BUILDING AND STANDARDS BOARD AGENDA ITEM # ___ FOR WEDNESDAY, JANUARY 25, 2006

DEVELOPMENT SERVICES
BUILDING PERMITS AND INSPECTIONS

MEMORANDUM
January 13, 2006

TO: The Honorable Chairman and Board Members

THROUGH: R. Alan Shubert, P. E., C.B.O. – Development Services Director

FROM: Bill Stern, C.B.O., Residential Inspector Supervisor

SUBJECT: 8937 Pence Way

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

1) First investigated December 13, 2005. This is an open and abandoned single-family dwelling. with adobe and stucco exterior walls built in 1952. The main structure was set on fire on December 12th, 2005 and an accessory structure in the rear of the property that already has collapsed. The structure was found to be in an advanced state of disrepair with large cracks in the exterior walls of the bedrooms, bathrooms and kitchen. Some of the mentioned cracks are without stucco and have deteriorated due to a lack of maintenance. .
2) A certified condemnation letter was mailed to Martha C. Holguin (ET AL), 8939 Pence Way, El Paso, Texas 79907.
3) Certified notices of the public hearing scheduled for January 25,2006 were mailed to the owners and all interested parties on January 10, 2006.
4) There has been no response from the owner.
5) As of January 13, 2006, $21,060.16 are owed on taxes.

The Department recommends that it be found:

1) That the main structure and accessory building be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
2) That the buildings are not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
3) That the structure's certificate of occupancy be revoked; and
4) Since the owner has failed to supply any drawings, plans, or reports to indicate otherwise, the buildings cannot be repaired; and
5) That the main structure and accessory building be demolished within 30 days; and
6) That the premises be cleaned of all weeds, trash, and debris within 30 days.; and
7) That upon failure by the owner 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.

Copy

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

R. ALAN SHUBERT, PE, CBO
DEVELOPMENT SERVICES DIRECTOR

CITY COUNCIL
ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
J. ALEXANDRO LOZANO, DISTRICT 3
MELINA CASTRO, DISTRICT 4
PRESI ORTEGA, JR., DISTRICT 5
EDDIE HOLGUIN JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

BUILDING PERMITS AND INSPECTIONS

BUILDING STANDARDS ENFORCEMENT
December 15, 2005

Martha C. Holguin (ET AL)
8939 Pence Way
El Paso, Texas 79907-5420

Re: 8937 Pence Way
Lot: 6
Blk: 1, Lydia Dixon
Zoned: R-4
COD05-19380
Certified Mail Receipt #
7105 8873 0193 6300 0371

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 International Property Maintenance Code, which states:

> **18.50.106.1 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 Chapter 2.38 of this code.

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

> **18.50.106.1.1 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.

18.50.106.1.2 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.

18.50.106.1.3 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 8937 Pence Way has the following violations:

a. The foundation has not been maintained in a safe manner. [Sec.305.4]

b. The floors have not been maintained in a safe manner. [Sec.305.4]

c. The walls have not been maintained in a safe manner free of holes and cracks. [Sec.304.6]

d. The roof structure has not been maintained free of defects that may cause leaks. [Sec304.7]

e. The means of egress is/are inadequate and do not meet minimum code requirements. [Sec702.4]

f. The plumbing system is inadequate and does not meet minimum code requirements. [Sec504.1]

g. The electrical system is inadequate and does not meet minimum code requirements. [Sec604.3]

h. The HVAC system is inadequate and does not meet minimum code requirements. [Sec603.1]

i. The structure is open and accessible to unauthorized entry. [Sec301.3]

j. The premises are full of weeds, trash, and debris [Sec302.1 & Sec302.4].

k. 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. [Sec108.2]

8937 Pence Way

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

a. This case is being submitted to the City Building and Standards Commission for unsafe structures proceedings. The City Building and Standards Commission will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Chapter 2.38 of the El Paso Municipal Code.

b. By authority of Chapter 18.02.103.9.3 of the El Paso Municipal Code the electrical service at this property may be disconnected at the request of the Building Permits and Inspections Department 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 Housing Compliance Office of the Building Permits and Inspections, 5th floor, City Hall, 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 541-4800.

