



CODE ENFORCEMENT

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

2013 APR 24 P 10:25



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

Date of Application: 4/25/13

Location and/or address of subject property:

Nearest major intersection: S.E. CORNER of N. RANCHO & GRAN LANE

Street Address: 1792 N RANCHO DR.

Parcel Number: 139-19-705-001

Applicant's Address/Contact Information:

Name: MB REQ - NV LAND LLC

(please check the following the applies)

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

Street Address/PO Box: 2450 BROADWAY 6th FLR

City: SANTA MONICA

State: CA

Zip Code: 90404

Phone No: 310-282-8820

E-mail: LMCCOMBS@

Fax No: 310-282-8808

Colonyinc.com

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

Name: _____

Street Address/PO Box: _____

City: _____

State: _____

Zip Code: _____

Phone No: 310-502-3147

E-mail: _____

Fax No: _____

Amount of City of Las Vegas Lien on the Property: \$ 80,774

Amount requested to be considered for waiving and/or reduced? \$ 80,774

Signature of Applicant: Larry McCalls Asses Mgr Date: 4/25/13

Signature of Owner: _____ Date: _____

For Office Use Only:

Council Ward: _____; Case/File Number: 916053; Council Action date of Lien: _____

Describe why the applicant is requesting a waiver/reduction:

(You may attach additional sheets if needed.)

The Abatement costs and civil penalties appear to pre-date the Acquisition of property by current owner. MB REO-NV LAND LLC acquired the property by foreclosure on Sept 6, 2011 and was UNAWARE of ANY ISSUES. MB REO-NV LAND has been responding to City Code requests since foreclosure and has hired NEVADA BUDGET MAINTENANCE to maintain the property as well as possible. NEVADA Budget Maintenance is currently retained to perform periodic inspections and clean-up. They also repair the fence and gates as needed.

Describe the existing condition/situation of the subject property:

(You may attach additional sheets if needed.)

VACANT 22 acre property at N. RANCHO & CORAN LANE. Property is used for illegal dumping and homeless trespassing. The debris has been continually hauled away by MB REO NV LAND and fencing has been installed. There is no permanent solution for the trespass as any fence is cut for access.

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

(You may attach additional sheets if needed.)

The property is listed for sale to a developer. The property will be secured and kept clean as well as possible.