



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

Case # 134203

1820 CEDAR AVE - Map # 02426-36 Parcel 13935610012

Owner Information:

JAGUAR ASSOCIATED GROUP L L C
10855 EMPIRE RD
LAFAYETTE, CO 80026-8894

Zoning Information: R-1(SINGLE FAMILY RESIDENTIAL)

Case Comments: caller states corner of 19th and cedar- possibly 1820 cedar- garage door pryed open

Case Assigned To:

Follow Up Inspection Date:

Date Case Opened: October 08, 2013

Ward: 3

Date Case Resolved: February 12, 2014

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>	<u>Comments</u>
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AB-006: 16.08.010 UDB SEC 403

9/24/13	OPEN	Main Structure and Garage	Please secure structures to discourage vagrant and criminal activity.
10/8/13	COMPLIED 02/12/14	Detached garage	Please secure garage door and any other points of entry.

AB-006L: 16.08.010 UDB SEC 302 (12)

9/24/13	OPEN	Main Structure and Garage	Please secure structures to discourage vagrant and criminal activity.
10/8/13	OPEN	Building and detached garage	Please secure all structures to discourage vagrant and criminal activity.

AN-003: 9.04.010 (4) REFUSE & WASTE

9/24/13	OPEN	All Yard Areas	Remove all refuse and waste from all areas of property. Maintain at all times.
10/8/13	OPEN	Front and Side yards	Please remove all refuse, waste, trash, debris and discarded furniture items and maintain.

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

9/24/13	OPEN	All Yard Areas	Cut or remove all weeds/grass over 8" in height.
10/8/13	OPEN	Front and side yards	Please cut or remove all grass and weeds over 8" in height.

Chronology of Events:

September 24, 2013

Insp#: 1513531

37) Observed vacant, boarded home with detached garage. Garage door has been pryed open and is accessible. Evidence of vagrants living in garage. Various refuse, trash and furniture items on dirt yard, high weeds. Photos taken. Will discuss with 21. Move to Notice and Order.

October 02, 2013

OFFICER NOTE

Added three new contacts for CCMail.

October 02, 2013	RESEARCH	Colorado Secretary of State, shows Jaguar Associated Group LLC, as voluntarily dissolved in May of 2005 and Delinquent as of November 1, 2009.
October 02, 2013	RESEARCH	Denver post dated 3/5/2011 states, "John Reinholdt II has been sentenced by a Denver judge to 16 years in prison and ordered to pay \$2.5 million in restitution for his role as ringleader of a commercial Ponzi scheme..
October 02, 2013	RECORDERS RESEARCH	Lis Pendens recorded on 9/10/2012.
October 02, 2013	MERS INFORMATION RESEARCH	No access to Mers at this time. Previous case showed nothing in MERS.
October 02, 2013	FORECLOSURE REGISTRY INFO	Not in foreclosure registry.
October 02, 2013	OFFICER NOTE	Photos uploaded into eB.
October 02, 2013	RESEARCH	Previous case history. Case#119972, property was previously abated
October 02, 2013	RESEARCH	Research of NV Secretary of State shows all five of John Reinholdt II's business entities status as permanently revoked.
October 02, 2013	RESEARCH	Research of NV Secretary of State shows all five of John Reinholdt II's business entities status as permanently revoked.
October 08, 2013	OFFICER NOTE	New case # assigned 134203. Old case #133602
October 08, 2013	RESEARCH	Sewer show billing going to address: PO Box 877, Broomfield, CO. 80038. Current balance of \$233.56.
October 08, 2013	NOTICE AND ORDER PROCESSING	21) Refer file to 37 for posting, mailings done
October 09, 2013	Insp#: 1513533	37) All vioaltions still exist. Posted Notice and Order on garage door
October 22, 2013	Insp#: 1520581	37) All violation still exist. Photos. Will process abatement bid sheet and discuss with 21. Failed
October 23, 2013	BID PREPERATION	Adatement bid sheet completed, given to 21 for review
October 23, 2013	ADMINSTRATIVE	Certified returned mail. Jaguar Associated Group L L C, 10855 Empire RD, Lafayette, CO 80026-889
October 23, 2013	ADMINSTRATIVE	Certified returned mail. John Randall Reinholdt 11, Po Box 877, Broomfield,CO 80038-0877
October 23, 2013	ADMINSTRATIVE	Certified returned mail. CS Vandelay Real Estate Holdings LLC, 4445 Williard Ave, 12th Floor Chevy Chase, MD 20815

