



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: August 24, 2009

Location and/or address of subject property:

Nearest major intersection: North Rancho Drive and West Washington Ave.

Street Address: 3120 W. Washington Ave., Las Vegas, Nevada 89107

Parcel Number: 139-29-211-121

Applicant's Address/Contact Information:

Name: Rachel E. Donn, Esq., Wolfe & Wyman, LLP

(please check the following the applies)

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

Street Address/PO Box: 980 Kelly Johnson Drive, Suite 140

City: Las Vegas

State: Nevada

Zip Code: 89119

Phone No: 702-476-0100

E-mail: redonn@wolfewyman.com

Fax No: 702-476-0101

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

Name: GMAC Mortgage, LLC

Street Address/PO Box: 2711 N. Haskell Ave., Suite 900

City: Dallas

State: TX

Zip Code: 75040

Phone No: _____

E-mail: _____

Fax No: _____

Amount of City of Las Vegas Lien on the Property: \$ 43,978.35

Amount requested to be considered for waiving and/or reduced? \$ 39,700.00 (daily civil penalties)

Signature of Applicant: _____

Date: _____

Signature of Owner: _____

Date: 8/25/09

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.)

The City of Las Vegas' claim of code violations and the abatement actions which lead to the imposition of the above-referenced fines occurred when the subject property was in the possession of our client's borrower who previously owned the property. GMAC Mortgage, LLC obtained the property through a public auction on October 28, 2008. This was after the failed inspections and abatement efforts had occurred. Upon obtaining this property, GMAC Mortgage, LLC obtained a local management service to monitor the property and make sure it was in code compliance. We believe, despite its vacant status, the property continues to remain in code compliance through the date of this application.

The successful bidder at the Trustee's sale took title for \$110,000.00 and, consequently, the amount of fines currently appears to be almost half of the value of the entire property.

Describe the existing condition/situation of the subject property:

(You may attach additional sheets if needed.)

The property continues to be vacant, however, GMAC Mortgage, LLC has hired a local agent to monitor and upkeep the property. Specifically, it is our understanding that the previous issues regarding waste and secured gating have been resolved.

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

The property is currently held as an REO asset. It is GMAC Mortgage, LLC's intention to sell the property, however, the current City of Las Vegas lien makes this difficult.

Tommy Christy
5098 Foothills Blvd #3-333
Roseville CA 95747
916-223-3325
866-241-3162 F

To:
Neighborhood Services Office
Las Vegas, NV
702-382-3901 Fax
Attn: Management

Re: City Lien Waiver

From:
Tommy Christy, Buyer of below mentioned property

3120 W Washington Blvd, Las Vegas NV

Hello,

My name is Tom Christy and I am in contract to buy the above mentioned home. I will list any information I know about the possible lien at hand, and request the earliest review of the information.

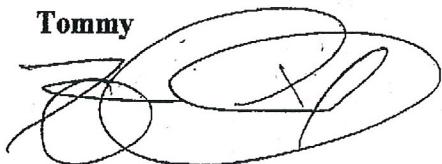
From what I know
Dora and Rosa Hernandez owned
3120 W Washington Blvd, LV NV 89107

The have an initial lien amount of about \$4,200 from your organization.
The lien should have increased significantly since then.
The home has been sold at foreclosure auction on November 5th, 2008 to GMAC Mortgage, and currently sits vacant with an empty pool.
The home is a nuisance and we would like to clean it up and get a family in there.

Please call me as soon as possible. I understand there are meetings every 1st and 3rd Wednesday. Could we possibly be heard Wednesday August 5th, 2009 about removing the lien. My agent and my business partner will be available to attend the meeting. We are ready to take care of this as soon as possible. Please allow Miranda Richardson, of Keller Williams Realty to assist on my behalf.

Thank you very much.

Tommy

A handwritten signature in black ink, appearing to be 'Tommy Christy', enclosed within a large, loopy oval shape.

Tasha I. Downton

From: miranda@mslvrealtor.com
Sent: Tuesday, July 28, 2009 3:34 PM
To: Tasha I. Downton
Cc: Tom Christy
Subject: Fw: Request to waiver lien 3120 W Washington
Attachments: 8662413162_090728_185334122.pdf

Tasha,

Per our conversation.

----- Original Message -----

--- On Tue, 7/28/09, Tom Christy <tmcprops@yahoo.com> wrote:

From: Tom Christy <tmcprops@yahoo.com>
Subject: Fw: MyFax Delivery from 18662413162
To: tdownton@lasvegasnevada.gov
Cc: "Miranda Richardson" <msr283@yahoo.com>
Date: Tuesday, July 28, 2009, 4:34 PM

Hello,

Please accept this request for the lien removal process. I can be reached at the numbers on the sheet.

Thank You,

Tom
916-223-3325 - Cell

--- On Tue, 7/28/09, MyFax <NoReply@MyFax.com> wrote:

[Click here if you want to report this as a junk fax](#)

Miranda S Richardson
Realtor
Keller Williams Realty Las Vegas
3090 S Durango
Las Vegas, NV
702.553.5286 Direct
702.212.2222 Office
702.947.2322 FAX
miranda@mslvrealtor.com
www.mslvrealtor.com