

101 W. Chicago

NOTICE AND ORDER TO MAKE REPAIRS

TO: CHICAGO PROPERTIES LTD.
C/O TRADE REALTY CO.
5150 WILSHIRE BLVD, #506, LOS ANGELES, CA. 90036

As record owner(s) of the building(s) located at 101 W. CHICAGO AVENUE, LAS VEGAS, NEVADA, legally described as MEADOWS ADD, LOT 17, 18, BLK 7, you are hereby given notice that the Director of the Department of the Department of Building and Safety has determined that the aforementioned building is substandard. Said building is dangerous under Section 202 of the Uniform Housing Code because of the following conditions:

Reference Publication:

Uniform Housing Code (UHC), 1985 Edition
Uniform Building Code (UBC), 1985 Edition
Uniform Plumbing Code (UPC), 1985 Edition
Uniform Mechanical Code (UMC), 1985 Edition
National Electrical Code (NEC), 1987 Edition

EXTERIOR: APT. #1

1. Sec. 1001 (e) UHC Replace missing exterior lamp cover.
2. Sec. 1001 (e) UHC
Art. 384-18 NEC Replace missing panelboard dead front(s). Service box needs dead front replaced.
3. Sec. 504 (a) UHC
Sec. 1205 (a) UBC All habitable rooms within a dwelling unit shall be provided with natural ventilation by means of openable exterior openings. Other than a fixed window rework windows to openable condition. Windows shall be capable of being held in position by window hardware. All exterior windows won't secure. Replace hardware, also weatherstrip.
4. Sec. 1001 (b), 13 Replace front entrance door with exterior type door, also weatherstrip.

INTERIOR: APT. #1

5. Sec. 701 (d) UHC Replace missing cover on heat pump in the living room.
6. Sec. 1001 (e) UHC Replace cover on electrical outlet to heat pump.
7. *Sec. 1001 (c) 2 UHC Replace concrete floor slabs in all rooms in the apartment.

KITCHEN: APT. #1

8. Sec. 1001 (b) 13 UHC Replace deteriorated kitchen counter top and recaulk.

Debbie Ingram 1-11-89

NOTICE AND ORDER TO MAKE REPAIRS, CONT.
101 W. CHICAGO AVENUE #1

Page 2

KITCHEN: APT. #1 CONT:

9. Sec. 1001 (b) 13 UHC Repair hole in wall near baseboard in the kitchen.
10. Sec. 1001 (b) 13 UHC Repair leaking sink fixtures in kitchen.

BATHROOM: APT. #1

11. Sec. 1001 (f) UHC, Sec. 1001 (b) 13 UHC Repair or replace leaking tub fixtures in the bathroom.
12. Sec. 1001 (b) 13 UHC Secure drain to tub and recaulk.
13. Sec. 701 (e) UHC Repair or replace broken knob to the electric range.

Because of these conditions, the Director of the Department of Building and Safety hereby orders CHICAGO PROPERTIES LTD., C/O TRADE REALTY CO., record owner(s) of the building to:

1. Cause the following permits to be taken out by a licensed contractor on or before JANUARY 18, 1989 : BUILDING:
(Only starred (*) items require a licensed contractor.)
2. Make the aforementioned repairs by FEBRUARY 11, 1989 . Contact the City of Las Vegas Central Action Office, in the Building & Safety Department at 386-6615 when work is completed.
3. If any building declared substandard under this ordinance and ordered to be repaired by the Building Official has been vacated by the owner(s) to effect such repairs, a Certificate of Occupancy shall be obtained by the owner(s) upon completion of the repairs or prior to reoccupancy.

If these orders are not complied with, you are hereby given notice that the Director of the Building and Safety may order the building vacated and posted to prevent further occupancy until the work is completed and may proceed to cause the work to be done or safely secure the structure, and charge the costs thereof against the property or its owner.

As the property owner(s), you will be responsible for all costs incurred. You will be notified of a public hearing to be conducted by the City Council to review the costs, and their decision shall be final and conclusive. Upon approval of the costs by the City Council, a Lien of Assessment shall be filed with the County Recorder, certified copies of the lien given to the County Treasurer, and the amount of the Lien of Assessment shall then be collected at the same time and in the same manner as ordinary property taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to such assessment.

