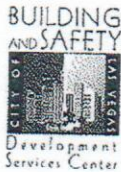




Request for a Waiver and/or Reduction of Civil Penalties Application



SUBMIT APPLICATION TO:
City of Las Vegas / Code Enforcement Division
Attn: Michael Bouse, Manager
333 N. Rancho Dr.
Las Vegas, NV 89107
Voice: 702-229-4888 -- Fax: 702-382-4341

Please type and/or print
Submit only one signed original

2013 JUN 26 P 11:11
CODE ENFORCEMENT

Date of Application: 6-26-13

Location and/or address of subject property:

Nearest major intersection: RANCHO / BANANZA

Street Address: 2230 W. BANANZA

Parcel Number: 139-29-704-024
(-023 & -025)

Applicant's Address/Contact Information:

Name: DAVID SHAPIRO

(please check the following the applies)

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

Street Address/PO Box: 8019 Echo Cliff Ln.

City: LAS VEGAS

State: NV

Zip Code: 89129

Phone No: 702-497-3455

E-mail: VEGAS@DAVIDSHAPIRO.COM

Fax No: _____

9MAIL.COM

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

Name: Same

Street Address/PO Box: _____

City: _____

State: _____

Zip Code: _____

Phone No: _____

E-mail: _____

Fax No: _____

Amount of City of Las Vegas Lien on the Property: \$ ~\$32K

Amount requested to be considered for waiving and/or reduced? \$ ~\$32K

Signature of Applicant: David Shapiro

Date: 6-26-13

Signature of Owner: David Shapiro

Date: 6-26-13

For Office Use Only:

Council Ward: _____; Case/File Number: 122343 Council Action date of Lien: _____

118346

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

THESE FINES WERE "EARNED" BY THE PREVIOUS OWNER OVER A 3-4 YEAR TIME PERIOD. I BECAME THE OWNER ABOUT 5 MONTHS AGO JUST BEFORE THE FINES WERE ENFORCED.

THERE WAS A MISUNDERSTANDING AND MISCOMMUNICATION BETWEEN THE CITY AND ME. SINCE THEN I HAVE WORKED HARD TO TAKE CARE OF AND ADDRESS ALL OF THEIR CONCERNS.

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

PROPERTY HAS BEEN CLEARED + CLEANED AS WELL AS SECURED + FENCED. I HAVE MET + WORKED WITH LOCAL LAW ENFORCEMENT AS WELL.

THE PROSPECTIVE BUYER HAS DONE ADDITIONAL CLEAN UP + DEMO TO GET THE BUILDING READY TO BE REHABED + OCCUPIED. HE HAS ALSO DONE MAJOR REHAB ON THE 5-6 CONTIGUOUS PARCELS IN GOOD FAITH.

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

I HAVE THIS PROPERTY IN ESCROW ALONG WITH THE CONTIGUOUS PARCELS; 2 PARKING LOT + 4 HOUSES ON DIKE. THE BUYER PLANS TO SELL OFF THE HOUSES TO LOWER INCOME BUYERS THAT WILL BECOME OWNER OCCUPIED "BIG MAMAS" WILL BE TENANTED OR RENTED OR SOLD AS A BUILD-TO-SUIT. HE HOPES TO HAVE THIS DONE BEFORE THE END OF THE YEAR.