FOR THE DIRECTOR FOR DEVELOPMENT SERVICES:

Wayne Fannin

Wayne Fannin
Building Inspector

WF/rl

Firmbook Report

12/16/2005-12/16/2005

CMN	TRACKING	NAME	ADDRESS	
7105 8873 0193 6300 0364	8937 PENCE WAY	MARTHA C. HOLGUIN (ET AL)	8939 PENCE WAY	EL PASO TX 79907-5420
7105 8873 0193 6300 0371	8937 PENCE WAY	MARTHA C. HOLGUIN (ET AL)	8939 PENCE WAY	EL PASO TX 79907-5420
7105 8873 0193 6300 0395	8937 PENCE WAY	TEXAS GAS SERVICE ATTN: JAIME CARLOS	4700 POLLARD ST.	EL PASO TX 79930
7105 8873 0193 6300 0401	8937 PENCE WAY	TEXAS GAS SERVICE ATTN: BEA AGUILAR	4700 POLLARD ST.	EL PASO TX 79930
7105 8873 0193 6300 0418	8937 PENCE WAY	EL PASO ELECTRIC CO. 123 W. MILLS AVE.		EL PASO TX 79901
7105 8873 0193 6300 0425	716 E 4TH AKA 714	OSCAR R. RAMIREZ MANUELA C RAMIREZ	716 E. 4TH AVE.	EL PASO TX 79901-2908
7105 8873 0193 6300 0432	716 E 4TH AKA 714	TEXAS GAS SERVICE ATTN: BEA AGUILAR	4700 POLLARD ST.	EL PASO TX 79930
7105 8873 0193 6300 0449	716 E 4TH AKA 714	TEXAS GAS SERVICE ATTN: JAIME CARLOS	4700 POLLARD ST.	EL PASO TX 79930
7105 8873 0193 6300 0456	716 E 4TH AKA 714	EL PASO ELECTRIC CO. 123 W. MILLS AVE.		EL PASO TX 79901
7105 8873 0193 6300 0463	6938 ALTO REY AVE.	PR PARK RIDGE APTS LLC	1705 JUNIPER RDG	SAN ANTONIO TX 78258-4544
7105 8873 0193 6300 0470	1005 WARWICK RD.	EDMUNDO MALDONADO	648 ROSINANTE RD.	EL PASO TX 79922-2230
7105 8873 0193 6300 0487	164 N. GLENWOOD ST.	MAXIMINO SEGURA ESTHER SEGURA	5722 EL NIDO CT.	EL PASO TX 79905-4616
7105 8873 0193 6300 0494	164 N. GLENWOOD ST.	TEXAS GAS SERVICE ATTN: BEA AGULAR	4700 POLLARD ST.	EL PASO TX 79930
7105 8873 0193 6300 0500	164 N. GLENWOOD ST.	TEXAS GAS SERVICE ATTN: JAIME CARLOS	4700 POLLARD ST.	EL PASO TX 79930
7105 8873 0193 6300 0517	164 N. GLENWOOD ST.	EL PASO ELECTRIC CO.	123 W. MILLS AVE.	EL PASO TX 79901
7105 8873 0193 6300 0524	5921 WEST VALLEY CIR	ISELA M. LERMA	P. O. BOX 286	SANTA TERESA NM 88008-0000
7105 8873 0193 6300 0531	3620 DOMINICAN ST.	ALEJANDRO VILLEGAS NAYELI VILLEGAS	3620 DOMINICAN ST.	EL PASO T 79936-0751
7105 8873 0193 6300 0548	3620 DOMINICAN ST.	ALEJANDRO VILLEGAS NAYELI VILLEGAS	3141 ROYAL CREST	EL PASO TX 79936
7105 8873 0193 6300 0555	10964 MONTWOOD DR	ROBERT CORMELL CATRINA CORMELL	11208 BEACH FRONT DR.	EL PASO TX 79936-3860

DEC 19 2005

Total Records: 19

City Of El Paso
Development Services Department
#2 Civic Center Plaza, 5th Floor
El Paso TX 79901-1196

