

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
8806 S. Glenview Drive \$650.00
were notified that the property needed to be cleaned up, 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 clean up 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 21ST DAY OF OCTOBER 2025.

CITY OF LA VISTA

ATTEST:

Douglas Kindig, Mayor

Patti Anderson, CMC
Deputy City Clerk



August 28, 2025

Glenview Holdings
9105 Autumn Lane
La Vista, NE 68128

Dear Glenview Holdings;

On June 30, 2025, the property at 8806 S. Glenview Dr 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 July 16, 2025 or the city would correct it at the expense of the property owner. On July 23, 2025, Sarpy Strong Junk Removal partially cleaned up the property. The cost of \$650.00 was incurred by the City for the property clean up.

Please remit \$650.00, 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 October 21, 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,

A handwritten signature in blue ink, appearing to read "Rachel D. Carl", is written over a light blue horizontal line.

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

Abatement at 8806 S Glenview Dr

On

July 23, 2025

Sarpy Strong Junk Removal

547 North Washington

Papillion, Ne 68046

(402) 955-9402



Sarpy Strong Junk Removal

Billed To:

Community Services Bureau

Code Enforcement

7701 S. 96th St

La Vista, NE 68128

Invoice #

#5

Invoice Date

07-23-25

Contact Name & Number

Mario Hatcher

402-619-7306

Date of Service

7-23-25

Location

8806 S. Glenview Dr

Service Description

Yard Clean Up - Full trailer

Amount

650⁰⁰

Total

650⁰⁰

Signature

M. Hatcher

22.0314

JA

RN#: 25-7642 Date: 6.9.25 RV Date: 6.24.25
7.16.28

Location ~~6507~~ 8806 S. Glenside

Violation § 103

Time to Comply _____

Description AC unit, vehicle parts, appliances
etc.

Follow-up Officer _____

50.03 GARBAGE, TRASH, AND WASTE.

(A) 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 unless the same is kept in tightly closed impermeable receptacles. However, garbage and rubbish may also be disposed of in properly tied plastic bags, provided that such bags are not located outside of an enclosed building and are not placed curbside more than 24 hours before pickup.

(B) The Board of Health may order the removal of garbage and rubbish that it determines to be a threat to public safety, and the owner or occupant shall comply with such order within 24 hours of notification, it being unlawful to fail to so comply.

(C) Except as permitted by division

(D) of this section, garbage cans, garbage can holders, plastic bags or other refuse containers may not be located in the front yard or within any required front yard setback of residential lots, except for temporary placement curbside, not more than 24 hours before pickup. As used herein, "front yard setback" shall, in the case of a corner lot, include both yards facing a street.

(D) Two tightly closed, impermeable garbage receptacles may be kept in the front yard within three feet of the exterior wall of the home.

E) All owners or occupants shall have the contents of all garbage receptacles removed from the premises at their own cost at least once a week, and it shall be unlawful to fail to do so.

(F) It shall be unlawful to place, throw or sweep into the streets, alleys, parks or other public grounds any dirt, paper, nails, pieces of glass, garbage, waste, rubbish or refuse of any kind.

(G) Refuse containers for all business establishments and multi-family housing complexes containing five or more housing units shall be enclosed on three sides with a minimum six foot fence. Home occupations are exempt from the aforesaid fencing requirements. The requirement for fencing around refuse containers may be waived by the City Inspector upon the submission of an alternative and acceptable refuse disposal plan, satisfying aesthetic, sanitary and safety concerns, proposed by the business or multi-family housing complex owner(s). Waivers shall be allowed only in accordance with sanitation regulations as established and on file at the La Vista City Hall. (Neb. RS 19-2106) ('79 Code, § 4-204) (Am. Ord. 444, passed 7-7-87; Am. Ord. 575, passed 9-7-93; Am. Ord. 601, passed 11-15-94) Penalty, see § 10.99



Date: 06-30-2025

Glenview Holdings
9105 Autumn Ln
La Vista, NE 68128

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 (**8806 S. Glenview Dr**). 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 **07-16-2025**.

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 hopes you will work with us to maintain a positive community environment. If this violation is not corrected, the violation will be abated and will be forwarded to the City Legal Department and other necessary agencies for possible 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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402.331.1051 F

Recreation
8116 Park View Blvd.
402.331.3455 P
402.331.0299 F



SARPY COUNTY ASSESSOR'S OFFICE
Real Property Record Card
Data Provided by DAN PITTMAN County Assessor, Printed on 6/27/2025 at 12:21

Parcel Information		Ownership Information			
Parcel Number : 010579109		Current Owner : GLENVIEW HOLDINGS LLC			
Map Number : 2959-15-0-30006-000-0269		Address : 9105 AUTUMN LN			
Situs : 8806 SOUTH GLENVIEW DR		City ST, Zip : LA VISTA NE 68128			
Legal : LOT 365 PARK VIEW HEIGHTS 2ND ADDITION EX ROW		Property Name :			
Current Valuation		Assessment Data		Property Classification	
Land Value : 34,000		District/TIF Fund : 27142		Status : 01 - IMPROVED	
Impr. Value : 208,198		School Base : 127: 77-0027 PAPILLION-LAVISTA SCH		Use : 01 - SINGLE FAMILY	
OutBuildings :		Affiliated Code :		Zoning : 01 - SINGLE FAMILY	
Total value : 242,198		Neighborhood : LPV		Location : 01 - URBAN	
Exemptions : 0		Greenbelt Area :		City Size : 03 - 12,001 - 100,000	
Taxable Value : 242,198		Greenbelt Date :		Lot Size : 01 - <=10,000 SQ FT	
Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
06/29/2022	2022-18072	SHAW/SUZANNE & TIMOTHY	GLENVIEW HOLDINGS LLC	0	0
01/07/2008	2008-00750	MCCOLLOUGH KATHERINE	SHAW SUZANNE & TIMOTHY	112,000	112,000

BOE Appeal History				Building Permits		
Appeal #	Year	Appealed By	Status	Permit #	Date	Amount
593	2009	SHAW/SUZANNE & TIMOTHY	APPEAL REJECTED			
262	2008	SHAW/SUZANNE & TIMOTHY	BOARD VALUE			

Assessment Milestones							
Year	Description	Class	Ex Code	Land	Impr.	Outbidg.	Taxable
2025	ABSTRACT	1000		34,000	208,198	0	242,198
2024	CTL	1000		32,000	198,310	0	230,310
2024	BOE	1000		32,000	198,310	0	230,310
2024	ABSTRACT	1000		32,000	198,310	0	230,310
2023	CTL	1000		27,000	177,741	0	204,741

Historical Valuation Information							
Year	Land	Impr.	Outbidg.	Total	Exempt	Taxable	Taxes
2024	32,000	198,310		230,310		230,310	3,849.20
2023	27,000	177,741		204,741		204,741	4,138.88
2022	24,000	150,366		174,366		174,366	3,743.08
2021	22,000	149,239		171,239		171,239	3,731.10
2020	22,000	129,779		151,779		151,779	3,340.38





