12/8/09

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: _____

Location and/or address of subject property:

Nearest major intersection: LAKE MEAD / MLK

Street Address: 1389 LAURY AVE

Parcel Number: 139-21-610-075

Applicant's Address/Contact Information:
Name: DON GRISLEY
(please check the following the applies)
☐ Owner ☐ Purchaser ☒ Agent ☐ Other *(explain)* _____
Street Address/PO Box: 5440 W SAHARA 3RD FLOOR
City: LAS VEGAS State: NV Zip Code: 89146
Phone No: 702-222-1991 E-mail: dongdrgproperties Fax No: 702-943-3302
llc.com

Property Owner's Address/Contact Information: (if different from applicant):
Name: BANK DEUTSCHE C/O CARRINGTON MORTGAGE SERVICES
Street Address/PO Box: 1610 E. ST ANDREWS STREET
City: SANTA ANA State: CA Zip Code: 92705
Phone No: 949-517-7000 E-mail: _____ Fax No: _____

Amount of City of Las Vegas Lien on the Property: $ 181,119.13

Amount requested to be considered for waiving and/or reduced? $ 181,119.13

Signature of Applicant: _____ Date: _____

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.)

THE BANK INTENTION IS TO TRANSFER AND SELL PROPERTY TO A PRIVATE OWNER THAT WILL REHAB THE HOME AND FOLLOW THE GUIDELINES SET FORTH BY THE CITY ON THE PROPERTY.

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

THE SUBJECT PROPERTY IS CURRENTLY NOT IN A LIVABLE SITUATION. THE WINDOWS AND DOORS ARE BOARDED UP. THERE ARE NO UTILITIES AVAILABLE TO PROPERTY DUE TO CONDITION. THERE IS NO KITCHEN, NO CABINETS, SINKS, MISSING PLUMBING, AND BATHROOM IS NOT OPERABLE. THE ROOF OF STRUCTURE NEEDS REPAIRS ALSO.

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

THE BANK HAS NO PLANS ON DOING ANY IMPROVEMENTS TO THE PROPERTY. THIS IS REFLECTED IN THE SELLING PRICE OF ONLY $7,000.00 TO PURCHASE THE HOME. THE POTENTIAL NEW OWNER WOULD HAVE THE RESPONSIBILITY OF IMPROVEMENTS.

Tasha I. Downton

From: Tony@drgpropertiesllc.com
Sent: Tuesday, December 08, 2009 4:03 PM
To: Laura deArmond; Devin Smith
Cc: Don@drgpropertiesllc.com; Tasha I. Downton
Subject: FW: 1389 Lawry
Attachments: signed lien reduction waiver.pdf

To whom it may concern: Attached, the request for lien reduction for the property at 1389 Lawry Ave (APN#). Please advise of the next step, my contact info is listed below. Thank you, Tony Ypil REO Manager, Realtor Signature Estates Realty LLC/DRG Properties LLC Office (702) 871-2481 Cell (702) 858-1228 Fax (702) 943-3302 Email - From: Tasha I. Downton [tdownton@LasVegasNevada.GOV]
Sent: Thursday, November 19, 2009 3:19 PM
To: Tony@drgpropertiesllc.com
Subject: 1389 Lawry

Per our conversation on Thursday, November 19, attached is a waiver/reduction application for: 1389 Lawry. Please complete the application and return it to: or or fax to: 702-382-4341. Upon review of your request, you will be notified by letter of the next available City Council Meeting your item will be scheduled to be heard. The property owner, applicant and/or representative will be required to make a formal presentation as to why the fees should be waiver or reduced. Just so you know, an application was received on this property previously on October 22, 2009 by a potential purchaser.

In preparation of your presentation, you can get an idea of what occurs at a Council meeting by visiting www.lasvegasnevada.gov, go to "I want to…watch" (part of the drop down menu); then click on "City Meetings," and you will be able to select "City Council agenda/summary" for any City Council meeting. Code abatement cases are the first items under Discussion/Action towards the beginning of the agenda. You may want to click on the November 19, 2008 City Council meeting (item #37), to view the City Council meeting that led to assessing the lien on this property located at 1389 Lawry.

Please be advised that the abatement costs are the responsibility of the property owner. All checks and/or payments should be payable to the City of Las Vegas and can be submitted directly to the Finance Department. Please reference address when submitting payment.

If you have additional questions or comments, please contact Devin Smith at 229-4888. Thank you.

<<Request for a Waiver of Civil Penalities Application FINAL DRAFT 4-15-09.doc>>

Tasha I. Downton - Office Specialist II

Neighborhood Services/Response Division

416 N. 7th Street

Las Vegas, NV 89101-2986

702-229-6615 Citizen Hotline

702-382-4341 Fax

5751

Request for a Waiver and/or Reduction of Civil Penalties

NEIGHBORHOOD RESPONSE
2009 OCT 28 P 2:29

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: 10/22/9

Location and/or address of subject property:

Nearest major intersection: MLK & LAKE MEAD

Street Address: 1389 LAWRY

Parcel Number: 139-21-610-075

Applicant's Address/Contact Information:

Name: TINA KITCHENS/JEREMY KITCHENS

(please check the following the applies)

□ Owner ☒ Purchaser □ Agent □ Other *(explain)*_____

Street Address/PO Box: 60004 CRAGGED DRAW ST

City: N. Las VEGAS State: NV Zip Code: 89031

Phone No: 702 673 7976 E-mail: TKITCHENS1970@GMAIL.COM Fax No: 702 673 7800

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

Name: NEW CENTURY / DEUTSCHE

Street Address/PO Box: 1610 E St ANDREWS St

City: SANTA ANA State: CA Zip Code: 92705-4931

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

Amount of City of Las Vegas Lien on the Property: $ 173,050.00

Amount requested to be considered for waiving and/or reduced? $ ALL

Signature of Applicant: Tina Kitchens Date: 10/22/9

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.)

I AM TRYING TO PURCHASE THIS HOME AND RETURN it to its ORIGINAL state. THE FINE OF $ 173,050.00 makes THIS impossible to do this, The highest this HOUSE has ever SOLD FOR was only $ 153,658.00. My goal is to Rehab the house AND make it a low INCOME Rental. With this FINE the house is UNBuyable.

Describe the existing condition/situation of the subject property:

(You may attach additional sheets if needed.)

The LOT Needs to be cleaned WINDOWS are boarded up. Multiple types of FENCING that Needs help. The INTERIOR of the house is just AS BAD.

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

Starting with an exterior make over, the FENCES will be redone. We will put NEW ROOF blinds up, patch all stucco holes and Repaint ALONG with NEW Landscaping. As FOR the INTERIOR, all Drywall will be Removed and ENTIRE house will be INSPECTED for ANY MAJOR damage at that POINT. Then everything will be Replaced WINDOWS, drywall, FLOORING, cabinets and appliances. This house will be close to brand NEW and Ready to be a long term Low INCOME Rental.