

NOTICE OF LIEN CLAIMED

**LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
CODE ENFORCEMENT LIEN AND AFFIDAVIT FOR A CIVIL PENALTY ON THE PROPERTY
LOCATED AT**

351 RADCLIFFE RD

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

CLAIMANT

VS.

RGW PROPERTY LLC

OWNER(S)

ACTION TYPE: **CIVIL PENALTY - NUISANCE**

ACTION DATE: **11/23/2016**

ACTION COST: **\$ 100.00**

CASE#: 15620351W6

COMES NOW, the undersigned Affiant, who is duly authorized to issue citations on behalf of the Lexington-Fayette Urban County Government's Division of Code Enforcement, and states the following:

1. That on or about the above "ACTION DATE", the Affiant, acting on behalf of the Lexington-Fayette Urban County Government ("LFUCG"), and pursuant to Kentucky Revised Statute (KRS) 65.8838(6) and Chapter 12 of the Code of Ordinances, Lexington-Fayette Urban County Government (the "Code"), issued a civil penalty in the amount of the above "ACTION COST", which includes any applicable administrative fee and/or cost of legal advertisement, against the OWNER(s) for the condition of real property located at

351 RADCLIFFE RD

(the "Property");

2. That: (a) at all relevant times the OWNER(s) was in violation of certain provisions of the Code due to certain condition(s) on the real property; (b) the OWNER(s) was provided the required legal notice of such violation(s) in accordance with the applicable law, but failed to timely and/or satisfactorily abate and/or correct or repair them or did not otherwise comply with the requirements of the Code such that the issuance of this civil penalty was appropriate; (c) the OWNER(s) either failed to exercise his or her right to an administrative hearing as provided under the Code to contest the violations(s), or appealed said violation(s) to an administrative hearing officer, who entered an order upholding this civil penalty; and (d) this lien is consistent with the provisions of any Administrative Hearing Order that may have been issued in this matter;

3. That a lien on the Property in the principal amount of the ACTION COST is hereby noticed, asserted, and confirmed as provided in the aforementioned laws;

4. That pursuant to KRS 65.8835(1)(c) and KRS 65.8838(8), ***this lien shall be superior to and have priority over all other liens on the property, except state, county, school board, and city taxes;***

HOLD



on Appeal

~~XXXXXXXXXX~~

Lexington-Fayette Urban County Government
DEPARTMENT OF PLANNING, PRESERVATION & DEVELOPMENT

Jim Gray
Mayor

Derek J. Paulsen, Ph.D.
Commissioner

11/23/2016

DIVISION OF CODE ENFORCEMENT

CIVIL PENALTY INVOICE (NUISANCE)

2/16 C.P. upheld

RGW PROPERTY LLC
PO BOX 24771
LEXINGTON, KY 40524-4771

file on

FINAL ORDER

3/16 (30 days)

RE: INSPECTION OF 351 RADCLIFFE RD ON 11/21/2016

CASE#: 15620351W6

You have been given notice by the Lexington-Fayette County Government on 11/21/2016 to abate the existing nuisance existing at the following location:

351 RADCLIFFE RD

No action was taken to comply with the Notice or since this property has been the subject of two or more Notices within the past 12 months, a civil penalty has been assessed; therefore, the Urban County Government has charged you the following:

Total Civil Penalty: **\$100.00**

This invoice amount of \$100.00 must be paid within twenty (20) days from 11/24/2016. If payment is not received within twenty (20) days, a 'Notice of Lien Claimed' will be placed against the property.

Please return this invoice with your payment to insure proper credit to your account. All checks should be made payable to the Lexington-Fayette Urban County Government and mailed to the following address:

Lexington-Fayette Urban County Government
Division of Revenue, 2nd floor
200 East Main St
Lexington, KY 40507

IF YOU HAVE ANY QUESTIONS CONCERNING THIS BILLING PLEASE CALL:

TAYLOR BOURNE
NUISANCE CONTROL OFFICER
(859) 576-3847

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