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 JUN 23 10 08 AM '97  
 RICHARD N. TAKECHI  
 REGISTER OF DEEDS  
 DOUGLAS COUNTY, NE



City of Omaha  
Hal Daub, Mayor

Planning Department  
**CODE ENFORCEMENT**  
Omaha Civic Center  
1819 Farnam Street, Suite 1100  
Omaha, Nebraska 68183-0110

**First Notice of Violation**

(402) 444-5200  
(402) 444-5150  
Telefax (402) 444-6140

July 15, 1997

James D. Severa & Julie A. Otten  
P.O. Box 31009  
Omaha, NE 68131

Re: 4153 Hamilton Street

This office has the responsibility of enforcing Chapter 48 of the Omaha Municipal Code, Minimum Dwelling Standards. The purpose of this chapter is the conservation and rehabilitation of existing dwelling units in the city.

An inspection of the above referenced property has been conducted on July 11, 1997 by Housing Inspector, Roger Carroll. The inspection revealed violations of the provisions of Chapter 48 requiring the dwelling unit to be placarded. The placard designates the dwelling unit as unfit for human habitation. You are hereby notified that the dwelling unit shall be vacated within 30 days of receipt of this letter and remain vacant until:

1. ALL DEFICIENCIES ARE REPAIRED (SEE ATTACHED).
2. THE STRUCTURE COMPLIES WITH CITY CODES. Permits and information can be obtained from the Permits and Inspection Division, Omaha Planning Department, 1819 Farnam Street, Room 1110, Omaha, Nebraska (444-5350).
3. THE STRUCTURE IS INSPECTED BY THIS OFFICE AND THE PLACARD REMOVED.

A reinspection will be conducted by this office on August 18, 1997 to determine compliance with this order. An inspection fee of \$340.00 shall be assessed against the Owner of a property for which a First Notice of Violation remains unremedied or unrepaired beyond the above stated period of time.

Your cooperation will help prevent further deterioration of the property values in the community and will help to make Omaha a more healthful place to live.

Should you desire clarification of this notice or of any of the deficiencies as listed, please call 444-5382 between the hours of 8:00 a.m. and 10 a.m., and arrangements will be made to assist you.

Sincerely,

Ken Taylor  
Chief Housing Inspector  
Housing and Community Development  
Department

cc: Mid City Bank  
Register of Deeds

CITY OF OMAHA  
PLANNING DEPT.  
1819 Farnam St., Rm. 1111  
Omaha, NE 68183

L WALNUT HILL  
E LOT 0 BLOCK 25  
G W. 50 E 180 N 176 FT  
A 50 X 176  
L

4153 Hamilton Street  
Chapter 48 - Placard



City of Omaha  
Hal Daub, Mayor

July 15, 1997

**Planning Department**

Omaha/Douglas Civic Center  
1819 Farnam Street, Suite 1100  
Omaha, Nebraska 68183-0110  
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Mark Murphy  
4153 Hamilton Street #4E  
Omaha, Nebraska

Re: 4153 Hamilton Street #4E

The dwelling unit in which you now reside does not meet the requirements of Chapter 48 of the Omaha Municipal Code, Minimum Dwelling Standards. Therefore, this unit is designated as unfit for human habitation.

Be further advised that this dwelling unit must be vacated within 30 days of receipt of this notice, unless the violations which caused the placarding action are eliminated and the placard is officially removed by the Administrator.

Sincerely,

Ken Taylor  
Chief Housing Inspector  
Planning Department  
Housing and Community Development Division  
1819 Farnam Street, Room 1111

c. Mid City Bank  
Register of Deeds

FEE	R	FB
DEL	C/O	COMP
LEGAL PG	SCAN	FV



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James D. Severa & Julie A. Otten  
 P.O. Box 31009  
 Omaha, NE 68131

Re: 4153 Hamilton Street #4E

SECTION 1: The following deficiencies exist and must be corrected in order for your property to meet Chapter 48 of the Omaha Municipal Code, Minimum Dwelling Standards.

