

**Lexington Fayette Urban County Government**  
**Administrative Hearing Board Finding of Fact Form and Final Order**

Date of Hearing: 03/27/2019

Hearing Officer: BETHANY BAXTER

Case number: 226486

Address: 510 HOLLOW CREEK RD.

Owner: CABALLO CROSSING I LLC

Present /Not Present

Person Representing Property Owner: Armando Chavez

Legal Standing: POA - attached

Issuance Date of Civil Penalty: 02/06/2019

Case Officer: KEVIN INGRAM

Housing with \$ 300.00 Civil Penalty Amount

Nuisance with \$ \_\_\_\_\_ Civil Penalty Amount

Sidewalk with \$ \_\_\_\_\_ Civil Penalty Amount

Emergency Abatement \$ \_\_\_\_\_  Nuisance  Housing

Other: \_\_\_\_\_ \$ \_\_\_\_\_ Civil Penalty Amount

**Findings of Fact:**

Appellant owns the subject property. Notice was properly served on Appellant and notice of appeal was timely filed.

\_\_\_\_\_ A violation(s) of the Ordinance was not committed. To Wit: \_\_\_\_\_

A violation(s) of the Ordinance was committed. To Wit: \_\_\_\_\_

**Lexington Fayette Urban County Government**  
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Case number: 226486

Address: 510 HOLLOW CREEK RD.

**Conclusions of Law**

The civil penalty is:

Upheld

Dismissed

Other

Notes: Violations cured.

**Civil Penalty Assessed**

1) Appellant is assessed a civil penalty of \$ \_\_\_\_\_. Failure to make payment on this civil penalty within 30 days of the issuance of this ruling may result in the placement of lien against the indicated property.

**Civil Penalty held in abeyance**

2) Appellant is granted until \_\_\_\_\_ within which to remedy the violations to avoid the assessment of a civil penalty of \$ \_\_\_\_\_. The appellant shall contact the Case Officer and request a confirmation inspection to ensure compliance has been gained on or before the above indicated date as well. Notes: \_\_\_\_\_

**Civil Penalty assessed in part with remaining balance held in abeyance**

3) Appellant is assessed a civil penalty of \$ \_\_\_\_\_, and is ordered to remedy the violation by \_\_\_\_\_, and in the event he/she fails to do so, an additional amount of \$ \_\_\_\_\_ will be assessed, and the Lexington-Fayette County Government will abate (when applicable) the nuisance, at the expense of the Appellant.

Notes: \_\_\_\_\_

**\*\*Notice: As indicated in Kentucky Revised Statute 65.8831, any appeal of this order must be made to the Fayette District Court within thirty (30) days from the date this order is issued.**

\_\_\_\_\_  
Hearing Officer's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Supplementary Page Completed





**DIVISION OF CODE ENFORCEMENT**  
**Issuance of Citation (Housing Violation)**

**CABALLO CROSSING I LLC  
1473 S 4TH ST  
LOUISVILLE, KY 40208**

**Date & Time of Issuance:** February 6, 2019, at 1:49 PM  
**Compliance Due Date:** March 8, 2019  
**Case Number:** 226486

**RE: 510 HOLLOW CREEK RD, Lexington, KY 40511**

On **January 7, 2019 at 12:40 PM**, the above referenced property was placed under a Notice of Violation regarding required repairs or corrections pursuant to Chapter 12 of the Lexington-Fayette Urban County Government Code of Ordinances.

On **February 6, 2019 at 1:49 PM**, I conducted a re-inspection of the property and found that not all of the cited repairs/corrections have been completed. The purpose of this document is to formally notify you that due to the continued non-compliance and the presence of **12** violation(s) on the property during the above indicated "Date of Issuance", you are being issued a citation. **As established in Chapter 12-1 of the Code of Ordinances you have been issued a citation in the amount of \$300.** Our records indicate you have received 1 citation(s) in this case.

The property owner may file a written appeal of this action, but must do so within 7 days of the above listed "Date of Issuance". Appeals, which should indicate why the citation should be dismissed, may be filed via U.S. Mail or by delivering the request to: Division of Code Enforcement, C/O Secretary of Administrative Hearing Board, 101 East Vine Street, Suite 500, Lexington, KY 40507, or by faxing the appeal request to (859-425-2274)—No emails. Failure to appeal this citation within the indicated time shall result in the determination the property owner has waived their right to appeal, the violations were present on the property, and the issuance of the citation was proper.

