

5101 & 5109 TROWBRIDGE



5117 TROWBRIDGE



5125 & 5133 TROWBRIDGE



BUILDING AND STANDARDS BOARD AGENDA ITEM #5 FOR
WEDNESDAY, MAY 29, 2013

ENVIRONMENTAL SERVICES DEPARTMENT
CODE COMPLIANCE DIVISION

MEMORANDUM
April 29, 2013

TO: The Honorable Chairman and Board Members

THROUGH: Elda Rodriguez-Hefner, Division Manager, Code Compliance Department

FROM: Tom Maguire, C.B.O., Deputy Building Official

SUBJECT: 5101, 5109, 5117, 5125 & 5133 Trowbridge, El Paso, Texas, 79903-3210

The following is a brief chronology of the investigation of the referenced location:

- 1) This apartment complex was first investigated on or about September 28, 2007 and re- inspected on numerous occasions up to May 10, 2013. The structures were found to be in a severe state of disrepair, some units were open and accessible for use by unwanted persons. The multifamily dwellings were built on or about 1956 and 1957, constructed of wood framing with brick veneer. The structures show signs of deterioration due to water damage and lack of maintenance. The roof and ceiling assembly have not been maintained exposing the decaying wood members and roof joists. The carports are dry rotted and in a severe state of disrepair. There are inadequate electrical, plumbing and mechanical systems throughout the complex.
- 2) A certified condemnation letter was mailed to Efren and Maria L. Gonzalez % Escrow Inc.
- 3) Certified notices of the public hearing scheduled for May 29, 2013, were mailed to the owners and all interested parties on May 8, 2013.
- 4) As of April 30, 2013 and May 13, 2013 no taxes are owed.

The owners have been notified of the property violations at this property, to date there has been no response or corrective action taken, and therefore the Department recommends that it be found:

- 1) That the structures be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
- 2) That the structures are not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
- 3) That the structures' certificate of occupancy be revoked; and
- 4) That the structures can be rehabilitated; and
- 5) That the structures be vacated within thirty (30) days; and
- 6) That the structures be secured within thirty (30) days and maintained secure thereafter; and
- 7) That an asbestos survey be obtained and abatement must be done by a certified agency prior to rehabilitation; and
- 8) That the premises be cleaned of all weeds, trash, and debris within thirty (30) days and maintained clean thereafter; and

- 9) That upon failure by the owner/s or any other interested party to comply with the order of the Building and Standards Commission, the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.

Code Compliance Division
August 31, 2012

NOTICE OF VIOLATION

Efren & Maria L. Gonzalez
% Escrow Inc
4464 Eleanor Way
El Paso, Texas 79922-1124

Re: 5101 Trowbridge
Blk: 11 Terry Allen Replat
Lot: 1 Exc S 5 Ft
Zoned: A2
ENHS12-00602
91 7199 9991 7030 7652 1034

To All Owners, Lienholders, and Mortgagees:

An inspection at the above referenced address has revealed that the structure is in violation of the El Paso Municipal Code, Chapter 18.50, Property Maintenance Code, which states:

18.50.108.1 General.

When a structure or equipment is found by the Director to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure or equipment shall be condemned pursuant to the provisions of Title 2.38 of the Municipal Code.

The El Paso Municipal Code Chapter 18.50 International Property Maintenance Code defines unsafe structure as follows:

18.50.108.1.1 Unsafe Structures.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

18.50.108.1.2 Unsafe Equipment

Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers, or other equipment on the premises or within the structure that is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

18.50.108.1.3 Structure Unfit for Human Occupancy.

A structure is unfit for human occupancy whenever the Director finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth or contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by

this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public

The structure located at **5101 Trowbridge is** in violation of the requirements found in the following sections of the 2009 International Property Maintenance Code as adopted in the El Paso City Code, Chapter 18.50, Property Maintenance Code:

- a. All *exterior property, accessory structures and premises* shall be maintained in a clean, safe and sanitary condition, All accessory structures, including *detached* garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]
- b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]
- c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
- d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6,]
- e. All *exterior property and premises*, and the interior of every structure, shall be free from any accumulation of *rubbish* or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]
- f. All structures shall be kept free from insect and rodent *infestation*. All structures in which insects or rodents are found shall be promptly exterminated by *approved* processes that will not be injurious to human health. After *pest elimination*, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
- g. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
- h. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- i. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]
- j. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4,502.4.1, 502.5]
- k. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]

- l. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- m. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- n. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]
- o. The drainage of roofs and paved areas, *yards* and courts, and other open areas on the *premises* shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]
- p. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- q. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- r. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1,604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
- s. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and *approved* manner. [Sec. 605.1, 605.2, 605.3]
- t. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- u. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the *public way*. [Sec. 702.1, 702.2, 702.3, 702.4]
- v. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]
- w. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter. [Sec. 108.2]
- x. The repairs to the structural elements and/or service systems referred to in the previous sections must be completed within 30 days of your receipt of this letter. If, due to the scope and complexity of the work more time is needed, you must make this request to the Environmental Services Department, Code Compliance Division.

As a result of the aforementioned violations, the following action may be taken:

- a. This case is being submitted to the City Prosecutor's Office for court proceedings. The court will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Title 2.38 of the El Paso Municipal Code.

- b. By authority of Chapter 18.02.103.10.3.3 of the El Paso Municipal Code the electrical service at this property may be disconnected at the request of the Environmental Services Department, Code Compliance Division because of Electrical Code violations.

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Code Compliance Division office, 7969 San Paulo Dr., El Paso, Texas, 79907, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at 599-6290.

