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RESOLUTION NO.

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE LA VISTA CITY CLERK TO FILE WITH THE SARPY COUNTY TREASURER A SPECIAL ASSESSMENT FOR PROPERTY IMPROVEMENTS AT LOCATION AND IN THE AMOUNT CITED HEREIN.

WHEREAS, the property owners of 7005 S 78th Street/Lot 1107 La Vista, \$626.20; were notified to clean up their property as they were in violation of the City Municipal Code, Section 133.01, or the City would do so and bill them accordingly, and

WHEREAS, the property owners of said address chose not to clean the property, thus necessitating the City to do the clean up, and

WHEREAS, the City sent the property owners a bill for said clean up which has not been paid, and

WHEREAS, the City may file a Special Assessment for Improvements against property for which a City bill for services has not been paid.

NOW THEREFORE BE IT RESOLVED, that the La Vista City Clerk is hereby authorized to file with the Sarpy County Treasurer Special Assessments for Improvements in the amount and against the property specified above, all located within Sarpy County, La Vista, Nebraska.

PASSED AND APPROVED THIS 19TH DAY OF MARCH, 2013

CITY OF LA VISTA

ATTEST:

Douglas Kindig, Mayor

Pamela A. Buethe, CMC
City Clerk



January 28, 2013

Joshua Van Johnson & Angela J Plant
7005 S 78th Street
La Vista, NE 68128

RE: Lot 1107 La Vista

Dear Mr. Van Johnson & Ms. Plant;

On September 25, 2012, the property at 7005 S 78th Street in La Vista, NE was in violation of the City of La Vista's Municipal Code, Section 133.01. On December 7, 2012, the Public Works Department mowed; line trimmed and picked up trash at the property. The cost of \$626.20 was incurred by the City for the work. The cost breakdown is as follows:

Administrative Fee	\$	50.00
Mowing Costs		
Three workers – 4 hours each	\$	202.20
Equipment Cost	\$	324.00
Materials	\$	50.00
TOTAL	\$	626.20

Please remit \$626.20, payable to the City of La Vista, 8116 Park View Blvd., La Vista, Nebraska 68128, within 30 days. If payment is not received within 30 days of issuance of this statement, the City Council will, on March 19, 2013, take action to file the above referenced cost with the Sarpy County Treasurer as a special assessment for improvements against your property.

Thank you for your attention to this matter.

Sincerely,

Pamela A. Buethe, CMC
City Clerk

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
p: 402-331-4343
f: 402-331-4375

Community Development
8116 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Fire
8110 Park View Blvd.
p: 402-331-4748
f: 402-331-0410

Golf Course
8305 Park View Blvd.
p: 402-339-9147

Library
9110 Giles Rd.
p: 402-537-3900
f: 402-537-3902

Police
7701 South 96th St.
p: 402-331-1582
f: 402-331-7210

Public Buildings & Grounds
8112 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Public Works
9900 Portal Rd.
p: 402-331-8927
f: 402-331-1051

Recreation
8116 Park View Blvd.
p: 402-331-3455
f: 402-331-0299

LA VISTA POLICE DEPARTMENT SPECIAL ENFORCEMENT BUREAU-CODE ENFORCEMENT

ADDRESS	RENTAL-OWNER OCCUPIED	PRIOR CONTACTS	ACTION TAKEN	CURRENT CONTACTS	ACTION TAKEN
7005 So. 78 th St	Joshua Van Johnson	1. 8-22-12 2. 9-25-12 3. 10-17-12 4. 12-7-12	1. Yellow Tag 2. Yellow Tag 3. 2 nd Yellow tad 4. P.W. mowed		1. Mowed by owner 2. none 3. sent to P.W. 4. Work completed by P.W.

5.

Active

Parcel Number: 010545956
 Location: 07005 \S 78TH ST
 Owner: VAN JOHNSON/JOSHUA E
 & ANGELA J PLANT
 C/O
 Mail Address: 7005 S 78TH ST
 LA VISTA NE 68128-
 Legal: LOT 1107 LA VISTA
 Tax District: 27002
 Map #: 2959-14-0-30003-000-1463



Click Picture/Sketch for Larger View.
 Use arrows to view Picture/Sketch.

THIS IS NOT A PROPERTY RECORD FILE [what does this mean?](#)

Residential Information for 1 January Roll Year 2012																																																																																																																																															
City		SID #		SID		Status		Zoning		Overlay Dist.																																																																																																																																					
La Vista								R-1 - Single Family Residential		Null																																																																																																																																					
Fire		Voting Precinct		Congressional Dist.		State Legislative Dist.		Jurisdiction		School																																																																																																																																					
La Vista Fire 1		44		2		14		La Vista		Papillion-La Vista																																																																																																																																					
Commissioner		District		City Ward				Police		La Vista Police																																																																																																																																					
		4		LA VISTA WARD I																																																																																																																																											
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Roofing	Comp Shingle
Misc	
Description	Sqft or Quantity
OPEN SLAB PORCH	24
DRIVEWAY	1

Sales Information (Updated 11/5/2012)				
Sale Date B & P	Grantor	Grantee	Total Sale Price	Adjusted Sale Price
10/31/2008 2008-30311	RJ REALTY LLC 15412 DOUGLAS CIR OMAHA NE 68154-	VAN JOHNSON/JOSHUA E & ANGELA J PLANT 7005 S 78TH ST LA VISTA NE 68128-	\$132,950	\$132,950
2/14/2008 2008-05637	GISH/DAVID O & AMY L 7005 S 78TH ST LA VISTA NE 68128-0000	RJ REALTY LLC 15412 DOUGLAS CIR OMAHA NE 68154-	\$86,000	\$86,000

