

200700788
 WASHINGTON COUNTY, STATE OF NEBRASKA
 RECORDED March 3, 2007 AT 8:47 AM
 BOOK 505 PAGE(S) 491-494
James A. Madson
 REGISTER OF DEEDS

Washington County Planning Department

Building Permits & Inspections~~Land Use Planning~~

Flood Plain Management~~E-911

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E-mail: planning@washingtoncountyne.org

Web site: washcoplanning.org

February 26, 2007

Bob Nieto
 1938 County Road 45
 Fort Calhoun, NE 68023

RE: Lot 1, Nieto Valley Subdivision , 36-17-12

Dear Mr. Nieto:

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

Building permit #4867, for the new residence, was applied for on March 5, 2003 and issued by the County on March 10, 2003. 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, your permit expired March 10, 2005.

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 March 5th, 2003.) A copy is enclosed.

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

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



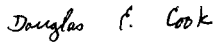
Where something is always brewing.

2007 MAR -2 AM 8:47
 KAREN A. MADSEN
 WASHINGTON COUNTY
 REGISTER OF DEEDS
 BLAIR, NE

FILED

A copy of this letter has been filed against the property at the County Register of Deeds Office, as the residential remodel 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

MISCELLANEOUS RECEIPT
COUNTY TREASURER'S OFFICE
WASHINGTON COUNTY NEBRASKA

No. 306864

March 10, 2003

250.00

RECEIVED OF ROBERT A NIETO JR
the sum of Two Hundred Fifty Dollars And No Cents

collected by JANICE
for BUILDING DEPOSIT ON BLDG FRMTS #4867 ~~24868~~

Credits To: 32509 \$250.00
100 COUNTY GENERAL

BP# 4867 ~~AN 4868~~ - 167.00
Deposit
Electric - 46.00
Plumbing - 36.00
Mechanical - 32.00

4735 27-8348/3040

DATE 3/15/03

PAY TO THE ORDER OF Washington County \$ 531.00

Five Hundred Thirty One DOLLARS

ROBERT A. NIETO, JR.
JANET NIETO
508 COUNTY ROAD 45 571-1132
FORT CALHOUN, NE 68025-9701

UTILITIES EMPLOYEES CREDIT UNION
OMAHA, NE 68106

Rob

304083480: 3402005071 4735