



BK 0805 PG 085



CITY 1987 02894

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INDEXING
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BOOK 805 PAGE 85

BOOK 805 N 58-210/211/212 KP
PG 85-89 N 58/39 DEL 1N MC B-c
City of Omaha COMP LT FIB 19-14880

RECEIVED

1987 FEB 19 PM 3:27

GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

Planning Department

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

Martin H. Shukert
Director

February 18, 1987

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

RE: 1336 South 30th Avenue, Apartment #2

*S 507 N 100 E 42'
L 11 & S 507 N 100'
L 9 & 10, Blk 10
Hanscom Place*

289A City #

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 February 12, 1987. 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 15 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 15 days of receipt of this notice.

A reinspection will be made by this office in 15 days.

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

Register of Deeds

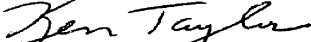
Kenneth D. Stoecklein
February 18, 1987
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Your cooperation will help prevent further deterioration of the property values in the community and will help to make Omaha a more healthful place in which to live.

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

0463p

cc: 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

February 18, 1987

Dema Gutierrez
1336 S. 30 Ave. #2
Omaha, NE

RE: 1336 South 30th Avenue, Apartment #2

Dear Ms. Gutierrez:

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 15 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

0464p

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

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

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

February 17, 1987

RE: 1336 South 30th Avenue,
 Apartment #2

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 #2

- | | |
|----------------|---|
| *1. 48-131-132 | Repair loose vinyl floor covering in front of the kitchen sink cabinet. |
| *2. 48-131-132 | Repair hole in wall under the kitchen sink. Repair loose plaster on closet wall of the east bedroom that is caused by a roof leak. Repair loose wallpaper on the bathroom walls. Repair loose baseboard in the closet of the west bedroom. |
| *3. 48-131-132 | Remove non-code styrofoam ceiling materials in the living room and the west bedroom. Repair loose plaster on the closet ceiling of the east bedroom that is caused by a roof leak. Repaint the hallway ceiling that is waterstained from kitchen sink leak from Apartment #2. |
| *4. 48-131-133 | Install sash cords where missing from the kitchen windows. Install sash cord where missing from both east bedroom windows. Replace broken window glass pane in the north window of the east bedroom. Install sash cords where missing from both west bedroom windows. Install glazing where missing from west window of the west bedroom. Replace broken window glass panes in both west bedroom windows. Repair top sash of center hallway window where bottom rail is loose. Install sash cords on the east window of the livingroom. Repair west window of the livingroom that does not open and close properly (sticks) and reinstall plexi-glass that was not properly installed and has loose glazing on the interior of the bottom rail. |

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February 18, 1987
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Apartment #2 Continued

- *5. 48-131-133 Install doors where missing from the east doorway of the east bedroom. Repair loose door knob on the bathroom door. Install lockset on the west exist door for apartment #2 and install weather stripping on door as to make is reasonably weather tight.
- *6. 48-111-115 Repair electrical receptacle of the east wall of the kitchen that does not work. Repair electrical outlet on the north wall of the west bedroom that does not work.
- *7. 48-131-135 Replace non-code (plastic) wastelines on the kitchen sink and the lavatory with materials that comply with the requirements of Chapter 49, Plumbing, Omaha Municipal Code for multi-family dwellings.

0465p

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

cc: Register of Deeds
County Assessor's Office