Valuation Information					
Valuation PV = Partial Valuation					
Roll Year	Land Value	Impr Value	Outbuildings	Total Value	PV
2012	\$18,000	\$99,471	\$0	\$117,471	NO
2011	\$18,000	\$98,319	\$0	\$116,319	NO
2010	\$18,000	\$100,110	\$0	\$118,110	NO
2009	\$18,000	\$109,813	\$0	\$127,813	NO
2008	\$18,000	\$98,541	\$0	\$116,541	NO
2007	\$18,000	\$99,016	\$0	\$117,016	NO
2006	\$18,000	\$95,314	\$0	\$113,314	NO
2005	\$18,000	\$79,131	\$0	\$97,131	NO
2004	\$18,000	\$73,862	\$0	\$91,862	NO
2003	\$18,000	\$71,926	\$0	\$89,926	NO
2002	\$18,000	\$69,688	\$0	\$87,688	NO
2001	\$16,000	\$63,540	\$0	\$79,540	NO
2000	\$15,520	\$57,865	\$0	\$73,385	NO
1999	\$15,360	\$54,189	\$0	\$69,549	NO
1998	\$11,280	\$52,436	\$0	\$63,716	NO
1997	\$62,532			\$62,532	NO
1996	\$55,678			\$55,678	NO
1995	\$51,156			\$51,156	NO
1994	\$52,830			\$52,830	NO
1993	\$50,798			\$50,798	NO
1992	\$50,798			\$50,798	NO
1991	\$46,200			\$46,200	NO
1990	\$46,200			\$46,200	NO
1989	\$46,200			\$46,200	NO
1988	\$44,900			\$44,900	NO

Levy Information		
Levy Information 2011		
View Past Levy Information		
Fund	Description	Levy
1	COUNTY LEVY	0.2999
127	PAPILLION-LA VISTA SCH GEN	0.092571
180	SCHL DIST 27 BOND 1	0.014107
183	SCHL DIST 27 BOND 2	0.026843
185	SCHL DIST 27 BOND 3	0.110936
186	SCHL DIST 27 BOND 4	0.0623
199	LEARN COMM-GENERAL	0.95
202	ELEM LEARN COM	0.01
425	LAVISTA CITY	0.5
426	LAVISTA CITY BOND	0.05
501	PAPIO NATURAL RESRCE	0.032753
801	METRO COMMUNITY COLL	0.085
901	AGRICULTURAL SOCIETY	0.00134
1003	ED SERVICE UNIT 3	0.016087
	Total Levy	2.251837

Treasurer Information						
Property Class	1000	Forclosure #				
Mortgage Company #	770796559	Foreclosure Date				
Mortgage Company	WELLS FARGO BANK					
Exemption Code		Exemption Amount	\$0			
Specials	THERE IS/ARE 0 OUTSTANDING SPECIAL(S) ON THE PROPERTY.					
Tax Sales	No Tax Sale Entry(s) Found or All Tax Sales Entry(s) Redeemed.					
Tax Sale #		Tax Sale Date				
Redemption #		Redemption Date				
Tax Information						
*Click Statement Number to see Treasurer information for paying your taxes with a credit card or Echeck or to print your receipt for a payment you have made by mail or online.						
Year	Statement	Tax District	Source	Taxes Due	Total Due	Balance
2011	2011-0047593RP	27002	REAL	\$2,531.72	\$2,531.72	\$0.00
2010	2010-0050249RP	27002	REAL	\$2,529.24	\$2,529.24	\$0.00
2009	2009-0056737RP	27002	REAL	\$2,714.94	\$2,714.94	\$0.00
2008	2008-0008725RP	27002	REAL	\$2,428.42	\$2,428.42	\$0.00
2007	2007-0009467RP	27002	REAL	\$2,419.26	\$2,419.26	\$0.00
2006	2006-0010277RP	27002	REAL	\$2,418.24	\$2,418.24	\$0.00
2005	2005-0011176RP	27002	REAL	\$2,070.28	\$2,070.28	\$0.00
2004	2004-0011850RP	27002	REAL	\$2,031.00	\$2,031.00	\$0.00
2003	2003-0545956RP	27002	REAL	\$2,054.76	\$2,054.76	\$0.00
2002	2002-0545956RP	27002	REAL	\$1,865.22	\$1,865.22	\$0.00
2001	2001-0545956RP	27002	REAL	\$1,692.32	\$1,692.32	\$0.00
2000	2000-0545956RP	27002	REAL	\$1,513.92	\$1,513.92	\$0.00
1999	1999-0545956RP	27002	REAL	\$1,475.72	\$1,475.72	\$0.00
1998	1998-0545956	27002	REAL	\$1,380.94	\$1,380.94	\$0.00
1997	1997-0545956	27002	REAL	\$1,480.24	\$1,480.24	\$0.00
1996	1996-0545956	27002	REAL	\$1,379.96	\$1,379.96	\$0.00
1995	1995-0545956	27002	REAL	\$1,367.92	\$1,367.92	\$0.00
1994	1994-0545956	27002	REAL	\$1,350.32	\$1,350.32	\$0.00
1993	1993-0545956	27002	REAL	\$1,296.76	\$1,296.76	\$0.00
1992	1992-0545956	27002	REAL	\$1,253.62	\$1,253.62	\$0.00
1991	1991-0545956	27002	REAL	\$1,163.86	\$1,163.86	\$0.00
1990	1990-0545956	27002	REAL	\$1,193.35	\$1,193.35	\$0.00
1989	1989-0545956	27002	REAL	\$1,381.72	\$1,381.72	\$0.00
1988	1988-0545956	27002	REAL	\$1,402.46	\$1,402.46	\$0.00



OCTOBER 2, 2012

Dear Owner/Resident: 7005 South 78th St

The City of La Vista is committed to maintaining quality neighborhoods and an excellent community environment. Our citizens expect us to do everything we can in this regard.

An investigation is being conducted at your property. This investigation has revealed violation(s) of the La Vista Municipal Code : 133.01/weeds, grass,litter.

The attached sheet categorizes your violation(s) and copies of the codes are provided for your review as an educational package to assist you in achieving compliance and preventing future violation(s).

(5)

Violation(s) are required to be corrected within (Hours) to (Days) depending upon the violation(s). By completing a "Compliance Agreement:" additional time may be granted depending on health and safety and will be evaluated on a case by case basis.

