

2012 CYPRESS



**BUILDING AND STANDARDS BOARD AGENDA ITEM #11 FOR
WEDNESDAY, JANUARY 29, 2014**

**ENVIRONMENTAL SERVICES DEPARTMENT
CODE COMPLIANCE DIVISION**

**MEMORANDUM
January 14, 2014**

TO: The Honorable Chairman and Board Members

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

FROM: Ron Roth, C.B.O., Deputy Building Official

SUBJECT: 2012 Cypress Avenue, El Paso, Texas, 79903-3210

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

- 1) First investigated on or about March 28, 2013 and several times thereafter. The structures were condemned on June 26, 2013 to be demolished and the premises be cleaned. The single family dwelling was built on or about 1924 constructed of a combination of brick, CMU and wood framing. The accessory dwelling unit was built on or about 1912 constructed of CMU and wood framing covered with stucco coating. The structures were found open, abandoned and being used as harborage by unwanted persons. The main structure sustained fire damage on May 3, 2013. Both structures show structural deficiencies and signs of deterioration due to lack of maintenance and vandalism. The walls are becoming detached allowing natural light to seep through. The structures are full of graffiti. The roof and ceiling assembly shows exposed decaying wood members. The electrical, plumbing and mechanical systems are nonexistent. The property is full of weeds, trash and debris throughout the property.
- 2) A certified condemnation letter was mailed to Jesus & Veronica Salas.
- 3) Certified notices of the public hearing scheduled for January 29, 2013, were mailed to the owners and all interested parties on January 16, 2014.
- 4) As of January 15, 2014 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 cannot be rehabilitated; and
- 5) That the structures be demolished within thirty (30) days; and
- 6) That the premises be cleaned of all weeds, trash, and debris within thirty (30) days and maintained clean 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.

Code Compliance Division
March 28, 2013
NOTICE OF VIOLATION

Jesus & Veronica Salas
3027 Jefferson Ave
El Paso, TX 79930-3917

Re: 2012 Cypress Ave
Blk: B Bassett
Lot: 8 & 9 (5500 SQ FT)
Zoned: A-3
ENHS13-00189
99 7199 9991 7030 7808 8115

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 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. [Sec. 108.1]

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

18.50 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. [Sec. 108.1.1]

18.50 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. [Sec. 108.1.2]

18.50 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. [Sec. 108.1.3]

The structure located at **2012 Cypress Avenue** 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. 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]
- e. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- f. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- g. 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]
- h. 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]
- i. 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]
- 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 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 Building and Standards Commission for unsafe structure 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 Title 2.38 of the El Paso Municipal Code.

- b. By authority of Chapter 18.02.108.10 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.

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

DATE: January 29, 2014

TIME: 5:30 p.m.

PROPERTY: 2012 CYPRESS AVENUE, EL PASO, TEXAS also described as Lots 8 and 9, Block "B", BASSETTS ADDITION the City of El Paso, 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, Jesus A. Salas, Veronica Salas, Paul Salas and the Estate of Maria de Los Angeles Salas, 3027 Jefferson Avenue, El Paso, Texas 79930-3917 are the owners, herein after referred to as the "Owners" 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 March 28, 2013 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. 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]
- e. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- f. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- g. 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]
- h. 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]
- i. 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]
- j. The structures need 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 Owners are 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 Owners 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 Owners 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. 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 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

Ron Roth, 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 2012 Cypress Ave. was PUBLISHED in the official City newspaper on the ____ day of _____, 2014.

Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at 2012 Cypress Ave. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Jesus Salas
3027 Jefferson Avenue
El Paso, Texas 79930-3917

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 2012 Cypress Ave. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Veronica Salas
3027 Jefferson Avenue
El Paso, Texas 79930-3917

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 2012 Cypress Ave. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Paul Salas
3027 Jefferson Avenue
El Paso, Texas 79930-3917

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 2012 Cypress Ave. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Maria de los Angeles Salas
3027 Jefferson Avenue
El Paso, Texas 79930-3917

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 2012 Cypress Ave. 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 2012 Cypress Ave. 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 2012 Cypress Ave. 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 2012 Cypress Ave. 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 2012 Cypress Ave. 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 2012 Cypress Ave. El Paso, Texas.

Date: _____
Time: _____
Inspector: _____

ORDER No. ENHS13-00189
OF THE CITY OF EL PASO BUILDING
AND STANDARDS COMMISSION

An order of the Building and Standards Commission (the “Commission”) abatement of the substandard and dangerous structures located at 2012 Cypress Avenue; Legal Description: Lots 8 & 9, Block “B”, BASSETTS ADDITION to the City of El Paso, El Paso County, Texas.