Debbie Ingram 1-11-89

NOTICE AND ORDER TO MAKE REPAIRS, CONT.
101 W. CHICAGO AVENUE #1

Page 3

Moreover, you are hereby given notice:

1. That any person having record title or legal interest in the building may appeal from this Notice and Order or any action of the Director of the Department of Building and Safety to the City Council of the City of Las Vegas, provided the appeal is made in writing as provided in the Uniform Housing Code and filed with the Director of the Department of Building and Safety within ten (10) days from the date of service of this Notice and Order; and
2. That this Notice and Order or a copy thereof be presented to the Department of Building and Safety when purchasing permit(s).
3. That failure to appeal will constitute a waiver of all rights to an administrative hearing and determination of the matter.

Dated this 4th day of January, 1989.

BY ORDER OF:


SAM BOWLER, CHIEF
CENTRAL ACTION OFFICE
DEPARTMENT OF BUILDING AND SAFETY

SB:cl

CITY OF LAS VEGAS, NEVADA 89-010988

LOG NO. & AREA Attached DATE 1/12/89 CONST. VAL. \$ 1,800.00

DEPARTMENT OF BUILDING AND SAFETY 640-312-009 DEVELOPMENT PERMIT AND BUILDING PERMIT
PHONE 386-6251 FOR: Commercial and Public Structures

ADDRESS OF CONSTRUCTION 101 W. Chicago OWNER Chicago Properties PHONE 388-1787

CONTRACTOR Chuck Simpson Construction STATE LICENSE NO. 20780 CITY LICENSE NO. 031136

LOT(s) 17-18 BLOCK 7 SUBDIVISION Meadow Creek ZONE: R-4

PROPOSED CONSTRUCTION: Repair USE: _____

BUILDING PERMIT NO. 010988 ELECTRIC PERMIT NO. _____ PLUMBING PERMIT NO. _____ AIR COND. PERMIT NO. _____

ADD'L. PERMITS REQ'D.: Air Cond. ☐ Elec. ☐ Plumbing ☐ Signs ☐ Paving ☐ Fence ☐ Fire S.S. ☐ Off-Site P. ☐

OCCUPANCY GROUP _____ CONSTRUCTION TYPE _____

MATERIALS OF CONSTRUCTION: Wood Frame ☐ Concrete Block ☐ Reinforced Concrete ☐ Steel Frame ☐

SQUARE FEET OF FLOOR AREAS: 1st _____ 2nd _____ 3rd _____ Other _____ TOTAL SQ. FT. _____

ARCHITECT: _____ ENGINEER: _____ NO. of UNITS _____ NO. of STORIES _____

OTHER INSPECTIONS AND FEES

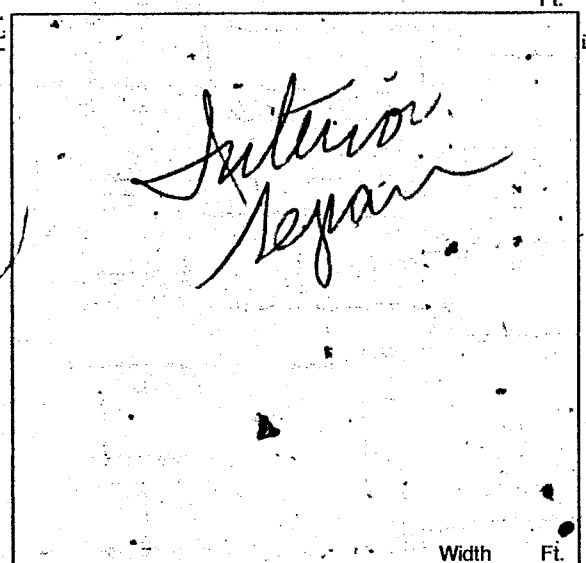
1. Inspections outside of normal business hours = \$30.00 per hour (minimum charge three hours).
2. Re-inspection fee during normal business hours assessed under provisions of TABLE 3-A of the Uniform Building Code = \$30.00 each.
3. Inspections during normal business hours for which no fee is specifically indicated = \$30.00 per hour (minimum charge one half hour).
4. Additional plan review required by changes, additions or revisions to approved plans = \$30.00 per hour (minimum charge two hours).

FOR INSPECTIONS, CALL 799-2071

CONDITIONS OF THE PERMIT:

1. I agree to call the City Building Department for inspections before concrete is poured, before rough wiring, electrical, plumbing, framing is covered. Also for air conditioning, drywall and sheathing inspection.
2. I agree that when the job is completed that I will call for final inspection before occupancy.
3. I agree to perform all construction in accordance with City Ordinances and Building Codes.
4. The Contractor's signature below denotes authority from the owner to sign in his behalf and that the owner is aware of all requirements of this application and permit. Separate permits must be taken out for work outlined above this agreement.
5. I have read and understand the contents of this application and permit; I hereby state that the information I have supplied on this application is true and correct.