Rodolfo Huerta Jr
Building Inspector

Code Compliance Division
August 31, 2012

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Efren & Maria L. Gonzalez
% Escrow Inc.
4464 Eleanor Way
El Paso, Texas 79922-1124

Re: 5109 Trowbridge
Blk: 11 Terry Allen Replat
Lot: 2 Exc S 5 Ft
Zoned: A2
ENHS12-00613
91 7199 9991 7030 7652 1041

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An inspection at the above referenced address has revealed that the structure is in violation of the El Paso Municipal Code, Chapter 18.50, Property Maintenance Code, which states:

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The El Paso Municipal Code Chapter 18.50 International Property Maintenance Code defines unsafe structure as follows:

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18.50.108.1.2 Unsafe Equipment

Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers, or other equipment on the premises or within the structure that is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

18.50.108.1.3 Structure Unfit for Human Occupancy.

A structure is unfit for human occupancy whenever the Director finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth or contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by

this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public

The structure located at **5109 TROWBRIDGE** is in violation of the requirements found in the following sections of the 2009 International Property Maintenance Code as adopted in the El Paso City Code, Chapter 18.50, Property Maintenance Code:

- a. All *exterior property, accessory structures and premises* shall be maintained in a clean, safe and sanitary condition, All accessory structures, including *detached* garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]
- b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]
- c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
- d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6,]
- e. All *exterior property and premises*, and the interior of every structure, shall be free from any accumulation of *rubbish* or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]
- f. All structures shall be kept free from insect and rodent *infestation*. All structures in which insects or rodents are found shall be promptly exterminated by *approved* processes that will not be injurious to human health. After *pest elimination*, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
- g. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
- h. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- i. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]
- j. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4,502.4.1, 502.5]
- k. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- l. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]

- m. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- n. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]
- o. The drainage of roofs and paved areas, *yards* and courts, and other open areas on the *premises* shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]
- p. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- q. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- r. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1,604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
- s. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and *approved* manner. [Sec. 605.1, 605.2, 605.3]
- t. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- u. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the *public way*. [Sec. 702.1, 702.2, 702.3, 702.4]
- v. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2]
- w. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]
- x. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter. [Sec. 108.2]
- y. The repairs to the structural elements and/or service systems referred to in the previous sections must be completed within 30 days of your receipt of this letter. If, due to the scope and complexity of the work more time is needed, you must make this request to the Environmental Services Department, Code Compliance Division.

As a result of the aforementioned violations, the following action may be taken:

- a. This case is being submitted to the City Prosecutor's Office for court proceedings. The court will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Title 2.38 of the El Paso Municipal Code.

- b. By authority of Chapter 18.02.103.10.3.3 of the El Paso Municipal Code the electrical service at this property may be disconnected at the request of the Environmental Services Department, Code Compliance Division because of Electrical Code violations.

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

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Should you have any questions regarding this matter, please contact me at 599-6290.

Rodolfo Huerta Jr
Building Inspector

Code Compliance Division
August 31, 2012

NOTICE OF VIOLATION

Efren & Maria L. Gonzalez
% Escrow Inc.
4464 Eleanor Way
El Paso, Texas 79922-1124

Re: 5117 Trowbridge
Blk: 11 Terry Allen Replat
Lot: 3 Exc 5 Ft
Zoned: A2
ENHS12-00614
91 7199 9991 7030 7652 1058

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- f. All structures shall be kept free from insect and rodent *infestation*. All structures in which insects or rodents are found shall be promptly exterminated by *approved* processes that will not be injurious to human health. After *pest elimination*, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
- g. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
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- m. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
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- o. The drainage of roofs and paved areas, *yards* and courts, and other open areas on the *premises* shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]
- p. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- q. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- r. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1,604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
- s. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and *approved* manner. [Sec. 605.1, 605.2, 605.3]
- t. Elevators, dumbwaiters and escalators shall be maintained. [Sec. 606.1, 606.2]
- u. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- v. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the *public way*. [Sec. 702.1, 702.2, 702.3, 702.4]
- w. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2]
- x. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]
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Rodolfo Huerta Jr
Building Inspector

Code Compliance Division
September 4, 2012

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Efren & Maria L. Gonzalez
% Escrow Inc.
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El Paso, Texas 79922-1124

Re: 5125 Trowbridge
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Zoned: A2
ENHS12-00615
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An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

18.50.108.1.2 Unsafe Equipment

Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers, or other equipment on the premises or within the structure that is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

18.50.108.1.3 Structure Unfit for Human Occupancy.

A structure is unfit for human occupancy whenever the Director finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth or contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by

this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public

The structure located at **5125 TROWBRIDGE** is in violation of the requirements found in the following sections of the 2009 International Property Maintenance Code as adopted in the El Paso City Code, Chapter 18.50, Property Maintenance Code:

- a. All *exterior property, accessory structures and premises* shall be maintained in a clean, safe and sanitary condition, All accessory structures, including *detached* garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]
- b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]
- c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
- d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6,]
- e. All *exterior property and premises*, and the interior of every structure, shall be free from any accumulation of *rubbish* or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]
- f. All structures shall be kept free from insect and rodent *infestation*. All structures in which insects or rodents are found shall be promptly exterminated by *approved* processes that will not be injurious to human health. After *pest elimination*, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
- g. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
- h. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- i. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]
- j. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4,502.4.1, 502.5]
- k. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]

- l. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- m. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- n. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]
- o. The drainage of roofs and paved areas, *yards* and courts, and other open areas on the *premises* shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]
- p. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- q. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- r. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1,604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
- s. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and *approved* manner. [Sec. 605.1, 605.2, 605.3]
- t. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- u. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the *public way*. [Sec. 702.1, 702.2, 702.3, 702.4]
- v. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]
- w. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter. [Sec. 108.2]
- x. The repairs to the structural elements and/or service systems referred to in the previous sections must be completed within 30 days of your receipt of this letter. If, due to the scope and complexity of the work more time is needed, you must make this request to the Environmental Services Department, Code Compliance Division.

As a result of the aforementioned violations, the following action may be taken:

- a. This case is being submitted to the City Prosecutor's Office for court proceedings. The court will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Title 2.38 of the El Paso Municipal Code.

- b. By authority of Chapter 18.02.103.10.3.3 of the El Paso Municipal Code the electrical service at this property may be disconnected at the request of the Environmental Services Department, Code Compliance Division because of Electrical Code violations.

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Code Compliance Division office, 7969 San Paulo Dr., El Paso, Texas, 79907, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at 599-6290.

Rodolfo Huerta Jr
Building Inspector

Code Compliance Division
September 4, 2012

NOTICE OF VIOLATION

Efren & Maria I. Gonzalez
% Escrow Inc.
4464 Eleanor Way
El Paso, Texas 79922-1124

Re: 5133 Trowbridge
Blk: 11 Terry Allen Replat
Lot: 5 Exc S 5 Ft
Zoned: A2
ENHS12-00616
91 7199 9991 7030 7652 1072

To All Owners, Lienholders, and Mortgagees:

An inspection at the above referenced address has revealed that the structure is in violation of the El Paso Municipal Code, Chapter 18.50, Property Maintenance Code, which states:

18.50.108.1 General.

When a structure or equipment is found by the Director to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure or equipment shall be condemned pursuant to the provisions of Title 2.38 of the Municipal Code.

