now bids out for demo, sc 2 wks.
August 26, 2010	BID RECEIVED
	ed) RECORDED & SCANNED DEMO BIDS RECEIVED: 1-Amer Demo=\$17,824; 2-Weaver=\$25,100; 3-Lunas=\$27,300
August 26, 2010	10 DAY BEFORE ABATEMENT NOTICE
August 31, 2010	10 DAY NOTICE PROCESSING
	ed) Prep, scanned and sent 10-day Notice to Abate to: BRYCE PETERS FIN CORP LLC @ 2790 ROUNDEL WAY #500, RENO, NV 89502
September 02, 2010	Insp#: 1029481
	17) No change in condition. 10-day posted, earlier notices have been ripped off, cb 9/12
September 17, 2010	Insp#: 1035559
	17A) Pix, assess fee, no change. Continue with abatement.
September 23, 2010	PROCEED WITH ABATEMENT
	21)REFER TO OFFICE STAFF- LIZ TO PROCEED WITH ABATEMENT
September 30, 2010	Insp#: 1041503
	17) No change in condition, awaiting PO, sc 2 wks.
October 20, 2010	EXTENSION REQUESTED/GRANTED
	17) Per Liz, awaiting new PO as initial contractor dropped out. sc 2 wks.
October 27, 2010	10 DAY NOTICE PROCESSING
	17) New 10-day posted as new bid amount differs.
October 27, 2010	10 DAY BEFORE ABATEMENT NOTICE
November 10, 2010	DIRECTIVE
	21)hold all action on abatement- because bid is over 25,000 it must be approved by purchasing or CC action. LM will check with purchasing and let me know today.
November 10, 2010	Insp#: 1046395
	17) No change in condition, to 21 to award bid.
December 02, 2010	Insp#: 1060861
	17) No change in condition, awaiting PO and CC approval.
December 22, 2010	EXTENSION REQUESTED/GRANTED
	17) Per Liz, second request has been put in process with no start date.
January 05, 2011	BID PREPERATION
	Bid Prep.
January 05, 2011	BID PREPERATION
	Bid Prep.

January 05, 2011	BID REQUEST SENT
	RFQ sent to contractors. Bids due 01-10-11.
January 11, 2011	BID PREPERATION
	No bids received.
January 11, 2011	BID REQUEST SENT
	RFQ sent to contractors. Bids due 1-18-10.
January 19, 2011	BID RECEIVED
	Recorded & Scanned bids received: 1-Weaver=\$25,100; 2-Amer Demo=\$25,660; 3-Lunas=\$27,300; 4-Baldwin=\$28,999; 5-CGI=\$26,387
January 19, 2011	10 DAY NOTICE PROCESSING
	10 day sent to Bryce Peters FIN CORP LLC, 2790 Roundel Way #500, Reno, NV 89502. File given to #17 for posting.
January 19, 2011	10 DAY BEFORE ABATEMENT NOTICE
January 20, 2011	Insp#: 1067292
	17) Pix, assess fee, Property remainis in same accessible condition,
January 31, 2011	Insp#: 1081561
	17) Pix. assess fee. award bid. No change in condition.
February 02, 2011	ADMINSTRATIVE
	Received Bid Approval from #21.
February 02, 2011	ADMINSTRATIVE
	Sent email to DS. Waiting for approval to proceed.
February 15, 2011	Insp#: 1084907
	17) Contract awarded to Weaver, per 21 they are inb processing of obtaining permits. No change in condition, sc 3 wks.
March 02, 2011	BID AWARDED TO CONTRACTOR
	Bid awarded to Weaver. Pending DEMO permits.
March 09, 2011	Insp#: 1090122
	17) No change, no dmeo permits showing, email to 21 to check with Weaver, sc 2 wks.
April 06, 2011	VIDEO REQUEST
	Before video request given to #21.
April 07, 2011	POST-ABATEMENT VIDEO
	21)post video in f drive,photos in cc items file
April 12, 2011	Insp#: 1098524
April 25, 2011	ADMINISTRATIVE
	Invoice received.
April 25, 2011	VIDEO REQUEST
	After Video Request given to #21.
April 25, 2011	POST-ABATEMENT VIDEO
	21)post video in f drive, photos in cc items file

April 25, 2011**ADMINISTRATIVE**

Invoice scanned and recorded. Invoice receipted. File given to #21.