Approval for the work under this permit will be given only after refusal and debris have been removed from job site and public right of way.



Width Ft.

Front property line

SIGNED _____ CONTRACTOR

BY _____ AGENT/OWNER

LICENSE DEPT. _____ DATE 1/12/89

PLANNING DEPT. _____ DATE 1/12/89

I hereby certify that I have reviewed this application and the proposed plans and have found that the proposed development meets the requirements of the City of Las Vegas Flood Hazard Reduction Ordinance for the issuance of this Development Permit.

LAND DEVELOPMENT AND FLOOD CONTROL ENGINEER _____ DATE _____

FIRE DEPARTMENT _____ DATE 1/12/89

BUILDING DEPT. _____ DATE _____

SEWER CONNECTION
7114-3654

FIXTURES X 01/12/89

FEE _____

PLAN REVIEW FEE _____

2310-2401 PERMIT FEE 35.50

TOTAL FEES 35.50

RECEIPT
0008
COMM 35.50
CASH 35.50
0130A000 11:30

PERMIT NO. _____
MUST BE MACHINE VALIDATED

Permit Expires 180 Days After Abandonment of Work

NOTICE AND ORDER TO MAKE REPAIRS

TO: CHICAGO PROPERTIES LTD.
C/O TRADE REALTY CO.
5150 WILSHIRE BLVD. #506, LOS ANGELES, CA 90036

As record owner(s) of the building(s) located at ~~1001 WILSHIRE BLVD. #506, LOS ANGELES, CA 90036~~
LAS VEGAS, NEVADA, legally described as MEADOWS ADD, LOT 17, 18, BLK 7,
you are hereby given notice that the Director of the Department of the
Department of Building and Safety has determined that the aforementioned
building is substandard. Said building is dangerous under Section 202 of
the Uniform Housing Code, because of the following conditions:

Reference Publication:

Uniform Housing Code (UHC), 1985 Edition
Uniform Building Code (UBC), 1985 Edition
Uniform Plumbing Code (UPC), 1985 Edition
Uniform Mechanical Code (UMC), 1985 Edition
National Electrical Code (NEC), 1987 Edition

EXTERIOR: APT. #1

1. Sec. 1001 (e) UHC

Replace missing exterior lamp cover.

2. ~~Sec. 1001 (e) UHC~~
~~1001 (e) UHC~~

Replace missing panelboard dead
front(s). ~~Panelboard not in place~~
~~replace~~

3. Sec. 504 (a) UHC
Sec. 1205 (a) UBC

All habitable rooms within a dwelling unit
shall be provided with natural ventilation
by means of openable exterior openings.
Other than a fixed window rework windows to
openable condition. Windows shall be cap-
able of being held in position by window
hardware. All exterior windows won't secure.
Replace hardware, also weatherstrip.

4. Sec. 1001 (b) 13

Replace front entrance door with exterior
type door, also weatherstrip.

INTERIOR: APT. #1

5. Sec. 701 (d) UHC

Replace missing cover on heat pump in the
living room.

6. Sec. 1001 (e) UHC

Replace cover on electrical outlet to heat
pump.

~~Replace concrete floor in living room~~
~~in the apartment.~~

KITCHEN: APT. #1

8. Sec. 1001 (b) 13 UHC

~~Replace deteriorated kitchen counter top~~
~~and recaulk.~~

True

Table M-1000 2-6-89

NOTICE AND ORDER TO MAKE REPAIRS, CONT.
101 W. CHICAGO AVENUE #1

Page 2

KITCHEN: APT. #1 CONT:

9. Sec. 1001 (b) 13 UHC

~~Repair hole in wall near baseboard in the kitchen.~~

10. Sec. 1001 (b) 13 UHC

~~Repair leaking sink fixtures in kitchen.~~

BATHROOM: APT. #1

11. Sec. 1001 (f) UHC
Sec. 1001 (b) 13 UHC

~~Repair or replace leaking tub fixtures in the bathroom.~~

12. Sec. 1001 (b) 13 UHC

~~Secure drain to tub and rescaulk.~~

13. Sec. 701 (e) UHC

~~Repair or replace broken knob to the electric range.~~

Because of these conditions, the Director of the Department of Building and Safety hereby orders CHICAGO PROPERTIES LTD., C/O TRADE REALTY CO., record owner(s) of the building to:

1. Cause the following permits to be taken out by a licensed contractor on or before JANUARY 18, 1989 : BUILDING:
(Only starred (*) items require a licensed contractor.)
2. Make the aforementioned repairs by FEBRUARY 1, 1989 . Contact the City of Las Vegas Central Action Office, in the Building & Safety Department at 386-6615 when work is completed.
3. If any building declared substandard under this ordinance and ordered to be repaired by the Building Official has been vacated by the owner(s) to effect such repairs, a Certificate of Occupancy shall be obtained by the owner(s) upon completion of the repairs or prior to reoccupancy.