You must contact me immediately upon receipt of this letter to demonstrate cooperation to eliminate these violation(s). The enclosed "Compliance Agreement" must be completed and returned immediately to ensure additional time for compliance. We hope you will work with us to maintain a positive community environment. Your cooperation will be greatly appreciated.

Please contact me at (402) 331-1582 ext. 251 between the hours of 7:30 a.m. and 4:30 p.m. Please leave a voicemail if I am not available. **It is important that you leave your name, address, return phone number and best date and time to contact you.** Failure to comply may result in this matter being forwarded to the City Legal Department and other necessary agencies for Civil and/or Criminal Prosecution.

Sincerely,

C. Ruppert
Code Enforcement Officer
La Vista Police Department

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
p: 402-331-4343
f: 402-331-4375

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LA VISTA POLICE DEPARTMENT

MUNICIPAL CODE COMPLIANCE AGREEMENT

FULL NAME: FIRST, MIDDLE, LAST	DATE OF BIRTH
<u>Joshua E. VanJohnson</u>	
RESIDING ADDRESS STREET, CITY, STATE, ZIP, PHONE NUMBER	
7005 S 78 [#] LA VISTA NE 68128	
PROPERTY WHERE VIOLATION EXISTS STREET, CITY, STATE, ZIP, PHONE NUMBER	
SAME	
CONDITIONS REQUIRING CORRECTION	
<u>WEEDS, GRASS, TREE Limbs</u>	
CORRECTIVE MEASURES	
<u>WEEDS AND GRASS NEED mowed, TREE Limbs NEED CLEANED up</u>	

AGREEMENT:

The above named agrees that the conditions set forth in this Agreement must be eliminated, as described above on or before (Date) 11-11, 2012.

The undersigned agrees to allow the City to inspect the property as necessary to determine compliance with this agreement. This Agreement shall be interpreted in accordance with the law of the State of Nebraska.

No amendment or modification of this Agreement shall be valid unless expressed in writing and executed by the parties hereto in the same manner as the execution of this Agreement.

Failure to comply with the agreement deadline will result in prosecution for violations of the La Vista Municipal Codes.

This form must be filled out completely to be valid.

Signature: _____, and date _____, 20_____
accepting responsibility for compliance.

Date 9-25-12 SER#12-14391 @1400

Location 7005 S. 78th

Violation 133.01

Time to Comply 5 days

Description WEEDS - BACKYARD AND

DRIVEWAY

Follow-up Officer _____

Date 10-17-12 / IR#12-15861

Location 7005 S. 78th

133.01 WEEDS

Violation 92.16 MAINTAINING A NUISANCE

Time to Comply 5 days

Description GRASS WEEDS NEED CUT

2ND NOTICE

Follow-up Officer _____

Returned
12-4-12

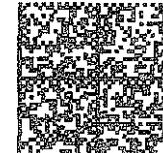
CERTIFIED MAIL™



City of La Vista
8116 Park View Blvd.
La Vista, NE 68128



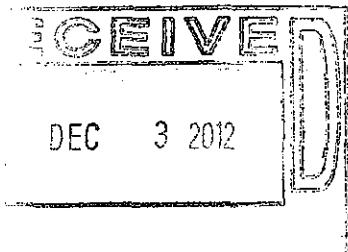
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JOSHUA E. VAN-JOHNSON
1005 S. 78th ST.
LA V. STA. NE

68,28'

