

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: 702-229-2917 - Fax: 702-229-1033

Please type and/or print
Submit only one signed original

Date of Application: 3/25/2010

Location and/or address of subject property:

Nearest major intersection:

Street Address: 1410 Pacific St

Parcel Number: 162-01-210-136

Applicant's Address/Contact Information:

Name: Joanne Lu / Daniel Alspach

Owner or Purchaser or Agent

Street Address/PO Box: 2857 Paradise Rd #2604

City: Las Vegas

State: NV

Zip Code: 89109

Phone No: 702-466-8396

E-mail: jlu@alispach.com

Fax No: 702-466-5005

Other (explain):

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

Name: Kush Davis

Street Address/PO Box: 2857 Paradise Rd #2604

City: Las Vegas

State: NV

Zip Code: 89109

Phone No: 408-577-7368

E-mail: kush@alispach.com

Fax No: 408-577-7368

Other (explain):

Amount of City of Las Vegas Lien on the Property: \$ 45811.80

Amount requested to be considered for waiving and/or reduced? \$ 42350

Signature of Applicant: Joanne Lu

Signature of Owner: Kush Davis

Date: 6/4/10

Date: 6/4/10

For Office Use Only:
Council Ward: 3
Case/File Number: 15789
Council Action date of Lien: 11/18/09



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

The current property owner was not the primary and legal owner when the penalties were assessed and subsequently acquired the property without full disclosure by the Title Company and enters into an agreement with the City of Las Vegas to ensure improvements are made within a timely manner. The investor has taken legal possession of a property through a bankruptcy or foreclosure and is demonstrating a good faith effort by mitigating the property within 60 days of knowing that violations exist and enters into an agreement with the City of Las Vegas to ensure improvements are made within a timely manner;

A new owner plans to rehabilitate the blighted property to a standard that is comparable to or exceeds the conditions of surrounding properties within the neighborhood and has entered into an agreement with the City of Las Vegas to ensure improvements are made within specified period of time;

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

See home inspection report attached

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

I am in the process of correcting all the deficiencies shown in the home inspection report,
And bringing the home up to neighborhood standards

(3-1)

RECORDING REQUESTED BY

Kush Dave
2857 Paradise Road #2604
Las Vegas, NV 89109

MAIL TAX STATEMENTS TO:

Kush Dave
2857 Paradise Road #2604
Las Vegas, NV 89109

Inst #: 201003230003161
Fees: \$15.00 N/C Fee: \$0.00
RPTT: \$186.15 Ex: #
03/23/2010 02:04:38 PM
Receipt #: 281639
Requestor:
KUSH DAVE
Recorded By: GILKS Pgs: 3
DEBBIE CONWAY
CLARK COUNTY RECORDER

Space above this line for recorder's use

Trustee Sale No. 09-511323 Title Order No. 090672463-NV-GSI

TRUSTEE'S DEED UPON SALE

APN # 162-01-210-136

The undersigned grantor(s) declare(s):

- 1) The grantee herein was not the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with cost was \$192,642.03
- 3) The amount paid by the grantee at the trustee sale was \$36,100.00
- 4) The document transfer tax is \$ 186.15
- 5) Said property is in the city of Las Vegas.

Aztec Foreclosure Corporation (whereas so designated in the Deed of Trust herein under more particularly described or as duly appointed Trustee), does hereby GRANT and CONVEY, but without covenant or warranty, express or implied, to: Kush Dave (herein called Grantee), all right, title and interest in and to that certain property situated in the County of Clark, State of Nevada, and described as follows:

LOT TWENTY FOUR (24) IN BLOCK 6 OF EASTWOOD TRACK# 1 AMEND, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 3, OF PLATS, PAGE 80, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust Recorded on September 27, 2007, in Instrument No. 20070927-0003882 of official records in the Office of the Recorder of CLARK County, Nevada and executed by: Irene Weldin, an unmarried woman, as Trustor, under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust and pursuant to the Notice of Default and Election to Sell under the Deed of Trust described above. Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by the Deed of Trust.

T.S. #: 09-511323

TITLE ORDER #: 090672463-NV-GSI

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County, and such default still existed at the time of sale.

Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust, sold the herein described property at public auction on **March 10, 2010** Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being **\$36,100.00** in lawful money of the United States, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the time of sale Trustee's Sale.

Date: March 17, 2010


Elaine Malone

Assistant Secretary & Assistant Vice President

STATE OF ARIZONA }

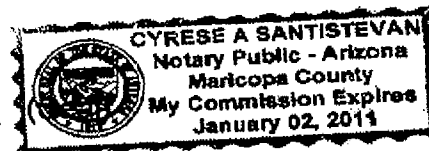
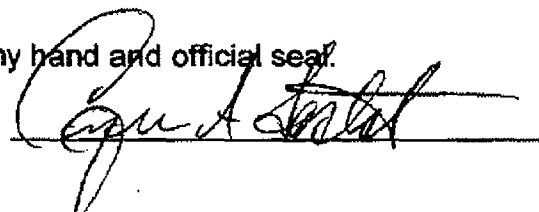
} ss

COUNTY OF MARICOPA }

On March 17, 2010 before me, Cyrese A. Santistevan, a Notary Public in and for said county, personally appeared Elaine Malone, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature 

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a. 162-01-210-136

b. _____

c. _____

d. _____

2. Type of Property:

- a. ☐ Vacant Land b. ☒ Single Fam. Res.
 c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
 e. ☐ Apt. Bldg f. ☐ Comm'l/Ind'l
 g. ☐ Agricultural h. ☐ Mobile Home
☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property

\$ 36,100.00

b. Deed in Lieu of Foreclosure Only (value of property)

(_____)

c. Transfer Tax Value:

\$ 36,100.00

d. Real Property Transfer Tax Due

\$ 186.15

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *Clair Malone* Capacity Asst Sec/Asst VP

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Aztec Foreclosure Corporation

Address: 3300 N. Central Avenue #2200

City: Phoenix

State: AZ Zip: 85012

**BUYER (GRANTEE) INFORMATION
(REQUIRED) &**

Print Name: Kush Dave

Address: 2857 Paradise Road #2604

City: Las Vegas

State: NV Zip: 89109

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: _____

Escrow #: _____

Address: _____

City: _____

State: _____

Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED