



485

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: April 27, 2010

Location and/or address of subject property:

Nearest major intersection: Sahara / Las Vegas Blvd

Street Address: 225 W. Cleveland Avenue

Parcel Number: 162-04-813-034

Applicant's Address/Contact Information:

Name: Bruce Stoker

(please check the following that applies)

Owner Purchaser Agent ☒ Other (explain) Employee

Street Address/PO Box: 5010 S. Valley View Blvd

City: Las Vegas State: NV Zip Code: 89118

Phone No.: 702-798-3400 ext. 2328 E-mail: bstoker@friaslasvegas.com Fax No.: 702-798-3466

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

Name: Oxford Technology, Inc.

Street Address/PO Box: 5010 S. Valley View Blvd

City: Las Vegas State: NV Zip Code: 89118

Phone No.: 702-798-3400 ext. 2328 E-mail: bstoker@friaslasvegas.com Fax No.: 702-798-3466

Amount of City of Las Vegas Lien on the Property: \$104,886.15

Amount requested to be considered for waiving and/or reduced: \$103,448.65

Signature of Applicant: [Signature] Date: 5/12/2010

Signature of Owner: [Signature] Date: 5/12/2010

For Office Use Only:

Council Ward: 3 Case/File Number: 35082 Council Action Date of Lien: 11/19/08

Describe why the applicant is requesting a waiver/reduction:

Waiver Criteria 1.1

The violation resulting in the abatement was due to previous property owners. Oxford Technology purchased this parcel through another company, Charette Corp., at public auction on 10/15/2009. The property was then transferred to Oxford through a Quit Claim Deed on 12/16/2009.

Describe the existing condition/situation of the subject property:

Waiver Criteria 2.1

Once this transfer was complete, requests for bids were sent out to raze the building and clean up the property. Asbestos was discovered, and Oxford Technology had this abated prior to the demolition. The property is now free of hazardous materials and structures.

Describe the immediate plans for the property, including any planned improvements:

Waiver Criteria 4.1

Oxford Technology owns several surrounding parcels, and with each acquisition, demolition is completed as necessary to avoid dangerous or harmful places where trespassers could be injured. Two recent examples of demolition include 223 Cleveland Ave and 2217 Fairfield Ave (corner of Cleveland), which was a four story dilapidated apartment building. The properties are then fenced and signs posted to keep out. There are no immediate development plans, but Oxford Technology has expended significant resources in trying to clean up this area of run down structures.

Attachments;

Chain of Transfer of Ownership Documents
Asbestos Abatement Certificate
Demolition Authorization
Map
Photos