If these orders are not complied with, you are hereby given notice that the Director of the Building and Safety may order the building vacated and posted to prevent further occupancy until the work is completed and may proceed to cause the work to be done or safely secure the structure, and charge the costs thereof against the property or its owner.

As the property owner(s), you will be responsible for all costs incurred. You will be notified of a public hearing to be conducted by the City Council to review the costs, and their decision shall be final and conclusive. Upon approval of the costs by the City Council, a Lien of Assessment shall be filed with the County Recorder, certified copies of the lien given to the County Treasurer, and the amount of the Lien of Assessment shall then be collected at the same time and in the same manner as ordinary property taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to such assessment.

NOTICE AND ORDER TO MAKE REPAIRS, CONT.
101 W. CHICAGO AVENUE #1

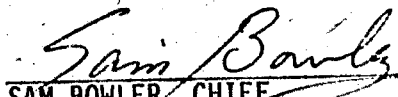
Page 3

Moreover, you are hereby given notice:

1. That any person having record title or legal interest in the building may appeal from this Notice and Order or any action of the Director of the Department of Building and Safety to the City Council of the City of Las Vegas, provided the appeal is made in writing as provided in the Uniform Housing Code and filed with the Director of the Department of Building and Safety within ten (10) days from the date of service of this Notice and Order; and
2. That this Notice and Order or a copy thereof be presented to the Department of Building and Safety when purchasing permit(s).
3. That failure to appeal will constitute a waiver of all rights to an administrative hearing and determination of the matter.

Dated this 4th day of January, 1989.

BY ORDER OF:


SAM BOWLER, CHIEF
CENTRAL ACTION OFFICE
DEPARTMENT OF BUILDING AND SAFETY

SB:c1

Abella Migham 2-6-89

NOTICE AND ORDER TO MAKE REPAIRS, CONT.
101 W. CHICAGO AVENUE #1

Page 3

Moreover, you are hereby given notice:

1. That any person having record title or legal interest in the building may appeal from this Notice and Order or any action of the Director of the Department of Building and Safety to the City Council of the City of Las Vegas, provided the appeal is made in writing as provided in the Uniform Housing Code and filed with the Director of the Department of Building and Safety within ten (10) days from the date of service of this Notice and Order; and
2. That this Notice and Order or a copy thereof be presented to the Department of Building and Safety when purchasing permit(s).
3. That failure to appeal will constitute a waiver of all rights to an administrative hearing and determination of the matter.

Dated this *4th* day of *January*, 1989.

BY ORDER OF:

Sam Bowler
SAM BOWLER, CHIEF
CENTRAL ACTION OFFICE
DEPARTMENT OF BUILDING AND SAFETY

SB:c1

13

NOTICE AND ORDER TO MAKE REPAIRS

TO: CHICAGO PROPERTIES LTD.
101 W. CHICAGO AVENUE, LAS VEGAS, NV. 89102

As record owner(s) of the building(s) located at 101 W. CHICAGO AVENUE, LAS VEGAS, NEVADA, legally described as: MEADOWS ADD, LOT 17, 18, BLK 7, you are hereby given notice that the Director of the Department of Building and Safety has determined that the aforementioned building is substandard. Said building is dangerous under Section 202 of the Uniform Housing Code because of the following conditions:

Reference Publication:

Uniform Housing Code (UHC), 1985 Edition
Uniform Plumbing Code (UPC), 1985 Edition
Uniform Mechanical Code (UMC), 1985 Edition
National Electrical Code (NEC), 1987 Edition

EXTERIOR: UNIT: #5:

1. *Sec. 1001 (h) 4 UHC
Chapter 32 UBC

Repair or replace deteriorated roof covering. Repair or replace deteriorating roof covering, its leaking down the kitchen wall.

2. Sec. 601 (b) UHC

Windows and doors shall be weather tight. Weather stripping shall be used as required to exclude wind or rain from the interior of the building. Weather strip front exterior door.

