

1034 ~~N~~ 22nd St.
N.W.

Debbie Ingraham 1-12-89

NOTICE AND ORDER TO MAKE REPAIRS

TO: RICHARD N. KRESSER
1304 N. 22ND STREET, LAS VEGAS, NV. 89101

As record owner(s) of the building(s) located at 1034 N. 22ND STREET, LAS VEGAS, NEVADA, legally described as PARK NORTH VILLA APARTMENTS, LOT 2, 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: #3:

1. Sec. 1001 (e) UHC

Replace missing front exterior lamp fixture cover.

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

Repair or replace deteriorated roof covering. (Repair or replace.)

3. Sec. 1001 (b) 13 UHC

Weatherstrip front exterior door.

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

All habitable rooms within a dwelling unit shall be provided with natural ventilation by means of operable exterior openings. Other than a fixed window, rework windows to operable condition. Windows shall be capable of being held in position by window hardware. Repair or replace hardware on the window in the master bedroom, they won't seal and lock.

5. L.V.F. Code 5.301 (a)

Install fire extinguisher to each second (2nd) floor apartment. All buildings to meet code.

INTERIOR: UNIT: #3:

6. Sec. 1001 (e) UHC

Replace missing lamp fixture cover in master bedroom.

7. Sec. 1001 (e) UHC

Breaker box in second (2nd) bedroom closet need to be labeled.

INTERIOR: ALL UNITS:

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

Installation of smoke detectors is required. Detectors shall be located in accordance with approved manufacturer's instructions. Install smoke alarms in all apartments and all buildings.

Debbie Ingram 1-12-89

NOTICE & ORDER TO MAKE REPAIRS, CONT:
1304 N. 22ND STREET, UNIT #3:

Page 2

KITCHEN: UNIT: #3:

9. Sec. 1001 (f) UHC The sink trap is leaking. Repair or replace.
10. Sec. 1001 (b) 13 UHC Repair or replace leaking sink faucets.
11. Sec. 1001 (b) 13 UHC
Sec. 701 (e) UHC Replace inoperable electric range, burned out.
12. Sec. 701 (d) UHC Repair or replace refrigerator, won't maintain correct temperature.

INTERIOR / EXTERIOR: UNIT #3:

13. Sec. 1001 (b) 12 UHC The interior and exterior of the building shall be maintained free from insect, vermin and rodent infestation. the extermination processes shall not be injurious to human health.

BATHROOM: UNIT: #3:

14. Sec. 1001 (b) 13 UHC Retile and recaulk tub and shower area and any deteriorated studs in the wall around the tub.
15. Sec. 1001 (f) UHC Replace missing trip plate/tub drain and overflow gasket.
16. Sec. 1001 (b) 13 UHC Repair or replace leaking tub faucets.

Because of these conditions, the Director of the Department of Building and Safety hereby orders **RICHARD N. KRESSER**, 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 : **ROOFING:**
(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.

Debbie Ingram 1-12-89

**NOTICE & ORDER TO MAKE REPAIRS, CONT:
1304 N. 22ND STREET, UNIT #3:**

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

BY ORDER OF:

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

SB:cl