



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: 5-26-10

Location and/or address of subject property:

Nearest major intersection: STEWART & SANDHILL

Street Address: 4105 E. OGDEN

Parcel Number: 140-31-711-008

Applicant's Address/Contact Information:

Name: FIRST AMERICAN TITLE CO. (BY PAM ENGLISH)

(please check the following the applies)

☐ Owner ☐ Purchaser ☐ Agent ☒ Other (explain) ESCROW AGENT

Street Address/PO Box: 7951 DEER SPRINGS #190

City: LAS VEGAS State: NV Zip Code: 89131

Phone No: 702-677-3047 E-mail: penglish@firstam.com Fax No: 702-655-3728

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

Name: JUAN ABEL LOPEZ + BRENDA KARELY CORONA

Street Address/PO Box: 2008 BEECH GATE AVE.

City: LAS VEGAS State: NV Zip Code: 89110

Phone No: 702-437-3295 E-mail: _____ Fax No: _____

Amount of City of Las Vegas Lien on the Property: \$ 77,552.50

Amount requested to be considered for waiving and/or reduced? \$ 76,082.50

Signature of Applicant: Pam English Date: 5-26-10

Signature of Owner: [Signature] Date: 5-27-10

5-27-10

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.)

PLEASE SEE ATTACHED
"EXHIBIT A"

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

PROPERTY IS CURRENTLY RENTED
AND IN GOOD, HABITABLE CONDITION.

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

TO CONTINUE RENTING THE
PROPERTY.

Exhibit "A"

Reason for Requesting a Waiver/Reduction:

Property Address: 4105 E. Ogden Avenue

The City caused the abatement of a nuisance condition on the subject property 12/2/08 so when the present owner entered into a purchase agreement with the prior owner on 3/14/09, a physical inspection of the property gave no indication of a past issue. (This house was a foreclosure and the Bank was also unaware of the abatement.) We closed escrow on 4/6/09 and the Notice and Claim of Lien of Assessment recorded subsequent to that date on 6/12/09.

We have since paid the abatement expense costs and fees in the amount of \$1,552.50 and respectfully request a waiver or reduction of civil penalties in the amount of \$76,082.50.