The El Paso Municipal Code Chapter 18.50 International Property Maintenance Code defines unsafe structure as follows:

18.50.108.1.1 Unsafe Structures.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

18.50.108.1.2 Unsafe Equipment

Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers, or other equipment on the premises or within the structure that is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

18.50.108.1.3 Structure Unfit for Human Occupancy.

A structure is unfit for human occupancy whenever the Director finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth or contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by

this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public

The structure located at **5133 TROWBRIDGE** is in violation of the requirements found in the following sections of the 2009 International Property Maintenance Code as adopted in the El Paso City Code, Chapter 18.50, Property Maintenance Code:

- a. All *exterior property, accessory structures* and *premises* shall be maintained in a clean, safe and sanitary condition, All accessory structures, including *detached* garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]
- b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]
- c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
- d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6,]
- e. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have *guards*.
 - a. [Sec. 307.1.1]
- f. All *exterior property* and *premises*, and the interior of every structure, shall be free from any accumulation of *rubbish* or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]
- g. All structures shall be kept free from insect and rodent *infestation*. All structures in which insects or rodents are found shall be promptly exterminated by *approved* processes that will not be injurious to human health. After *pest elimination*, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
- h. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
- i. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- j. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]
- k. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4,502.4.1, 502.5]

- l. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- m. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- n. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- o. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]
- p. The drainage of roofs and paved areas, *yards* and courts, and other open areas on the *premises* shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]
- q. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- r. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- s. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1,604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
- t. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and *approved* manner. [Sec. 605.1, 605.2, 605.3]
- u. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- v. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the *public way*. [Sec. 702.1, 702.2, 702.3, 702.4]
- w. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]
- x. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter. [Sec. 108.2]
- y. The repairs to the structural elements and/or service systems referred to in the previous sections must be completed within 30 days of your receipt of this letter. If, due to the scope and complexity of the work more time is needed, you must make this request to the Environmental Services Department, Code Compliance Division.

As a result of the aforementioned violations, the following action may be taken:

- a. This case is being submitted to the City Prosecutor's Office for court proceedings. The court will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Title 2.38 of the El Paso Municipal Code.
- b. By authority of Chapter 18.02.103.10.3.3 of the El Paso Municipal Code the electrical service at this property may be disconnected at the request of the Environmental Services Department, Code Compliance Division because of Electrical Code violations.

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Code Compliance Division office, 7969 San Paulo Dr., El Paso, Texas, 79907, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at 599-6290.

Rodolfo Huerta Jr
Building Inspector

NOTICE OF PUBLIC HEARING

To all interested parties:

The owners, mortgagee, lien holders and any others with a legal interest in the property described below are hereby ordered to appear before the Building and Standards Commission, herein after referred to as the “Commission”, at the following time and place:

LOCATION: City Hall, City Council Chambers, 300 N. Campbell Street, 1st Floor, El Paso, Texas 79901

DATE: May 29, 2013

TIME: 5:30 p.m.

PROPERTY: 5101, 5109, 5117, 5125, and 5133 Trowbridge Drive, EL PASO, TEXAS also described as Lots 1 thru 5, SAVE AND EXCEPT the South 5 feet of said Lots, Block 11, TERRY ALLEN ADDITION, REPLAT, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in Volume 16, Page 13, Real Property Records, El Paso County, Texas.

The Property has been determined to be substandard based upon violations of the minimum standards of the 2009 Building Codes, adopted and incorporated in the El Paso City Code, Chapter 18, more specifically addressed below.

According to the real property records of El Paso County, and other relevant public records, EFREN GONZALEZ and MARIA LUISA GONZALEZ % ESCROW INC., 4464 ELEANOR WAY, El Paso, Texas 79922-1124 is the owner/s, herein after referred to as the “Owner/s” of the Property. If you no longer own or have an interest in the Property, you must execute an affidavit stating that you no longer own or have an interest in the Property and stating the name and last known address of the person who acquired the property from you, if applicable. The affidavit must be delivered in person or by certified mail, return receipt requested, to Code Compliance Division of Environmental Services, 7969 San Paulo Drive, El Paso, Texas 79907, no later than the 20th day after the date you receive this notice. If you do not execute and deliver the affidavit, it will be presumed that you own or have an interest in the Property, even if you do not.

On or about August 18, 2012 an inspection of the Property was conducted by the Environmental Services Division and the following violations were identified:

- a. All exterior property, accessory structures and premises shall be maintained in a clean, safe and sanitary condition, All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]

- b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]
- c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
- d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6,]
- e. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
- f. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
- g. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- h. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4,502.4.1, 502.5]
- i. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- j. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- k. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- l. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]
- m. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- n. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- o. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1,604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]

- p. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. [Sec. 605.1, 605.2, 605.3]
- q. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- r. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]
- s. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]
- t. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter. [Sec. 108.2]

The Owner/s is entitled to show cause that the Property is safe, does not constitute a dangerous structure and should not be declared a nuisance and ordered abated by presenting relevant evidence and testimony. If the Owner/s advocate for repair, then they bear the burden of proof to demonstrate the scope of any work that may be required to bring the property into compliance with Chapter 18.50 and the time it will take to reasonably perform the work. The allowable time periods for repair are governed by Texas Local Government Code, Sections 214.001(h), (i), (j) and (k). Any document relied upon to demonstrate that the Property is safe or that it can be repaired must be presented to the Commission at the hearing, including building plans, specifications, drawings, or reports from professionals and any other relevant documentation.

If the Owner/s fails to comply with the order of the Commission the City may pursue one or more of the following actions:

Perform any and all work necessary to bring the property into compliance with the Commission's order;

Assess civil penalties, provided for in the Commission's order, in an amount not to exceed \$1,000 per day or \$10 per day if the Property has a homestead exemption, that will accrue interest of 10% per year until paid in full;

Appoint a receiver as permitted by state law; and

Any other remedies permitted by state law.

