

Email:
Michaelmcrain@aol.com

LAW OFFICES OF
MICHAEL M. CRAIN
P.O. Box 3730
Santa Monica, California 90408

TELEPHONE: (310) 571-3324
FAX: (310) 494-0750

January 15, 2010

Fax: (702) 382-4803
Beverly K. Bridges, City Clerk
City of Las Vegas

Re: Las Vegas City Council Meeting of 1/20/10: Item 61
5317 Del Monte Avenue, Las Vegas, NV 89146

2010 JAN 15 PM 4:19

RECEIVED
CITY CLERK

Dear Ms. Bridges:

My wife, Denise Crain, and her brother, Joseph Gahry, purchased the property at 5317 Del Monte in December 2009 as a residence for Joseph. In January, 2010, they were notified by Neighborhood Services that it had a claim against the property based on having to have abated a nuisance months before my wife and her brother purchased the property, during a time when it was owned by the seller. The seller was to have resolved this claim before the close of escrow but did not do so.

We recently learned of this problem. On my wife and brother-in-law's behalf, I contacted the seller, who admitted that the claim was solely his responsibility and that he would resolve it immediately. On January 11, 2010, the seller paid \$2,530.50 to Neighborhood Services to settle this claim. On January 11, 2010, Neighborhood Services filed a Release of Notice and Order Regarding Vacant or Abandoned Dangerous Building, which states that the City of Las Vegas certifies that the claim has been satisfied and may be cancelled.

Because my wife and brother-in-law were notified that this matter is Item 61 on the City Council agenda for January 20, 2010, today I contacted Lean in the Las Vegas City Clerk's office. She informed me that she is aware that Neighborhood Services has filed the instrument declaring its satisfaction with the seller's January 11th, 2010 payment and its recommendation that the claim be cancelled and discharged of record. She also informed me that Neighborhood Services has recommended that this matter (Item 61) be stricken from the City Council's 1/20/10 agenda because Neighborhood Services has stated that the claim has been paid in full.

Needless to say, my wife and brother-in-law were shocked when they learned that

Submitted after final agenda

Date 1/15/10 Item 61

the seller had not paid this claim, incurred months before they purchased the home, and were greatly concerned that the City of Las Vegas would place a lien against the property, which now is my brother-in-law's residence.

It appears from my conversations with Beverly Ozuna with Neighborhood Services during the past week and from my conversation with Lean today that the City's claim has now been satisfied in full and that we can expect that the matter will be stricken from the City Council's agenda as recommended by Neighborhood Services.

I am sending this letter to you together with copies of Neighborhood Services's release of the claim and the receipt for the seller's payment of \$2,530.50 dated January 11, 2010.

I am a Los Angeles resident who has frequently visited family members in Las Vegas. Beverly Ozuna at Neighborhood Services and Lean at your office have been particularly helpful to me in getting this matter resolved and I have greatly appreciated their assistance.

If you have any questions regarding this matter or require any further information, please do not hesitate to contact me at (310) 571-3324.

Yours truly,

A handwritten signature in black ink that reads "Michael M. Crain". The signature is written in a cursive, flowing style.

MICHAEL M. CRAIN

150039



CITY OF LAS VEGAS
DEPARTMENT OF FINANCE & BUSINESS SERVICES
(702) 229-6321 (VOICE) (702) 386-9108 (TDD)

CUSTOMER RECEIPT

DATE: 1/11/2010

CUSTOMER'S NAME: A P Holding LLC / Developer Marketing Solutions LLC

CASH ☐

CHECK ☒

CREDIT CARD ☐

2382

- ☒ Accounts Receivable Invoice No. Multiple \$ 2,530.50
☐ Business License Account No. _____ \$ _____
☐ Room Taxes Account No. _____ \$ _____
☐ Sewer Account No. _____

Amount Paid: \$ _____ Towards Outstanding Sewer Fees

Amount Paid: \$ _____ Towards Lien Release Fees*

TOTAL AMOUNT RECEIVED: \$ 2,530.50

BALANCE REMAINING AFTER PAYMENT: \$ _____

**The City of Las Vegas will have releases prepared and recorded for each lien at a fee of \$29.00 per lease.

RECEIVED BY: AK

DATE: 1/11/2010

74647HN-1 = \$ 48.00
74647HN-35489 = \$ 120.00
74647HN-36255 = \$ 330.00
74647HN-36675 = \$ 480.00
74647HN-37603 = \$ 1,552.50

08301-001-01-06

APN: 163-01-613-014

**RELEASE OF NOTICE AND ORDER REGARDING VACANT
OR ABANDONED DANGEROUS BUILDING**

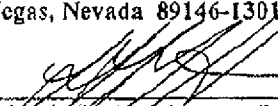
TO: Joseph Jon Gahry
(Reputed Owner(s) at time of abatement)

THE CITY OF LAS VEGAS, NEVADA, does hereby certify that the Notice and Order to abate "Vacant or Abandoned Building" conditions recorded on February 26, 2009 in the Office of the County Recorder of Clark County, as Instrument Number 03129 in Book 20090310 has been satisfied and may be canceled and discharged of record

Inst #: 201001130000882
Fees: \$14.00
N/C Fee: \$0.00
01/13/2010 10:58:38 AM
Receipt #: 193280
Requestor:
LAS VEGAS CITY
Recorded By: KXC Pgs: 1
DEBBIE CONWAY
CLARK COUNTY RECORDER

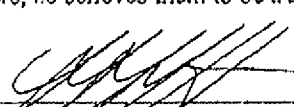
Assessor's Parcel No: 163-01-613-014
Legal Description: Charleston Hills Unit #4
Plat Book 9 Page 64
Lot 5 Block 2
Commonly Known As: 5317 Del Monte Ave
Las Vegas, Nevada 89146-1301

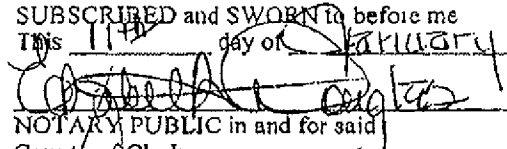
Release Date: January 11, 2009

BY: 
Lisa Morris Hibbler, Deputy Director
Department of Neighborhood Services
Division of Neighborhood Response
400 Stewart Avenue
Las Vegas, Nevada 89101
Telephone: 229-6615

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

DEVIN SMITH, being duly sworn, deposes and says that he is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that he has read the same and knows the contents hereof, that the matters stated therein are true of his own knowledge, except such matters as are stated to be on information and belief, and as to those matters, he believes them to be true

BY: 
Lisa Morris Hibbler, Deputy Director
Department of Neighborhood Services
Division of Neighborhood Response

SUBSCRIBED and SWORN to before me
This 11th day of February 2010

NOTARY PUBLIC in and for said
County of Clark



When recorded, please return to: Division of Neighborhood Response, City of Las Vegas, 400
Stewart Avenue, Las Vegas, Nevada 89101
Case#: 74647