



68

3000 S. Rancho Dr.

FACSIMILE TRANSMITTAL COVER LETTER

DATE: 4.18.91

TO: City of Las Vegas FROM: Lee Phelps

ATTN: John E. Tucker BY: _____

FAX # 384.1057 FAX # (702) 795-2348

NUMBER OF PAGES: ~~3~~ 4 INCLUDING THIS PAGE.

REFERENCE: _____

If you fail to receive all of the pages or if either machine faults, please call _____ at (702)367-3000 as soon as possible.

City of Las Vegas
[Signature]

1177 TOMPKINS AVE., LAS VEGAS, NV 89101 702 367 3000
ONE BROOKHOLLOW DRIVE SANTA ANA, CA 92705 714 545 4900



April 18, 1991

Mr. John E. Tucker
Director, Department of Building and Safety
City of Las Vegas
400 East Stewart
Las Vegas, Nevada 89101

Dear Mr. Tucker:

First of all, I want to personally thank you for your time yesterday. I very much enjoyed discussing all the issues with you and I appreciate your assistance in clarifying recent issues concerning the tenant improvements in our buildings in the Las Vegas Valley.

As I had promised, attached is a memo to our space planners and our construction personnel pertaining to the restrooms' occupancy load.

Sincerely,

THE PALMS BUSINESS CENTERS

Lee W. Phelps
General Partner

LWP:glp

cc: Bradford H. Miller
Stanley K. Gentzer
Dennis K. Senft

lwp/ltrs/41891-1



MEMO

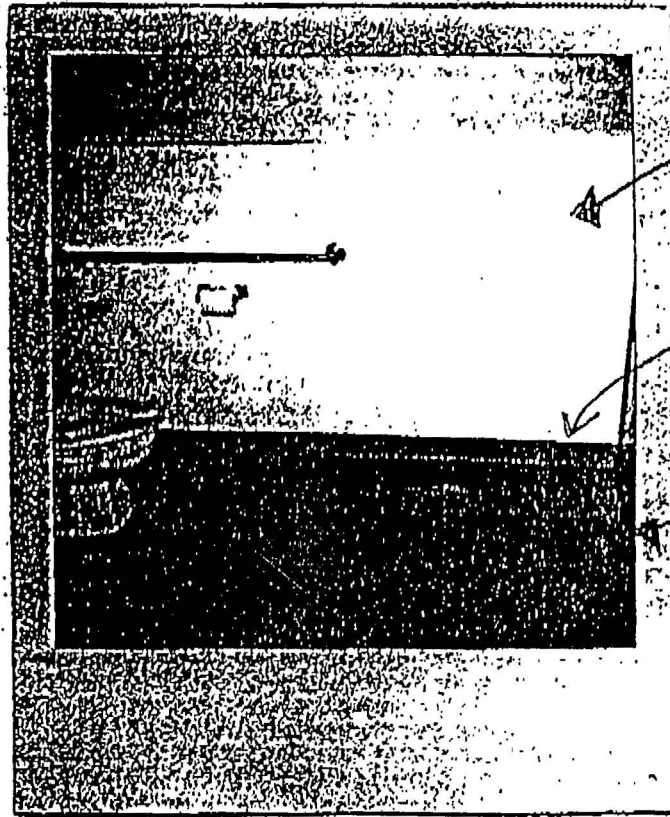
TO: Nick Stark, Curt Price & John May
FROM: Lee Phelps
DATE: April 18, 1991
RE: Floor and Wall Materials for Restroom Areas

The purpose of this memo is to inform you of the new requirements concerning occupancy load and type of construction needed in the restroom areas. In meeting with Mr. John Tucker, Director at the Department of Building and Safety for the City of Las Vegas, he has informed me if the occupancy load exceeds 30 people in the building/unit at one time, we are required by the Building Department to install ceramic tile on the floor and walls of the restrooms. On 3/29/89, we were able to use Marlite on the walls and Armstrong Classic Corlon on the floors of these areas, (see attached). This is still permitted if the occupancy load does not exceed the 30 person maximum. If the occupancy exceeds the maximum allowable, we have the option to appeal to allow us to use Marlite and Armstrong materials. **THIS MUST BE DONE BEFORE** we obtain a permit for the improvements. This will allow construction to price improvements correctly and be completed in a timely manner, without being stopped by the Building Inspector.