Commission orders may be appealed to the State District Court within 30 days of the Final order. The Commission's authority and procedures in regard to a Dangerous Structure Hearing may be found in Chapter 2.38 of the El Paso City Code and in their duly adopted bylaws. A copy of the ordinance adopting the most current version of Chapter 2.38 is enclosed. The bylaws may be obtained at the Code Compliance Division of Environmental Services, 7969 San Paulo Drive, El Paso, Texas 79907 or by calling (915) 599-6290.

This notice will be recorded in the real property records of El Paso County and will be binding on subsequent grantees, lien holders or other transferees of an interest in the Property.

The City Clerk is ordered to provide notice of this hearing to the record owners and all other interested parties, required by law, who are listed following this notice, and file this notice in the real property records of El Paso County.

FAILURE OF THE OWNER/S AND/OR LIENHOLDER OR MORTGAGEE TO TAKE THE ORDERED ACTION MAY RESULT IN THE CITY TAKING THE ORDERED ACTION AND FILING A LIEN AGAINST THE PROPERTY.

The City of El Paso appreciates your cooperation and prompt attention to remedying the nuisances on the Property. Please do not hesitate to contact me should you have any additional questions, comments or concerns relative to this notice.

APPROVED AS TO FORM

APPROVED AS TO CONTENT

John R. Batoon
Assistant City Attorney

Roger Iveson, C.B.O.
Deputy Building Official

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice regarding the property located at 5101, 5109, 5117, 5125, and 5133 Trowbridge Drive was PUBLISHED in the official City newspaper on the day of _____, 2013.

Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at 5101, 5109, 5117, 5125, and 5133 Trowbridge Drive was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Efren Gonzalez and Maria Luisa Gonzalez
% Escrow Inc.
4464 Eleanor Way
El Paso, Texas 79922-1124

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 5101, 5109, 5117, 5125, and 5133 Trowbridge Drive was HAND-DELIVERED to:

City of El Paso
C/O City Clerk
300 N. Campbell
El Paso, TX 79901

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 5101, 5109, 5117, 5125, and 5133 Trowbridge Drive was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Governor of the Ysleta Del Sur Pueblo Indian Tribe
AKA Tigua Indian Community
119 S. Old Pueblo Road
El Paso, Texas 79907

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 5101, 5109, 5117, 5125, and 5133 Trowbridge Drive was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso Central Appraisal District
5801 Trowbridge Ave.
El Paso, Texas 79925

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 5101, 5109, 5117, 5125, and 5133 Trowbridge Drive was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso County Clerk, Probate Dept.
500 E. San Antonio Avenue, Suite 105
El Paso, Texas 79901

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 5101, 5109, 5117, 5125, and 5133 Trowbridge Drive was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Delgado, Acosta, Spencer
Linebarger, Heard & Perez, LLP
Attn: Bonnie Cooper
221 N. Kansas Suite 1400
El Paso, TX 79901

Date: _____

Time: _____

Inspector: _____

I certify that a true and correct copy of the foregoing Notice was POSTED at 5101, 5109, 5117, 5125 and 5133 Trowbridge Drive, El Paso, Texas.

Date: _____

Time: _____

Inspector: _____



UNSAFE STRUCTURES REPORT

ENVIRONMENTAL SERVICES

DATE OF EXAMINATION: May 10, 2013

REP. DISTRICT: 2

ADDRESS: 5101 Trowbridge

ZONED: A-2

LEGAL DESCRIPTION: 11 Terry Allen Replat 1 Exc S 5 Ft (15828 Sq Ft)

OWNER: Efren Gonzalez and Maria Luisa Gonzalez % Escrow Inc.
ADDRESS: 4464 Eleanor Way
El Paso, Texas 79912-1124

BUILDING USE: Multi-family one story dwellings

TYPE OF CONSTRUCTION: V, Wood frame, brick veneer

FOOTINGS: Concrete

CONDITION: Unable to determine condition of footing due to subterranean placement. A structural engineer should be hired to evaluate the actual condition and submit a report to this department on all corrective actions required to bring the footings up to minimum code compliance.

FOUNDATION WALL: N/A

CONDITION: N/A

FLOOR STRUCTURE: Concrete slab on grade covered with carpet, linoleum and/or vinyl tile.

CONDITION: Fair to poor. Unable to determine condition due to placement of floor covering. A structural engineer should be hired to evaluate the actual condition and submit a report to this department on all corrective actions required to bring the floor structure up to minimum code compliance.

EXTERIOR WALLS: Brick and mortar veneer

HEIGHT: 8'- 10' +/-

THICKNESS: 3"- 4" +/-

CONDITION: Fair to bad. Due to lack of maintenance and element exposure, some minor repairs and/or painting is required. There are several structural cracks at the mortar joints that will compromise the structural integrity to the interior walls. A structural engineer should be hired to evaluate the actual condition and submit a report to this department on all corrective actions required to bring the exterior walls up to minimum code compliance.

INTERIOR WALLS & CEILINGS: (walls) 2x4 wood framing w/ sheetrock finish, (ceiling) 2x6 wood framing w/sheetrock finish. Both have interior texture and paint finish

CONDITION: Bad to worse. There are holes throughout the walls in 7 out of the 8 units and the ceilings contain water damage and holes. Unit #2 is completely gutted out, exposing the wood framing on both walls and ceiling. A structural engineer should be hired to evaluate the actual condition and submit a report to this department on all corrective actions required to bring the interior walls up to minimum code compliance.

ROOF STRUCTURE: Wood framing Truss style system with 1x8 wood decking and asphalt shingle covering.

CONDITION: Fair to bad: some areas show advanced signs of deteriorating wood decking. The carport roof structure shows extensive signs of deterioration due to lack of maintenance. A registered roofing contractor or building contractor must be hired to evaluate the roofing system and submit a report of required corrections to bring the roof system into code compliance.

DOORS, WINDOWS, ETC.: Exterior doors: solid core with glass window. Interior doors: hollow core. Windows: Crank style metal frame with multi glass panes.

CONDITION: Poor to bad. Several units have broken doors and missing door hardware. Windows on several units have broken or missing glass panes. Will need to repair or replace all doors and windows, so they are operational and meet egress requirements.

MEANS OF EGRESS: Does not meet code requirements.

CONDITION: Poor. Will need to repair or replace all doors and windows, so they are operational and meet egress requirements.

PLUMBING: A licensed plumber should be hired to bring system up to code.

ELECTRICAL: A licensed electrician should be hired to bring system up to code.

