



**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>    |
|---------------------------------------------------------------------------------------|------------------------------|--------------------|
| <b><u>Comments</u></b>                                                                |                              |                    |
| 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:**

|                                                                                                                                            |                           |
|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <b>November 13, 2012</b>                                                                                                                   | <b>Insp#: 1354071</b>     |
| 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 |                           |
| <b>November 15, 2012</b>                                                                                                                   | <b>RESEARCH</b>           |
| 16) Assessor shows that property belongs to Fremont Bruce LLC                                                                              |                           |
| <b>November 15, 2012</b>                                                                                                                   | <b>RESEARCH</b>           |
| 16) Bus Entity shows Danny Siag as officer from 112 N Curry St Carson City NV 89703, put as a contact                                      |                           |
| <b>November 15, 2012</b>                                                                                                                   | <b>RECORDERS RESEARCH</b> |
| 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  | <b>10 DAY BEFORE ABATEMENT NOTICE</b>                                                                                                                                                                               |
| February 13, 2013 | <b>PHOTO &amp; DOCUMENT ELECT MGT</b>                                                                                                                                                                               |
|                   | 33) EB                                                                                                                                                                                                              |
| February 13, 2013 | <b>Insp#: 1376136</b>                                                                                                                                                                                               |
|                   | 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    | <b>DIRECTIVE</b>                                                                                                                                                                                                    |
|                   | 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    | <b>PROCEED WITH ABATEMENT</b>                                                                                                                                                                                       |
|                   | 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    | <b>ADMINISTRATIVE</b>                                                                                                                                                                                               |
|                   | PO requested. Pending MB approval                                                                                                                                                                                   |
| March 25, 2013    | <b>BID AWARDED TO CONTRACTOR</b>                                                                                                                                                                                    |
|                   | Award letter send to CGI.                                                                                                                                                                                           |
| March 25, 2013    | <b>VIDEO REQUEST</b>                                                                                                                                                                                                |
|                   | Before video request from #21                                                                                                                                                                                       |
| March 25, 2013    | <b>AWARD OF BID</b>                                                                                                                                                                                                 |
| March 26, 2013    | <b>PRE-ABATEMENT VIDEO</b>                                                                                                                                                                                          |
|                   | 21)PHOTOS IN F DRIVE TONYS                                                                                                                                                                                          |
| March 26, 2013    | <b>Insp#: 1394327</b>                                                                                                                                                                                               |
|                   | 21)photos in f drive- HIGH GRASS /WEEDS, LITTER ON PERMIMETER OF LOT. REFER TO CONTRACTOR- CGI.                                                                                                                     |
| April 08, 2013    | <b>VIDEO REQUEST</b>                                                                                                                                                                                                |
|                   | After video requested from #21                                                                                                                                                                                      |
| April 09, 2013    | <b>Insp#: 1413317</b>                                                                                                                                                                                               |
|                   | 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      | <b>ADMINISTRATIVE</b>                                                                                                                                                                                               |
|                   | Recorded & scanned invoice. File given to #19                                                                                                                                                                       |
| May 07, 2013      | <b>CITY COUNCIL AGENDA PREP</b>                                                                                                                                                                                     |
|                   | 19)Processed case file for City Council Meeting scheduled for 6/17/2013. File to LD to process agenda.                                                                                                              |
| May 30, 2013      | <b>CITY COUNCIL AGENDA PREP</b>                                                                                                                                                                                     |
|                   | Ld) Scheduled to go before Council 6/19/13, sent report of expenses letter to owner                                                                                                                                 |
| June 06, 2013     | <b>NOTICE OF PUBLIC HEARING POST</b>                                                                                                                                                                                |
|                   | 34) Post Notice of Public Hearing.                                                                                                                                                                                  |
| June 20, 2013     | <b>CITY COUNCIL AGENDA PREP</b>                                                                                                                                                                                     |
|                   | 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