



CITY OF ELY

501 Mill Street, Ely, Nevada 89301
City Hall (775) 289-2430 - Fax (775) 289-1463

Notice to Abate

November 3, 2017

Jerrold Meyer, Trustee
C/O Reverse Mortgage Solutions, Inc.
14405 Walters Rd., Ste. 200
Houston, TX 77014

Certified Mail

Re: **1105 Mountain View Dr., Assessor's Parcel No. 002-164-12**

Dear Property Owner,

The property at 1105 Mountain View Drive, Ely, NV 89301; Assessor's Parcel No. 002-164-12, is in violation of City Codes and Ordinances. The particular deficiencies at this property are:

Accumulation of weeds in the front and back portions of the property (photos attached).

Corrections to the conditions listed above must be made to bring the property in compliance with City Codes and Ordinances, excerpts from which are listed below:

4-3-1: ACCUMULATIONS UNLAWFUL, NUISANCE DECLARED:

A. Nuisance Declared: All weeds, slop, waste, garbage, offal, bones, manure, or other unwholesome or offensive matter, scrap motor vehicles or trailers or parts thereof, wagon beds or bodies, running gear, tree stumps, old bed frames, bed springs, mattresses, old wire fencing, or other debris or junk permitted to grow or accumulate or be stored upon any real property within the city are hereby declared to be a nuisance and detrimental to the health, good order, safety and general welfare of the people of the city.


B. Accumulation Prohibited: It shall hereafter be unlawful for any person to suffer or permit accumulation of any of the things enumerated in this section upon any property owned by him, or of which he may have charge, and the cost of removing the same shall become a lien upon the real property upon which the same are found, unless it be removed in accordance with the terms of this chapter.

1-4-1: GENERAL PENALTY¹:  

City of Ely is an equal opportunity provider and employer

- A. Misdemeanor: Whenever in this code or in any ordinance of the city or in any rule or regulation promulgated pursuant thereto any act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or whenever in such code, ordinance, rule or regulation the doing of any act is required or the failure to do any act is declared to be unlawful, when no specific penalty is provided therefor, the violation of any such provision of this code or any ordinance or of any such rule or regulation shall be punished by a fine of any sum of not more than one thousand dollars (\$1,000.00) or imprisonment in the city or county jail for a term not exceeding six (6) months or by both such fine and imprisonment, unless the ordinance in force at the time of commission of such misdemeanor prescribes a different penalty. (Prior Code § 1-6; amd. Ord. 475, 6-8-1992, eff. 7-1-1992)
- B. Continuing Violation: Each day any violation of any provision of this code or of any ordinance shall continue shall constitute a separate offense. (Prior Code § 1-6)
- C. Alternative Penalty: In lieu of all or a part of the punishment which may be imposed pursuant to subsection A of this section, the convicted person may be sentenced to perform a fixed period of work for the benefit of the community pursuant to conditions prescribed in Nevada Revised Statutes section 176.087. (Ord. 475, 6-8-1992, eff. 7-1-1992)

You are hereby ordered to bring this property into compliance within 30 days from the date of this mailing. You are entitled to appeal this decision with the Ely City Attorney. If you wish to appeal this decision, submit your appeal in writing to the City Administrator's office within ten (10) days and a date, time, and place will be scheduled.



Robert Switzer
City Administrator

cc: Mayor, Ely City Council
City Attorney

WHITE PINE COUNTY *Nevada*

Parcel Detail for Parcel # 002-164-12

| Location | |
|---|--|
| Property Location 1105 MOUNTAIN VIEW DRIVE | <input type="button" value="Add'l Addresses"/> |
| Town ELY CITY TOWNSITE | |
| District 1.5 - EAST ELY | <input type="button" value="Legal Description"/> |
| Subdivision MOUNTAIN VIEW UNIT | |
| 2 Lot P-23 Block | |
| Property Name | |