MECHANICAL: A licensed mechanical contractor should be hired to bring system up to code.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: Appx: 22 +/-

WARNING POSTED: YES **BARRICADED:** **POLICE AID REQD.:** YES

REMARKS: This multifamily dwelling structure was built in 1956 of concrete slab on grade with wood framing and brick and mortar veneer. The structure is showing signs of advanced deterioration and multiple unsafe conditions. The department recommends that the certificate of occupancy be revoked. That the structure can be rehabilitated. That the structure be vacated within thirty (30) days. That the structure be secured within thirty (30) days and maintained secure thereafter. That the structure have an asbestos survey and abatement done by a certified agency prior to rehabilitation. That the property be cleaned of all weeds, trash and debris within thirty (30) days and maintained clean thereafter

Rodolfo Huerta Jr
Building Inspector



UNSAFE STRUCTURES REPORT

ENVIRONMENTAL SERVICES

DATE OF EXAMINATION: May 10, 2013

REP. DISTRICT: 2

ADDRESS: 5109 Trowbridge

ZONED: A-2

LEGAL DESCRIPTION: 11 Terry Allen Replat 2 Exc S 5 Ft (15828 Sq Ft)

OWNER: Efen Gonzalez and Maria Luisa Gonzalez % Escrow Inc.

ADDRESS: 4464 Eleanor Way
El Paso, Texas 79912-1124

BUILDING USE: Multi-family one story dwellings

TYPE OF CONSTRUCTION: V, Wood frame and brick veneer

FOOTINGS: Concrete

CONDITION: Unable to determine condition of footing due to subterranean placement. A structural engineer should be hired to evaluate the actual condition and submit a report to this department on all corrective actions required to bring the footings up to minimum code compliance.

FOUNDATION WALL: N/A

CONDITION: N/A

FLOOR STRUCTURE: Concrete slab on grade covered with carpet, linoleum and/or vinyl tile.

CONDITION: Fair to poor. Unable to determine condition due to placement of floor covering. A structural engineer should be hired to evaluate the actual condition and submit a report to this department on all corrective actions required to bring the floor structure up to minimum code compliance.

EXTERIOR WALLS: Brick and mortar veneer

HEIGHT: 8' - 10' +/-

THICKNESS: 3" - 4" +/-

CONDITION: Fair to bad. Due to lack of maintenance and element exposure, some minor repairs and/or painting is required. There are several structural cracks at the mortar joints that will compromise the structural integrity to the interior walls. There is a stand-alone brick wall at the front entrance to the courtyard that is collapsing. A structural engineer should be hired to evaluate the actual condition and submit a report to this department on all corrective actions required to bring the exterior walls up to minimum code compliance.

INTERIOR WALLS & CEILINGS: (walls) 2x4 wood framing w/ sheetrock finish, (ceiling) 2x6 wood framing w/sheetrock finish. Both have interior texture and paint finish

CONDITION: Bad to worse. There are holes throughout the walls in most of the 8 units and the ceilings have water damage, holes and/or are nonexistent. A structural engineer should be hired to evaluate the actual condition and submit a report to this department on all corrective actions required to bring the interior walls up to minimum code compliance.

ROOF STRUCTURE: Wood framing Truss style system with 1x8 wood decking and asphalt shingle covering.

CONDITION: Fair to bad: Some areas show advanced signs of deteriorating wood decking and asphalt roof shingles in a state of disrepair. A registered roofing contractor or building contractor must be hired to evaluate the roofing system and submit a report of required corrections to bring the roof system into code compliance.

DOORS, WINDOWS, ETC.: Exterior doors: solid core. Interior doors: hollow core. Windows: Crank style metal frame with multi glass panes.

CONDITION: Poor to bad. Several units have broken doors and missing door hardware and glass panes; several units have broken or missing glass panes. Will need to repair or replace all doors and windows, so they are operational and meet egress requirements.

MEANS OF EGRESS: Does not meet code requirements.

CONDITION: Poor. Will need to repair or replace all doors and windows, so they are operational and meet egress requirements.

PLUMBING: A licensed plumber should be hired to bring system up to code.

ELECTRICAL: A licensed electrician should be hired to bring system up to code.

MECHANICAL: A licensed mechanical contractor should be hired to bring system up to code.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: Appx: 18 +/-

WARNING POSTED: YES **BARRICADED:** **POLICE AID REQD.:** YES

REMARKS: This multifamily dwelling structure was built in 1956 of concrete slab on grade with wood framing and brick and mortar veneer. The structure is showing signs of advanced deterioration and multiple unsafe conditions. The department recommends that the certificate of occupancy be revoked. That the structure can be rehabilitated. That the structure be vacated within thirty (30) days. That the structure be secured within thirty (30) days and maintained secure thereafter. That the structure have an asbestos survey and abatement done by a certified agency prior to rehabilitation. That the property be cleaned of all weeds, trash and debris within thirty (30) days and maintained clean thereafter.

Rodolfo Huerta Jr
Building Inspector



UNSAFE STRUCTURES REPORT

ENVIRONMENTAL SERVICES

DATE OF EXAMINATION: May 10, 2013

REP. DISTRICT: 2

ADDRESS: 5117 Trowbridge

ZONED: A-2

LEGAL DESCRIPTION: 11 Terry Allen Replat 3 Exc S 5 Ft (15828 Sq Ft)

OWNER: Efren Gonzalez and Maria Luisa Gonzalez % Escrow Inc.

ADDRESS: 4464 Eleanor Way
El Paso, Texas 79912-1124

BUILDING USE: Multi-family one story dwellings

TYPE OF CONSTRUCTION: V, Wood frame, brick veneer

FOOTINGS: Concrete

CONDITION: Unable to determine condition of footing due to subterranean placement. A structural engineer should be hired to evaluate the actual condition and submit a report to this department on all corrective actions required to bring the footings up to minimum code compliance.

FOUNDATION WALL: N/A

CONDITION: N/A

FLOOR STRUCTURE: Concrete slab on grade covered with carpet, linoleum and/or vinyl tile.

CONDITION: Fair to poor. Unable to determine condition due to placement of floor covering. A structural engineer should be hired to evaluate the actual condition and submit a report to this department on all corrective actions required to bring the floor structure up to minimum code compliance.

