CITY OF LAS VEGAS, NEVADA

PERMIT NO 31808

89-071808 D

DEPARTMENT OF BUILDING AND SAFETY
PHONE 386 6251

FOR INSPECTIONS, CALL 799 2071

DEVELOPMENT PERMIT
FOR Commercial and Public Structures

04049B SFH

LOG NO & AREA _____ DATE 7/14/89 CONST VAL $ 2000.00

ADDRESS OF CONSTRUCTION 2412 ~~2416~~ Tam Dr OWNER Nick Macias PHONE 386-9000

CONTRACTOR Nick Macias Const STATE LICENSE NO 0023362 CITY LICENSE NO 029792

LOT(s) 13 BLOCK 4 SUBDIVISION Indian Rim ZONE _____

PROPOSED CONSTRUCTION Remodel as per attached sheet USE _____

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 Inspect ons outs de of normal business hours = $30 00 pe 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 Inspect ons dur ng normal business hours for which no fee s spec f cally indicated = $30 00 per hour (minimum charge one half ho r)
4 Add t o al plan re ew required by changes add tions or re s ons to approved plans = $30 00 per hour (m n mum 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 in spection
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 informa tion I have supplied on this application is true and correct

Approval for the work under this permit will be given only after refuse and debris ha e been removed from job site and publ c r ght of way

SPECIAL CONDITIONS

See Map

CITY OF LAS VEGAS
DOWNTOWN REDEVELOPMENT AGENCY

Scott A Mallo
SIGNED CONTRACTOR

BY AGENT/OWNER

LICENSE DEPT _____ DATE _____

PLANNING DEPT _____ DATE 7/14/89

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

N/A
LAND DEVELOPMENT AND FLOOD CONTROL ENGINEER DATE

N/A
FIRE DEPARTMENT DATE

Dana Hooley
BUILDING DEPT 7/17/89 DATE

SEWER CONNECTION
7114 3654

FIXTURES ____ X ____

FEE _____

PLAN REVIEW FEE _____

2310 2401 PERMIT FEE _____

TOTAL FEES 39 00

RECEIPT

PERMIT NO _____
MUST BE MACHINE VALIDATED

Permit Expires 180 Days After Abandonment of Work

CITY OF LAS VEGAS
DOWNTOWN REDEVELOPMENT AGENCY
400 EAST STEWART
LAS VEGAS NV 89101
(702) 386 6551

REPORT to the City of Las Vegas on application for **BUILDING PERMIT**

Applicant NICK MALLAS

Location 2412 TAM DRIVE

City of Las Vegas
Building & Safety Department Identification Number N/A Date Received by D RDA (DEUD) 7/17/89

Description of Project REHAB

The staff of the Redevelopment Agency has reviewed the above referenced building permit application Based on that review the staff finds that the proposed improvements are

☒ In conformance with the Redevelopment Plan
☐ Not in conformance with the Redevelopment Plan
☐ Not in conformance with the Redevelopment Plan but staff recommends approval as an interim use under the provisions of Section 520 6 of the Redevelopment Plan subject to the conditions outlined below being met

CONDITIONS/DEADLINE

NONE

If the above conditions are not agreed to and complied with the proposed improvements will not be in conformance with the Redevelopment Plan

Departmental Coordination Completed Yes ✓ No___

STAFF COMMENTS

IN CONFORMANCE

CITY OF LAS VEGAS
DOWNTOWN REDEVELOPMENT AGENCY

By _____ Date 7/17/89
Brad Percell Redevelopment Staff
Downtown Redevelopment Agency

By _____ Date _____
Richard Welch Assistant to Executive Director
Downtown Redevelopment

By _____ Date _____
Randall H Walker Assistant Executive Director
Downtown Redevelopment Agency

By _____ Date _____
Ashley Hall Executive Director
Downtown Redevelopment Agency

CONDITIONS AGREED TO (if applicable)

_____
APPLICANT

DATE _____

NOTE Section 520 16 of the Redevelopment Plan states that the City shall withhold issuance of the permit if the Agency staff finds that the proposed improvements do not meet the requirements of the Plan and the proposed design of the Agency

ORIGINAL TO Building & Safety Department **COPIES TO** Applicant Community Planning Department City Manager Deputy City Managers

D RDA(DEUD)FORM 1012 A

NOTICE AND ORDER TO MAKE REPAIRS

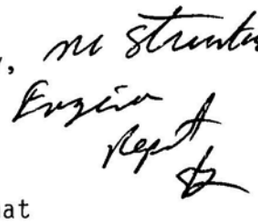
TO NICK MALLAS
2100 E FREMONT STREET, LAS VEGAS, NV 89101

As record owner(s) of the building(s) located at **2412 TAM DRIVE, LAS VEGAS, NEVADA,** legally described as **JUDY RICH TR , LOT 13, BI K 04,** 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 condition

