# 1211 E. CLIFF

# BUILDING AND STANDARDS BOARD AGENDA ITEM #3 FOR WEDNESDAY, JANUARY 27, 2016

## PLANNING & INSPECTIONS DEPARTMENT
**BUILDING SAFETY DIVISION**

MEMORANDUM
January 12, 2016

TO: The Honorable Chairman and Board Members

THROUGH: Victor Morrison-Vega, Deputy Director, Planning & Inspections Department

FROM: Ron Roth, Chief Building Inspector

SUBJECT: 1211 E. Cliff Dr., El Paso, TX 79902

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

1) First investigated on October 9, 2015. The commercial building was built on or about 1965 constructed of CMU and structural masonry rock walls, and a metal roof structure with steel trusses. The structure was found open, abandoned and accessible to unwanted entry. The structure is showing deterioration due to lack of maintenance, vandalism and exposure to the elements. The majority of the windows are missing or broken. There are weeds, trash and debris throughout the property.
2) A certified condemnation letter was mailed to the owner.
3) Certified notices of the public hearing scheduled for January 27, 2016 were mailed to the owner and all interested parties on January 7, 2016.
4) As of January 12, 2016, no taxes are owed.

The owner has been notified of the property violations. To date there has been no response or corrective action taken, and therefore the Department recommends that it 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 certificate of occupancy be revoked; and
4) That the structure can be rehabilitated; and
5) That the structure be secured within thirty (30) days; and
6) That the premises be cleaned of all trash, and debris within (30) days and maintained cleaned thereafter; 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.

Building Safety Division
November 4, 2015
**NOTICE OF VIOLATION**

The George L. Hermann Living Trust
1435 E Venice Ave #104-272
Venice, FL 34292-3197

Re: 1211 Cliff
Blk: 302 in Pierce Finley Addition
Lot: FR 42 Alexander 2.2101 AC in BLKS FR 42
& 43 Alexander & Clsd Sts & Alys in & Adj & 2-A-
1 (0.8763 AC) in SUR 209& NW Pt of Blk
Zoned: A-O
ENHS15-05521
91 7199 9991 7030 7743 2049

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 **1211 Cliff** 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 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]

j. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]

k. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]

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 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]

n. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]

o. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]

p. 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]

q. 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]

r. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]

s. 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]

t. 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]

u. 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]

v. 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]

w. 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 City Development Department, Building Safety Division.

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 Building and Standards Commission 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 City Development Department, Building Safety 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 Building Safety Division office, 801 Texas Ave., El Paso, Texas, 79901, 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 (915) 212-1815. Office hours are Monday thru Thursday, 2:00 p.m. to 4:00 p.m.

Nellie Avalos
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:** El Paso City Hall, City Council Chambers, 300 N. Campbell El Paso, Texas 79901
>
> **DATE:** January 27, 2016
>
> **TIME:** 5:30 p.m.
>
> **PROPERTY:** 1211 E. CLIFF DR., EL PASO, TEXAS also described as a parcel of land being a portion of Fractional Blocks 42 and 43, of the ALEXANDER ADDITION to the City of El Paso, El Paso County, Texas and a portion of COLLINS SURVEY NO. 209, in the City of El Paso, El Paso County, Texas, together with those portions of Pierce, Erie Street and Schuster Street and an alley adjoining said portion of Fractional Blocks 42 and 43, of the ALEXANDER ADDITION and COLLINS SURVEY NO. 209, which have been closed and re-aligned by The City of El Paso, Ordinance No. 2859 dated February 14, 1963, and a portion of Fractional Block 302, PIERCE FINLEY ADDITION to the City of El Paso, El Paso County, Texas, together with those portions of Pierce Street and an alley adjacent to said portion of Fractional Block 302, PIERCE FINLEY ADDITION..

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, GEORGE L. HERMANN, TRUSTEE OF THE GEORGE L. HERMANN LIVING TRUST, 1435 E. Venice Ave #104-272, Venice, FL 34292-3197, is the owner, hereinafter referred to as the "Owner" 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 the Building and Safety Division, Planning & Inspections Department, 801 Texas, Avenue, El Paso, Texas, 79901, 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 October 9, 2015 an inspection of the Property was conducted by the Building and Safety 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 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 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]

j. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]

k. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]

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 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]

n. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]

o. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]

p. 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]

q. 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]

r. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]

s. 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]

t. 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]

u. 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]

v. 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 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 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 fail 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. The bylaws may be obtained at the Building and Safety Division, Planning & Inspections Department, 801 Texas Avenue, El Paso, Texas, 79901 or by calling (915) 212-1815.

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 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 |
|---|---|
| _____ | _____ |
| Wendi N. Vineyard<br>Assistant City Attorney | Ron Roth, C.B.O.<br>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 1211 E. Cliff Dr., El Paso, Texas was PUBLISHED in the official City newspaper on the ___day of_____, 2016.

_____
Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at 1211 E. Cliff Dr. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

George L. Hermann Living Trust
1435 E. Venice Ave. #104-272
Venice, FL 34292-3197

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 1211 E. Cliff Dr. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

David Ellis, Trustee
4115 Trowbridge Dr.
El Paso, TX 79903

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 1211 E. Cliff Dr. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Jace Contracting Services, Inc.
500 W. Paisano
El Paso, Texas 79901

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 1211 E. Cliff Dr. 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 1211 E. Cliff Dr. 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 1211 E. Cliff Dr. 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 1211 E. Cliff Dr. 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 1211 E. Cliff Dr. 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 1211 E. Cliff Dr. El Paso, Texas.