EXTERIOR WALLS: Brick and mortar veneer

HEIGHT: 8' - 10' +/-

THICKNESS: 3'' - 4'' +/-

CONDITION: Fair to bad. Due to lack of maintenance and element exposure, some minor repairs and/or painting is required. There are several structural cracks at the mortar joints that will compromise the structural integrity to the interior walls. A structural engineer should be hired to evaluate the actual condition and submit a report to this department on all corrective actions required to bring the exterior walls up to minimum code compliance.

INTERIOR WALLS & CEILINGS: (walls) 2x4 wood framing w/ sheetrock finish, (ceiling) 2x6 wood framing w/sheetrock finish. Both have interior texture and paint finish

CONDITION: Bad to worse, there are holes and water damage throughout most of the walls and ceilings in most of the 8 apartments. A structural engineer should be hired to evaluate the actual condition and submit a report to this department on all corrective actions required to bring the interior walls up to minimum code compliance.

ROOF STRUCTURE: Wood framing Truss style system with 1x8 wood decking and asphalt shingle covering.

CONDITION: Fair to bad: Some areas show advanced signs of deteriorating wood decking and roof shingles in a state of disrepair. A registered roofing contractor or building contractor must be hired to evaluate the roofing system and submit a report of required corrections to bring the roof system into code compliance.

DOORS, WINDOWS, ETC.: Exterior doors: solid core. Interior doors: hollow core. Windows: Crank style metal frame with multi glass panes.

CONDITION: Poor to bad. Several units have broken doors and missing door hardware and glass panes; several units have broken or missing glass panes. Will need to repair or replace all doors and windows, so they are operational and meet egress requirements.

MEANS OF EGRESS: Does not meet code requirements.

CONDITION: Poor. Will need to repair or replace all doors and windows, so they are operational and meet egress requirements.

PLUMBING: A licensed plumber should be hired to bring system up to code.

ELECTRICAL: A licensed electrician should be hired to bring system up to code.

MECHANICAL: A licensed mechanical contractor should be hired to bring system up to code.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: Appx: 9 +/-

WARNING POSTED: YES **BARRICADED:** **POLICE AID REQD.:** YES

REMARKS: This multifamily dwelling structure was built in 1956 of concrete slab on grade with wood framing and brick and mortar veneer. The structure is showing signs of advanced deterioration and multiple unsafe conditions. The department recommends that the certificate of occupancy be revoked. That the structure can be rehabilitated. That the structure be vacated within thirty (30) days. That the structure be secured within thirty (30) days and maintained secure thereafter. That the structure have an asbestos survey and abatement done by a certified agency prior to rehabilitation. That the property be cleaned of all weeds, trash and debris within thirty (30) days and maintained clean thereafter.

Rodolfo Huerta Jr
Building Inspector



UNSAFE STRUCTURES REPORT

ENVIRONMENTAL SERVICES

DATE OF EXAMINATION: May 10, 2013

REP. DISTRICT: 2

ADDRESS: 5125 Trowbridge

ZONED: A-2

LEGAL DESCRIPTION: 11 Terry Allen Replat 4 Exc S 5 Ft (15828 Sq Ft)

OWNER: Efren Gonzalez and Maria Luisa Gonzalez % Escrow Inc.

ADDRESS: 4464 Eleanor Way
El Paso, Texas 79912-1124

BUILDING USE: Multi-family one story dwellings

TYPE OF CONSTRUCTION: V, Wood frame and brick veneer

FOOTINGS: Concrete

CONDITION: Unable to determine condition of footing due to subterranean placement. A structural engineer should be hired to evaluate the actual condition and submit a report to this department on all corrective actions required to bring the footings up to minimum code compliance.

FOUNDATION WALL: N/A

CONDITION: N/A

FLOOR STRUCTURE: Concrete slab on grade covered with carpet, linoleum and/or vinyl tile.

CONDITION: Fair to poor. Unable to determine condition due to placement of floor covering. A structural engineer should be hired to evaluate the actual condition and submit a report to this department on all corrective actions required to bring the floor structure up to minimum code compliance.

EXTERIOR WALLS: Brick and mortar veneer

HEIGHT: 8' - 10' +/-

THICKNESS: 3" - 4" +/-

CONDITION: Fair to bad. Due to lack of maintenance and element exposure, some minor repairs and/or painting is required. There are several structural cracks at the mortar joints that will compromise the structural integrity to the interior walls. A structural engineer should be hired to evaluate the actual condition and submit a report to this department on all corrective actions required to bring the exterior walls up to minimum code compliance

INTERIOR WALLS & CEILINGS: (walls) 2x4 wood framing w/ sheetrock finish, (ceiling) 2x6 wood framing w/sheetrock finish. Both have interior texture and paint finish

CONDITION: Bad to worse. There are holes throughout the walls in most of the 8 units and the ceilings have water damage, holes and/or are nonexistent. A structural engineer should be hired to evaluate the actual condition and submit a report to this department on all corrective actions required to bring the interior walls up to minimum code compliance.

ROOF STRUCTURE: Wood framing Truss style system with 1x8 wood decking and asphalt shingle covering.

CONDITION: Fair. Reroof with required permit is unable to pass final inspection due to missing A/C units and hardware. The carport roof structure shows extensive signs of deterioration due to lack of maintenance. A registered roofing contractor or building contractor must be hired to evaluate the roofing system and submit a report of required corrections to bring the roof system into code compliance.

DOORS, WINDOWS, ETC.: Exterior doors: solid core. Interior doors: hollow core. Windows: Louvered style with metal frame and multiple horizontal glass panes.

CONDITION: Poor to bad. Several units have broken doors and missing door hardware and glass panes; several units have broken or missing glass panes. Will need to repair or replace all doors and windows, so they are operational and meet egress requirements.

MEANS OF EGRESS: Does not meet code requirements.

CONDITION: Poor. Will need to repair or replace all doors and windows, so they are operational and meet egress requirements.

PLUMBING: A licensed plumber should be hired to bring system up to code.

ELECTRICAL: A licensed electrician should be hired to bring system up to code.

MECHANICAL: A licensed mechanical contractor should be hired to bring system up to code.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: Appx: 18 +/-

WARNING POSTED: YES **BARRICADED:** **POLICE AID REQD.:** YES

REMARKS: This multifamily dwelling structure was built in 1956 of concrete slab on grade with wood framing and brick and mortar veneer. The structure is showing signs of advanced deterioration and multiple unsafe conditions. The department recommends that the certificate of occupancy be revoked. That the structure can be rehabilitated. That the structure be vacated within thirty (30) days. That the structure be secured within thirty (30) days and maintained secure thereafter. That the structure have an asbestos survey and abatement done by a certified agency prior to rehabilitation. That the property be cleaned of all weeds, trash and debris within thirty (30) days and maintained clean thereafter.

