



Request for a Waiver and/or Reduction of Civil Penalties Application



SUBMIT APPLICATION TO:
City of Las Vegas / Neighborhood Services Department
Attn: Stephen Harsin, Director
400 Stewart Avenue - 2nd Floor
Las Vegas, NV 89101-2986
Voice: 702-229-2317 -- Fax: 702-229-1033

*Please type and/or print
Submit only one signed original.*

Date of Application: 4/8/09

Location and/or address of subject property:

Nearest major intersection: N. Durango & W. Lone Mountain

Street Address: 5041 N. CIMARRON RD.

Parcel Number: 125-33-705-001

Applicant's Address/Contact Information:

Name: THOMAS BLANCHARD

(please check the following the applies)

☐ Owner ☐ Purchaser ☒ Agent ☐ Other (explain) _____

Street Address/PO Box: 4955 S. DURANGO BLVD SOUTHERD

City: LAS VEGAS State: NV Zip Code: 89113

Phone No: 702.456.7376 E-mail: thomblanchard@nasa.com Fax No: 702.451.7376

Property Owner's Address/Contact Information: (if different from applicant):

Name: WASHINGTON MUTUAL / JP MORGAN CHASE

Street Address/PO Box: 7255 BAYMEADOWS RD

City: JACKSONVILLE State: FL Zip Code: 32256

Phone No: 214 492 4431 E-mail: _____ Fax No: _____

Amount of City of Las Vegas Lien on the Property: \$ 99,313.50

Amount requested to be considered for waiving and/or reduced? \$ 70,550.00

Signature: _____

Date: 4/10/09

For Office Use Only:

Council Ward: _____ : Case/File Number: _____ : Council Action date of Lien: _____

Describe why the applicant is requesting a waiver/reduction:*(You may attach additional sheets if needed.)*

We request the waiver of fines in the amount of \$70,550.00. We are not suggesting nor would we consider it to be a Win-win situation to have all of the fees & fines waived. We agree that the city should be reimbursed for their abatement costs along with interest on those funds spent with the non hard costs, non compliance fines and such, being waived.

Describe the existing condition/situation of the subject property:*(You may attach additional sheets if needed.)*

All notices received after Washington Mutual/JP Morgan took possession have been remedied.

Describe the immediate plans for the property, including any planned improvements: *(You may attach additional sheets if needed.)*

None noted at this time.



Jon York

Property Preservation Technician LPS
Asset Management Solutions, Inc.
Telephone: 303.439.3702
e-mail: jon.york@lpsvcs.com

April 9, 2009

City of Las Vegas/Neighborhood services
400 Stewart Ave. - 2nd flr.
Las Vegas, NV 89101

Attn: Stephen Harsin

The letter is regarding the property located at: 5041 N Cimarron Rd

To Whom It May Concern:

We are requesting reduction of the fines imposed on this property in the amount of \$70,550.00. The previous owner, Gary Beseau, was responsible for the accumulation of fines and lack of maintenance on this property. The City of Las Vegas had to perform nuisance abatement to correct the problems on 4/28/08. This property has been recently foreclosed and Mr. Beseau is no longer the responsible party of this property.

Since ownership of the property the bank has performed various repairs and maintenance on the property in timely fashion and in good faith in maintaining a safe property. We have been working diligently with the code officer to ensure we are in compliance since taking ownership. We respectfully request removing the \$70,550.00 in civil penalties assessed.

I appreciate your time and consideration in this matter. I look forward to hearing from you.

Sincerely,

Jon York
Code Violations Technician
Property Preservation Department
LPS Asset Management Solutions, Inc.
10385 Westmoor Drive, Suite 100
Westminster, CO 80021
P: 303.439.3702
F: 303.439.3500
Email: jon.york@lpsvcs.com (best way to reach me)