



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

Case # 122268

1800 FREMONT ST - Map # 02426-85 Parcel 13935803001

Owner Information:

FREMONT BRUCE L L C
14260 VENTURA BLVD #200
SHERMAN OAKS, CA 91423-2734

Zoning Information: C-2(GENERAL COMMERCIAL)

Case Comments: The vacant property at 1800 Fremont the southeast corner of Fremont and Bruce has people living on the property. They made a make-shift hut to live in. Unknown if they are selling sex out of the hut or drugs. Fences have been broken and it allows people onto the vacant dirt lot.

Case Assigned To:

Follow Up Inspection Date:

Date Case Opened: November 08, 2012

Ward: 3

Date Case Resolved: April 10, 2013

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>
AF-001: 16.33.030 REGISTRATION REQ.			
11/13/12	OPEN	Property	
			Properties under foreclosure are required to be registered with the City of Las Vegas
11/15/12	OPEN	Property	
			Properties under foreclosure are required to be registered with the City of Las Vegas
AN-003: 9.04.010 (4) REFUSE & WASTE			
11/13/12	OPEN	Vacant lot	
			Remove all refuse, waste, trash debris and wind blown litter from vacant lot
AN-006: 9.04.010(7)(A) HIGH VEGETATION			
11/13/12	COMPLIED 04/09/13	Vacant lot	
			Remove all high vegetation throughout lot.
AN-009: 9.04.010 (7)(D) DILAPIDATED			
11/13/12	OPEN	Property perimeter	
			Repair all broken sections of fence from perimeter of vacant lot.
			Repair all broken sections of fence from perimeter of vacant lot.

Chronology of Events:

November 13, 2012	Insp#: 1354071
	16) There are high weeds, trash and I see two carts, but no makeshift hut. Will send notice to have trash and vegetation removed. CB 11-28
November 15, 2012	RESEARCH
	16)Assessor shows that property belongs to Fremont Bruce LLC
November 15, 2012	RESEARCH
	16)Bus Entity shows Danny Siag as officer from 112 N Curry St Carson City NV 89703, put as a contact
November 15, 2012	RECORDERS RESEARCH
	16) Breach and election to sell by SBS Trust, added to contact list.

November 15, 2012

OFFICER NOTE

16) Added foreclosure registry to list of violations.

November 15, 2012

NOTICE AND ORDER REQUEST

16) Notice and Order prepared, research done, pictures processes, forward to 19 for pre review.

November 15, 2012

MERS INFORMATION RESEARCH

16) Nothing is MERS

November 27, 2012

NOTICE AND ORDER PROCESSING

21) refer to 16 for posting mailings done

November 27, 2012

NOTICE AND ORDER ISSUED

November 28, 2012

Insp#: 1354937

16) No dumpster here today, all but buildings and boats gone, check back in two weeks. cb
12-12

December 12, 2012

Insp#: 1361394

16) Property remains the same, fence dilapidated on Fremont side, High weeds, cats parked on inside, Prepare bid request cb 1-3

December 17, 2012

DIRECTIVE

21) refer to 30 - 16 off sick

December 18, 2012

RECORDED DOCUMENT

Ld) Recorded N&O dated 11/27/12

January 03, 2013

Insp#: 1368291

30) 1-3 Waiting for 21 about follow-up, call back 1-7

January 09, 2013

RESEARCH

16) Nothing new in assessor's, recorder,

January 09, 2013

MERS INFORMATION RESEARCH

16) Mers password is not working at this time.

January 09, 2013

BID REQUEST BY OFFICER

16) Bid prepared pictures processed, research done, refer to 21 for Bid Request

January 09, 2013

BID PREPARATION

bid prep

January 09, 2013

BID REQUEST SENT

RFQ sent to contractors. Bids due 1-16

January 17, 2013

PHONE CALL

JR: contacted Dennis @ CGI and left message to verify that bid amount included dust permit.
Pending until confirmed.

January 22, 2013

BID RECEIVED

recorded & scanned bids received: 1) CGI=\$3816.50; 2) Weaver=\$7625

January 22, 2013

ADMINISTRATIVE

Bid approval given to #21

January 22, 2013

10 DAY NOTICE PROCESSING

10 day sent. File given to #30 for posting.

January 22, 2013	10 DAY BEFORE ABATEMENT NOTICE
February 13, 2013	PHOTO & DOCUMENT ELECT MGT
	33) EB
February 13, 2013	Insp#: 1376136
	33) Failed inspection, per 21, to go to abatement, photo's taken, e-mail to 21 to locate file to proceed with abatement.
March 18, 2013	DIRECTIVE
	21)remove bid item- "repair dilapidated perimeter fence along fremont street.ensure all gates are locked." for \$975.00. contractor will either secure or remove what fencing is there. not to add any new fencing.
March 18, 2013	PROCEED WITH ABATEMENT
	21) refer to office staff JR to proceed. NOTE- \$975.00 TO REPLACE DILAPIDATED FENCING HAS BEEN REMOVED. WE WILL NOT REPLACE FENCE AT THIS TIME...ONLY REPAIR OR REMOVE DAMAGED SECTIONS.
March 18, 2013	ADMINISTRATIVE
	PO requested. Pending MB approval
March 25, 2013	BID AWARDED TO CONTRACTOR
	Award letter send to CGI.
March 25, 2013	VIDEO REQUEST
	Before video request from #21
March 25, 2013	AWARD OF BID
March 26, 2013	PRE-ABATEMENT VIDEO
	21)PHOTOS IN F DRIVE TONYS
March 26, 2013	Insp#: 1394327
	21)photos in f drive- HIGH GRASS /WEEDS, LITTER ON PERMIMETER OF LOT. REFER TO CONTRACTOR- CGI.
April 08, 2013	VIDEO REQUEST
	After video requested from #21
April 09, 2013	Insp#: 1413317
	210photos in f drive- lot now cleared of all trash, weeds. damaged,fallen chainlink fence along fremont- approximately 30 feet removed. CGI / close
May 07, 2013	ADMINISTRATIVE
	Recorded & scanned invoice. File given to #19
May 07, 2013	CITY COUNCIL AGENDA PREP
	19)Processed case file for City Council Meeting scheduled for 6/17/2013. File to LD to process agenda.
May 30, 2013	CITY COUNCIL AGENDA PREP
	Ld) Scheduled to go before Council 6/19/13, sent report of expenses letter to owner
June 06, 2013	NOTICE OF PUBLIC HEARING POST
	34) Post Notice of Public Hearing.
June 20, 2013	CITY COUNCIL AGENDA PREP
	Ld) Held in abeyance until 7/24/13, sent notice of abeyance to owner

August 13, 2013

RECORDED DOCUMENT

Ld) Recorded Lien in the amount of \$3,795.73