



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: 2/23/2010

Location and/or address of subject property:

Nearest major intersection: Tenaya & Ann

Street Address: 5724 Taj Mahal

Parcel Number: 125-27-812-006

Applicant's Address/Contact Information:

Name: Matthew D. Haugh

(please check the following the applies)

☐ Owner ☐ Purchaser ☒ Agent ☐ Other (explain)

Street Address/PO Box: 3930 Howard Hughes PKWY #180

City: Las Vegas State: NV Zip Code: 89169

Phone No: (702) 249-5478 E-mail: mhaugh@ Fax No: gelasvegas.com

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

Name: BANK US National Assn trs.

Street Address/PO Box: 400 Countrywide WY #35

City: Simi Valley State: Ca Zip Code: 93065

Phone No: _____ E-mail: _____ Fax No: _____

Amount of City of Las Vegas Lien on the Property: \$ 44,792.87

Amount requested to be considered for waiving and/or reduced? \$ 40,000

Signature of Applicant: _____

Date: 2/23/2010

Signature of Owner: Unavailable

Date: 2/23/10

For Office Use Only:

Council Ward: _____; Case/File Number: 67601; Council Action date of Lien: 4/15/09

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

My clients have had this property in escrow with the Bank/seller since December 2009. My clients signed all of their required documents on 2/16/10 and were all ready to move into the property, when the seller decided to they didn't want to pay the lien that they knew about since 1/18/2010. This has put my buyers in a very bad spot. They have to be moved out of their current property by this Friday 2/25 and we still have this lien to address. This is my clients 1st home and they could lose it over this.

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

The property has been vacant for sometime as you are aware. But the overall condition is good. My buyers are excited to get into the property and make it an asset to the community.

Please help us to expedite this waiver request.

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

- Side gate put up to close off back yard.
- New grass and flowers in front yard.
- New Paint inside and out.
- New carpet and renovated kitchen.



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Submit only one signed original*

Date of Application: 2.23.10

Location and/or address of subject property:

Nearest major intersection: _____

Street Address: 5729 Taj Mahal

Parcel Number: 125-27-812-006

Applicant's Address/Contact Information:

Name: Bank of America - Todd Gabert

(please check the following the applies)

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

Street Address/PO Box: 2505 W. Chandler Blvd

City: Chandler State: AZ Zip Code: 85224

Phone No: 480-224-5697 E-mail: todd.gabert Fax No: 888-810-7037

@BankofAmerica.com

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

Name: Same

Street Address/PO Box: _____

City: _____ State: _____ Zip Code: _____

Phone No: _____ E-mail: _____ Fax No: _____

Amount of City of Las Vegas Lien on the Property: \$ 44,792.87

Amount requested to be considered for waiving and/or reduced? \$ Reduced to \$2,000.00

Signature of Applicant: [Signature] Date: 2.23.2010

Signature of Owner: _____ Date: _____

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 foreclosed on this property on 8.3.2009 and we were not aware of this lien issue. We currently show that this lien amount is 71% of the homes value. Will you please reduce the lien amount? I am also attaching a copy of the payoff demand I recently recieved from Ticha Downtown

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

It is my understanding these fees are for re-inspection fees and penalties. Our property is currently in good viewing condition.

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



LAS VEGAS CITY
COUNCIL
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OSCAR B. GOODMAN

GARY REESE
(MAYOR PRO-TEM)
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

CITY MANAGER
ELIZABETH N. FRETWELL

NEIGHBORHOOD
SERVICES DEPARTMENT

DIRECTOR
STEPHEN K. HARSIN, AICP

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.2330
FAX 702.382-3048
TTY 702.386.9108
www.lasvegasnevada.gov

1/7/10

**Payoff Demand for:
5724 Taj Mahal Drive**

5724 TAJ MAHAL DR
125-27-812-006

Date	Rate	Interest	Principal
4/23/2009	67601HN-35146		\$1,150.00
5/23/2009	0.58%	\$6.71	1,156.71
6/23/2009	0.58%	\$6.75	1,163.46
7/23/2009	0.58%	\$6.79	\$1,170.24
8/23/2009	0.58%	\$6.83	1,177.07
9/23/2009	0.58%	\$6.87	1,183.93
10/23/2009	0.58%	\$6.91	\$1,190.84
11/23/2009	0.58%	\$6.95	1,197.79
12/23/2009	0.58%	\$6.99	1,204.77
1/23/2010	0.58%	\$7.03	\$1,211.80
2/23/2010	0.58%	\$7.07	1,218.87

Interest: \$68.87

Total Due with interest thru 2/23/10:

\$1,218.87

71580HN-
37602

18.00	67601HN-1
41,200.00	67601HN-2
150.00	67601HN-31469
348.00	67601HN-31860
498.00	67601HN-32274
680.00	67601HN-32480
680.00	67601HN-32922

**GRAND TOTAL DUE FOR
PARCEL: \$44,792.87**

Courtesy of City of Las Vegas Finance Department

1/7/10



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5724 Taj Mahal Drive**

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125-27-812-006

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**GRAND TOTAL DUE FOR
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Invoice Number	Amount	Comment
67601HN 35146	\$1150	Abatement Cost
	\$68.87 (2/23/10)	Interest on abatement
67601HN 31489	\$120	Inspection Fee
	\$12	Inspection late fee
	\$18	Re-Inspection late fee
67601HN 31860	\$180	Re-inspection fee
	\$150	\$150 Civil Penalty
	\$18	Re-inspection late fee
67601HN 32274	\$180	Re-inspection fee
	\$18	Re-inspection late fee
	\$300	\$300 Civil Penalty
67601HN 32480	\$180	Re-inspection fee
	\$500	\$500 Civil Penalty
67601HN 32922	\$180	Re-inspection fee
	\$500	\$500 Civil Penalty
67601HN 1	\$18	Re-inspection late fee
67601HN 2	\$41,200	Council awards daily civil penalties at City Council meeting dated April 15, 2009
TOTAL	\$44,792.87	

Violations:

A-Nuisance Vacant Property

A-Weeds

A-Refuse/Waste 9.04.010(4)

Special Loan Servicing

Fax

Recipient Name:** City of Las VegasSender Name:** Todd Gabert

Neighborhood Services Dept

Todd.gabert@bankofamerica.com

Attn: Stephen Harsin-Director

Fax:** 702-229-1033Sender Phone:** 480-224-5647***Sender Fax:** 888-810-9037**Recipient Phone:** 702-229-2317***Date of Fax:** 2/23/2010***Re:** 5724 Taj Mahal Drive***No. of Pages:** 6

Las Vegas, NV 89130

☒ **Urgent**☐ **For Review**☐ **Please Comment**☒ **Please Reply**☐ **Please Recycle****• Comments:**

Good Morning Stephen,

As first mortgage lender, we foreclosed on the above property on 8-3-2009. We have recently been informed that there is a City of Las Vegas Lien on our property. I have contacted Tasha Downtown in your office to obtain a demand. Please see included in this fax a request for a waiver and or reduction of civil penalties and a copy of the demand. Please contact me if you have any questions.

Thank you so much,

Todd Gabert
MLO-Sr Loan Svcs Specialist
2505 W Chandler Blvd
Mail Stop: AZ1-805-03-03
Chandler, AZ 85224
Todd.gabert@bankofamerica.com

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