If there are any questions on this, or if there is any misunderstanding, let's discuss.

LWP:glp

CC: Tom Ceerle
Terry Hamilton
Mike Lehman, Architects of Orange
Scaggiari's
Bradford H. Miller
Stanley K. Gentzler
Dennis K. Senft
John E. Tucker, LV Bldg & Safety



MARLITE 4"

5" REOD.

(4) COVE TOPS.
BASE

ADMISTRO-ve
CLASSIC
CORLOW

(NO CUSHION)

SPACES 3010 & 3017 RIGEL

PLANS APPROVED - CONSTRUCTION

Does not include Electrical or Plumbing

state no change without approval

No total of plan is not a permit to violate any Ordinance

M.J.

Date 3/29/89

Building Dept. - City of Las Vegas

DEPARTMENT OF BUILDING & SAFETY CITY OF LAS VEGAS

JOB ADDRESS <i>3000 S Rancho</i>			PERMIT NO. <i>4748</i>
LOT NO.	MAP NO.	INSPECTOR <i>75</i>	DATE
SUBDIVISION NAME <i>9-6-88 Rights of Way</i>			PHONE
INSPECTOR SIGNATURE <i>[Signature]</i>			INSPECTION DATE <i>6-12-89</i>

Palma Business Center

PARTIAL INSPECTION - DESCRIPTION

APPROVED **PERMIT REQUIRED** **STOP WORK**

REJECTED - CORRECTION NOTICE - REINSPECTION REQUIRED CALL 799-2071

INSPECT	DESCRIPTION	INSPECT	DESCRIPTION	INSPECT	DESCRIPTION
<input type="checkbox"/> B-1	FOOTING, LAYOUT, REBAR, ZONING	<input type="checkbox"/> P-1	ON SITE SEWER	<input type="checkbox"/> X-2	UNDERGROUND HYDRO
<input type="checkbox"/> B-2	STEM WALL - FORMS & REBAR	<input type="checkbox"/> P-2	ON SITE WATER	<input type="checkbox"/> X-3	UNDERGROUND FINAL/FLOW
<input type="checkbox"/> B-3	PRE-SLAB	<input type="checkbox"/> P-3	BUILDING SEWER (YARD LINES)	<input type="checkbox"/> X-4	SPRINKLER SYSTEM HYDRO
<input type="checkbox"/> B-4	ROOF SHEATHING	<input type="checkbox"/> P-4	UNDERSLAB PLUMBING	<input type="checkbox"/> X-5	FIRE ALARM
<input type="checkbox"/> B-5	FRAMING	<input type="checkbox"/> P-5	TOP OUT-WATER, GAS, WASTE	<input type="checkbox"/> X-6	OTHER
<input type="checkbox"/> B-6	INSULATION	<input type="checkbox"/> P-6	FINAL GAS TEST	<input type="checkbox"/> X-7	FINAL FIRE
<input type="checkbox"/> B-7	DRYWALL NAILING	<input type="checkbox"/> P-7	FINAL PLUMBING		
<input type="checkbox"/> B-8	EXTERIOR LATH/STUCCO			<input type="checkbox"/> E-1	UNDERGROUND ELECTRICAL
<input type="checkbox"/> B-9	WALL GROUT & STEEL	<input type="checkbox"/> M-1	ROUGH VENT	<input type="checkbox"/> E-2	ROUGH ELECTRICAL
<input type="checkbox"/> B-10	<input type="checkbox"/> POOL PRE-GUNITE	<input type="checkbox"/> M-2	HOOD	<input type="checkbox"/> E-3	LOW VOLTAGE ELECTRICAL
<input type="checkbox"/> B-11	<input type="checkbox"/> POOL PRE-PLASTER / FINAL	<input type="checkbox"/> M-3	FINAL MECHANICAL	<input checked="" type="checkbox"/> E-4	SIGN INSPECTION
<input type="checkbox"/> B-12	BUILDING FINAL			<input type="checkbox"/> E-5	FINAL ELECTRICAL
<input type="checkbox"/> B-13	CERT OF OCC	<input type="checkbox"/> X-1	KICKER / FLUSH	<input type="checkbox"/> E-6	TEMP POWER

FINAL INSPECTION BRING HARD CARD WITH FIRE, QUALITY CONTROL & PLANNING APPROVALS SIGNED OFF TO BLDG & SAFETY FOR C of O ISSUANCE (Commercial Only)