CHAPTER 48 VIOLATION AND CORRECTIVE ACTION

Interior:

<del>FEE</del>	<del>R</del>	<del>FB</del>
<del>DEL</del>	<del>C/O</del>	<del>COMP</del>
<del>LEGAL PG</del>	<del>SCAN</del>	<del>FV</del>

91-92

Replace non-code kitchen sink trap to meet code. Work must be done by a licensed and bonded plumbing contractor.  
 Replace rotted kitchen sink cabinet floor.  
 Replace torn sink cabinet linoleum countertop and back splash.

91-93

Sand rust from lavatory and touch up with epoxy paint or replace lavatory.  
 Clean out lavatory wasteline - plugged and slow drain.  
 Repair or replace rusted and cockroach stained medicine cabinet.

91-94

Clean out mold in dirty shower and tub area and by pass sliding door.  
 Replace wall board around tub where missing.  
 Replace missing ceramic tile and tub and broken ceramic tile at water closet.  
 Replace cracked tub surround.  
 Repair window sill to make it sanitary in shower/tub window.

111-115

Have wiring, switches, outlets, and light fixtures checked and repaired to met City electrical code by licensed and bonded electrical contractor.

111-116

Clean dirty furnace and furnace closet and have service to meet city code by licensed and bonded heating contractor.

131-132

Patch hole in wall at kitchen and seal and repaint.  
 Clean and repaint all interior walls and ceilings.

131-133

Replace or repair louver bifold doors at hall storage and furnace to operate.  
 Cut off bedroom entry door so it does not drag on carpet.

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Interior:

131-132

**Replace all interior carpet or have it cleaned to prevent reoccurrence of insect/cockroach infestation.**

131-133

Replace or repair by pass door in bedroom to operate, both sets.  
Repair louver door at front entry to operate or replace.

137

**Replace broken refrigerator or repair.**

176

**Treat for insect/cockroach infestation at kitchen cabinets, bathroom, storage closets, all carpeting, and throughout apartment.**

Exterior:

91-99

**Repair or replace fallen retaining walls at northeast corner of east building and at south of center court yard.**

Repair or replace egress concrete at front of service wall adjacent to parking lot, where tripping hazard over 1".

96-97

**Clean up garbage storage area around dumpster including old tires, broken glass and litter.**

111-115

**Install exterior fixture covers where missing on entrance door fixtures.**

**Have licensed bonded electrical contractor remove or repair non-code outlet, and conduit to security fixture/light at rear east side building.**

111-120

**Replace or repair torn and missing screens at window on exterior throughout exp. #7E.**

131-132

**Scrape peeling paint on eaves and repaint in particular at cent court yard and east side of east building.**

**Replace torn and missing roof shingles at north end of east building, facing court yard.**

Replace or repair broken, missing and sagging gutters and downspouts so water is moved away from buildings, including downspout extensions.

**Divert downspout runoff at northeast to prevent MUD from washing onto egress sidewalk.**

131-133

**Replace holed entry door at #4E replace or repair broken or missing storm doors at 4E, at 3W, at 10W, at 10E, at 7E.**

Replace missing storm doors at storage apartment adjacent to 3W and to 3E.

Page 3

131-134

**Install handrail , repair, to code, at rear of court yard where broken or missing, including terrace steps, and between south parking and terrace.  
Rebuilding stone/concrete terrace where units at sliding.**

171-172

**Sweep or clean the litter from north parking lot and south parking lot including garbage, crumbling concrete block, tree branches, old time.  
Replace broken end of decorative concrete block screen between court yard and north parking lot.**

173-174

**Remove non-licensed van 1-J5668 Silver Chevy Van.  
Remove non-licensed Ram Prospector 6-11-96 In transit.  
These vans are at rear southwest parking.**

**Remove garbage and weeds from east side of east unit.  
Remove weeds and dead bush from west side of west unit and rake grounds clean.**

**Note: All items denoted in bold type must be corrected before placard and vacating order can be removed.**