CERTIFIED MAIL

7105 8873 0193 6300 0371

EL PASO DEC 19 '05 TX

POSTAGE 04.42
M METER 713578

RETURN RECEIPT REQUESTED

RECEIVED
DEC 28 2005
CITY OF EL PASO
DEVELOPMENT SERVICES
DEPARTMENT

MARTHA C. HOLGUIN (ET AL)
~~8939 PENCE~~ WAY
EL PASO TX 79907-5420

CFS

Key → 165 Arnold

HOLG165* 799072002 1N 07 12/23/05
RETURN TO SENDER

NO FORWARD ORDER ON FILE
UNABLE TO FORWARD
RETURN TO SENDER

79907+5420-3956041156

COPY.

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

R. ALAN SHUBERT, PE, CBO
DEVELOPMENT SERVICES DIRECTOR

CITY COUNCIL
ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
J. ALEXANDRO LOZANO, DISTRICT 3
MELINA CASTRO, DISTRICT 4
PRESI ORTEGA, JR., DISTRICT 5
EDDIE HOLGUIN JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

BUILDING PERMITS AND INSPECTIONS

BUILDING STANDARDS ENFORCEMENT
December 15, 2005

Martha C. Holguin (ETAL)
8939 Pence Way
El Paso, Texas 79907-5420

Re: 8937 Pence Way
Blk: 1, Lydia Dixon
Lot: 6
Zoned: R-4
COD05-19380
Certified Mail Receipt #
7105 8873 0193 6300 0364

Greetings:

A recent inspection of your property at the above referenced address revealed that the rockwall is in need of repair. El Paso Municipal Code, Chapter 18.08.150, Section 2117, Repair of Walls and Fences, also the Zoning Ordinance Section 20.08.340 Maintenance (Fences and Walls), states:

> "Walls and fences which due to inadequate or improper design, show indication of becoming unstable or unsafe, shall be immediately repaired, redesigned or reinforced."
>
> Walls must be maintained in good repair, and shall be kept vertical, uniform and structurally sound."

A structural engineer is required to assess the structural stability of the retaining wall and recommend the proper course of action to take to prevent further deterioration of this retaining wall.

8937 Pence Way

Please take firm action to repair this rockwall within thirty (30) days from receipt of this letter. A reinspection will be made to determine compliance. Failure to comply will result in criminal complaints filed against you with the City Prosecutor.

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 this office 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.

If you have any questions, please contact me at 541-4800, between 8:00 – 9:00 a.m.

FOR THE DIRECTOR FOR DEVELOPMENT SERVICES:

Wayne Fannin

Wayne Fannin
Building Inspector

WF/rl

Firmbook Report

12/16/2005-12/16/2005

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DEC 19 2005

Total Records: 19

City Of El Paso
Development Services Department
#2 Civic Center Plaza, 5th Floor
El Paso TX 79901-1196

CERTIFIED MAIL

7105 8873 0193 6300 0364

EL PASO DEC 19 '05 TX

U.S. POSTAGE 04.42 : H METER 713576

RETURN RECEIPT REQUESTED

MARTHA C. HOLGUIN (ET AL)
~~8939 PENCE~~ WAY
EL PASO TX 79907-5420

Key #165 Arnold
CFS

RECEIVED
DEC 28 2005
CITY OF EL PASO
DEVELOPMENT SERVICES
DEPARTMENT

HOLG165* 799072002 1N 07 12/23/05
RETURN TO SENDER

NO FORWARD ORDER ON FILE
UNABLE TO FORWARD
RETURN TO SENDER

79907+5420-3[illegible]/1156

NOTICE OF PUBLIC HEARING

To All Interested Parties:

You are hereby notified that at 5:30 p.m. on the 25th day of January, 2006 in the Council Chambers of City Hall, #2 Civic Center Plaza, El Paso, Texas, the Building and Standards Commission of El Paso (the "***Commission***") will hold a public hearing on the question of whether the building located on the property at **8937 Pence Way**, in El Paso, Texas, which property is more particularly described as:

Legal Description: Lot 6, Block 1, LYDIA DIXON SUBDIVISION, a subdivision in the City of El Paso, El Paso County, Texas, according to the plat on file in Book 9, Page 16, Plat Record of El Paso County, Texas.

is unsafe and dangerous.