| Ownership | |
|---|--|
| Assessed Owner Name MEYER, JERROLD L., TRUSTEE | <input type="button" value="Ownership History"/> |
| Mailing Address 1105 MOUNTAIN VIEW DRIVE | <input type="button" value="Document History"/> |
| ELY, NV 89301 | |
| Legal Owner Name MEYER, JERRY TRUST | |
| Vesting Doc #, Date 369706 07/07/15 Year / Book / Page 15 / 648 / 220 | |
| Map Document #s 292860 292858 292859 286338 | |

| Description | |
|---|---|
| Total Acres .170 | Square Feet 7,585 |
| Ag Acres .000 | W/R Acres .000 |
| Improvements | |
| Single-family Detached 1 | Non-dwelling Units 0 Bedrooms / Baths 0 / 2.00 |
| Single-family Attached 0 | Mobile Home Hookups 0 Stories 1.0 |
| Multiple-family Units 0 | Wells 0 Garage Square Ft. 462 |
| Mobile Homes 0 | Septic Tanks 0 Attached / Detached A |
| Total Dwelling Units 1 | Buildings Sq Ft 0 |
| | Residence Sq Ft 1,420 |
| <input type="button" value="Improvement List"/> | Basement Sq Ft 0 Basement |
| | Finished Basement SF 0 Bedrooms / Baths 0 / .00 |

| Appraisal Classifications | |
|--|---|
| Current Land Use Code 200 | <input type="button" value="Code Table"/> |
| Zoning Code(s) | |
| Re-appraisal Group 1 | Re-appraisal Year 2016 |
| Original Construction Year 1996 | Weighted Year |

| Assessed Valuation | | | |
|---------------------------|---------------|---------------|---------------|
| Assessed Values | 2017-18 | 2016-17 | 2015-16 |
| Land | 4,858 | 5,655 | 5,655 |
| Improvements | 35,712 | 36,708 | 36,892 |
| Personal Property | 0 | 0 | 0 |
| Ag Land | 0 | 0 | 0 |
| Exemptions | 0 | 2,600 | 2,560 |
| Net Assessed Value | 40,570 | 39,763 | 39,987 |
| Increased (New) Values | | | |
| Land | 0 | 0 | 0 |
| Improvements | 0 | 0 | 0 |
| Personal Property | 0 | 0 | 0 |

| Taxable Valuation | | | |
|--------------------------|----------------|----------------|----------------|
| Taxable Values | 2017-18 | 2016-17 | 2015-16 |
| Land | 13,880 | 16,157 | 16,157 |
| Improvements | 102,034 | 104,880 | 105,406 |
| Personal Property | 0 | 0 | 0 |
| Ag Land | 0 | 0 | 0 |
| Exemptions | 0 | 7,429 | 7,314 |
| Net Taxable Value | 115,914 | 113,609 | 114,249 |
| Increased (New) Values | | | |
| Land | 0 | 0 | 0 |
| Improvements | 0 | 0 | 0 |
| Personal Property | 0 | 0 | 0 |

7015 3010 0001 9668 2850

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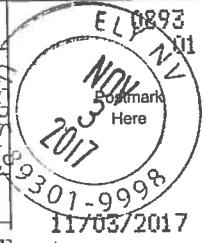
For delivery information, visit our website at www.usps.com®.

HOUSTON, TX 77014

OFFICIAL USE

Certified Mail Fee \$3.35
\$
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$2.75
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.49
\$
Total Postage and Fees \$4.59



Sent To Jerrold Meyer, Trustee
Street and Apt. No. c/o Reverse Mortgage Solutions
City, State, ZIP+4® 14405 Walters Rd., Ste. 200
Houston, TX 77014

PS Form 3800, A

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Jerrold Meyer, Trustee
c/o Reverse Mortgage Solutions
14405 Walters Rd., Ste. 200
Houston, TX 77014



9590 9403 0517 5173 3721 78

2. Article Number (Transfer from service label)
7015 3010 0001 9668 2850

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X NOV 06 2017 Agent
 Addressee

B. Received by (Printed Name)
Jerrold Meyer
C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®