3. Sec. 1001 (b) 13 UHC

Replace air condition cover plate.

4. Sec. 601 (b) UHC

Windows and doors shall be weather tight. Weather stripping shall be used as required to exclude wind or rain from the interior of the building. Weather strip all exterior windows.

5. Sec. 504 (a) UHC
Sec. 1205 (a) UBC

All habitable rooms within a dwelling unit shall be provided with natural ventilation by means of openable exterior openings. Other than a fixed window rework windows to openable condition. Windows shall be capable of being held in position by window hardware. Replace all exterior window hardware, won't secure and lock from the inside.

INTERIOR: UNIT: #5:

6. *Sec. 1001 (b) 13 UHC

Supply hot water. No hot water in the apartment, or no water heater.

7. Sec. 1001 (b) 13 UHC
Sec. 1210 UBC

Repair or replace all inoperative smoke detectors. In the dining room.

NOTICE & ORDER TO MAKE REPAIRS, CONT:
101 W. CHICAGO AVENUE, UNIT #5

Page 2

INTERIOR CONT: UNIT: #5:

8. Sec. 1001 (H) UHC

Remove illegal vent above the window
and replace with one (1) hour protection.

KITCHEN: UNIT: #5:

9. *Sec. 701 (e) UHC

Replace faulty kitchen range, the oven
caught on fire.

10. Sec. 701 (d) UHC

Repair or replace inoperable refrigerator,
it won't maintain the proper temperature.

BATHROOM: UNIT: #5:

11. Sec. 701 (c) UHC

Replace cover to exhaust fan.

12. *Sec. 1001 (e) UHC

Replace light fixture, water is running out
of the fixture due to deteriorated roof covering.
Replace any deteriorated wiring.

13. Sec. 1001 (b) 13 UHC

Repair any deterioration to the tub and
shower area, re-caulk.

14. *Sec. 701 (e) UHC

Repair or replace inoperable bathroom heater.

15. Sec. 1001 (b) 13 UHC

repair or replace leaking tub fixtures.

Because of these conditions, the Director of the Department of Building
and Safety hereby orders **CHICAGO PROPERTIES LTD**, record owner(s) of the
building to:

1. Cause the following permits to be taken out by a licensed contractor
on or before FEBRUARY 9, 1989, : **MECHANICAL: PLUMBING: ROOFING:**
ELECTRICAL:
(Only starred (*) items require a licensed contractor.)
2. Make the aforementioned repairs by FEBRUARY 28, 1989 . Contact
the City of Las Vegas Central Action Office, in the Building & Safety
Department at 386-6615 when work is completed.
3. If any building declared substandard under this ordinance and
ordered to be repaired by the Building Official has been vacated
by the owner(s) to effect such repairs, a Certificate of Occupancy
shall be obtained by the owner(s) upon completion of the repairs
or prior to reoccupancy.

Abble Ingram 2-6-89

NOTICE & ORDER TO MAKE REPAIRS, CONT:
101 W. CHICAGO AVENUE, UNIT #5

PAGE 3

If these orders are not complied with, you are hereby given notice that the Director of the Building and Safety may order the building vacated and posted to prevent further occupancy until the work is completed and may proceed to cause the work to be done or safely secure the structure, and charge the costs thereof against the property or its owner.

As the property owner(s), you will be responsible for all costs incurred. You will be notified of a public hearing to be conducted by the City Council to review the costs, and their decision shall be final and conclusive. Upon approval of the costs by the City Council, a Lien of Assessment shall be filed with the County Recorder, certified copies of the lien given to the County Treasurer, and the amount of the Lien of Assessment shall then be collected at the same time and in the same manner as ordinary property taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to such assessment.

Moreover, you are hereby given notice:

1. That any person having record title or legal interest in the building may appeal from this Notice and Order or any action of the Director of the Department of Building and Safety to the City Council of the City of Las Vegas, provided the appeal is made in writing as provided in the Uniform Housing Code and filed with the Director of the Department of Building and Safety within ten (10) days from the date of service of this Notice and Order; and
2. That this Notice and Order or a copy thereof be presented to the Department of Building and Safety when purchasing permit(s).
3. That failure to appeal will constitute a waiver of all rights to an administrative hearing and determination of the matter.

Dated this *26th* day of *January*, 1989.

BY ORDER OF:

Sam Bowler
SAM BOWLER, CHIEF
CENTRAL ACTION OFFICE
DEPARTMENT OF BUILDING AND SAFETY

SB:c1