According to the real property records of the County of El Paso, Texas, Martha Cruz Holguin and Theodoro L. Holguin (the "***Owners***"), 8939 Pence Way, El Paso, Texas 79907, are listed as the owners of the real property described herein.

According to the real property records of El Paso County, you own or have an interest in the real property described in this notice. 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 or interest from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building Standards Enforcement Division of the Building Permits and Inspections, 5th floor, City Hall, 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.

The Owners of said property are hereby ordered to appear before the Building and Standards Commission and any mortgagees, lien holders, and other persons having an interest in said property are entitled to appear before the Commission at said date, hour, and place to show cause why said building should not be declared a nuisance and ordered to be abated. The Owner, lien holders, mortgagees, or any other person having an interest in the property are hereby required to submit at the hearing proof of the scope of any work that may be required to bring the building into compliance with Title 18, as mandated by Section 18.50 of the Municipal Code, and to specify the time it will take to reasonably perform the work.

At the hearing, the Owners, lien holders, mortgagees, or any other person having an interest in the property must present to the Commission any evidence showing that the structure or part thereof is safe.

All documents such as building plans, specifications, drawings, reports from design professionals and any other required documents must be presented to the Commission at this hearing.

The time periods, which govern the completion of work ordered by the commission, are outlined in Chapter 2, Subsection 2.38.080 of the Municipal Code of the City of El Paso, and pursuant to State law.

If the Owner fails, neglects or refuses to comply with the order of the Commission the City may pursue one, or more of the following actions:

I) the city will perform any and all work needed to bring the property into compliance with this order, at its own expense, but for and on account of the Owner, of said property, the cost of which shall be assessed as a lien against the property and;

II) assess a civil penalty against the property Owner for failure to repair, remove or demolish said building in an amount not to exceed $1,000.00 a day for each violation, or $10.00 a day if the Owner shows that the property is the Owner's lawful homestead; and

III) appoint a receiver as permitted by state law; and

IV) any other remedies permitted by state law.

Any civil penalty or assessment imposed will accrue interest at a rate of ten (10) percent a year from the date of the assessment until paid in full;

The City Clerk is ordered to provide notice of this hearing to the record Owner and all other persons having an interest in the property as provided by law.

APPROVED AS TO FORM:

Carolyn J. Crosby
Assistant City Attorney

APPROVED AS TO CONTENT:

Bill Stern, C.B.O.
Residential Inspector Supervisor
Building Permits and Inspections Department

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice of Public Hearing regarding the property located at **8937 Pence Way**, was filed with the County Clerk's Office, the official public records of real property for El Paso County.

Richarda Duffy Momsen

Executed this 6th day of January, 2006 on behalf of the City of El Paso, Texas, by Richarda Duffy Momsen in her capacity as City Clerk.

STATE OF TEXAS
COUNTY OF EL PASO

Subscribed and sworn to before me, this 9th day of January, 2006.

DORA NAZARIEGA
NOTARY PUBLIC
In and for the State of Texas
My commission expires
10-13-2008

Notary Public

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 8937 Pence Way was PUBLISHED in the official City newspaper on the 10th day of January, 2006.

Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at 8937 Pence Way, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Martha C. Holguin (ET AL)
8939 Pence Way
El Paso, Texas 79907-5420

Date:_____
Time:_____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 8937 Pence Way, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Martha Cruz Holguin and Teodoro L. Holguin
8937 Pence Way
El Paso, Texas 79907-5420

Date:_____
Time:_____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 8937 Pence Way, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Martha C. Holguin
C/O Pamela Rae King
327 Earl Garrett, Suite 105
Kerrville, Texas 78028

Date:_____
Time:_____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 8937 Pence Way, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Theodoro L. Holguin
C/O Stephen B. Harpold
280 Thompson Drive, Suite B.
Kerrville, Texas 78028

Date:_____
Time:_____

_____
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 8937 Pence Way, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Carmen Holguin
165 Arnold Place
El Paso, Texas 79907

Date:_____
Time:_____

_____
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 8937 Pence Way, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Jose Holguin
8937 Pence Way
El Paso, Texas 79907

