



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

Date of Application: October 16, 2009

Location and/or address of subject property: 613 W. Monroe Ave., Las Vegas, Nevada

Nearest major intersection: Revere & Monroe

Street Address: **613 W. Monroe Avenue**

Parcel Number: 139-271-101-34

Applicant's Address/Contact Information:

Name: John R. Bailey of Bailey Kennedy, LLP (Attorneys)

(please check the following the applies)

☐ Owner ☐ Purchaser ☐ Agent ☒ Other (explain) Legal Counsel

Street Address/PO Box: 8984 Spanish Ridge Avenue

City: Las Vegas

State: Nevada

Zip Code: 89117

Phone No: (702) 562-8820

E-mail: jbailey@baileykennedy.com

Fax No: (702) 562-8821

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

Name: Chase Home Finance LLC (Matthew I. Caulfield, High Risk Manager, West)

Street Address/PO Box: 10790 Rancho Bernardo Road

City: San Diego

State: California

Zip Code: 92127

Phone No: (951) 830-2334

E-mail: Matthew.I.Caulfield@chase.com

Amount of City of Las Vegas Lien on the Property: \$355,550.00 (as of 5/4/09)

Amount requested to be considered for waiving and/or reduced? \$344,610.16 (as of 5/4/09); which consists of the total lien amount minus the actual abatement costs incurred by the City of Las Vegas (i.e., \$355,550.00 - \$10,939.84).

Signature of Applicant:

John R. Bailey

Date: 10/21/2009

Signature of Owner:

Matthew I. Caulfield

Date: 10/15/2009

For Office Use Only:

Council Ward: _____ Case/File Number: 47489 Council Action date of Lien: 4/15/09

Describe why the applicant is requesting a waiver/reduction:

(You may attach additional sheets if needed.)

Chase Home Finance LLC ("Chase") is the current owner of this property located at 613 West Monroe Avenue, Las Vegas, NV. Chase did not cause the conditions which led to the violations at this property and consequently, respectfully asks the City of Las Vegas for a reduction of the civil penalties to the amount of "hard" costs actually incurred by the City to address the violations. Chase acquired title to the subject property through a foreclosure sale which took place on September 25, 2008. The fire which led to the ultimate demolition of the structure at the property occurred on or about March 10, 2008, more than six months before Chase obtained title to the property. Based on information received from the City, the structure at this property was demolished on or about November 8, 2008, only six weeks after the foreclosure sale. The loan which was foreclosed upon was a HUD-backed loan, meaning that following the foreclosure sale, Chase had to comply with appropriate HUD guidelines before it could take steps to address the conditions then-existing at the property. Chase actually took steps to minimize the violations existing at the property. Specifically, on or about July 25, 2008, Chase learned that the property was vacant. As a result, Chase took steps to secure and clean the property until such time as it could complete the foreclosure in order to avoid additional violations at the property. On or about August 4, 2008, the property was locked and the grass was cut. Thereafter, on September 2, 2008, the property was secured, and then re-secured on September 9, 2008. On October 8, 2008, debris and garbage were removed from the exterior of the structure.

Describe the existing condition/situation of the subject property:

(You may attach additional sheets if needed.)

The improvements at the subject property were demolished on or about November 8, 2008. The property is now a vacant lot.

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

Upon addressing the assessments and civil penalties, Chase intends on marketing the property and selling it to an owner who will construct appropriate improvements on the property.