8
118

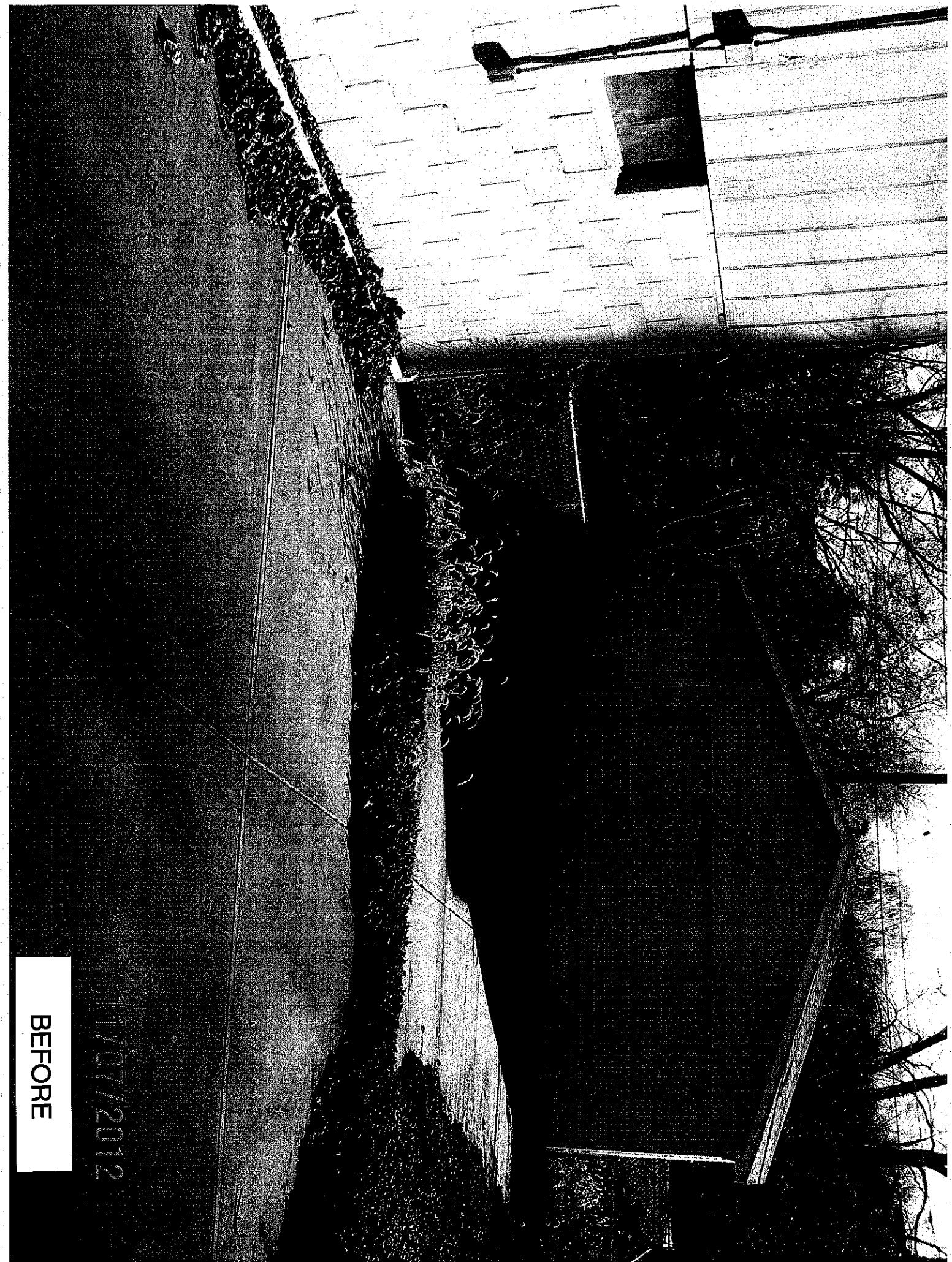


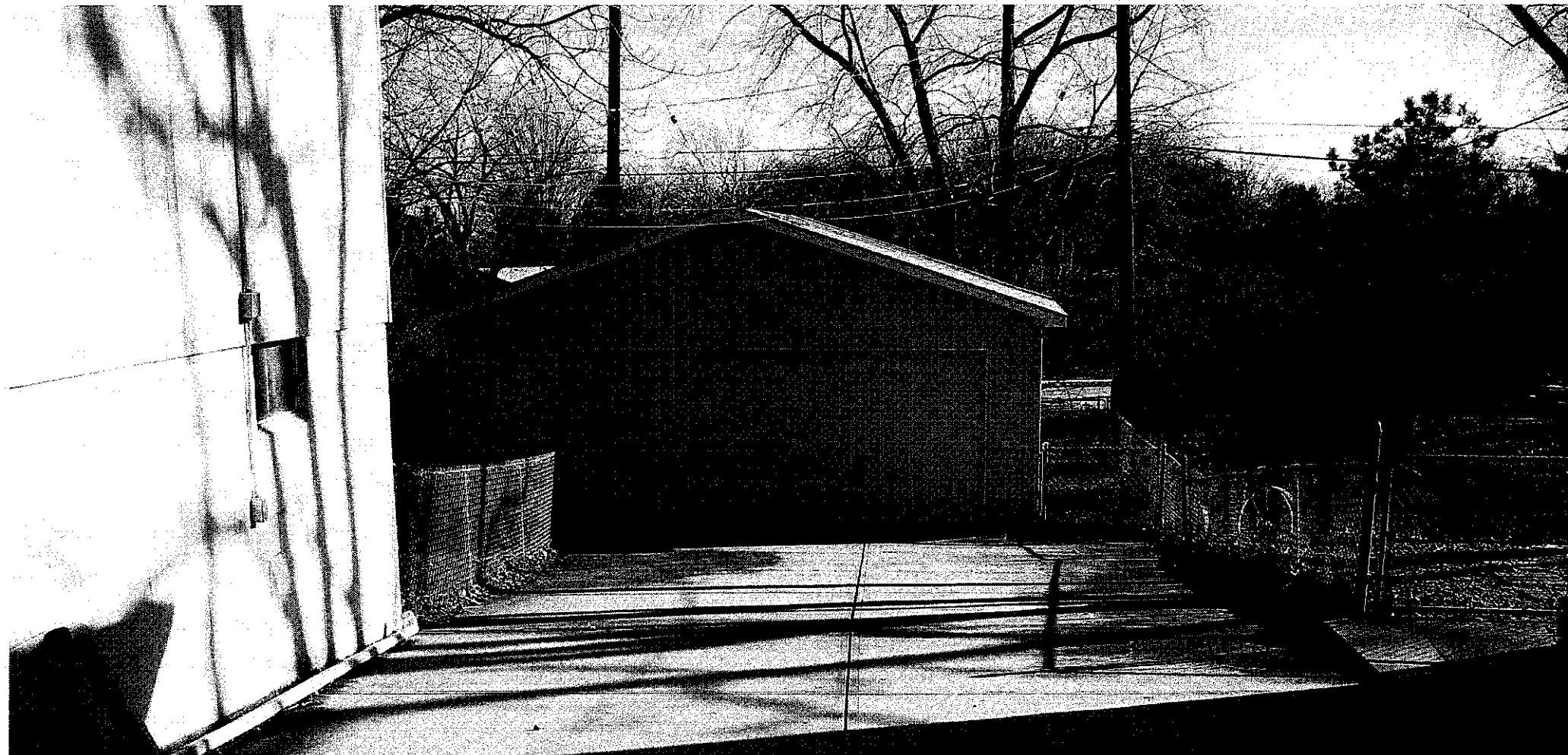
DEC 3 2012