Rodolfo Huerta
Building Inspector



UNSAFE STRUCTURES REPORT

ENVIRONMENTAL SERVICES

DATE OF EXAMINATION: May 10, 2013

REP. DISTRICT: 2

ADDRESS: 5133 Trowbridge

ZONED: A-2

LEGAL DESCRIPTION: 11 Terry Allen Replat 5 Exc S 5 Ft (15828 Sq Ft)

OWNER: Efren Gonzalez and Maria Luisa Gonzalez % Escrow Inc.

ADDRESS: 4464 Eleanor Way
El Paso, Texas 79912-1124

BUILDING USE: Multi- family one story dwellings

TYPE OF CONSTRUCTION: V, Wood frame and brick veneer

FOOTINGS: Concrete

CONDITION: Unable to determine condition of footing due to subterranean placement. A structural engineer should be hired to evaluate the actual condition and submit a report to this department on all corrective actions required to bring the footings up to minimum code compliance.

FOUNDATION WALL: N/A

CONDITION: N/A

FLOOR STRUCTURE: Concrete slab on grade covered with carpet, linoleum and/or vinyl tile.

CONDITION: Fair to poor. Unable to determine condition due to placement of floor covering. A structural engineer should be hired to evaluate the actual condition and submit a report to this department on all corrective actions required to bring the floor structure up to minimum code compliance.

EXTERIOR WALLS: Brick and mortar veneer

HEIGHT: 8'- 10' +/-

THICKNESS: 3"- 4" +/-

CONDITION: Fair to bad. Due to lack of maintenance and element exposure, some minor repairs and/or painting is required. There are several structural cracks at the mortar joints that will compromise the structural integrity to the interior walls. A structural engineer should be hired to evaluate the actual condition and submit a report to this department on all corrective actions required to bring the exterior walls up to minimum code compliance.

INTERIOR WALLS & CEILINGS: (walls) 2x4 wood framing w/ sheetrock finish, (ceiling) 2x6 wood framing w/sheetrock finish. Both have interior texture and paint finish

CONDITION: Bad to worse. There are holes throughout the walls in most of the 8 units and the ceilings have water damage, holes and/or are nonexistent. A structural engineer should be hired to evaluate the actual condition and submit a report to this department on all corrective actions required to bring the interior walls up to minimum code compliance.

ROOF STRUCTURE: Wood framing Truss style system with 1x8 wood decking and asphalt shingle covering.

CONDITION: Fair. Reroof with required permit is unable to pass final inspection due to missing A/C units and hardware. The carport roof structure shows extensive signs of deterioration due to lack of maintenance. A registered roofing contractor or building contractor must be hired to evaluate the roofing system and submit a report of required corrections to bring the roof system into code compliance.

DOORS, WINDOWS, ETC.: Exterior doors: solid core; Interior doors: hollow core. Windows: Crank style metal frame with multi glass panes.

CONDITION: Poor to bad. Several units have broken doors and missing door hardware and glass panes; several units have broken or missing glass panes. Will need to repair or replace all doors and windows, so they are operational and meet egress requirements.

MEANS OF EGRESS: Does not meet code requirements.

CONDITION: Poor. Will need to repair or replace all doors and windows, so they are operational and meet egress requirements.

PLUMBING: A licensed plumber should be hired to bring system up to code.

ELECTRICAL: A licensed electrician should be hired to bring system up to code.

MECHANICAL: A licensed mechanical contractor should be hired to bring system up to code.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: Appx: 16 +/-

WARNING POSTED: YES **BARRICADED:** **POLICE AID REQD.:** YES

REMARKS: This multifamily dwelling structure was built in 1957 of concrete slab on grade with wood framing and brick and mortar veneer. The structure is showing signs of advanced deterioration and multiple unsafe conditions. The department recommends that the certificate of occupancy be revoked. That the structure can be rehabilitated. That the structure be vacated within thirty (30) days. That the structure be secured within thirty (30) days and maintained secure thereafter. That the structure have an asbestos survey and abatement done by a certified agency prior to rehabilitation. That the property be cleaned of all weeds, trash and debris within thirty (30) days and maintained clean thereafter.

Rodolfo Huerta
Building Inspector

Appraisal & Collection Technologies - EL PASO

Action Edit Query Record Field Help Entitlements Accounts Statements Window

ORACLE

Account Status

Prev_Acc... Next Acc... Prev_Owner Next Owner Acct History Acct Summary **Notes** Documents Go To:

EVAR ACT8006 v1.234 04/30/2013 10:50: ACTEP

STATUS DETAIL Expand Fees Summary

Account Information

Account No. T188-999-0110-0100 Roll Code REAL PROPERTY

Certified Owner GONZALEZ EFREN & MARIA L

Parcel Address 5101 TROWBRIDGE DR

Amount Due as of 04/30/2013 CAD No. 360724

Tax Units

Tax Unit Description

List of Tax Units

1 3 6 7 8 8005

AG INCLUDED Remove Fees Countywide

Tax Unit, Yr, Rec. Type

Tax Unit Year Rec. Type Multi Select

Amount Due/Paid Information

Year	Gross Value	H	O	V	D	Base Levy	Paid Levy	Write-Off	Remaining Levy	Fees	Refund	Amount Due
2012	\$130,000					\$3,391.34	\$3,391.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$130,000					\$3,664.24	\$3,664.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$140,000					\$3,558.17	\$3,558.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$140,000					\$3,487.87	\$3,487.87	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$126,914					\$3,171.31	\$3,171.31	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007	\$117,193					\$2,952.23	\$2,952.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	\$124,732					\$3,610.01	\$3,610.01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	\$75,766					\$2,365.72	\$2,365.72	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	\$75,766					\$2,353.44	\$2,353.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals						\$54,050.52	\$54,050.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Last Payment Date Last Payer

Alert

9:50 AM 4/30/2013

Appraisal & Collection Technologies - EL PASO

Action Edit Query Record Field Help Entitlements Accounts Statements Window

ORACLE

Account Status

Prev_Acc... Next Acc... Prev_Owner Next Owner Acct History Acct Summary **Notes** Documents Go To: _____

