



BK 0801 PG 120



CITY 1987 00523

THIS PAGE INCLUDED FOR  
INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT



Code Enforcement

Register  
of  
Deeds

Miss  
S50' N100' E42' L+11 x S50'  
N100' OF LTS 9 &  
LOT 10 BK 10  
Hanscom Place

BOOK 801 PAGE 120

City of Omaha

Planning Department

Omaha/Douglas Civic Center  
1819 Farnam Street  
Omaha, Nebraska 68183  
(402) 444-5150

Martin H. Shukert  
Director

January 6, 1987

Kenneth D. Stoecklein  
322 Shannon Apt. #10  
Papillion, NE

RE: 1336 South 30th Avenue

Dear Mr. Stoecklein:

This office has the responsibility of enforcing the City of Omaha's Minimum Dwelling Standards Ordinance, Chapter 48. The purpose of this Ordinance is conservation and rehabilitation of existing housing in the City.

In this connection, James Wright, City Code Inspector, made an inspection of your property on December 12, 1986. Deficiencies found are such that this structure will be Placarded as in violation of the provisions of the Minimum Dwelling Standards Ordinance, Chapter 48, and the dwelling unit will be designated as unfit for human habitation. You are hereby notified that:

1. The dwelling unit shall be vacated within 30 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 unit as attached and included in Section I must be corrected within 30 days of receipt of this notice.

A reinspection will be made by this office in 30 days.

Please note the attachment explaining your right of a hearing under this Ordinance.

523  
RECEIVED  
1987 JAN 12 AM 8:46  
GEORGE J. ENGLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEB.

BK 801 N 58-211/212 KP C/O            FEE no fee  
 PG 120-127 N 58/39 GK DEL W MC B.S.  
 OF 1/11/87 COMP LT F/D 19-14980

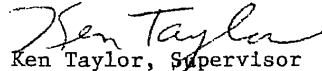
REGISTER OF DEEDS

Kenneth D. Stoecklein  
January 6, 1987  
Page 2

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 444-5381 between the hours of 8:00 a.m. to 10:00 a.m., and arrangements will be made to assist you in any way possible.

Sincerely yours,



Ken Taylor, Supervisor  
Planning Department  
Housing & Community Development Division  
1819 Farnam Street, Room 1111

1340p

cc: Register of Deeds  
County Assessor's Office

CITY OF OMAHA  
PLANNING DEPARTMENT  
HOUSING AND COMMUNITY DEVELOPMENT DIVISION  
CODE ENFORCEMENT SECTIONKenneth D. Stoecklein  
322 Shannon Apt. #10  
Papillion, NE

January 6, 1987

RE: 1336 South 30th Avenue

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.

Exterior

1. 48-91-99 Replace broken concrete sidewalk slab at the base of the south porch steps.
2. 48-131-134 Repair broken iron pipe handrail on the west terrace steps.
- \*3. 48-131-133 Replace broken glass panes in the south basement window.
- \*4. 48-131-133 Install storm insert where missing from east aluminum combination door.
- \*5. 48-111-120 Install screen door where missing on west side. Install screen insert where missing from south aluminum combination door.
6. 48-131-132 Replace broken door on attached shed on the west side. Install window where missing in south wall of attached shed on the west side. Install siding where missing on the north wall of the attached shed on the west side.

Apartment #1

- \*1. 48-131-132 Repair peeling wallpaper on walls of kitchen. Repair holes in south wall of north bedroom.
- \*2. 48-131-132 Repair hole in plaster on kitchen ceiling.
- \*3. 48-131-133 Install sash cords on the kitchen window. Install window pane and sash cords where missing on the east window of the diningroom. Replace two broken window panes in the livingroom. Install sash cords on picture window in the livingroom.
- \*4. 48-131-133 Repair or replace broken north bedroom door. Repair sliding doors between the livingroom and the diningroom (top door stop needs to be repaired). Repair bathroom door that does not open and close properly (sticks) and install lockset on door to afford privacy.

Apartment #1 Continued

- \*5. 48-111-115 Install one (1) electrical receptacle in the north bedroom to comply with the requirements of Chapter 48, Minimum Dwelling Standards Ordinance, Omaha Municipal Code.
- \*6. 48-111-115 Repair or replace broken electrical ceiling fixture in the diningroom.
- \*7. 48-131-135 Install vent piping on the lavatory wasteline to comply with Chapter 49, Plumbing, Omaha Municipal Code. Replace non-code (plastic) wasteline on the kitchen sink with materials that comply with Chapter 49, Plumbing, Omaha Municipal Code for multi-family dwellings.
- \*8. 48-91-92 Replace broken kitchen sink faucets.

