

3420 ROSA



BUILDING AND STANDARDS BOARD AGENDA ITEM #9 FOR
WEDNESDAY, JANUARY 27, 2010

DEVELOPMENT SERVICES
BUILDING PERMITS AND INSPECTIONS

MEMORANDUM

January 19, 2010

TO: The Honorable Chairman and Board Members

THROUGH: Victor Q. Torres. – The Director for Development Services

FROM: Bill Stern, C.B.O., Chief Building Inspector

SUBJECT: 3420 Rosa Avenue, El Paso, Texas, 79905

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

- 1) First investigated on October 30, 2009 upon investigation it was found that the structure had sustained fire damage and was open and abandoned and in a state of disrepair. The commercial building was built in 1917. The roof and ceiling assembly are nonexistent. The building is charred and shows signs of deterioration and pose a safety hazard to the public. The premises are full of weeds, accumulation of open storage and debris.
- 2) A certified condemnation letter was mailed to Ortequi Enterprises and all interested parties.
- 3) Certified notices of the public hearing scheduled for January 27, 2010 were mailed to all interested parties on January 12, 2010
- 4) As of January 19, 2010 no taxes are owed

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

- 1) That the structure be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
- 2) That the structure is 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) That the structure cannot be repaired; and
- 5) That the structure be demolished within thirty (30) days; and
- 6) That the premises be cleaned and maintained clean of all weeds, trash, and debris within thirty (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.

DEVELOPMENT SERVICES DEPARTMENT
November 23, 2009

NOTICE OF VIOLATION

Ortequi Enterprises LTD
2933 Rosa Ave.
El Paso, Texas 79905-1021

Re: 3420 Rosa Ave.
Blk: 27 East El Paso
Lot: 21 to 30 W 1/2
Of 20 & N 55 Ft of 17 of 17 to 19 &
N 55 Ft of E 1/2 of 20
Zoned: M1
BSC09-00845
Mail Receipt #:
7008 1300 0001 0407 1277

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:

18.50.106.1 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 **3420 Rosa Ave., El Paso, Texas 79905** is in violation of the requirements found in the following sections of the 2003 International Property Maintenance Code as adopted in the El Paso City Code, Chapter 18.50, Property Maintenance Code:

- a. The floors have not been maintained in a safe manner. [Sec. 305.4]
- b. The walls have not been maintained in a safe manner free of holes and cracks. [Sec. 304.6]
- c. The roof structure has not been maintained free of defects that may cause leaks. [Sec. 304.7]
- d. The means of egress is/are inadequate and do not meet minimum code requirements. [Sec. 702.4]
- e. The plumbing system is inadequate and does not meet minimum code requirements. [Sec. 504.1]
- f. The electrical system is inadequate and does not meet minimum code requirements. [Sec. 604.3]
- g. The HVAC system is inadequate and does not meet minimum code requirements. [Sec. 603.1]
- h. The structure is open and accessible to unauthorized entry. [Sec. 301.3]
- i. The premises are full of weeds, trash, and debris [Sec. 302.1 & Sec. 302.4].
- j. 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]
- k. 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 Building and Standards Commission at a hearing scheduled by this department.

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.

Nellie Avalos
Building Inspector

MA/nms

NOTICE OF PUBLIC HEARING

To All Interested Parties:

You are hereby notified that at 5:30 p.m. on the **27th** day of **January, 2010** 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 **3420 Rosa Avenue** , in El Paso, Texas, which property is more particularly described as:

Legal Description: Lots 6 through 11, both inclusive, the west one-half of Lot 20 and all of Lots 21 through 30, both inclusive, Block 27, SUPPLEMENTAL MAP NO.1 OF EAST EL PASO, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in Volume 1, Page 51, Real Property Records, El Paso County, Texas. The North 55 feet of Lots 17 through 19, inclusive and the North 55 feet of the East one-half of Lot 20, Block 27, EAST EL PASO ADDITION, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in Volume 1, Page 51, Real Property Records, El Paso County, Texas.

is unsafe and dangerous, because of the following violations:

- a. The floors have not been maintained in a safe manner. [Sec. 305.4]
- b. The walls have not been maintained in a safe manner free of holes and cracks. [Sec. 304.6]
- c. The roof structure has not been maintained free of defects that may cause leaks. [Sec. 304.7]
- d. The means of egress is/are inadequate and do not meet minimum code requirements.[Sec. 702.4]
- e. The plumbing system is inadequate and does not meet minimum code requirements. [Sec. 504.1]
- f. The electrical system is inadequate and does not meet minimum code requirements. [Sec. 604.3]
- g. The HVAC system is inadequate and does not meet minimum code requirements. [Sec. 603.1]
- h. The structure is open and accessible to unauthorized entry. [Sec. 301.3]
- i. The premises shall be maintained in a clean, safe and sanitary condition free of weeds, trash, and debris [Sec. 302.1 & Sec. 302.4].

- j. The structures need to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of trash and debris within (30) days from receipt of this letter. [Sec. 108.2]

According to the real property records of the County of El Paso Qrtequi Enterprises, Ltd., 2922 Rosa Street, El Paso, Texas, 79905 and Qrtequi Enterprises, Ltd., 3420 Rosa Avenue, El Paso, Texas, 79905 (the “**Owners**”) 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 Owners, 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 Owners fail, neglect or refuse 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 Owners, 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 Owners 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 Owners 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 Owners and all other persons having an interest in the property as provided by law.