EVAR ACT8006 v1.234 04/30/2013 10:50: ACTEP

STATUS DETAIL Expand Fees Summary

Account Information

Account No. T188-999-0110-1000 Roll Code REAL PROPERTY

Certified Owner GONZALEZ EFREN & MARIA L

Parcel Address 5109 TROWBRIDGE DR

Amount Due as of 04/30/2013 CAD No. 401424

Tax Units

Tax Unit Description

List of Tax Units

1 3 6 7 8 8005

AG INCLUDED Remove Fees Countywide

Tax Unit, Yr, Rec. Type

Tax Unit Year Rec. Type Multi Select

Amount Due/Paid Information

Year	Gross Value	H	O	V	D	Base Levy	Paid Levy	Write-Off	Remaining Levy	Fees	Refund	Amount Due
2012	\$130,000					\$3,391.34	\$3,391.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$130,000					\$3,664.24	\$3,664.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$140,741					\$3,577.01	\$3,577.01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$140,000					\$3,487.87	\$3,487.87	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$117,940					\$2,947.07	\$2,947.07	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007	\$117,193					\$2,952.23	\$2,952.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	\$113,834					\$3,294.60	\$3,294.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	\$69,215					\$2,161.17	\$2,161.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	\$69,215					\$2,149.95	\$2,149.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals						\$50,403.94	\$50,403.94	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Last Payment Date Last Payer

Alert

9:51 AM 4/30/2013



Account Status

Prev. Acc... Next Acc... Prev. Owner Next Owner Acct History Acct Summary **Notes** Documents Go To:

EVAR ACT8006 v1.234 04/30/2013 10:51: ACTEP

STATUS DETAIL Expand Fees Summary

Account Information

Account No. T198-999-0110-1900 Roll Code REAL PROPERTY

Certified Owner GONZALEZ EFREN & MARIA L

Parcel Address 5117 TROWBRIDGE DR

Amount Due as of 04/30/2013 CAD No. 296666

Tax Units

Tax Unit Description

List of Tax Units 1 3 6 7 8 8005

AG INCLUDED Remove Fees Countywide

Tax Unit, Yr, Rec. Type

Tax Unit Year Rec. Type Multi Select

Amount Due/Paid Information

Year	Gross Value	H	O	V	D	Base Levy	Paid Levy	Write-Off	Remaining Levy	Fees	Refund	Amount Due
2012	\$130,000					\$3,391.34	\$3,391.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$130,000					\$3,664.24	\$3,664.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$140,000					\$3,558.17	\$3,558.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$140,000					\$3,487.87	\$3,487.87	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$134,540					\$3,361.86	\$3,361.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007	\$117,193					\$2,952.23	\$2,952.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	\$132,256					\$3,827.78	\$3,827.78	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	\$80,320					\$2,507.92	\$2,507.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	\$80,320					\$2,494.90	\$2,494.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals						\$52,346.44	\$52,346.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Last Payment Date Last Payer Alert

Appraisal & Collection Technologies - EL PASO

Action Edit Query Record Field Help Entitlements Accounts Statements Window

ORACLE

Account Status

Prev_Acc... Next Acc... Prev_Owner Next Owner Acct History Acct Summary **Notes** Documents Go To: _____

EVAR ACT8006 v1.235 05/13/2013 11:33 ACTEP

STATUS DETAIL Expand Fees Summary

Account Information

Account No. **T188-999-0110-2800** Roll Code REAL PROPERTY

Certified Owner GONZALEZ EFREN & MARIA L

Parcel Address 5125 TROWBRIDGE DR

Amount Due as of 05/13/2013 CAD No. 284124

Tax Units

Tax Unit Description

List of Tax Units

1 3 6 7 8 8005

AG INCLUDED Remove Fees Countywide

Tax Unit, Yr, Rec. Type

Tax Unit _____

Year _____

Rec. Type _____

Multi Select

Amount Due/Paid Information

Year	Gross Value	H	O	V	D	Base Levy	Paid Levy	Write-Off	Remaining Levy	Fees	Refund	Amount Due
2012	\$130,000					\$3,391.34	\$3,391.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$130,000					\$3,664.24	\$3,664.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$140,608					\$3,573.62	\$3,573.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$140,000					\$3,487.87	\$3,487.87	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$129,332					\$3,231.72	\$3,231.72	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007	\$117,193					\$2,952.23	\$2,952.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	\$127,148					\$3,679.94	\$3,679.94	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	\$77,212					\$2,410.88	\$2,410.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	\$77,212					\$2,398.37	\$2,398.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals						\$53,763.02	\$53,763.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Last Payment Date _____

Last Payer _____

Alert

10:33 AM 5/13/2013

Appraisal & Collection Technologies - EL PASO

Action Edit Query Record Field Help Entitlements Accounts Statements Window

ORACLE

Account Status

Prev. Acc... Next Acc... Prev. Owner Next Owner Acct History Acct Summary **Notes** Documents Go To: _____

EVAR ACT8006 v1.235 05/13/2013 11:34: ACTEP

STATUS DETAIL Expand Fees Summary

Account Information

Account No. T188-999-0110-3700 Roll Code REAL PROPERTY

Certified Owner GONZALEZ EFREN & MARIA L

Parcel Address 5133 TROWERIDGE DR

Amount Due as of 05/13/2013 CAD No. 324571

Tax Units

Tax Unit Description

List of Tax Units

1 3 6 7 8 8005

AG INCLUDED Remove Fees Countywide

Tax Unit, Yr, Rec. Type

Tax Unit _____

Year _____

Rec. Type _____

Multi Select

Amount Due/Paid Information

Year	Gross Value	H	O	V	D	Base Levy	Paid Levy	Write-Off	Remaining Levy	Fees	Refund	Amount Due
2012	\$130,000					\$3,391.34	\$3,391.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$130,000					\$3,664.24	\$3,664.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$140,000					\$3,558.17	\$3,558.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$140,000					\$3,487.87	\$3,487.87	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$137,376					\$3,432.72	\$3,432.72	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007	\$117,193					\$2,952.23	\$2,952.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	\$137,168					\$3,969.93	\$3,969.93	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	\$83,208					\$2,598.10	\$2,598.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	\$83,208					\$2,584.60	\$2,584.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals						\$48,336.87	\$48,336.87	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Last Payment Date _____

Last Payer _____

Alert

10:35 AM 5/13/2013