

Washington County Planning Department

Building Permits & Inspections~~Land Use Planning~~

Flood Plain Management~~E-911

1555 Colfax Street Blair, Ne. 68008 Phone:(402)426-6872 Fax: (402)426-6843

E-mail: planning@washingtoncountyne.org

Web site: washcoplanning.org

March 19, 2007

Lori & Toby Fitz
745 N 6th Street
Arlington, NE 68002

RE: Lot 4, Block 2, White Feathers Subdivision, 12-17-9

Dear Mr. & Mrs. Fitz:

This letter is in regard to the single family residence, on the above-described property, and the lack of a number of required inspections.

Building permit #A6016, was issued by the County on April 13, 2005. All accessory permits for electrical, mechanical and plumbing have been applied-for and issued.

Since permits are to be completed in two years, or 30 days from the last final inspection, (7/11/06) your permit expired August 11, 2006.

The Washington County Zoning Regulation specifies criteria for the return of the deposit; a copy of which is enclosed. Note that conditions (1) and (4) have not been complied with in this case.

The County's intent is **not** to keep building deposits, however, as the Regulations have not been followed, we are now forced to keep the \$500.00 building deposit (check signed March 31st, 2005, by Oliver Homes) A copy is enclosed.

A review of County records indicate the following inspections have not been performed:

1. Final inspection - building
2. Final inspection - plumbing
3. Final inspection - electrical

Recorded	_____
General	_____
Numerical	_____
Photostat	_____
Proofed	_____
Scanned	_____

200701195
WASHINGTON COUNTY, STATE OF NEBRASKA
RECORDED March 23, 2007 AT 2:01 P.M.
BOOK 506 PAGE(S) 704-707
Karen A. Madsen
REGISTER OF DEEDS



Where something is always brewing.

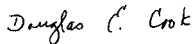
2007 MAR 23 PM 2:01
KAREN A. MADSEN
WASHINGTON COUNTY
REGISTER OF DEEDS
BLAIR, NE

FILED

You were sent a letter requesting resolution of this matter by Friday, March 16th, 2007. As you have made no contact with this Office a copy of this letter has been filed against the property at the County Register of Deeds Office, as the single-family residence has not been built in compliance with the County's codes.

If, and when, the required inspections have received a "passed" from the County Building Inspector, another letter will be filed that "overrides" this correspondence.

Sincerely,



Douglas E. Cook
Planning Administrator

cc: Oliver Homes
5209 Oliver Street
Fremont, NE 68025

Sincerely,



Kris A. Robinson
Building Inspector

MISCELLANEOUS RECEIPT
COUNTY TREASURER'S OFFICE
WASHINGTON COUNTY NEBRASKA

RECEIVED OF OLIVER HOMES LLC
the sum of Five Hundred Dollars And No Cents

March 31, 2005

No. 310292

500.00

collected by JANICE
for BUILDING DEPOSIT ON BLDG PMRT #6016

Credits To:
100 COUNTY GENERAL 32509 \$500.00

BP#6016 - 890.00
Deposit 500.00

OLIVER HOMES LLC

5209 OLIVER ST. 402-727-8989
FREMONT, NE 68025

8155

Pay to the
order of

Washington County

AMERICAN NATIONAL BANK OF FREMONT

99 WEST 10TH / 2ND & NVE
FREMONT, NE 68025

Dollars 1590.00

Date 3-29-05

76-146-1046

For *Grant & Spoor*

⑈008155⑈ ⑆101901487⑆

046102⑈

I. BUILDING DEPOSIT [11/95]

707

All persons filing for a building permit for new construction or a remodeling/addition project of \$10,000 to \$50,000 in value are required to place a \$250 refundable deposit (per building permit application) with Washington County in addition to the required permit fees. All persons filing for a building permit for new construction or a remodeling/addition project of greater than \$50,000 in value are required to place a \$500 refundable deposit (per building permit application) with Washington County in addition to the required permit fees. Such deposit will be held by Washington County and refunded only when all of the following conditions have been met:

- (1) Contractor/owner has called for all the required inspections;
- (2) Contractor/owner has used only subcontractors who have complied with the licensing requirements of Washington County;
- (3) Subcontractors have taken out and paid for all permits;
- (4) The owners have not occupied the area covered by the permit prior to a final, and passed, inspection unless written authorization has been granted by the Washington County Building Inspector.

In the event the Contractor/owner has not complied with all of the requirements specified above, then the County may cause the deposit to be forfeited after written notice is served upon Contractor/owner, which such written notice shall specify the permit deficiencies and specify a reasonable time period in which Contractor/owner may cure such deficiency. If Contractor/owner does not timely cure such deficiency, the building deposit shall be forfeited to the County and County shall be entitled to pursue any other action authorized by law or these Regulations. [1/02]

J. FEES FOR PERMIT [1/93] [9/93] [7/01]

Each applicant for a building permit shall pay to the County Planning Department upon the presentation of such application a fee based upon the cost of the proposed construction, alteration or repairs as follows:

- (1) Non-Accessory Buildings. In order to establish the building permit application cost, industry valuation shall be determined by using the most current Building Valuation Data chart as contained in the publication Building Standards published by the International Conference of Building Officials. The "Cost per Square foot, Average" shall be used, along with the Nebraska Modifier.

- (a) Once the industry valuation has been determined, the following factor chart shall be used to establish the cost of the building permit application for stick-built construction and moved-in homes:

INDUSTRY VALUATION	PERMIT FACTOR
\$ 0 - \$150,000	\$8.00 per thousand of industry value
150,001 - 200,000	7.00 per thousand of industry value
200,001 - and up	6.00 per thousand of industry value

- (b) Once the industry valuation has been determined, the following factor chart shall be used to determine the cost of the building permit application for manufactured and modular homes:

INDUSTRY VALUATION	PERMIT FACTOR
\$ 0 - \$150,000	\$3.00 per thousand of industry value
150,001 - 200,000	2.00 per thousand of industry value
200,001 - and up	1.00 per thousand of industry value