Apartment #3

- \*1. 48-131-132 Repair loose carpet on floor of north bedroom.
- \*2. 48-131-132 Repair peeling and loose drywall on south wall of lavatory room. Repair broken drywall on north side of door at the west end of the hallway. Repair loose plaster on walls of bathtub room. Install bottom shelf missing from kitchen sink base cabinets.
- \*3. 48-131-132 Repair loose drywall tape joints on ceiling of south bedroom.
- \*4. 48-131-133 Install operable sash units missing from flanker windows in the south bedroom. Repair center window in the south bedroom that is missing a sashlock, sash cords , and glazing. Install glass pane missing from west flanker window in the north bedroom. Repair loose sash in center unit of window in the north bedroom. Repair livingroom window that has loose sash, missing sash lock, and the window does not close all the way.
- \*5. 48-131-133 Repair bottom portion of closet door in the hallway that is broken and install some type of lockset to keep the top portion closed. Replace lockset on the water closet from door with a type that would be recognizable as a standard type of lockset in case of a fire emergency. Install portion of lockset missing from closet door in the water closet room. Install lockset on the south bedroom door. Install weather stripping on door at the west end of hallway that leads to the fire escape so as to make the door reasonably weather tight.

Apartment #3 Continued

- \*6. 48-131-134 Repair loose nosing on tread at top of stairs to apartment #3. Repair or remove loose rubber material covering treads on stairs between the first and second floor. Secure where loose and install where missing the handrail on the stairway to apartment to apartment #3.
- \*7. 48-111-115 Install exposed romex electrical wiring in closet of water closet room to comply with Chapter 44, Electricity, Omaha Municipal Code. Repair loose electrical metal conduit on the stairway to apartment #3.
- \*8. 48-111-115 Repair electrical receptacles in the kitchen that do not work.
- \*9. 48-131-135 Revise and replace non-code (plastic) wastelines and ventlines on the bathtub and the kitchen sink (kitchen sink backs up into the bathtub and wasteline on the bathtub leaks) with materials that comply with Chapter 49, Plumbing, Omaha Municipal Code for multi-family dwellings. Replace non-code (plastic) wasteline and ventline on the lavatory with materials that comply with Chapter 49, Plumbing, Omaha Municipal Code.
- \*10. 48-91-93 Secure loose lavatory sink top. Repair broken sink stop on the lavatory.
- \*11. 48-137 Repair pilot lights of right rear burner and oven on the furnished gas range that do not work properly.

Basement Area

1. 48-131-132 Scrape and repaint wall of west basement entryway where paint is peeling and loose. Install portion of drywall missing at top of south wall of west basement entryway.
2. 48-131-132 Install plaster where missing and scrape and repaint areas where paint is peeling and missing on ceiling of west basement entryway.
3. 48-131-134 Install handrail missing on the basement stairway.
- \*4. 48-111-115 Install exposed romex electrical wiring in west basement entryway and throughout the basement area to comply with Chapter 44, Electricity, Omaha Municipal Code. Electrical service for units must be checked by a licensed electrician to determine if romex wiring that has been added to the system can possibly overload the service.

Basement Area Continued

- \*5. 48-131-135      Replace non-code (plastic) supply lines with material that comply with Chapter 49, Plumbing, Omaha Municipal Code.
- \*6. 48-131-135      Replace non-code (plastic) wastelines with materials that comply with Chapter 49, Plumbing, Omaha Municipal Code for multi-family dwelling units.

1344p

Note: All items denoted by an asterisk must be corrected before Placard and vacating order can be removed.

Note: Basement apartment unit must be inspected and comply with Chapter 48, Minimum Dwelling Standards Ordinance, Omaha Municipal Code, before occupancy will be allowed.

cc: Register of Deeds  
County Assessor's Office



City of Omaha

Planning Department

Omaha/Douglas Civic Center  
1819 Farnam Street  
Omaha, Nebraska 68183  
(402) 444-5150

Martin H. Shukert  
Director

January 6, 1987

Kelley Murta  
1336 S. 30 Ave. #1  
Omaha, NE

Re: 1336 South 30th Avenue, Apartment #1

Dear Ms. Murta:

The dwelling unit in which you now reside does not meet the requirements of the City of Omaha's Minimum Dwelling Standards Ordinance, Chapter 48. 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 defects which caused the Placarding Action are eliminated earlier and the Placard is officially removed by the Administrator.

Sincerely yours,

Ken Taylor, Supervisor  
Planning Department  
Housing & Community Development Division  
1819 Farnam Street, Room 1111

1342p

cc: Kenneth D. Stoecklein  
Register of Deeds  
County Assessor's Office





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City of Omaha

Planning Department

Omaha/Douglas Civic Center  
1819 Farnam Street  
Omaha, Nebraska 68183  
(402) 444-5150

Martin H. Shukert  
Director

January 6, 1987

Sandra Zuniga  
1336 S. 30 Ave. #3  
Omaha, NE

RE: 1336 South 30th Avenue, Apartment #3

Dear Ms. Zuniga:

The dwelling unit in which you now reside does not meet the requirements of the City of Omaha's Minimum Dwelling Standards Ordinance, Chapter 48. 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 defects which caused the Placarding Action are eliminated earlier and the Placard is officially removed by the Administrator.

Sincerely yours,

*Ken Taylor*

Ken Taylor, Supervisor  
Planning Department  
Housing & Community Development Division  
1819 Farnam Street, Room 1111

1343p

cc: Kenneth D. Stoecklein  
Register of Deeds  
County Assessor's Office