If this citation is not paid within 14 days of its issuance and it is not on appeal, a Notice of Lien Claimed may be filed. If a Notice of Lien is filed, then the property owner will be responsible for all fees and administrative costs associated with the lien as well. **All payments related to citations or liens should be made to the Lexington-Fayette Urban County Government and mailed or delivered to the Lexington-Fayette Urban County Government, Division of Revenue, 218 East Main Street, Lexington, Kentucky 40507.** Please include a copy of this citation and/or documents clearly identifying the referenced property and this citation with the payment to ensure proper credit occurs.

Please note that as outlined in Chapter 12-1 of the Code of Ordinances, if the cited repairs are not completed and the property is not brought into compliance before the above indicated "Compliance Due Date", additional penalties ranging between \$100.00 and \$2,500.00 may be assessed. Please take immediate steps to correct these violations to ensure no additional citations or liens are issued.

Please contact me if you have any questions or concerns regarding this citation. If you do not receive a response from me within 36 Hours of calling/emailing, please call our office and ask to speak to my supervisor.

**Inspection Comments:**

May contact officer if more time is needed in the future.



MAYOR LINDA GORTON



**LEXINGTON**

ALEX "CASH" OLSZOWY  
DIRECTOR  
CODE ENFORCEMENT

*Edward L. Mullins*

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**Ed Mullins**  
Code Enforcement Officer

**Phone**  
(859) 258-3374

**E-Mail Address**  
emullins@lexingtonky.gov



DENTON FLOYD

REAL ESTATE GROUP

To whom it may concern,

I, Thomas J. Floyd hereby give Armando Chavez the power of attorney to represent me for case # 226486.



2/12/2019

JIAN CAI  
Notary Public-State at Large  
KENTUCKY - Notary ID # 610868  
My Commission Expires 10-19-2022





Compliance Schedule

Caballo Crossing 1 LLC  
Property Owners Name

Approved  Denied

1473 S 4th St  
Property Owners Mailing Address

226486  
Case Number

\_\_\_\_\_  
Date Submitted

Louisville, KY 40208  
City State Zip

\_\_\_\_\_  
Code Enforcement Supervisor

\_\_\_\_\_  
Date

510 Hollow Creek Rd  
Property Under Notice of Violation  
1st Building

Dear Property Owner,

Additional time may be granted for the abatement of cited violations with the submittal and approval of this Compliance Schedule. Each violation cited must be addressed by the code given on the notice and a time given for abatement. The compliance schedule will be considered voided if the premises are not maintained free from nuisance conditions; weeds, trash and debris, junk vehicles and indoor items such as appliances and furniture etc. and is not maintained secured from unauthorized entry.

Additional time for interior repairs will be granted only when circumstances warrant it. On the lines below; detail the reason requesting additional time, reference the cited code, detail the work to be done and the date it is expected to be completed. There must be a reasonable amount of work to be completed and inspected each month to warrant a Compliance Schedule agreement. The owner/representative is responsible for contacting the Code Enforcement Officer to schedule appointments for re-inspection of the interior.

Circumstances warranting additional time for interior repairs.

For exterior repairs we need time to allow weather to improve.

In general we need time due to financial reason; two roof have been recently repaired, new deck was done and a thrid roof will be replaced.

[Signature]  
Owner's signature

443-622-8268  
Phone #

achavez@denionfloyd.com  
Email

Edward L. Mullins  
Code Enforcement Officer's Signature

I certify that to the best of my knowledge there are no hazardous conditions existing on this property at this time that would warrant denial of this extension of time.



<u>Drs 104</u>	<u>Doors Caulk + Paint</u>	<u>7-31-19</u>
Code	Details of the work to be completed.	To be completed by:
<u>Egn 102</u>	<u>Electrical conduit</u>	<u>6-30-19</u>
Code	Details of the work to be completed.	To be completed by:
<u>Egn 111</u>	<u>Light covers</u>	<u>6-30-19</u>
Code	Details of the work to be completed.	To be completed by:
<u>Ext 104</u>	<u>Private walk repair</u>	<u>7-31-19</u>
Code	Details of the work to be completed.	To be completed by:
<u>Ext 112</u>	<u>Grading (away from retain wall)</u>	<u>6-30-19</u>
Code	Details of the work to be completed.	To be completed by:
<u>Gut 103</u>	<u>Gutter Loose</u>	<u>3-9-19</u>
Code	Details of the work to be completed.	To be completed by:
<u>Gut 108</u>	<u>Gutter paint</u>	<u>6-30-19</u>
Code	Details of the work to be completed.	To be completed by:
<u>Gut 109</u>	<u>Exterior Trim repair (around A/c units)</u>	<u>7-31-19</u>
Code	Details of the work to be completed.	To be completed by:
<u>Gut 110</u>	<u>Exterior trim paint "</u>	<u>7-31-19</u>
Code	Details of the work to be completed.	To be completed by:
<u>rof 102</u>	<u>Sheathing Damage roof</u>	<u>3-9-19</u>
Code	Details of the work to be completed.	To be completed by:
<u>rof 103</u>	<u>Covering Damage roof</u>	<u>3-9-19</u>
Code	Details of the work to be completed.	To be completed by:
<u>rof 104</u>	<u>Flashing Damage roof</u>	<u>3-9-19</u>
Code	Details of the work to be completed.	To be completed by:
Code	Details of the work to be completed.	To be completed by:
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Code	Details of the work to be completed.	To be completed by:
Code	Details of the work to be completed.	To be completed by:





