



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

Case # 97772

104 JOYCE WAY - Map # 02319-94 Parcel 13826413016

Owner Information:

ZAMORA JOSE & ESMERALDA
7007 ROVATO DR
ARLINGTON, TX 76001-6215

Zoning Information: R-1(SINGLE FAMILY RESIDENTIAL)

Case Comments: This house is apparently abandoned. There was a fire there quite awhile ago. Its empty, its turning into a fire hazard because I have seen a couple of different homeless folks going in and out from time to time and also some of the neighborhood kids. The owners have evidently written it off and are just leaving it sit.

Case Assigned To:

Follow Up Inspection Date:

Date Case Opened: February 02, 2011

Ward: 1

Date Case Resolved: May 31, 2011

Source: WEB

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			
2/8/11	OPEN	Rear yard	
			Remove rear yard shed built without a permit.
AN-003: 9.04.010 (4) REFUSE & WASTE			
2/8/11	OPEN	All yards/areas	
			Remove all refuse and waste from all areas of property. Maintain at all times.
AN-006: 9.04.010(7)(A) HIGH VEGETATION			
2/8/11	OPEN	All yards	
			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			
2/8/11	COMPLIED 05/17/11	All yards	
			Remove all dead vegetation from all areas of property. Maintain free of dead debris at all times.

Chronology of Events:

February 08, 2011	EMAIL SENT OR RECEIVED
	35)Sent email to Eric Morris with BAC as it appears this was a Countywide loan. He rsponded house is sold and they are not servicing.
February 08, 2011	RESEARCH
	35)Found Notice of Trustee Sale 9/12/2008 and Default Recission 2/17/09. Last entry was a reconveyance to Reconstrust Company 1/12/11. Unable to check MERS, password not working.
February 08, 2011	NOTICE AND ORDER REQUEST
	35)Requesting Notice and Order, sent to 19 for review and approval.
February 08, 2011	Insp#: 1086017
	35)Property vacant but appears secure, rear windows/doors boarded. Evidence of fire in rear near roof area. Refuse, dead vegetation and high weeds, all yards. I will prepare Notice and Order.

February 10, 2011	RESEARCH
	35)Sewer has address in North Hollywood, Ca. Added it to Contacts tab as CC mail. There are two liens in sewer however.
February 10, 2011	NOTICE AND ORDER PROCESSING
	19) NO approved and processed. File to JR to mail and process posting.
February 10, 2011	NOTICE AND ORDER ISSUED
February 14, 2011	NOTICE AND ORDER PROCESSING
	N&O sent to Zamora Jose & Esmeralda 7007 Rovato Dr, Arlington, TX 76001 & Jose/Esmeralda Zamora, 6821 Agnes Avenue, N. Hollywood, CA 91605
February 15, 2011	Insp#: 1087456
	35)Posted Notice and Order.
February 22, 2011	PHONE CALL
	ed) Received a telephone call from Jose Zamora (818.795.3731). He no longer owns home. He lost the house in 2009. Went up for sale in October 2009.
February 28, 2011	Insp#: 1090181
	35)All violations remain. Took photos. I will refer to 19 for bids for abatement. \$120 today
March 02, 2011	BID REQUEST BY OFFICER
	19) Bid request approved, file to JR. Found mortgage company information in MERS. Email sent to representative advising of violations and need for them to abate before City proceeds and hires contractor.
March 02, 2011	RECORDED DOCUMENT
	Ld) Recorded N&O dated 2/10/11
March 08, 2011	BID PREPERATION
	Bid Prep.
March 08, 2011	BID REQUEST SENT
	RFQ sent to contractors. Bids due 3/14.
March 17, 2011	BID RECEIVED
	Recorded & scanned bids received: 1)Lunas=\$880; 2)Blast=\$1050; 3)Weaver=\$1150; 4)Amer Demo=\$1710
March 17, 2011	10 DAY NOTICE PROCESSING
	10 Day sent to Zamora Jose & Esmeralda @ Rovato & Agnes address. File given to #35 for posting.
March 17, 2011	10 DAY BEFORE ABATEMENT NOTICE
March 21, 2011	Insp#: 1094379
	35)Weeds, refuse, shed remain., Posted 10 day notice before abatement on front door. \$180 +\$150 today Call back 4/4
March 23, 2011	PHONE CALL
	ed) Received a telephone call from Jose Zamora (818.795.3731). He no longer owns this property. Loan was through Countrywide then Bank of America took over October 1, 2010.
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April 04, 2011	RESEARCH
	35)Mers has 1st lien with BAC but BAC says house has been sold and they are not servicing.