Date: _____
Time: _____
Inspector: _____

# UNSAFE STRUCTURES REPORT

## PLANNING AND INSPECTIONS DEPARTMENT

**DATE OF EXAMINATION:** January 19, 2016 **REP. DISTRICT:** 8

**ADDRESS**: 1211 E. Cliff Dr. **ZONED:** A – O

**LEGAL DESCRIPTION:** A parcel of land being a portion of Fractional Blocks 42 and 43, of the ALEXANDER ADDITION to the City of El Paso, El Paso County, Texas and a portion of COLLINS SURVEY NO. 209, in the City of El Paso, El Paso County, Texas, together with those portions of Pierce Street, Erie Street and Schuster Street and an alley adjoining said portion of Fractional Blocks 42 and 43 of the ALEXANDER ADDITION and COLLINS SURVEY NO. 209, which have been closed and re-aligned by The City of El Paso, Ordinances No. 2859 dated February 14, 1963 and a portion of Fractional Block 302, PIERCE FINLEY ADDITION to the City of El Paso, El Paso County, Texas together with those portions of Pierce Street and an alley adjacent to said portion of Fractional Block 302, PIERCE FINLEY ADDITION.

**OWNER:** George L. Hermann, Trustee of the George L Hermann Living Trust **ADDRESS:** 1435 E. Venice Ave #104-272 Venice, FL 34252-3197

**BUILDING USE:** Abandoned Commercial Building

**TYPE OF CONSTRUCTION:** IV, combination of CMU & structural masonry rock walls

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

**FOUNDATION WALL:** N/A
**CONDITION:** N/A

**FLOOR STRUCTURE:** Concrete slab on grade
**CONDITION:** Fair. Vinyl tile covering, water accumulation throughout the floor system due to roof leaks and lack of maintenance.

**EXTERIOR WALLS:** Combination of CMU & structural masonry rock walls
**HEIGHT**: 12' +/- **THICKNESS:** 10" - 12"
**CONDITION:** Fair. The structural masonry walls show signs of deterioration due to exposure to the elements and lack of maintenance. 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:** CMU, structural masonry rock walls and wood framed with gypsum board covering and a projected ceiling.

**CONDITION:** Fair. Some unfinished walls show water infiltration. The ceiling shows signs of water infiltration due to roof leaks and lack of maintenance. A structural engineer should be hired to evaluate structural elements of the building and submit a report of the required corrections to make the buildings safe.

**ROOF STRUCTURE:** Metal roofing with steel bar joists.
**CONDITION:** Poor. There are leaks throughout the structure due to lack of maintenance. A registered roofing contractor licensed in the state of Texas 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.:** Metal frame doors and windows.
**CONDITION:** Poor. Will need to replace doors and windows, so they are operational and meet egress requirements.

**MEANS OF EGRESS:** Does not meet code requirements.
**CONDITION:** Poor. Windows and doors must be replaced to make them operational.

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

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

**MECHANICAL:** A licensed mechanical contractor should be hired to install a compliant mechanical system.

**IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED:** None

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

**REMARKS:** This commercial building was built in 1965 and is in an advanced state of disrepair due to lack of maintenance. The structure should be secured and the property cleaned of all weeds, trash and debris within thirty (30) days and maintained secure and clean thereafter.

Nellie Avalos
**Building Inspector**

# TAX REPORT

Account Status

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

EVAR
ACT8006 v1.273

01/12/2016 14:27:59
ACTEP

STATUS DETAIL | Expand Fees | Summary

**Account Information**

Account No. A470-999-0420-0100 Roll Code REAL PROPERT
Certified Owner THE GEORGE L HERMANN LIVING TRUST
Parcel Address 1211 E CLIFF DR
Amount Due as of 01/12/2016 CAD No. 153385

**Tax Units**

Tax Unit Description
List of Tax Units
1 3 6 7 8 8005 9500
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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2015 | $507,590 | | | | | | $14,069.95 | $14,069.95 | $.00 | $.00 | $.00 | $.00 | $.00 |
| 2014 | $630,202 | | | | | | $17,244.10 | $17,244.10 | $.00 | $.00 | $.00 | $.00 | $.00 |
| 2013 | $626,227 | | | | | | $16,815.80 | $16,815.80 | $.00 | $.00 | $.00 | $.00 | $.00 |
| 2012 | $623,260 | | | | | | $16,259.12 | $16,259.12 | $.00 | $.00 | $.00 | $.00 | $.00 |
| 2011 | $533,228 | | | | | | $13,663.46 | $13,663.46 | $.00 | $.00 | $.00 | $.00 | $.00 |
| 2010 | $632,500 | | | | | Excodes | $11,803.26 | $11,803.26 | $.00 | $.00 | $.00 | $.00 | $.00 |
| 2009 | $632,500 | | | | | | $15,757.69 | $15,757.69 | $.00 | $.00 | $.00 | $.00 | $.00 |
| 2008 | $632,500 | | | | | | $15,804.80 | $15,804.80 | $.00 | $.00 | $.00 | $.00 | $.00 |
| 2007 | $550,000 | | | | | | $15,240.64 | $15,240.64 | $.00 | $.00 | $.00 | $.00 | $.00 |
| | | | | | | Totals | $278,302.83 | $278,302.83 | $.00 | $.00 | $2,161.38 | $.00 | $.00 |

Last Payment Date
Last Payer
Alert