

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 A LOCATION AND IN AN AMOUNT CITED HEREIN.

WHEREAS, the property owner of
13814 Virginia Street \$350.00
were notified that the property needed the garbage and rubbish removed, as they were in violation of the City Municipal Code, Section 50.03, or the City would do so and bill them accordingly, and

WHEREAS, the property owner of said address chose not to have the garbage and rubbish removed from the property, thus necessitating the City to do the cleanup, and

WHEREAS, the City sent the property owner a bill for said cleanup upon which they have 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, located within Sarpy County, La Vista, Nebraska.

PASSED AND APPROVED THIS 2ND DAY OF SEPTEMBER 2025.

CITY OF LA VISTA

ATTEST:

Douglas Kindig, Mayor

Rachel D. Carl, CMC
City Clerk



July 17, 2025

Peter Clark
13814 Virginia Street
La Vista, NE 68128

Dear Peter Clark;

On February 26, 2025, the property at 13814 Virginia Street in La Vista, NE was in violation of the City of La Vista's Municipal Code, Section 50.03, and notification was made to correct the violations by April 14, 2025 or the city would correct it at the expense of the property owner. On June 6, 2025, Salvation Lawn Care partially cleaned up your property. The cost of \$350.00 was incurred by the City for the property clean up.

Please remit \$350.00, 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 September 2, 2025, 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,

Rachel D. Carl, CMC
City Clerk

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
402.331.4343 P
402.331.4375 F

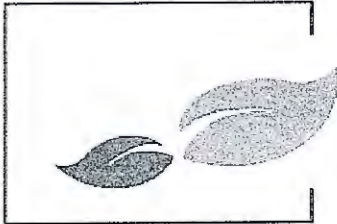
Community Development
8116 Park View Blvd.
402.593.6400 P
402.593.6445 F

Library
9110 Giles Rd.
402.537.3900 P
402.537.3902 F

Police
7701 S. 96th St.
402.331.1582 P
402.331.7210 F

Public Works
9900 Portal Rd.
402.331.8927 P
402.331.1051 F

Recreation
8116 Park View Blvd.
402.331.3455 P
402.331.0299 F



Salvation Lawn Service LLC

Owner Anthony Person

Bill To

City of LaVista, NE

Invoice #

100

Invoice Date

06/09/2025

Description

Amount

13814 Virginia St
\$200 for pick up
\$150 for dump

350.00

Invoice Total

\$350.00

Terms & Conditions

Payment is due within 15 days



RN#: 25-1354 Date: 2.26.25 RV Date: 3.12.25

Location 13814 Virginia St

Violation 50.03

Time to Comply —

Description fence posts, trees, piles of

limbs, lot of loose papers, etc.

Follow-up Officer _____

Garbage, Trash, Waste & Litter (50.03) Enforcement | EEN25-0156

Property Information

010794212 13814 VIRGINIA ST Subdivision: THE MEADOWS
La Vista, NE 68128 Lot: Block:

Name Information

Owner: CLARK JR/PETER P Phone:
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 02/26/2025 Date Closed: Status: Open - Initial Violation Issued

Complaint:

2.26.2025: Garbage/rubbish. MH130

2.26.2025: FENCE PANELS, TIRES, PILES OF LIMBS, BOX OF NEWSPAPERS, ETC. ON REAR PROPERTY. PICS TAKEN. POSTED. MH130

SPOKE WITH PETER, OWNER OF PROPERTY. HE WAS QUESTIONING WHETHER CODE ENFORCEMENT HAD JURISDICTION IN THE MEADOWS. HE WAS TOLD LA VISTA CODE ENFORCEMENT DID.

3.26.2025: CALLED PETER CLARK'S NUMBER. THE VOICE MAIL BOX WAS FULL. SENT A TEXT TO PETER CLARK WITH THE FOLLOWING "HEY PETER. THIS IS OFC. HATCHER WITH CODE ENFORCEMENT. BEING THERE HAS BEEN NO MOVEMENT ON VIOLATIONS, STARTING NEXT WEEK, CITATIONS WILL BE GIVEN IF THEY ARE NOT CORRECTED. MH130

3.27.2025: First class letter mailed dropped off at City Hall. MH130

4.1.2025: Peter Clark sent a text asking for an extension. Extension approved. MH130

5.22.2025: Garbage/trash not removed. Pics taken. MH130

6.4.2025: 6.4.2025: Left voicemail letting Peter know his property is on the schedule to get cleaned up. He was asked to call back to discuss. He was also sent a text to call the CE work cell. MH130

6.6.2025: Violations not corrected. Property partially cleaned by Salvation Lawn Care. Before and after pics taken. MH130