April 04, 2011	PROCEED WITH ABATEMENT
	35) Referred to 19 for abatement.
April 04, 2011	Insp#: 1102842
	35) Weeds, refuse, dead vegetation remain, took photos. I will check for current ownership/banks and then refer to proceed with abatement if no one found to abate property. \$180 + \$300 today.
April 11, 2011	REVIEW
	19) checked Assessors and found no change in ownership. Reviewed case, moving forward with abatement.
April 25, 2011	ADMINISTRATIVE
	19) DSS approved to move forward with abatement. File to JR to request PO.
April 25, 2011	ADMINISTRATIVE
	19) reviewed case with DSS, approved to move forward with abatement.
April 26, 2011	ADMINISTRATIVE
	PO requested. Pending DSS approval.
May 04, 2011	BID AWARDED TO CONTRACTOR
	Award letter sent to Lunas.
May 05, 2011	VIDEO REQUEST
	Before video request given to #19.
May 05, 2011	ADMINISTRATIVE
	Received start date of May 6 from #19.
May 05, 2011	Insp#: 1109124
	19) checked property, still in violation with high weeds, refuse, waste in all yards. Pre-video pictures and video completed.
May 10, 2011	ADMINISTRATIVE
	Received fax from Roy with Lunas stating job is complete.
May 10, 2011	VIDEO REQUEST
	After Video Request given to #19.
May 17, 2011	POST-ABATEMENT VIDEO
	19) Post video and pictures completed.
May 17, 2011	Insp#: 1124352
	19) Abatement of refuse, waste, and high weeds from all areas completed. Post video and pictures completed. Case closed.
May 25, 2011	ADMINISTRATIVE
	Per #19 pay Invoice. Invoice inputted into Details Tab. Invoice paid. File given to #19,

Fees:

Fee Name	Amount	Status	Fee Added	Fee Paid
RESIDENTIAL INSPECTION FEE	\$120.00	U	02/28/2011	
FIRST RESIDENTIAL CIVIL PENALTY	\$150.00	U	03/21/2011	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	03/21/2011	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	04/04/2011	
SECOND RESIDENTIAL CIVIL PENALTY	\$300.00	U	04/04/2011	
LATE FEE	\$12.00	U	04/14/2011	
LATE FEE	\$18.00	U	05/05/2011	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	05/09/2011	

THIRD RESIDENTIAL CIVIL PENALTY	\$500.00	U	05/09/2011
NUISANCE ABATEMENT FEE	\$880.00	U	05/25/2011
ADMINISTRATIVE	\$132.00	U	05/25/2011
LATE FEE	\$18.00	U	05/31/2011
LATE FEE	\$18.00	U	05/31/2011
SINGLE FAMILY DWELLING BOARDING FEE	\$325.00	U	05/31/2011

Total Amount Due: \$3,013.00

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	LUNAS	A	3/14/11
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Bid Amount: 880.00

Bid Award Date: 5/4/11

Contractor Start Date:

Description:

Demolish storage shed, remove refuse/waste, cut/remove weeds/grass, remove dead vegetation.

1	NUISANCE	AMER DEMO	L	3/15/11
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Bid Amount: 1,710.00

Bid Award Date:

Contractor Start Date:

Description:

1	NUISANCE	WEAVER	NA	3/14/11
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Bid Amount: 1,150.00

Bid Award Date:

Contractor Start Date:

Description:

1	NUISANCE	BLAST JANITORIAL	NA	3/14/11
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Bid Amount: 1,050.00

Bid Award Date:

Contractor Start Date:

Description: