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

Case # 102446

2713 HOWARD DR - Map # 02527-66 Parcel 16201710010

Owner Information:

CONTE THOMAS GUY JR
2713 HOWARD DR
LAS VEGAS, NV 89104-4242

Zoning Information: R-1(SINGLE FAMILY RESIDENTIAL)

Case Comments: Officer Jefferson METRO COP called in residence with code issues.

Case Assigned To:

Follow Up Inspection Date:

Date Case Opened: June 01, 2011

Ward: 3

Date Case Resolved: January 30, 2012

Source: MTRO

Property Info/Status: HOA: N Vacant: N Foreclosure: N Secure: N

Violations:

Violation

Violation Date	Status/Completed Date	Location
Comments		
AB-006: 16.08.010 UDB SEC 403		
8/9/11	OPEN	Entire Property
Secure all structures to City of Las Vegas specifications. Secure all openings doors and windows.		
AN-003: 9.04.010 (4) REFUSE & WASTE		
6/21/11	OPEN	Entire Property
Remove all refuse and waste from all areas of property. Maintain at all times. Remove all animal feces and animal refus.		
AN-006: 9.04.010(7)(A) HIGH VEGETATION		
8/9/11	OPEN	Entire Property
Remove all high grass or weeds over 8" inches from all visible areas of property and maintain.		
AO-002: 13.32.020 STRUCTURAL OBSTRUCT		
8/9/11	OPEN	Sidewalk and Rear of Property
Remove all tree branches obstructing right of way.		

Chronology of Events:

June 06, 2011 **Insp#: 1133700**

33) No response at door, yard has dog feces, smell from house, will recontact Officer Jefferson.

June 21, 2011 **Insp#: 1135950**

33) Met with Neighbor Karen who takes care of cats, advised owner moved, also present was 21 and Officer Jefferson with METRO, 21 will follow up with Animal Control, will follow up with previos owner who is letting house go into forclosure, gave neighbor cell phone to have owner call.

July 07, 2011 **Insp#: 1142638**

33) Working with ACO and 21 to resolve, set out till 07/14/18

July 26, 2011 **PHONE CALL**

33) Received message from neighbor Karen, 431-8133, ragarding property.

August 09, 2011 **Insp#: 1149483**

33) Inspected property, no cats seen, but residence is open and accessible, feces is all over the property, along with tree branches obstructing sidewalk and the walls, moving forward with Notice and Order, owner of record is deceased. Call back set for 08/25/11.

August 16, 2011 **NOTICE AND ORDER REQUEST**

33) Prepared Notice and Order, owner is deceased, no action by bank since 2004, girlfiend has moved back East and has neighbors feeding feral cats. Case to 21.

August 16, 2011 **CORRECTION NOTICE ISSUED**

August 16, 2011 **CORRECTION NOTICE ISSUED**

August 17, 2011 **NOTICE AND ORDER PROCESSING**

21)refer to officer 33 for posting mailing done

August 17, 2011 **NOTICE AND ORDER ISSUED**

August 18, 2011 **Insp#: 1162743**

33) Posted Notice and Order, No change to the property, Fee's assessed affidavit completed, Spoke with neighbors and Friend of old owner who advised all but 3 cats are gone. Call back set for 08/29/11.

August 24, 2011 **RECORDED DOCUMENT**

Ld) Recorded N&O dated 8/17/11

August 31, 2011 **Insp#: 1166738**

33) No change in the property, notice still posted on front window, photo's taken, abatement bid sheet to be completed and forwarded to 21.

September 14, 2011 **BID REQUEST BY OFFICER**

21) REFER TO OFFICE STAFF JR FOR BIDS TO ABATE

September 14, 2011 **BID PREPERATION**

Bid prep.

September 14, 2011 **BID REQUEST SENT**

RFQ sent to contractors. Bids due 9-21

September 26, 2011 **BID RECEIVED**

Recorded & scanned bid received: 1)Weaver=$2915

September 26, 2011 **ADMINSTRATIVE**

Bid approval given to #21.

September 26, 2011 **10 DAY NOTICE PROCESSING**

10 day sent. File given to #33 for posting.

September 26, 2011 **10 DAY BEFORE ABATEMENT NOTICE**

September 26, 2011 **10 DAY BEFORE ABATEMENT NOTICE**

September 27, 2011 **Insp#: 1171886**

33) Posted 10 day before abatement, photo's taken, affadavit completed, fee's assessed, call back set for 10/10/11.

October 10, 2011 **Insp#: 1181804**

33) Failed inspection front door is now open and broken, still obstruction, refuse and high vegetation, case forwarded for abatement.

October 26, 2011	**RESEARCH**	
	Check of MERS, COunty Assessor Line was not Available, (Automated), Photo's attached, case forwarded to 19.	
November 08, 2011	**REVIEW**	
	19) Reviwed case with MB, approved to obtain PO and move forward with abatement. File to JR for processing.	
November 09, 2011	**ADMINSTRATIVE**	
	PO requested. Pending MB approval.	
November 16, 2011	**BID AWARDED TO CONTRACTOR**	
	Award letter sent to Weaver. Pending start date.	
November 17, 2011	**ADMINSTRATIVE**	
	Per #19, hold off on abatement. Faxed memo to Weaver to stop abatement.	
January 04, 2012	**BID AWARDED TO CONTRACTOR**	
	Award letter sent to Weaver. Pending start date.	
January 05, 2012	**VIDEO REQUEST**	
	Before Video request from #21	
January 09, 2012	**PRE-ABATEMENT VIDEO**	
	21)PRE PHOTOS IN F DRIVE- TONYS	
January 09, 2012	**Insp#: 1186543**	
	21)PRE PHOTOS IN F DRIVE- TONYS: LARGE AMOUNT OF CAT WASTE IN FRONT YARD-STRONG ODOR NEARBY NEIGHBORS ARE COMPLAINING OF ODOR. METRO HAS EVEN COME OUT BECAUSE OF THE ODOR ISSUE.FRONT AND REAR DOOR OPEN/ACCESSIBLE- PROPERTY VACANT. DEBRIS IN ALL YARDS: FURNITURE,BOXES,MISC HOUSEHOLD GOODS. REFER TO CONTRACTOR TO ABATE.	
January 23, 2012	**VIDEO REQUEST**	
	After video request given to #21	
January 25, 2012	**POST-ABATEMENT VIDEO**	
	21)PHOTOS IN F DRIVE TONY- PPP IN F DRIVE WORKING PPP	
January 30, 2012	**Insp#: 1220149**	
	21)PHOTOS IN F DRIVE TONY, PPP IN F DRIVE WORKING PPP: PROPERTY NOW SECURE ALL DOORS AND WINDOWS. FRONT TOP SOIL REMOVED REPLACE WITH CLEAN TOPSOIL BECUASE OF ABUNDANCE OF CAT WASTE. / CLOSE	
January 31, 2012	**ADMINSTRATIVE**	
	Recorded & scanned invoice. File given to #19	
February 07, 2012	**CORRESPONDENCE RECEIVED/SENT**	
	33) 33) Original correction notice returned return to sender,Not deliverable as addressed.	
February 07, 2012	**CORRESPONDENCE RECEIVED/SENT**	
	33) Original correction notice returned return to sender, attempted not known, not deliverable as addressed, unable to forward.	
March 05, 2012	**CITY COUNCIL AGENDA PREP**	
	Ld) Scheduled to go before Council 3/21/12, sent report of expenses letter to owner	
April 05, 2012	**RECORDED DOCUMENT**	
	Ld) Recorded Lien in the amount of $4,474.25	
September 17, 2012	**RECORDED DOCUMENT**	
	Ld) Recorded Lien in the amount of $27,650.00	