Date:_____
Time:_____

_____
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 8937 Pence Way, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

John Holguin
8939 Pence Way
El Paso, Texas 79907

Date:_____
Time:_____

_____
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 8937 Pence Way, was HAND-DELIVERED to:

City of El Paso
C/O City Clerk
#2 Civic Center Plaza
El Paso, TX 79901

Date:_____
Time:_____

_____
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 8937 Pence Way, 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 8937 Pence Way, 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 8937 Pence Way, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Linbarger, Goggan, Blair & Sampson
215 N. Stanton Street, 2nd Floor
El Paso, Texas 79901

Date:_____
Time:_____

_____
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 8937 Pence Way, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso County Probate Court
500 E. San Antonio Avenue, Suite 703
El Paso, Texas 79901

Date:_____
Time:_____

_____
Inspector

I certify that a true and correct copy of the foregoing Notice was POSTED at 8937 Pence Way, El Paso, Texas.

Date:_____
Time:_____

_____
Inspector

20060113 TC8006 CITY OF EL PASO TAX OFFICE - ACCOUNT STATUS 084554

ACCOUNT L97799900103700
UNITS:01 05 06 07 08
HOLGUIN, MARTHA C (ET AL)

AMT DUE AS OF: 20060113 ROLL R ALT OWN
OMIT(-)/SEL(+)
1 LYDIA DIXON
LOT 6

8939 PENCE WAY

EL PASO TX 79907-5420

LAWSUIT 2002TX022

ACRES .1148

PARCEL ADDRESS 8937 PENCE WAY

YEAR	GROSS VAL	HOVDFAER	RCVL LEVY	REM LEVY	FEES	PAYMENTS	TOTAL DUE
2005	41188		1311.76	1311.76		.00	1311.76
2004	39187		1257.96	1257.96	535.90	.00	1793.86
2003	37985		1148.91	1148.91	647.99	.00	1796.90
2002	37985		1135.39	1135.39	797.05	.00	1932.44
2001	37985		1118.21	1118.21	939.30	.00	2057.51
2000	36935		1065.28	1065.28	1041.82	.00	2107.10
1999	36935		1059.67	1059.67	1182.59	.00	2242.26
1998	36935		1088.67	1088.67	1365.21	.00	2453.88
1997	32332		913.75	913.75	1271.95	.00	2185.70
		TOTAL	10099.60	10099.60	7781.81		

LAST PAYOR NONE

PAGE TOTAL 17881.41

NOTE EXISTS SUIT PENDING

CUMULATIVE TOTAL 21060.16

MORE YEARS ON NEXT PAGE

20060113 TC8006 CITY OF EL PASO TAX OFFICE - ACCOUNT STATUS 084559

ACCOUNT L97799900103700
UNITS:01 05 06 07 08
HOLGUIN, MARTHA C (ET AL)

8939 PENCE WAY

EL PASO TX 79907-5420

AMT DUE AS OF: 20060113 ROLL R ALT OWN
OMIT(-)/SEL(+)
1 LYDIA DIXON
LOT 6

LAWSUIT 2002TX022
8937 PENCE WAY

ACRES .1148

YEAR	GROSS VAL	HOVDFAER	RCVL LEVY	REM LEVY	FEES	PAYMENTS	TOTAL DUE
1996	32332		934.29	934.29	2244.46	.00	3178.75
TOTAL			934.29	934.29	2244.46		

LAST PAYOR NONE
NOTE EXISTS SUIT PENDING
END OF YEARS FOR THIS ACCOUNT

PAGE TOTAL 3178.75
CUMULATIVE TOTAL 21060.16

CPRMST
OPTION 00

E Z - C A M

MASTER SCREEN
1/13/2006

ACCOUNT # L977-999-0010-3700
01 Alt L97700103700
Area Code 42
TDC G01 IYS CEP SCC SHO

02 Name HOLGUIN, MARTHA C (ET AL)
Addr. 1
Addr. 2 8939 PENCE WAY
City EL PASO
State TX
Cntry
Zip 799075420 CrRt 39

LEGAL DESCRIPTION
03 Line 1 1 LYDIA DIXON
Line 2 LOT 6
Line 3
Line 4
Deed/Acs .1148 .0000