October 24, 2013	BID REQUEST BY OFFICER
	21)Refer file to office staff JR for bids
October 24, 2013	BID PREPERATION
	bid prep
October 24, 2013	BID REQUEST SENT
	RFQ sent to contractors. Bids due 10/29
November 05, 2013	OFFICER NOTE
	Office staff JR out of office this week. Should have bids returned by next week. Re-scheduled for 11-12.
November 13, 2013	ADMINSTRATIVE
	Adjusted RFQ to reflect an additional \$100 for removal of graffiti on building.
November 14, 2013	10 DAY NOTICE PROCESSING
	10 day sent. File given to #37 for posting.
November 14, 2013	10 DAY BEFORE ABATEMENT NOTICE
November 14, 2013	Insp#: 1520809
	37) All violations still exist. Photos. Posted 10 Day Notice Before Abatement.
November 19, 2013	RECORDED DOCUMENT
	Ld) Recorded 2 N&O dated 10/8/13
November 25, 2013	PROCEED WITH ABATEMENT
	File given to 21 to proceed with abatement.
November 25, 2013	Insp#: 1533434
	37) All violations still exist. Appears that homeless person is presently in detached garage as blanket has been hung at garage door. Photos. Will inform 21 to proceed with abatement.
December 03, 2013	RECORDERS RESEARCH
	Research of Clark County Assessor and Recorder indicates no change of ownership.
December 04, 2013	PROCEED WITH ABATEMENT
	21)Refer file to office staff JR to proceed with contractor abatement.
December 12, 2013	ADMINSTRATIVE
	PO requested. Pending MB approval.
December 24, 2013	ADMINISTRATIVE
	Returned regular mail; John Randall Reinholdt II PO Box 877 Broomfield CO 80038-0877
December 24, 2013	ADMINISTRATIVE
	Returned regular mail; Jaguar Associated Group LLC 10855 Empire Rd Lafayette CO 80026-8894
January 07, 2014	AWARD OF BID
January 07, 2014	AWARD OF BID
January 15, 2014	OFFICER NOTE
	37) Checked with staff LM, who is preparing file to contact the contractor to set date of abatement.

January 15, 2014 **PRE-ABATEMENT VIDEO**

21)photos in f drive

January 15, 2014 **Insp#: 1538234**

21)photos in f drive- Detached garage door/metal torn open making access to garage. Debris and weeds throughout property. Graffiti on building. CE has abated this property in the past because it is a nuisance property we will secure entire property in an attempt to keep persons from vandalizing the property again. Weaver.

January 16, 2014 **BID AWARDED TO CONTRACTOR**

PREP AWARD LTR & SENT PACKET TO WEAVER CONSTRUCTION

January 16, 2014 **VIDEO REQUEST**

PREP & SENT PRE-ABATEMENT VIDEO REQ TO #21

January 16, 2014 **AWARD OF BID**

January 30, 2014 **VIDEO REQUEST**

after video requested from #21

February 12, 2014 **POST-ABATEMENT VIDEO**

21)photos in f drive

February 12, 2014 **Insp#: 1561779**

21)photos in f drive- Property now secure- detached garage door has been secured. Northside window of house boarded. All debris removed from all areas. Fence installed for security- this property has become a nuisance- several abatements. Hopefully fence will detract criminal activity. WEAVER /close

February 13, 2014 **ADMINISTRATIVE**

Recorded & scanned invoice.

February 13, 2014 **ADMINISTRATIVE**

agenda item check list completed. File given to #19
