

ROBT. G. CUNNINGHAM, Mayor
OMAHA/DOUGLAS CIVIC CENTER
1819 FARNAM STREET
OMAHA, NEBRASKA 68102
402/444-7000

January 5, 1977

*E. 250' 5 1/2' and N 1/2 Reserve Lt. West
of 20 St., Kountze Place Add.*

Mr. Doug Dieterich
Spencer Realty
2408 Farnam Street
Omaha, Nebraska 68131

RE: Garden Apartments, Spencer Realty

Dear Mr. Dieterich:

This office has the responsibility of enforcing the City of Omaha's Minimum Dwelling Standards Ordinance, Title 53. The purpose of this Ordinance is conservation and rehabilitation of existing housing in the City.

In this connection, Richard Walters and Frank Nowak, City Housing Inspectors, made inspections of your property on January 4, 1977. Deficiencies found are such that these structures will be Placarded as in violation of the provisions of the Minimum Dwelling Standards Ordinance, Title 53, and the dwelling units will be designated as unfit for human habitation. You are hereby notified that:

1. The dwelling unit shall be vacated within five (5) days of receipt of this letter and remain vacant unless;
2. Repairs are made to eliminate those defects which caused the Placarding and the Placard is officially removed before vacating date as cited by this office and;
3. In the event (2) occurs, all deficiencies in the dwelling units as attached and included in Section I must be corrected within five (5) days of receipt of this notice.

A reinspection will be made by this office in approximately five (5) days or earlier at your request to determine the progress being made toward compliance with this order.

Doug Dieterich
January 5, 1977
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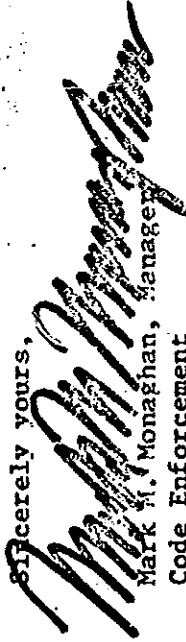
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Please note the attachment explaining your right of a hearing under this Ordinance.

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

Should you desire clarification of this notice or of any of the deficiencies as listed, please call 444-5114, and arrangements will be made to assist you in any way possible.

Sincerely yours,



Mark M. Monaghan, Manager
Code Enforcement
Housing & Community Development Department
1819 Farnam Street, Room 402

MMS/cf

cc: Relocation
George J. Nahas
Jack Obbink, HUD
Grady Ayers
William Blake, MUD
Glen Stevens, Legal Aid Society

E. 250th 5 1/2 Reserve St. W. of 20 St.,
Kountze Place Add.

CITY OF OMAHA HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT
HOUSING AND CODE ENFORCEMENT DIVISION

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Doug Deitrich
Spencer Realty Company
2408 Fairway Street
Omaha, NE 68131

October 22, 1976

Re: 3202 Florence Boulevard
-Apartments 121, 122 & 221

SECTION I: The following deficiencies exist and must be corrected in order for your property to meet the Minimum Dwelling Standards Ordinance (MDSO). Listed below are the violations with specific chapters and sections which are being violated.

APARTMENT 121

1. 53.20.010-53.20.030 - Flush water closet is inoperable.
2. 53.20.030 - Lavatory sink not installed properly.
3. 53.20.080 - Hot water heater relief valve drain pipe missing.
4. 53.36.010-53.36.060 - Evidence of insect infestation in structure.

APARTMENT 122

1. 53.20.010-53.20.080 - Hot water heater relief valve drain pipe missing.
2. 53.28.010-53.28.030 - Door panes broken.
3. 53.36.010-53.36.060 - Evidence of insect infestation in structure.

APARTMENT 221

1. 53.24.010-53.24.080 - Screens missing.

306/6

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