



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: 10/3/10

Location and/or address of subject property:

Nearest major intersection: W. Lake Mead Blvd. & Rouse St.

Street Address: 893 Ratzac Ave, Las Vegas

Parcel Number: 134-21-110-020

Applicant's Address/Contact Information:

Name: DAN VERNAVA

(please check the following the applies)

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

Street Address/PO Box: 375 N. Stephanie #4

City: HEND.

State: NV

Zip Code: 89014

Phone No: 702-940-2121

E-mail: C2IRELEST@com

Fax No: 702-940-2102

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

Name: BANK OF AMERICA for US Bank Nat'l Association

Street Address/PO Box: 2505 W. Chandler Blvd.

City: Chandler

State: AZ

Zip Code: 85224

Phone No: 480-384-2591

E-mail: deborah.lee@bankofamerica.com

Fax No: n/a

Amount of City of Las Vegas Lien on the Property: \$ 101,598.62

Amount requested to be considered for waiving and/or reduced? \$ 98,050.00

Signature of Applicant: [Signature]

Date: 6-3-10

Signature of Owner: [Signature]

Date: 6-3-10

Asst. VP, Bank of America

For Official Use Only: _____

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

- We acquired ownership through foreclosure sale on 7/13/09.
- Date of violations appear to be prior to our foreclosure sale date, per City Council Meeting Minutes dated 11/19/2008, See attached.
- W. A. Construction LLC was hired by City prior to foreclosure date after no corrective action was taken by former owner.
- We believe, based on information in the Minutes, that one factor influencing the City Council at the time, was the property's value in 9/2008 was \$180,000. Our current market data shows fair market value to be \$116,900, over 90% less!

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

Property has boarded-up windows & doors on bathrooms.
The condition of the structure is poor, the value is in the land.
We are unable to sell this property at fair market value of \$116,900. with a lien payoff over \$102,000.

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

We would like to market and sell this property to someone interested in accepting the property AS-IS. We had one buyer already under contract until we discovered that he didn't have clear title to property and were unable to close. We've received approx. 12 offers and our Realtor routinely receives inquiries from interested parties. It is likely & highly probable that we could sell this property if the lien was reduced to \$3,400. We believe that this resolution be beneficial to Las Vegas, NV as the sellers, the neighborhood & your community at large. Thank you for your time and consideration.



FAX

MoneyWorld

To:

CHeryl

From:

DAN VERNAVA
The Vernava Team

Fax # 229-1033

Date:

Number of Pages: _____

Remarks:

PLEASE SUBMIT OUR APPLICATION.

CALL ME IF YOU HAVE ANY QUESTIONS.

Cell 702-376-7770

off. 702-940-2121



A Fax From

The Vernava Team

Office: 702-940-2121

Cell Phone: 702-376-7770

Fax: 702-940-2102

The Vernava Team



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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: 5/6/10

Location and/or address of subject property:

Nearest major intersection: _____

Street Address: 893 Balzar Avenue

Parcel Number: 139-21-610-020

Applicant's Address/Contact Information:

Name: Krista Nielson Esq. - Miles, Bauer, Bengtson & Winters, LLP
(please check the following that applies)

☐ Owner ☐ Purchaser ☐ Agent ☒ Other (explain) Attorney for U.S. Bank (Owner)

Street Address/PO Box: 2200 Paseo Verde Parkway, Suite 250

City: Henderson

State: Nevada

Zip Code: 89052

Phone No: 942-0471

E-mail: Krista.Nielson@mbbw.com Fax No: 369-4955

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

Name: _____

Street Address/PO Box: _____

City: _____

State: _____

Zip Code: _____

Phone No: _____

E-mail: _____ Fax No: _____

Amount of City of Las Vegas Lien on the Property: \$ 101,714.03

Amount requested to be considered for waiving and/or reduced? \$ All Civil Penalties

Signature of Applicant: [Signature]

Date: 5/6/10

Signature of Owner: _____

Date: _____

For Office Use Only:

Council Ward: 5

Case/File Number: 62009

Council Action date of Lien: 11/19/08

Describe why the applicant is requesting a waiver/reduction:

(You may attach additional sheets if needed.)

The property was purchased in a recent Foreclosure Sale and the penalties accrued prior to purchase and possession by the current owner. Accordingly, as all outstanding issues are addressed, it is onerous to require a Subsequent purchaser, who is not responsible for the conditions causing the fines, to pay over \$100,000 in fines.

Describe the existing condition/situation of the subject property:

(You may attach additional sheets if needed.)

Acceptable.

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

DOUGLAS E. MILES *

Also Admitted in Nevada and Illinois

RICHARD J. BAUER, JR. *

JEREMY T. BERGSTROM

Also Admitted in Arizona

FRED TIMOTHY WINTERS*

KEENAN E. McCLENAHAN*

MARK T. DOMEYER*

Also Admitted in District of

Columbia & Virginia

TAMI S. CROSBY*

L. BRYANT JAQUEZ *

DANIEL L. CARTER *

GINA M. CORENA

WAYNE A. RASH *

ROCK K. JUNG

VY T. PHAM *

KRISTA J. NIELSON

MARK S. BRAUN

Also Admitted in Iowa & Missouri

HADI R. SEYED-ALI *

ROSEMARY NGUYEN *

JORY C. GARABEDIAN



* CALIFORNIA OFFICE

1231 E. DYER ROAD

SUITE 100

SANTA ANA, CA 92705

PHONE (714) 481-9100

FACSIMILE (714) 481-9141

MILES, BAUER, BERGSTROM & WINTERS, LLP
ATTORNEYS AT LAW SINCE 1985

2200 Paseo Verde Parkway, Suite 250

Henderson, NV 89052

Phone: (702) 369-5960

Fax: (702) 369-4955

May 6, 2010

City of Las Vegas
Neighborhood Services Department
Attn: Stephen Harsin, Director
400 Stewart Avenue – 2nd Floor
Las Vegas, Nevada 89101-2986

SENT VIA FIRST CLASS

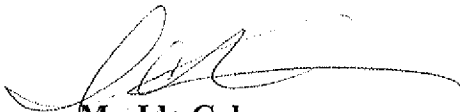
RE: Request for a Waiver and/or Reduction of Civil Penalties
Application for Parcel Number: 139-21-610-020
Street Address: 893 Balzar Avenue
MBBW Number 10-L0262

Dear Mr. Harsin:

Enclosed please find an **Application for Request for a Waiver and/or Reduction of Civil Penalties** filed on behalf of parcel number 139-21-610-020. If you have any questions or concerns regarding this matter please do not hesitate to contact our office.

Sincerely,

MILES, BAUER, BERGSTROM & WINTERS, LLP


Ms. Ida Coleman
Civil Litigation Paralegal