



**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> |
|-----------------------|------------------------------|-----------------|
|-----------------------|------------------------------|-----------------|

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 Told him websites say foreclosure was rescinded.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> |
|--------------|------------------|-------------------|---------------|-----------------|
|--------------|------------------|-------------------|---------------|-----------------|

|   |          |        |   |        |
|---|----------|--------|---|--------|
| 1 | NUISANCE | WEAVER | A | 8/9/11 |
|---|----------|--------|---|--------|

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 |
|---|----------|------------------|----|--------|

Bid Amount: 800.00

Bid Award Date:

Contractor Start Date:

**Description:**

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