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

1	Sec 1001 (k) UHC	Remove all unused, discarded mechanical and electrical equipment from the roof
2	Sec 601 (b) UHC	Close all unused A/C openings on the roof to reduce loss of conditioned interior building environment
3	*Sec 701 ((a) UHC	A cursory from the roof inspection of the gas furnace vents revealed possible mis-alignment and or separation of the vent system design and operation resulting in combustion products such as water vapor and other flue products to enter the interior building habitable area Inspect all vents and document findings to this office
4	*Sec 1001 (h) UHC	Repair or replace soft areas on the roof sheathing, to preclude water pooling and possible water penetration to the interior of the building
5	*Sec 601 (a) UHC Sec 3305 UBC	Repair exterior exit balcony walkway, railing and stairway to approved structural design requirements
6	Sec 801 UHC Sec 3305 (b) UBC	Where applicable remove A/C units that infringe upon the exterior exit balcony width This action is necessary to meet the UBC requirement of not less than forty-four (44) inches in width
7	*Sec 1001 (e) UHC Art 220 NEC	Provide load calculation to the supervisor of electrical inspections



INTERIOR

8	*Sec 701 (a) UHC Sec 2 Article 220 2 NEC Amended	Where applicable the following requirements shall be meet with respect to fixed appliance circuits Each appliance (washer, dishwasher, gas dryer, cooler, oven, tabletop cooking units, etc) shall be supplied by a separate circuit Each fixed electrical wall heater at one hundred and twenty (120) volts or more shall be supplied by a separate twenty (20) AMP branch circuit All storage type water heater circuits shall be wired with #10 cu minimum

LAUNDRY ROOM

9	Sec. 701 (a) UHC Sec 901 UMC	Replace existing gas water heater vent with type BW gas vent
10	Sec 701 (a) UHC Sec 607 (c) UMC	Provide combustion air openings for the water heater to meet the following requirements The minimum free area of both the upper and lower combustion air openings shall be not less than one hundred (100) square inches each
11	*Sec 1001 (f) UHC Sec 1007 (e) UPC	Install a drain line from the T & P relief valve on the water heater to meet the following requirements Relief valves located inside a building shall be provided with a drain, not smaller than the relief valve outlet, of galvanized steel or hard drawn copper piping and fitting and shall extend from the valve to the outside of the building with the end of the pipe not more than two (2) feet (6m) nor less than six (6) inches (152 4mm) above the ground and pointing downward Such drain may terminate at other approved locations No part of such drain pipe shall be trapped and the terminal end of the drain pipe shall not be threaded
12	Sec 1001 (c) 4 UHC	Repair (close) all holes in drywalls where existing

ALL LIVING ROOMS

13	Sec 701 (a) UHC Chapter 37 UBC	Provide proper hand operated control devices on wall mounted gas furnace to conform to code requirements

INTERIOR CONT

ALL LIVING ROOMS CONT

14	Sec 1001 (m) 13 UHC Sec 1210 UBC	Installation of smoke detectors is required Detectors shall be located in accordance with approved manufacturer's instructions

KITCHEN ALL KITCHENS

15	*Sec 1001 (e) UHC Art 384-27 NEC	All neutral buses downstream from the main service shall be isolated
16	*Sec 701 (b) UHC Article 240-54 NEC	Sub-Panel All fifteen (15) and twenty (20) ampere circuits shall have the proper type "S" non-removable adapter installed in the fuseholder
17	Sec 1001 (c) 4 UHC	Repair (close) holes in drywall under the sink where existing
18		Consider installing a ground fault circuit-interrupter ((GFCI)) as a supplementary circuit breaker to automatically disconnect power to electrical outlets where electrical tools or hand held appliances may be used (outdoors, in kitchens and bathrooms) The GFCI is designed to prevent serious shock hazards from faulty electrical equipment
19	Sec 701 (e) UHC	Gas ranges shall be installed in accord with all applicable laws and must be maintained in a safe, working condition
20	*Sec 1001 (f) UHC Sec 1007 (e) UPC	Install a drain line from the T & P relief valve on the water heater to meet the following requirements Relief valves located inside a building shall be provided with a drain, not smaller than the relief valve outlet, of galvanized steel or hard drawn copper piping and fitting and shall extend from the valve to the outside of the building with the end of the pipe not more than two (2) feet (6m) nor less than six (6) inches (152 4mm) above the ground and pointing downward Such drain may terminate at other approved locations No part of such drain pipe shall be trapped and the terminal end of the drain pipe shall not be threaded

Because of these conditions, the Director of the Department of Building and Safety hereby orders **NICK MALLAS,** record owner(s) of the building, to

1 Cause the following permits to be taken out by a licensed contractor on or before **April 27, 1989** **ROOFING** **ELECTRICAL** **PLUMBING** **BUILDING**
(Only starred (*) items require a licensed contractor)

2 Make the aforementioned repairs by **June 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

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 futher 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 31st day of March , 1989

BY ORDER OF

Sam Bowler

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

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