Code Compliance

Staff of the City of Fort Calhoun answer questions and investigate complaints from citizens on a wide variety zoning and building issues. Depending on the nature of the complaint and the results of the investigation, the City will work with the property owner to abate any violations. Usually, a courtesy letter from City Hall requesting that the property owner fix the problem is all that is needed. Most citizens are happy to cooperate!

BASIC ISSUES ADDRESSED INCLUDE

Nuisance	Zoning
Trash/Debris	Fence height and location
Junk/Abandoned vehicles on private property	Accessory/Storage Sheds
Significant weeds/overgrowth	Setbacks
Vacant and unsecured structures	Work without required permits

How do I report a complaint?

Citizens can stop by City Hall and fill out Code Compliance Request Form, call in, or email the form, and remain anonymous, they just need to state that when they call or fill out the form. Print this form, or feel free to stop by City Hall and fill one out. The form can be dropped off at City Hall, emailed or postal mailed to City Hall, ATTN: CODE COMPLIANCE HOUSING & CODE COMPLAINT FORM, 110 S. 14th St., Fort Calhoun, NE. 68023. Additionally, if you prefer to email your complaint, you can fill in the form, or "save as" (Code Complaint/Date) document, and attach it to an email.

What is the City's process for handling complaints?

Once a complaint is reported, the complaint will be investigated, to see if a code violation exists. Often times, in order to make this determination, the complaint will then be forwarded, to the Housing & Code Committee, for further determination before requesting approval of City Council, before notifying the property owner by certified letter. Depending on the gravity of the violation, the City may send out a courtesy letter, a correction notice, or a notice of violation.

What if I receive a letter or Correction Notice about a violation?

City staff is very willing to work with property owners. In some cases, additional time may be needed to resolve a violation. This can be done by telephone (402) 468-5305, mail (Fort Calhoun City Hall 110 S. 14th St., Fort Calhoun, Ne. 68023), or email at joyruma@abbnebraska.com.

CITY OF FORT CALHOUN
110 SOUTH 14TH STREET
FORT CALHOUN, NE 68023
(PHONE): 402-468-5305 (FAX): 402-468-5399
(EMAIL) JOYRUMA@ABBNEBRASKA.COM
(WEBSITE) WWW.FORT CALHOUN.ORG
(PLANNING & ZONING/RESIDENTIAL PERMITS)

HOUSING & CODE COMPLAINT FORM

All concerns will be kept CONFIDENTIAL. **The City will not share information on who filed the complaint. You may print this out and mail it or bring it to:** Fort Calhoun City Hall, 110 S. 14th Street, Fort Calhoun, Ne. 68023 or you can email it to joyruma@abbnebraska.com.

Date: _____

Name, Phone Number or email address if provided, we will give you a follow-up response on the actions the City takes.

Name: _____
Phone Number: _____
Email: _____
Address of Property of Concern:

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1. Check the box in the Nuisance/Zoning/Specific Area of Violation Column
2. Write in the space below a detailed description of the complaint

√	NUISANCE	√	ZONING	√	SPECIFIC AREA OF VIOLATION		
	Trash/Debris		Fence Height & Location		Chimney/Roof		Exterior Structure Walls, Broken Windows/Doors, etc.
	Junk/Abandoned Vehicles on Private Property		Accessory/Storage Buildings		Fences, Sheds, Detached Garages/Accessory Bldg		Foundation, Gutters, Downspouts
	Significant Weeds/Overgrowth		Setbacks		Porches, Decks, Stairs		Driveways, Sidewalks, or Alley (opened)
	Vacant & Unsecured Structures		Work without Required Permits		Occupied, Unoccupied, or Abandoned		Other

_____
_____
_____
_____
_____
_____
_____

THIS AREA RESERVED FOR MAINTENANCE AND CITY HALL STAFF

MAKE SURE COMPLAINT FORM IS ATTACHED TO THIS INSPECTION FORM

√	SPECIFIC AREA OF PROPERTY VIOLATION	INSPECT DATE	PROPERTY COMPLIANT (YES/NO) IF NOT COMPLIANT NOTE REASON	RE-INSPECT DATE
	Chimney/Roof			
	Exterior Structure Walls			
	Fences, Sheds, or Detached Garage			
	Foundation			
	Gutters/Downspouts			
	Porch or Deck			
	Stairs/Steps			
	Windows or Doors			
	Occupied, Unoccupied, or Abandoned			
	Other			

DETAILED DESCRIPTION OF CHECK MARKED ITEMS:

Chimney/Roof: Deteriorating bricks and mortar, sagging, damaged or missing shingles, holes, eaves or soffits damaged, missing or rotting boards.
Exterior Structure Walls: Deteriorating bricks and mortar, siding falling off, damaged, or rotten.
Fences, Sheds, or Detached Garages: Missing sections, holes, leaning, deteriorated, or rotted boards.
Foundation: Holes, cracks, missing mortar in brick or stucco.
Gutters/Downspouts: Gutters or downspouts loose, sagging or disconnected.
Porch or Deck: Loose or missing railings, rotted boards or columns that sag or lean.
Stairs/Steps: Missing sections, loose or missing handrails.
Windows or Doors: Broken windows, missing boards or siding, unsecured doors, or unsecured openings which allow would allow the harboring of animals, insects, unauthorized individuals, or create an unsafe attraction to children.
Occupied, Unoccupied, or Abandoned: Unkempt property grounds invite dumping of garbage, unusable household appliances, fallen tree limb debris, non-working or unlicensed vehicles, and overgrown grass and weeds.

INSPECTION FORM:

____/_____/_____: Date Inspection Form Given To Maintenance Staff

____/_____/_____: Date Inspection Form Returned To City Hall Staff

LETTER TO PROPERTY OWNER:

___/_____/_____: Date Non-Compliance Letter Mailed To Property Owner

___/_____/_____: Date Compliance Letter Mailed To Property Owner