6.12.2025: Salvation Lawn Invoice #100 dropped off at City Hall. MH130

Last Action Date: 03/27/2025 Last Inspection:

Last Action:

First Class Letter

Status: Result:
Scheduled: Completed:

Violations:

Uncorrected

Comments:



Date: 03-27-2025

Peter Clark
13814 Virginia St
La Vista, NE 68138

The City of La Vista and its Extraterritorial Jurisdiction (La Vista has two-mile ETJ authority) 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 (**13814 Virginia St.**). This investigation has revealed violation(s) of the La Vista Municipal Code, (s):

50.03: It shall be unlawful for any person to keep in, on or about any dwelling, building or premises, or any other place in the city, garbage or rubbish of any kind that may be injurious to the public health or offensive to the residents of the city...

The attached sheet categorizes your violation(s) are provided for your review as an educational package to assist you in achieving compliance and preventing future violation(s). Violation(s) are required to be eliminated on or before **04-14-2025**.

Please contact Code Enforcement Office at (402)331-1582 ext. 251 between the hours of 8:00 a.m. and 4:00 p.m. with any questions. Please leave a voicemail with your address, a return phone number and best date and time to contact you is necessary.

The City of La Vista hope's you will work with us to maintain a positive community environment. If this violation is not corrected, this matter will be forwarded to the City Legal Department and other necessary agencies for Civil and/or Criminal Prosecution if compliance is not achieved.

Sincerely,

Officer M. Hatcher #15130
Code Enforcement Office
La Vista Police Department
7701 South 96th Street
La Vista NE 68123

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
402.331.4343 P
402.331.4375 F

Community Development
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402.331.0299 F

EXTRATERRITORIAL JURISDICTION (State Statute 16-901: two miles beyond and adjacent to its corporate boundaries) shall mean the extraterritorial zoning jurisdiction of a city of the first class shall consist of the unincorporated area two miles beyond and adjacent to its corporate boundaries.

The ETJ of a city is the contiguous unincorporated land adjacent to its corporate limits that is not within another city's ETJ. The size of a city's ETJ varies according to population, ranging from one mile for communities with less than 5,000 people, to three miles for cities greater than 100,000. La Vista currently has a two-mile ETJ authority. From an annexation perspective, a city's ETJ serves two functions. First, it prevents another municipality from annexing into another's ETJ. This provides a city with land that it alone can potentially annex. Second, cities are authorized to enforce their subdivision regulations, zoning regulations, and building codes within their ETJ. This is intended to be a means of ensuring that cities will not have to assume maintenance responsibilities for substandard infrastructure upon annexation. This, however, may not hold true for areas within La Vista's current ETJ and future growth area which have been developed while under the county's control. Annexation is critical to the long



SARPY COUNTY ASSESSOR'S OFFICE
Real Property Record Card
Data Provided by DAN PITTMAN County Assessor. Printed on 6/6/2025 at 07:09

Parcel Information		Ownership Information			
Parcel Number : 010794212		Current Owner : CLARK JR/PETER P			
Map Number : 2957-24-0-60177-000-0006		Address : 13814 VIRGINIA ST			
Situs : 13814 VIRGINIA ST		City ST. Zip : OMAHA NE 68138-			
Legal : LOT 6 THE MEADOWS REPLAT VI		Property Name :			
Current Valuation		Assessment Data		Property Classification	
Land Value : 36,000		District/TIF Fund : 17020		Status : 01 - IMPROVED	
Impr. Value : 164,348		School Base : 117: 28-0017 MILLARD SCHOOL		Use : 01 - SINGLE FAMILY	
OutBuildings :		Affiliated Code :		Zoning : 01 - SINGLE FAMILY	
Total value : 200,348		Neighborhood : MR		Location : 02 - SUBURBAN	
Exemptions : 0		Greenbelt Area :		City Size : 09 - N/A	
Taxable Value : 200,348		Greenbelt Date :		Lot Size : 02 - 10,001 SQ FT - 20,000 SQ FT	
Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
09/19/2018	2018-22354	ADELSON GARY L	CLARK JR PETER P	115,000	115,000

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2025	ABSTRACT	1000		36,000	164,348	0	200,348	200,348
2024	CTL	1000		33,000	148,020	0	181,020	181,020
2024	BOE	1000		33,000	148,020	0	181,020	181,020
2024	ABSTRACT	1000		33,000	148,020	0	181,020	181,020
2023	CTL	1000		28,000	130,558	0	158,558	158,558

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2024	33,000	148,020		181,020		181,020	3,326.54
2023	28,000	130,558		158,558		158,558	3,402.94
2022	28,000	117,946		145,946		145,946	3,328.56
2021	24,000	109,375		133,375		133,375	3,077.12
2020	24,000	99,942		123,942		123,942	2,908.08

