



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

Case # 102083

3204 THERESA AVE - Map # 02327-47 Parcel 13925612062

Owner Information:

ALCANTARA-GARCIA JOSE LUIS
3204 THERESA AVE
LAS VEGAS, NV 89101-1707

Zoning Information: R-1(SINGLE FAMILY RESIDENTIAL)

Case Comments: Roof is lifted off home. Dead/overgrown vegetation.

Case Assigned To:

Follow Up Inspection Date:

Date Case Opened: May 18, 2011

Ward: 3

Date Case Resolved: September 20, 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>
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AN-003: 9.04.010 (4) REFUSE & WASTE

5/19/11 OPEN All areas

Remove all refuse and waste from all areas of property. Maintain at all times.

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

5/19/11 OPEN All yards

Remove all high grass or weeds over 8" inches from all visible areas of property and maintain. Apply ample herbicide to deter regrowth.

Chronology of Events:

May 19, 2011

Insp#: 1128866

17) The residence is securely boarded, high weeds and windblown trash. Apply ample herbicide to deter regrowth. cn1 to bank not sent in error. Research shows - should to be to Saxon - called 817-665-7966 Renee Tello and left message asking if this was on their inventory. Already one lien on property. ext to 6/7

May 19, 2011

CORRECTION NOTICE ISSUED

June 06, 2011

PHONE CALL

17) Spoke with Joyce at Saxon Mtg 817-852-2197, she is investigating to see if they find any mortgage company with interest in property. There's was a second. Last known for first Wilshire Credit.

June 07, 2011

Insp#: 1129351

17) No change in condition, CN sent to all mtg cpanies to attempt to find responsible party.

June 13, 2011

Insp#: 1136242

17) No change in condition, found alternate address in NLV. If no response will do N&O. CN mailed to: Jose Alcantara-Garcia
3644 Tuscany Ridge Ct
N Las Vegas, NV 89032-0829 with request to call me. Jose called me back from 722-6775 (alternate 622-8687), he stated he gave property back to bank as part of BK and foreclosure. Told him websites say foreclosure was rescinded. He will research and call me next wk.

June 20, 2011	Insp#: 1139150
	17) Pix, switch to N&O.
June 21, 2011	NOTICE AND ORDER REQUEST
	17) to 21
June 22, 2011	NOTICE AND ORDER PROCESSING
	21)REFER TO 17 FOR POSTING MAILINGS DONE
June 22, 2011	NOTICE AND ORDER ISSUED
June 23, 2011	Insp#: 1142124
	17) No change in condition, N&O posted, cb 7/5
June 28, 2011	RECORDED DOCUMENT
	Ld) Recorded N&O dated 6/22/11
July 13, 2011	Insp#: 1144129
	17) Pix, no change, residence remains secure, go to bid for weeds and litter.
July 20, 2011	BID REQUEST BY OFFICER
	21)refer file to office staff JR for bids
July 25, 2011	BID PREPERATION
	Bid prep.
July 25, 2011	BID REQUEST SENT
	RFQ sent to contractors. Bids due 8-1.
August 02, 2011	BID REQUEST SENT
	No bids received: Rebid. Quotes due 08-09-11.
August 17, 2011	BID RECEIVED
	Recorded & Scanned bids received: 1)Weaver=\$775; 2)Blast=\$800
August 17, 2011	ADMINSTRATIVE
	Bid approval given to #21.
August 17, 2011	10 DAY NOTICE PROCESSING
	10 day sent. File given to #17 for posting.
August 17, 2011	Insp#: 1151464
	17) Still awaiting 10-day, email to Jennifer.
August 17, 2011	10 DAY BEFORE ABATEMENT NOTICE
August 18, 2011	Insp#: 1165883
	17) 10-day posted, no change in condition,
August 29, 2011	Insp#: 1166803
	17) Pix, no change, award bid.
September 05, 2011	REVIEW
	19) Case reviewed and approved to proceed with abatement. File to JR to obtain PO & Award Bid

September 06, 2011	ADMINISTRATIVE
PO requested. Pending #19 approval.	
September 07, 2011	BID AWARDED TO CONTRACTOR
Award Letter sent to Weaver. Pending start date.	
September 15, 2011	Insp#: 1170230
21)high weeds, minor litter, rear window open accessible. pre photos taken.	
September 19, 2011	VIDEO REQUEST
Video request given to #21.	
September 20, 2011	POST-ABATEMENT VIDEO
21)no video- post photos in 21 folder depot	
September 20, 2011	ADMINISTRATIVE
Recorded & scanned invoice. File given to #19	
September 20, 2011	Insp#: 1181126
21)property clean,secure- windows boarded/painted. weeds litter removed all yards/ close	
September 26, 2011	PRE-ABATEMENT VIDEO
21)no video- pre photos in f drive- property has high weeds, litter all yards. rear window accessible.	

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	06/07/2011	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	06/20/2011	
FIRST RESIDENTIAL CIVIL PENALTY	\$150.00	U	06/20/2011	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	07/13/2011	
SECOND RESIDENTIAL CIVIL PENALTY	\$300.00	U	07/13/2011	
LATE FEE	\$12.00	U	07/22/2011	
LATE FEE	\$18.00	U	08/04/2011	
THIRD RESIDENTIAL CIVIL PENALTY	\$500.00	U	08/18/2011	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	08/18/2011	
RESIDENTIAL REINSPECTION FEE	\$180.00	U	08/29/2011	
FOURTH RESIDENTIAL CIVIL PENALTY	\$500.00	U	08/29/2011	
NUISANCE ABATEMENT FEE	\$775.00	U	09/20/2011	
ADMINISTRATIVE	\$116.25	U	09/20/2011	

Total Amount Due: \$3,211.25

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	WEAVER	A	8/9/11
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Bid Amount: 775.00

Bid Award Date: 9/7/11

Contractor Start Date:

Description:

Board open doors/windows. Remove high grass/weeds. Herbicide. Remove refuse/waste.

1	NUISANCE	BLAST JANITORIAL	NA	8/9/11
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Bid Amount: 800.00

Bid Award Date:

Contractor Start Date:

Description:

Board open doors/windows. Remove high grass/weeds. Herbicide. Remove refuse/waste.