

**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  
7827 S. 123<sup>rd</sup> Plaza \$250.00  
were notified that the property needed to be mowed and trimmed, 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 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:

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Douglas Kindig, Mayor

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Patti Anderson, CMC  
Deputy City Clerk



August 28, 2025

Lamb Retail 123 LLC  
3025 S 87<sup>th</sup> Street  
Omaha, NE 68124

Dear Lamb Retail 123 LLC;

On June 27, 2025, the property at 7827 S. 123<sup>rd</sup> Plaza in La Vista, NE was in violation of the City of La Vista's Municipal Code, Section 133.01, and notification was made to correct the violations by July 14, 2025 or the city would correct it at the expense of the property owner. On July 27, 2025, Salvation Lawn Care mowed and trimmed tall grass on your property. The cost of \$250.00 was incurred by the City for the property clean up.

Please remit \$250.00, 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,

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 7827 S 123<sup>rd</sup> Plaza**

**On**

**July 24, 2025**

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## Salvation Lawn Service LLC

Owner Anthony Person

### Bill To

City of LaVista, NE

Invoice #

113

Invoice Date

07/27/2025

Description	Amount
7827 S 123rd Plaza Lavista, NE	250.00

Mow, trim and blow/clean up. Very tall grass, had to go over it 6times to get it just right.

**Invoice Total** **\$250.00**

*check <sup>for</sup> mailed to:*

*Salvation Law+ service LLC*

*5804 Read St.*

*Omaha NE 68152*

*03/14  
72. ~~00001~~  
JA*

### Terms & Conditions

Pay within 15 days



RN#: 25-7857 Date: 6.12.25 RV Date: 6.25.25  
7.14.25

Location 7827 S. 123rd Plz 29

Violation 133.31

Time to Comply

Description Tell person  
(mail to property owner)

Follow-up Officer

### **133.01 Stagnant Water, Grass, Weeds**

(A) Lots or pieces of ground within the city or within the city's extraterritorial zoning jurisdiction shall be drained or filled so as to prevent stagnant water or any other nuisance accumulating thereon.

(B) The owner or occupant of any lot or piece of ground within the city or within the city's extraterritorial zoning jurisdiction shall keep the lot or piece of ground and the adjoining streets and alleys free of any excessive growth of weeds, grasses, or worthless vegetation. **EXCESSIVE GROWTH for purposes of this section shall include without limitation, 12 inches or more in height of weeds, grasses, or worthless vegetation.**

(C) The throwing, depositing, or accumulation of litter on any lot or piece of ground within the city or within the city's extraterritorial zoning jurisdiction is prohibited, except that grass, leaves, and worthless vegetation may be used as a ground mulch or in a compost pile.

(D) It is hereby declared to be a nuisance to permit or maintain any excessive growth of weeds, grasses, or worthless vegetation on any lot or piece of ground within the city or within the city's extraterritorial zoning jurisdiction or on the adjoining streets or alleys or to litter or cause litter to be deposited or remain thereon except in proper receptacles.



Date: 06-27-2025

Lamb Retail 123 LLC  
3025 S 87<sup>th</sup> St  
Omaha, NE 68124

The City of La Vista and its Extraterritorial Jurisdiction (La Vista has a 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 (7827 S. 123<sup>rd</sup> Plaza) This investigation has revealed violation(s) of the La Vista Municipal Code, (s):

**133.01:** The owner or occupant of any lot of ground within the city... shall keep the lot or piece of ground free of any excessive growth of weeds, grasses, or worthless vegetation. Excessive growth shall include, without limitation, 12 inches or more in height of weeds, grasses, or worthless vegetation.

The attached sheet categorizes your violation(s) provided for your review as an educational package to assist you in achieving compliance and preventing future violation(s). Violations are required to be eliminated on or before 07-14-2025.

Please contact the 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 the 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 96<sup>th</sup> Street  
La Vista NE 68123

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8116 Park View Blvd.  
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