WHEREAS, the Commission finds that proper notice has been provided as required by Chapter 2.38 of the El Paso City Code to the identified interested parties identified as Jesus A. Salas, Veronica Salas, Paul Salas and Maria de Los Angeles Salas, 3027 Jefferson Ave., El Paso, TX 79930-3917, herein after collectively referred to as the “Owners”; and

WHEREAS, owners did not appear; and

WHEREAS, based on the evidence presented, the Commission finds the Property is in violation of 18.50 of the El Paso City Code; and

WHEREAS, the structures constitute to be a dangerous structure and, as such, is a nuisance condition that constitutes a hazard to the health, safety and welfare of the citizens and is likely to endanger persons and property; and

WHEREAS, the Commission takes notice of and incorporates all evidence presented at the hearing and incorporates the same into the body of this Order for all purposes;

THEREFORE, IT IS ORDERED ADJUDGED AND DECREED BY THE CITY OF EL PASO BUILDING AND STANDARDS COMMISSION:

1. The Owners are hereby ordered:
 - a. That the structures be demolished within thirty (30) days and maintained secure thereafter; and
 - b. That the premises be cleaned of all weeds, trash and debris within thirty (30) days and maintained clean thereafter ; and
 - c. All work performed at the Property must be done in compliance with all applicable sections of the El Paso City Code and state and federal regulations and statutes.
2. That the Building and Standards Commission hereby orders the structures’ certificate of occupancy revoked.

3. Alternatively, if the Owners fail to comply with this Order, the City of El Paso, through the Code Compliance Division of the Environmental Services Department, may:
 - a. Demolish all the structures within thirty (30) days
 - b. Clear the Property of all weeds, trash and debris;

Seek reimbursement from the Owners for the cost of complying with this order and that the expense if not satisfied, shall result in a lien being placed against the Property.

3. When this Order has been filed in the real property records of El Paso County it is binding on subsequent grantees, lienholders, or other transferees of an interest in the Property.

4. REHEARING: a person affected by this order may request a rehearing by the same Commission panel that issued this Order. Only ONE hearing may be requested. The Building and Standards Commission may grant a rehearing only under the following circumstances:

- A. Proper request is made within twenty (20) days of receipt of notice of the Order of the Commission; and*
- B. No appeal of this Order has been taken as allowed pursuant to paragraph 6, below; and*
- C. Rehearing fees of five hundred and forty dollars (\$540.00) are furnished with the rehearing request. The rehearing request shall state the basis for requesting the rehearing. The Building and Standards Commission may waive these fees in cases of financial hardship based on written affirmation from the applicant.*

5. RIGHT TO APPEAL: The decision of the Building and Standards Commission is the final administrative remedy. An appeal may be filed by verified petition in State District Court, Petition for appeal must be within thirty (30) days of receipt of this Order. All appeals to the district court will be heard de novo.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED, that the City Clerk shall cause copies of this Order to be served on the record owner(s) and all other persons having interest in the property as provided by law.

According to the real property records of El Paso County, you own or have an interest in the 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 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.

ADOPTED on this 26th day of June, 2013.

BUILDING AND STANDARDS COMMISSION

Andrew Haggerty, Chairman, Panel B

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Wendi Vineyard
Assistant City Attorney

Tom Maguire Deputy Building Inspector
City Development Department

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing ORDER of the Building and Standards Commission dated June 26, 2013, regarding the property located at 2012 Cypress Ave., El Paso, Texas, 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 ORDER of the Building and Standards Commission dated June 26, 2013, regarding the property at 2012 Cypress Ave., El Paso, Texas, was [MAILED CERTIFIED-RETURN RECEIPT REQUESTED] to:

Jesus Salas
3027 Jefferson Avenue
El Paso, TX 79930-3917

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing ORDER of the Building and Standards Commission dated June 26, 2013, regarding the property at 2012 Cypress Ave., El Paso, Texas, was [MAILED CERTIFIED-RETURN RECEIPT REQUESTED] to:

Veronica Salas
3027 Jefferson Avenue
El Paso, TX 79930-3917

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing ORDER of the Building and Standards Commission dated June 26, 2013, regarding the property at 2012 Cypress Ave., El Paso, Texas, was [MAILED CERTIFIED-RETURN RECEIPT REQUESTED] to:

Paul Salas
3027 Jefferson Avenue
El Paso, TX 79930-3917

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing ORDER of the Building and Standards Commission dated June 26, 2013, regarding the property at 2012 Cypress Ave., El Paso, Texas, was [MAILED CERTIFIED-RETURN RECEIPT REQUESTED] to:

Maria de los Angeles Salas
3027 Jefferson Avenue
El Paso, TX 79930-3917

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing ORDER of the Building and Standards Commission dated June 26, 2013, regarding the property at 2012 Cypress Ave., El Paso, Texas, 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 ORDER of the Building and Standards Commission dated June 26, 2013, regarding the property at 2012 Cypress Ave., El Paso, Texas, was [MAILED CERTIFIED-RETURN RECEIPT REQUESTED] to:

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

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing ORDER of the Building and Standards Commission dated June 26, 2013, regarding the property at 2012 Cypress Ave., El Paso, Texas, 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 ORDER of the Building and Standards Commission dated June 26, 2013, regarding the property at 2012 Cypress Ave., El Paso, Texas, 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 ORDER of the Building and Standards Commission dated June 26, 2013, regarding the property at 2012 Cypress Ave., El Paso, Texas, 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 ORDER of the Building and Standards Commission dated June 26, 2013 was POSTED at 2012 Cypress Ave., El Paso, Texas.