April 25, 2011**ADMINISTRATIVE**

Received completion date from Weaver.

April 26, 2011**CITY COUNCIL AGENDA PREP**210refer file to LD to place on 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	07/02/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	07/07/2010	
FIRST RESIDENTIAL CIVIL PENALTY	\$150.00	U	07/07/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	07/21/2010	
SECOND RESIDENTIAL CIVIL PENALTY	\$300.00	U	07/21/2010	
THIRD RESIDENTIAL CIVIL PENALTY	\$500.00	U	07/29/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	07/29/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	08/04/2010	
FOURTH RESIDENTIAL CIVIL PENALTY	\$500.00	U	08/04/2010	
RECURRING RESIDENTIAL CIVIL PENALTY	\$500.00	U	08/11/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	08/11/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	08/19/2010	
RECURRING RESIDENTIAL CIVIL PENALTY	\$500.00	U	08/19/2010	
RECURRING RESIDENTIAL CIVIL PENALTY	\$500.00	U	09/02/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	09/02/2010	
RECURRING RESIDENTIAL CIVIL PENALTY	\$500.00	U	09/17/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	09/17/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	09/30/2010	
RECURRING RESIDENTIAL CIVIL PENALTY	\$500.00	U	09/30/2010	
RECURRING RESIDENTIAL CIVIL PENALTY	\$500.00	U	11/10/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	11/10/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	12/02/2010	
RECURRING RESIDENTIAL CIVIL PENALTY	\$500.00	U	12/02/2010	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	01/20/2011	
RECURRING RESIDENTIAL CIVIL PENALTY	\$500.00	U	01/20/2011	
LATE FEE	\$12.00	U	01/25/2011	
LATE FEE	\$18.00	U	01/25/2011	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	01/31/2011	
RECURRING RESIDENTIAL CIVIL PENALTY	\$500.00	U	01/31/2011	
NUISANCE ABATEMENT FEE	\$25,100.00	U	04/25/2011	
ADMINISTRATIVE	\$3,765.00	U	04/25/2011	
ASBESTOS BID COSTS	\$600.00	U	05/10/2011	

Total Amount Due: \$37,905.00**Total Amount Paid: \$ -**

Bid Information:

<u>BIDNO</u>	<u>ABATETYPE</u>	<u>CONTRACTOR</u>	<u>STATUS</u>	<u>RECEIVED</u>
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2	ASBESTOS	CAMAIR	A	8/3/10
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Bid Amount: 600.00

Bid Award Date:

Contractor Start Date:

Description:

Asbestos Survey

2	ASBESTOS	NINYO & MOORE	NA	8/3/10
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Bid Amount: 650.00

Bid Award Date:

Contractor Start Date:

Description:

3	VACANT	WEAVER	A	8/26/10
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Bid Amount: 25,100.00

Bid Award Date: 3/2/11

Contractor Start Date:

Description:

3	VACANT	AMER DEMO	C	8/26/10
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Bid Amount: 17,824.00

Bid Award Date:

Contractor Start Date:

Description:

DEMOLISH ALL STRUCTURES, REMOVE REFUSE/WASTE AND HIGH/DEAD VEGETATION. POST
"NO TRESPASS" SIGN.

3	VACANT	LUNAS	NA	8/26/10
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Bid Amount: 27,300.00

Bid Award Date:

Contractor Start Date:

Description:

4	NUISANCE	CGI	NA	1/19/11
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Bid Amount: 26,387.00

Bid Award Date:

Contractor Start Date:

Description:

4	NUISANCE	BALDWIN	NA	1/19/11
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Bid Amount: 28,999.00

Bid Award Date:

Contractor Start Date:

Description:

4	NUISANCE	LUNAS	NA	1/19/11
	Bid Amount: 27,300.00 Bid Award Date: Contractor Start Date: Description:			
4	NUISANCE	AMER DEMO	NA	1/19/11
	Bid Amount: 25,660.00 Bid Award Date: Contractor Start Date: Description:			
4	NUISANCE	WEAVER	P	1/19/11
	Bid Amount: 25,100.00 Bid Award Date: Contractor Start Date: Description: Demolish structure to CLV specifications. Remove refuse/waste/dead vegetation. Post "No Trespass".			