05 Property Type R
06 StCd L&I A1 Cls 006-
07 Exemption Code
08 Map Number Z-47
09 Neighborhood FL97708200
10 Zoning Code R4
11 Utility Code A
12 Road Type &
13 Mortgage Code
14 Loan No.
15 Agent Code
Eft Exp

PROPERTY LOCATION
04 Strt Nmbr 8937 Strt Dir
Strt Name PENCE WAY
Strt Type Suite/B
Loc City

16 Owner ID
17 Image ID
18 Remarks 1 OP/NV
Remarks 2

N *
Adj
UI
Ag
Adr *

Total Improvement 30,588
Total Land 10,600
Total Appraised 41,188

Impr Satellites 1 Land Segments 1

01-18=Chg,F3=Ext,F12=Pr,F13=Nxt,F19=Wksl,F21=Cmd,F09=Waiv, F4=ImgeMnu

UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: December 13th, 2005

ADDRESS: 8937 Pence Way **ZONED:** R-4

LEGAL DESCRIPTION: Lot 6, Blk1, Lydia Dixon Subdivision, a subdivision in the City of El Paso, El Paso County, Texas, according to the Plat on file in Book 9, Page 16, Plat Record of El Paso County, Texas.

OWNER: Martha C. Holguin (ET AL) and Teodoro L. Holguin

ADDRESS: 8939 Pence Way, El Paso, Texas 79907

BUILDING USE: Single Family Dwelling

TYPE OF CONSTRUCTION: Type V

FOOTINGS: Bad
CONDITION: Footings are cracked and deteriorated due to ground settlement.

FOUNDATION WALL: N/A
CONDITION: N/A

FLOOR STRUCTURE: Concrete slab on grade.
CONDITION: Poor, Most of the floor is covered with carpet, tile and burned debris, However, the areas that are visible cracks in the concrete floor system were noticible.

EXTERIOR WALLS: Adobe with stucco finish

HEIGHT: 8' **THICKNESS:** 12"

CONDITION: Poor, There are large cracks in the exterior walls of the bedrooms, bathrooms and kitchen. Some of the mentioned cracks are without stucco and have deteriorated due to a lack of maintenance, others show signs of repairs were being done to them but were not finished. Large sections of the outside and inside of the exterior walls are missing stucco due to lack of maintenance.

INTERIOR WALLS & CEILINGS: 2" X 4" wood studs with ½" sheetrock.
CONDITION: Poor, Repairs will be needed on several walls.

ROOF STRUCTURE: Conventional 2" X 4" wood framed gable roof system with asphalt shingles.
CONDITION: Poor, There are signs of roof leaks due to poor maintenance.

DOORS, WINDOWS, ETC.: Metal framed windows and wood framed doors.
CONDITION: Poor, Windows do not meet minimum code for egress and doors will need to be replaced.

MEANS OF EGRESS: Does not meet code requirements.
CONDITION: Poor

PLUMBING: Very Poor, A licensed plumber must be hired to evaluate the plumbing system and submit a report to this department on their findings with the corrections required to bring the system up to current minimum code requirements.

ELECTRICAL: Bad, A licensed electrical contractor must be hired to evaluate the electrical system and submit a report to this department on their findings with the corrections required to bring the system up to current minimum code requirements.

MECHANICAL: Bad, A licensed mechanical contractor must be hired to evaluate the mechanical system and submit a report to this department on their findings with the corrections required to bring the system up to current minimum code requirements.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: None

WARNING POSTED: Yes **BARRICADED:** No **POLICE AID REQD.:** No

REMARKS: This is an open and abandoned single-family dwelling. The main structure was set on fire on December 12th, 2005 and an accessory structure in the rear of the property that already has collapsed. There are tall dead and very dry timbers, grasses and weeds throughout all sides of the property. The property is accessible for vagrants and unwanted guest by walking through the front gate or through the rear gate. I recommend that the main structure and accessory structure be demolished within 30 days and that the premises be cleaned of all weeds, trash and debris within 30 days and maintained clean of all weeds, trash and debris.

Wayne Fannin

Wayne Fannin
Building Inspector