2012 RELEASE UNDER E.O. 14176

BEFORE

107/2012



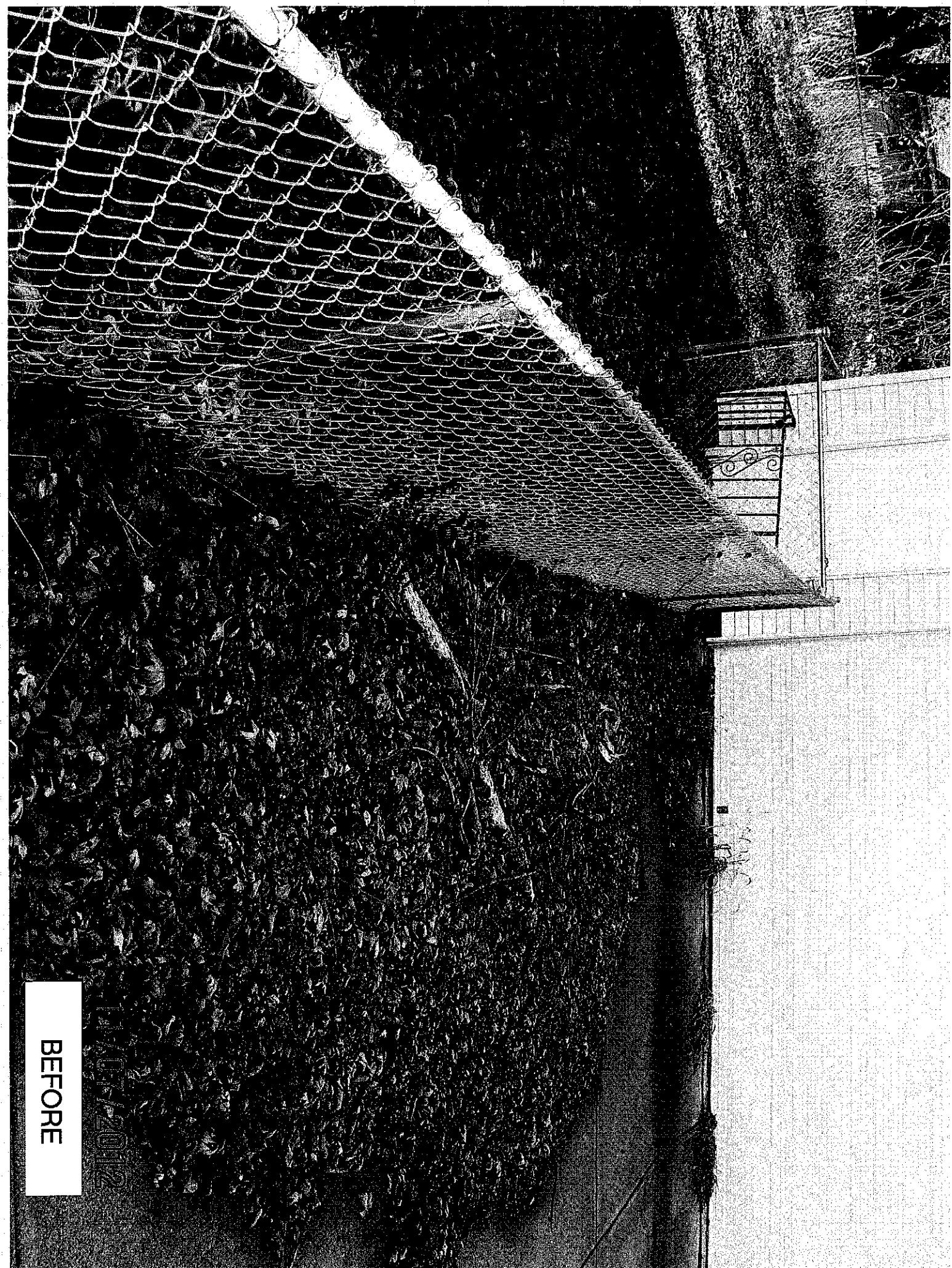


