



CITY 20040228603



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per 7

Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE

3/5/2004 8:18:46 AM



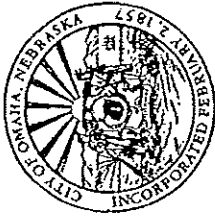
2004028603

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City *4*
FEE *No Fee* FB *19-32660*
BKP _____ C/O _____ COMP *82-*
DEL _____ SCAN _____ FV _____

Temp. 12.4.01

City of Omaha
Planning Department
Omaha/Douglas Civic Center
1819 Farnam Street Suite 1100
Omaha Nebraska 68183-1100



City of Omaha
Mike Fahey, Mayor

CODE ENFORCEMENT

Planning Department
Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1100
Omaha, Nebraska 68183
(402) 444-5150
Telefax (402) 444-6140

NOTICE OF VIOLATION

February 10, 2004

Robert C. Peters
Director

Thomas H. Penke Tr.
1127 South 127th Street
Omaha, NE 68144

Legal Description: East 30' of lot 20, In Rees Place Add.

This notice concerns the Property at: **2921 MASON ST Duplex Exterior of Apt. #2.**

The Property is in violation of the Omaha Municipal Code. The violations currently known to exist on this Property are listed in the attached Violations List.

You are ordered to repair or cure the said violations by April 13, 2004. A follow-up inspection, to determine whether the violations have been repaired or cured and whether the Property can thereby be released, will be scheduled on or shortly after that date, or sooner if you so request.

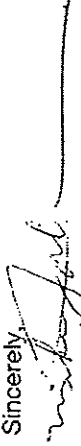
This vacant Property is declared to be unsafe, unfit for human occupancy, or unlawful, because of the violations so designated in the attached Violations List. You are ordered to close the Property and to take measures necessary to prevent occupancy of it within 60 days. Occupancy of the property is prohibited.

While the necessity of City permits to conduct the necessary work will depend on the method of repair chosen by the Property owner, it presently appears that the following types of permits will have to be obtained from the City to perform the necessary work:


Any person directly affected by this notice may appeal to the Omaha Building Board of Review by filing a written appeal application form and \$30.00 filing fee with the office of the City Permits and Inspections Division, Omaha/Douglas Civic Center, 1819 Farnam Street, Suite 1100, Omaha, Nebraska, within 20 days of the date of this notice (add an additional three business days if this notice was sent by regular mail). The appeal application shall state all grounds for objection to this notice.

If you desire clarification of this notice or of any of the violations listed, please call the undersigned between the hours of 8:00 a.m. and 9:30 a.m. and arrangements will be made to assist you.

Sincerely,



Mike Johnson
Code Inspector, 444-5446



Kevin J. Denker
Chief Code Inspector

C: Cohano Investments, LLC % Bryan S. Mick, 2120 South 72nd St. Suite 1250, Omaha, NE 68124
Thomas J. Walz, PO Box #18, Bennington, NE 68007.
Michael J. Walz, 4607 Dodge St, 68132
Douglas E. Hiner, 1424 S 13th St, 68108.
A Lee Schlichtemeier, 1315 Chesterton Dr, Richardson, TX 75080-2802.

Violations List

February 10, 2004

Thomas H. Penke Tr.
1127 South 127th Street
Omaha, NE 68144

Re: 2921 MASON ST
Inspected by: Mike Johnson
Structure Type: Duplex

Violations and corrective action:

Owner Violation List items

Code Section Violated

048-71a. General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be declared as such by notice pursuant to the provisions of this code.

a. **Unsafe Structure.** An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation that partial or complete collapse is possible.

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<u>Code Section Violated</u>	<u>Location and Nature of Violation</u>	<u>Unsafe/Unfit Designation</u>
	Duplex. Broken glass in front storm door.	Yes

	Duplex. Electrical service is shut off to unit.	Yes
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(1)

2921 MASON ST

Code Section ViolatedUnsafe/Unit DesignationLocation and Nature of Violation

Duplex. M.U.D. gas service to unit is shut off.

Yes

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301.2. Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. Occupants of a dwelling unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit or premises which they occupy and control.

Duplex. Owner.

303.13.1. Glazing. All glazing materials shall be maintained free from cracks and holes.

Duplex. Glass in front door is broken out.

Yes

604.1. Facilities required. Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

Duplex. Electrical service to unit is shut off.

Yes

605.1. Installation. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

Duplex. Deteriorated light fixture at front of unit.

Yes

(2)

2921 MASON ST