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Cynthia S. Osborn
Assistant City Attorney

Bill Stern, C.B.O.
Chief Building Official
Building Permits and Inspection 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 regarding the property located at 3420 Rosa Avenue was PUBLISHED in the official City newspaper on the ____day of _____, 2010.

Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at 3420 Rosa Avenue 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 3420 Rosa Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Qrtequi Enterprises, Ltd.
2922 Rosa St.
El Paso, Texas 79905

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 3420 Rosa Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Qrtequi Enterprises, LTD
3420 Rosa Avenue
El Paso, Texas 79905

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 3420 Rosa Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Qrtequi Enterprises, LTD.
2933 Rosa St.
El Paso, Texas 79905

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 3420 Rosa Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Qrtequi Enterprises, Ltd.
3517 Frutas
El Paso, Texas 79905

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 3420 Rosa Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Kemp, Smith, Duncan & Hammond
P. O. Drawer 2800
El Paso, Texas, 79999-2800
Attn: Susanne Stephenson

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 3420 Rosa Avenue 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 3420 Rosa Avenue 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 3420 Rosa Avenue 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 regarding the property at 3420 Rosa Avenue 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 3420 Rosa Avenue, El Paso, Texas.

Date:
Time:

Inspector



UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: October 30, 2009

REP. DISTRICT: 8

ADDRESS: 3420 Rosa Avenue

ZONED: M-1

LEGAL DESCRIPTION: Lots 6 through 11, both inclusive, the west one-half of Lot 20 and all of Lots 21 through 30, both inclusive, Block 27, SUPPLEMENTAL MAP NO.1 OF EAST EL PASO, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in Volume 1, Page 51, Real Property Records, El Paso County, Texas. The North 55 feet of Lots 17 through 19, inclusive and the North 55 feet of the East one-half of Lot 20, Block 27, EAST EL PASO ADDITION, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in Volume 1, Page 51, Real Property Records, El Paso County, Texas.

OWNER: Ortequi Enterprises, LTD **ADDRESS:** 2933 Rosa Avenue, El Paso, TX 79905

BUILDING USE: Abandoned Commercial building

TYPE OF CONSTRUCTION: V, Adobe w/plaster covering

FOOTINGS: Unable to determine.

CONDITION: Unable to determine condition of footing due to subterranean placement. A structural engineer should be hired to evaluate actual condition.

FOUNDATION WALL: Unable to determine.

CONDITION: Unable to determine condition of footing due to subterranean placement. A structural engineer should be hired to evaluate actual condition.

FLOOR STRUCTURE: Concrete slab.

CONDITION: Poor. A structural engineer or registered contractor must be hired to evaluate the flooring system.

EXTERIOR WALLS: Adobe with plaster covering.

HEIGHT: 10' +/-

THICKNESS: 8" to 10" +/-

CONDITION: Bad. Due to lack of maintenance and exposure to the elements, some of the wall system is failing around the interior and exterior at ground level. A structural engineer should be hired to evaluate structural elements of the building and submit a report on the corrections required to make the building safe.

INTERIOR WALLS & CEILINGS: Adobe with plaster.

CONDITION: Bad. The walls and ceilings have sustained fire damage and will need to be demolished. A structural engineer should be hired to evaluate the structural elements of the building and submit a report on the corrections required to make the building safe.

ROOF STRUCTURE: Unable to determine, the entire roof assembly has collapsed due to fire damage.

CONDITION: Bad. 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.: Nonexistent

CONDITION: Bad. 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. Windows need replacing or repairs done to make them operational.

PLUMBING: Extremely poor. A licensed plumber should be hired to replace system.

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

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

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: None

WARNING POSTED: Yes

BARRICADED: No

POLICE AID REQD.: No

REMARKS: This open and abandoned commercial building was built in 1917. The exterior and interior walls are showing signs of advanced deterioration. The roof and ceiling assembly have collapsed due to fire damage. The structure should be demolished and the property cleaned of all weeds, trash and debris within thirty (30) days..

Nellie Avalos

Building Inspector

**CITY OF EL PASO
ENVIRONMENTAL SERVICES**

M E M O R A N D U M

DATE: 12-16-09

TO: William Stern C.B.O., Chief Building Inspector

FROM: Salvador Reyes

SUBJECT: Condemnation Report 3420 Rosa, El Paso TX, 79905, COD09-27706,BSC09-00845

RE: 3420 Rosa 27 East El Paso, Lot 21 to 30 W1/2 of 20 & N 55ft of 17 to 19 & N 55ft of E 1/2 of 20

An inspection of the property was conducted on 12-15-09 and the conditions checked were found [in / not in] violation of Title 9 - Health and Safety, El Paso Municipal Code.

SECTION 9.04.340 - ACCUMULATIONS

Large metal machinery, shelving, and other large metal objects were all over lot.

SECTION 9.04.360 – VEGETATION AND WEEDS

Tall weeds and trash were noted on the property.

SECTION 9.16 – NUISANCE

Large Adobe building burned to the ground. Fire debris everywhere

SECTION 9.16.010 – DESIGNATED

The Lot is fenced in and is locked.

SECTION 9.28 -RAT CONTROL

None was noted.