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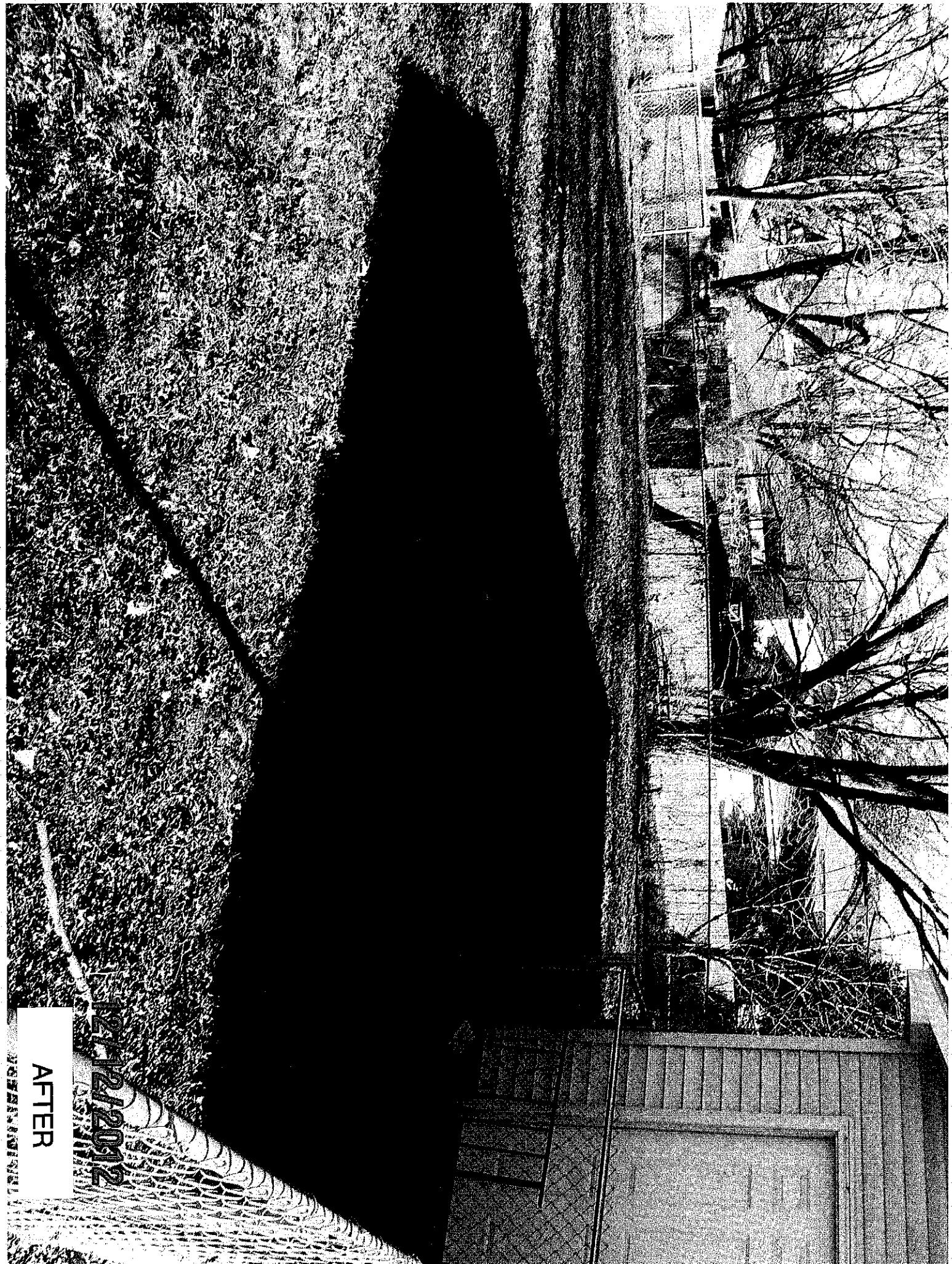
AFTER







