

200700743

WASHINGTON COUNTY, STATE OF NEBRASKA  
RECORDED February 26, 2007 AT 2:42 PM

BOOK 505 PAGE(S) 356-359

Karen A. Madsen  
REGISTER OF DEEDS

3 5 6

## 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](mailto:planning@washingtoncountyne.org)

Web site: [washcoplanning.org](http://washcoplanning.org)

February 26, 2007

Rich Biodrowski  
5041 County Road 40  
Fort Calhoun, NE 68023

RE: Tax Lot 53, 36-17-12

Dear Mr. Biodrowski:

This letter is in regard to the residential addition and attached garage on the above-described property, and the lack of a number of required inspections.

Building permit #5829, for the residential addition and attached garage, was issued on September 27, 2004. All accessory permits for electrical, mechanical, and plumbing have been applied-for and issued.

Since permits are to be completed in two years, your permit expired September 27, 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 \$250.00 building deposit (check signed September 24<sup>th</sup>, 2004). A copy is enclosed.

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

- |                                  |                                |
|----------------------------------|--------------------------------|
| 1. Framing                       | 5. Final inspection – building |
| 2. Final inspection - mechanical |                                |
| 3. Final inspection - plumbing   |                                |
| 4. Final inspection - electrical |                                |



**Where something is always brewing.**

2007 FEB 26 PM 3:42  
KAREN A. MADSEN  
WASHINGTON COUNTY  
REGISTER OF DEEDS  
BLAIR, NE

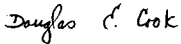
FILED

Recorded \_\_\_\_\_  
General \_\_\_\_\_  
Numerical \_\_\_\_\_  
Photostat \_\_\_\_\_  
Proofed \_\_\_\_\_  
Scanned \_\_\_\_\_

3 5 6

A copy of this letter has been filed against the property at the County Register of Deeds Office, as the residential addition and attached garage 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

Sincerely,



Kris A. Robinson  
Building Inspector

I. BUILDING DEPOSIT [11/95]

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

SUE OR RICHARD BIODROWSKI D.R.A  
B C CONSTRUCTION

Ph 402-573-5141  
5041 County Rd 40  
Ft Calhoun, NE 68023-5037

7999

Pay to the  
Order of

**First National Bank**

1620 Dodge Street • Omaha, NE 68137

For

⑆101000016⑆ 22632359⑈ 7999

⑆101000016⑆

*S. B. B.*

9-22-04

27-11040

Washington County \$ 471.00  
Four Hundred Seventy One and 00/100  
100 Dollars

**AT THE BANK**

MISCELLANEOUS RECEIPT  
COUNTY TREASURER'S OFFICE  
WASHINGTON COUNTY NEBRASKA

No. 309507

RECEIVED OF RICHARD BIODROWSKI  
the sum of Two Hundred Fifty Dollars And No Cents

250.00

collected by JANICE  
for BUILDING DEPOSIT ON BLDG PRMT #5829

Credits To:

100 COUNTY GENERAL

32509

\$250.00

32505  
4250  
5829  
151  
deposit