# INVOICE

JARED E BONILLA LLC  
1614 GREENTREE BLVD 40  
CLARKSVILLE IN 47129  
USA 502 644 6635 502 302 2488

DENTONFLOYD  
510 HOLLOW CREEK RD CABALLO CROSLING  
APARTMENTS  
LEXINGTON KY 40511  
USA

**INVOICE #16**  
3/11/2019  
3/11/2019

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Charges 510 Building 1-21 service charge \$16,500	1	13628.	13628.95
35 sheets of plywood \$1050 credits materials & supplies \$3,502.05 containers \$419 landfill		95	
pending total due 13,628.95			
			<b>13628.95</b>
			<b>\$13628.95</b>

**Notes**

It was great doing business with you.

**Terms and Conditions JOB COMPLETED**

Please make the payment by the due date.  
JARED BONILLA LLC

# INVOICE

JARED E BONILLA LLC  
1614 GREENTREE BLVD 40  
CLARKSVILLE IN 47129  
USA 502 644 6635 502 302 2488

DENTONFLOYD  
522 HOLLOW CREEK RD CABALLO CROSSING  
APARTMENTS  
LEXINGTON KY 40511  
USA

**INVOICE #15**  
3/11/2019  
3/11/2019

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charges 522 Building #6 service charge \$ 16,500 35	1	11461.	11461.61
sheets of plywood \$1,050. credits Materials &		61	
supplies -\$5,669.39 containers \$419 landfill			
pending total due 11,461.61			
			<b>11461.61</b>
			<b>\$11461.61</b>

**Notes**

It was great doing business with you.

**Terms and Conditions JOB COMPLETED**

Please make the payment by the due date.  
JARED BONILLA LLC

# ACORD ASPHALT MAINTENANCE

Lexington, KY 40405  
Stanford, KY 40484  
Fax (859) 544-9180  
Cell (859) 749-3947

Submitted

To: \_\_\_\_\_

Job

Name: Caballo Crossing

Job

Location: 522 Hollow Creek rd

Date 2-26-19 Phone# 443-622-8268 Fax# \_\_\_\_\_

Acord Asphalt hereby submit to furnish all materials and all labor to complete the following

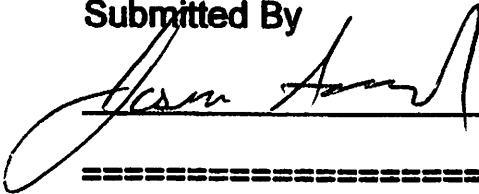
To do Asphalt Job under stair way

IF you want to fix Pot holes in rest of parking lot  
\$ 3325.00

For the sum of:

\$ 3500.00

Submitted By



Customer Signature

Date

\_\_\_\_\_

# Estimate EST0001

NAME Denton Floyd Properties  
ADDRESS 522 Hollow Creek rd  
Lexington , KY 40511  
PHONE (859) 940-7909  
EMAIL achavez@dentonfloyd.co  
DATE February 20, 2019

Donovan Caudill LLC  
102 Aster ct  
Carlisle, KY 40311  
8593333852  
montidonovan1@gmail.com

DESCRIPTION	UNIT PRICE	QTY	TOTAL
Remove blacktop and pour concrete at approximately 6' 6"x130'. Also remove and replace parking curbs. All labor and materials included .	\$7,200.00	1	\$7,200.00
		<b>SUBTOTAL</b>	<b>\$7,200.00</b>
		<b>TOTAL</b>	<b>\$7,200.00</b>