BEFORE

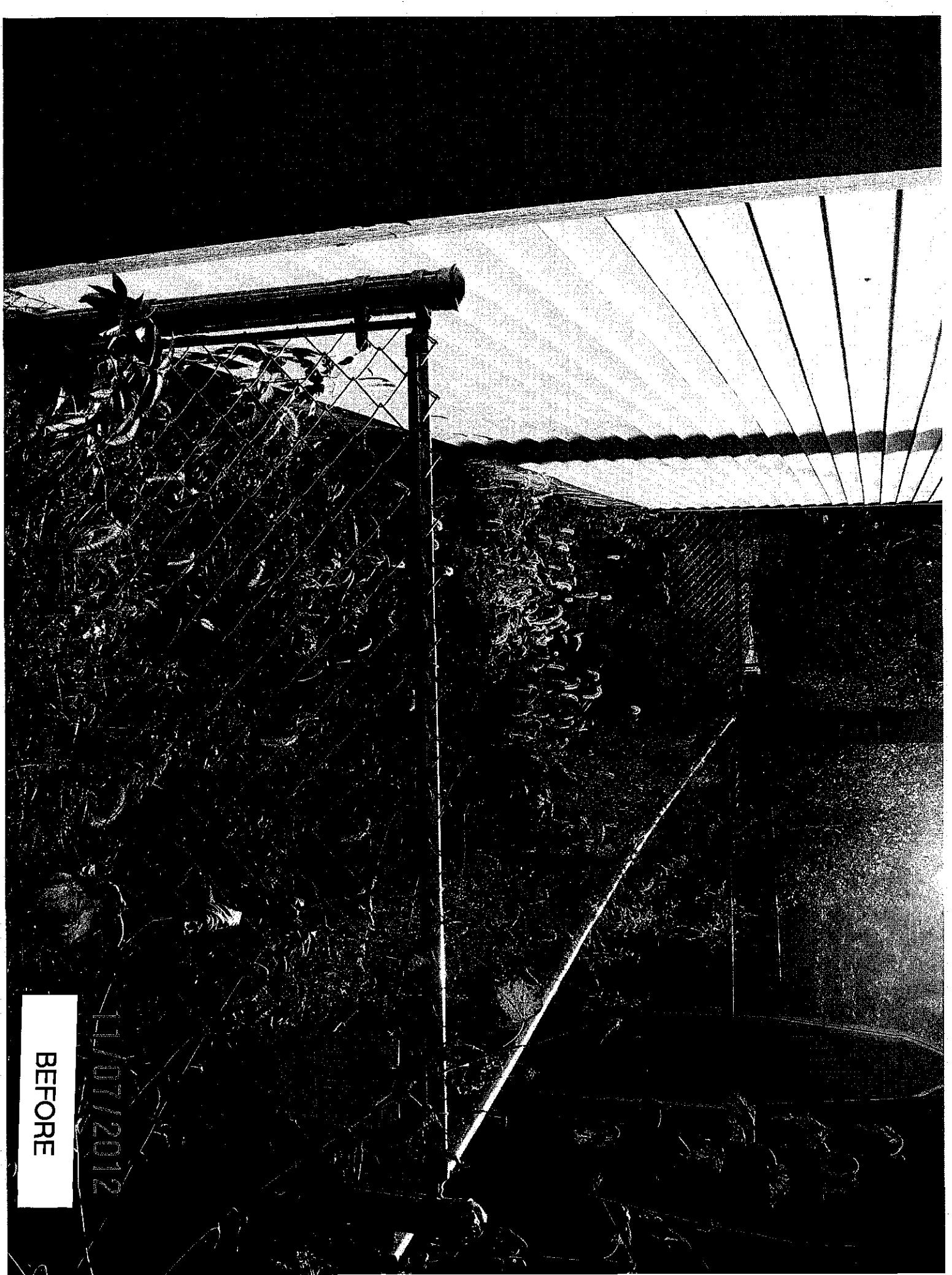


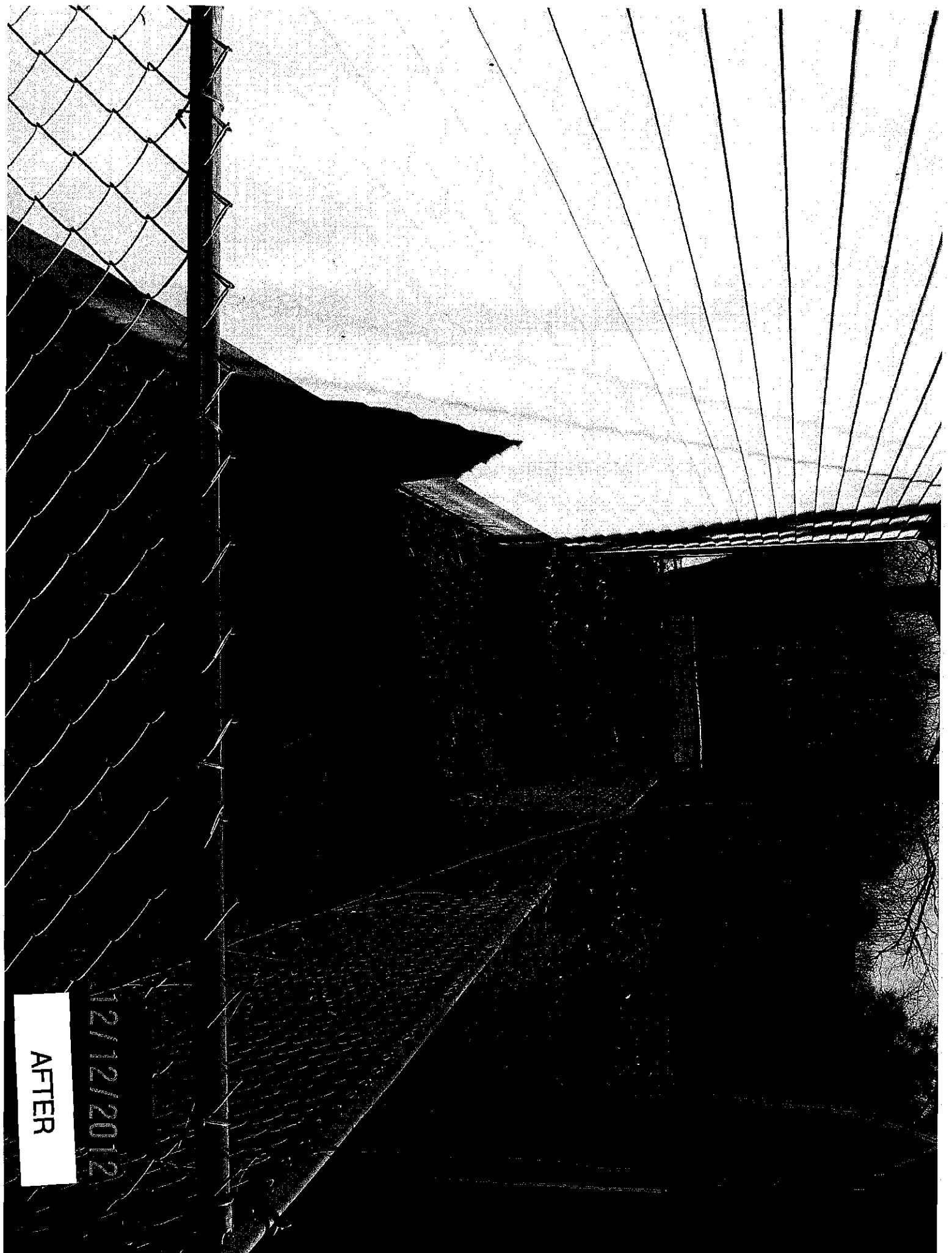
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2/2012

BEFORE

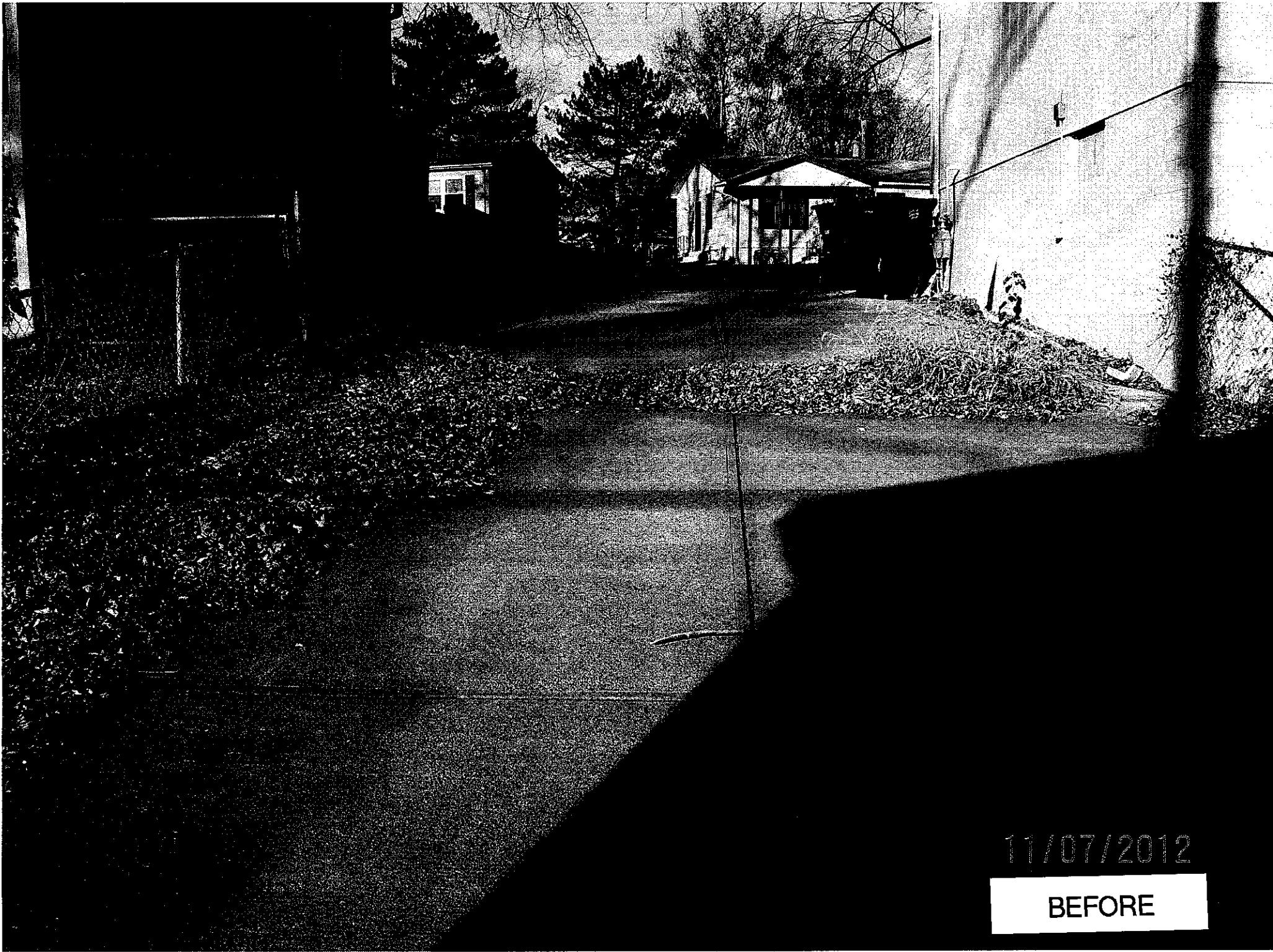
7/2012





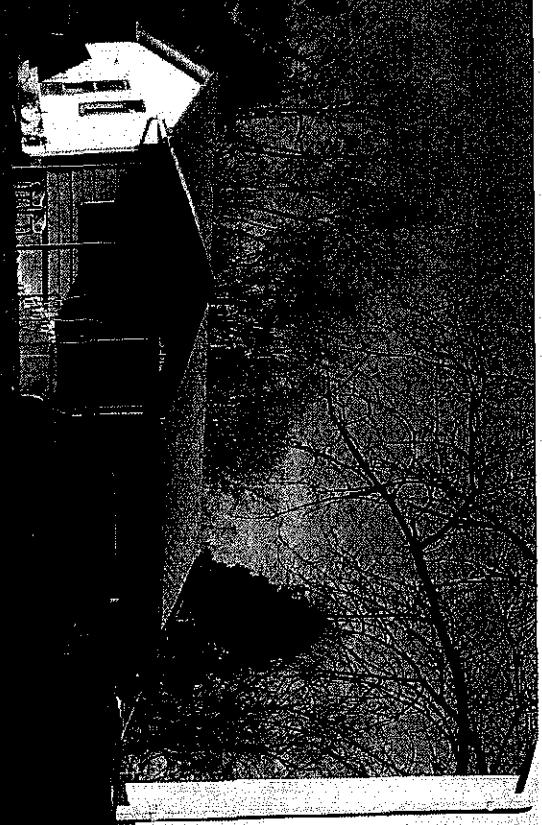
AFTER

12/12/2012



AFTER

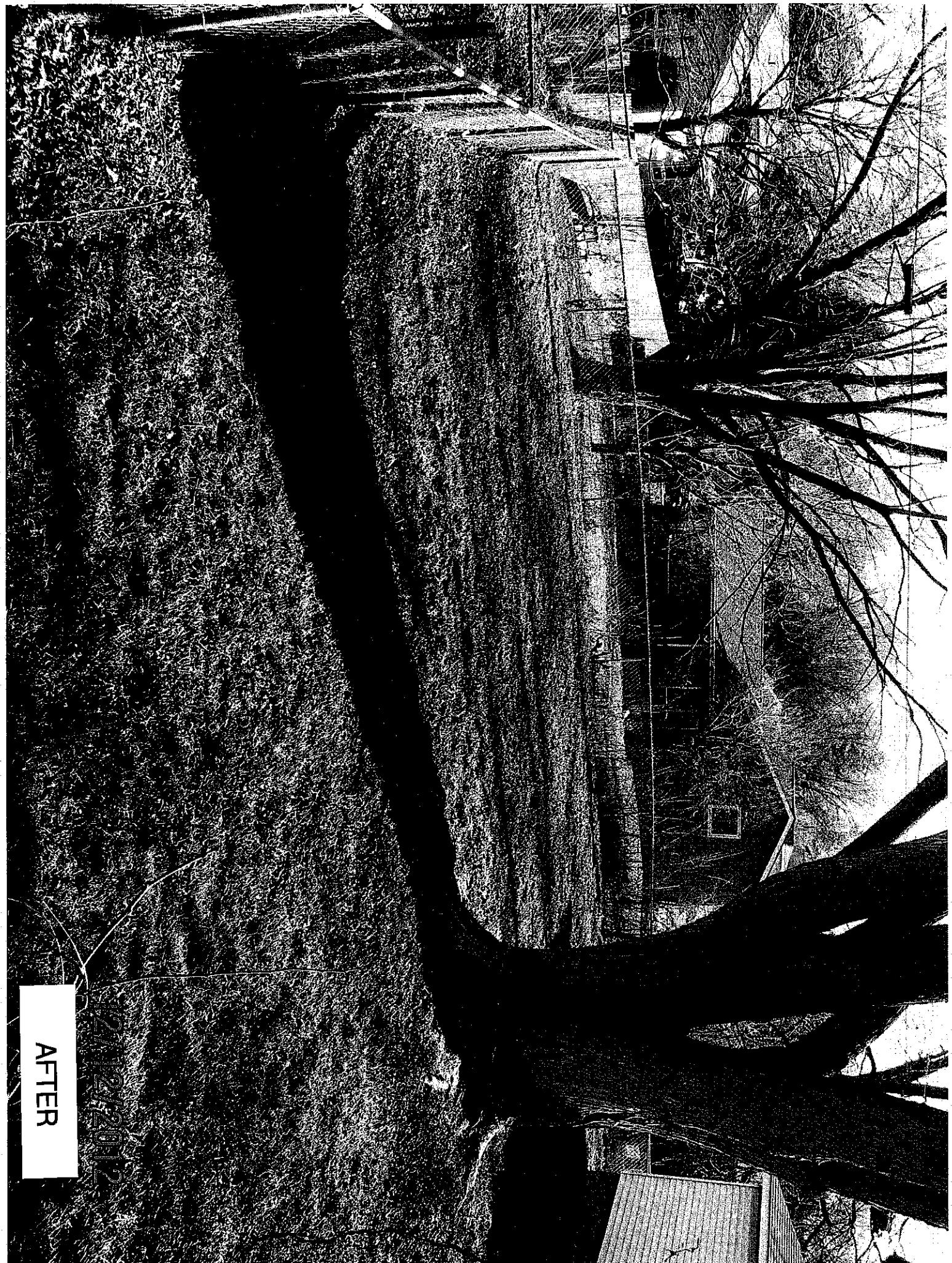
12/2012



11/07/2012

BEFORE

AFTER



BEFORE

10/2012