Date: _____
Time: _____
Inspector: _____



UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: January 14, 2014

DISTRICT: 8

ADDRESS: 2012 Cypress Avenue, El Paso, Texas 79905

ZONED: R-5

LEGAL DESCRIPTION: Lots 8 & 9, Block "B" of BASSETTS ADDITION to the City of El Paso, El Paso County, Texas.

OWNER: Jesus & Veronica Salas, Paul Salas
Maria de los Angeles Salas

ADDRESS: 3027 Jefferson Avenue
El Paso, Texas 79930-3917

BUILDING USE: Single Family Dwelling & Accessory Dwelling unit

TYPE OF CONSTRUCTION: Type V, combination of brick, CMU and wood framing w/stucco

FOOTINGS: Concrete

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

FOUNDATION WALL: Concrete

CONDITION: Poor. Disintegrating and showing signs of deterioration due to lack of maintenance.

FLOOR STRUCTURE: (Front) 2 x 6 tongue and groove wood subfloor on top of 2 x 8 floor joist. (Rear) Concrete slab on grade w/vinyl tile covering.

CONDITION: Poor. Some areas are covered w/vinyl tile. The wooden floor system is broken and concave with holes. (Rear) The area is covered w/debris from the collapsing ceiling. A structural engineer will need to be hired to evaluate the conditions of the floor system and submit a report to this department on all corrective actions required to bring the floor system up to minimum code.

EXTERIOR WALLS: Brick walls w/wood framing and CMU with stucco exterior finish.

HEIGHT: 12' +/-

THICKNESS: 10" +/-

CONDITION: Poor. Due to lack of maintenance and exposure to the elements, the structures are showing structural failure and are in an advanced state of disrepair. The exterior walls will require a structural engineer to evaluate the entire framing system components for structural stability and submit a report to this department on all corrective actions required to bring this system into minimum code compliance.

INTERIOR WALLS & CEILINGS: Some interior walls are of conventional 2" X 4" stick framing with sheetrock ½" sheetrock, others are of concrete masonry units with stucco finish. Ceilings are of ½" sheetrock and/or plaster board.

CONDITION: Poor. There is extensive fire damage throughout the rear interior walls. There are structural cracks and holes throughout the walls, the ceiling will need to be replaced

ROOF STRUCTURE: Gable roof with roll roofing composition on main structure and flat roof with roll roofing composition material.

CONDITION: Poor. Main-most of roof and ceiling system suffered fire or water damage. Rear-the roof and ceiling system has failed showing evidence of dry rot and is allowing natural light to seep through. A registered roofing contractor will need to be hired to evaluate the entire roofing system and submit a report of his findings to this department on the corrective action required to bring the system up to minimum code compliance.

DOORS, WINDOWS, ETC.: Wood framed doors, metal and wood frame windows w/wrought iron.

CONDITION: Poor. All the doors and windows will need to be replaced to meet minimum code requirement for egress.

MEANS OF EGRESS: Does not meet code

CONDITION: Poor

PLUMBING: Poor. A licensed plumbing contractor must be hired to evaluate the entire plumbing system and submit a report to this department on the corrective action required to bring the system up to minimum code and compliance.

ELECTRICAL: Poor. A licensed electrical contractor must be hired to evaluate the entire electrical system and submit a report to this department on the corrective action required to bring the system up to minimum code and compliance.

MECHANICAL: Poor. A licensed mechanical contractor must be hired to evaluate the entire mechanical system and submit a report to this department on the corrective action required to bring the system up to minimum code and compliance.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: none

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

REMARKS: This single family dwelling and accessory dwelling unit were built on or about 1924. The structures were found in an advanced state of disrepair and being used as harborage by unwanted persons. The main structure sustained fire damage on May 10, 2013 and both structures are showing structural failure. The department recommends that the structures be demolished within thirty (30) days and the premises be cleaned and maintained clean of all weeds, trash and debris within thirty (30) days.

Nellie Avalos
Building Inspector

TAX REPORT

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 v1.242 01/15/2014 12:25 ACTEP

STATUS DETAIL Expand Fees Summary

Account Information

Account No. **3202-999-000B-1000** Roll Code REAL PROPERTY

Certified Owner SALAS JESUS & VERONICA

Parcel Address 2012 CYPRESS AVE

Amount Due as of 01/15/2014 CAD No. 194350

Tax Units

Tax Unit Description

List of Tax Units 1 3 6 7 8

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
2013	\$48,641					\$1,306.14	\$1,306.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$48,641					\$1,268.91	\$1,268.91	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$50,357					\$1,290.35	\$1,290.35	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$91,832					\$2,333.97	\$2,333.97	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$91,832					\$2,287.85	\$2,287.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$88,262					\$2,205.48	\$2,205.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007	\$89,847					\$2,263.35	\$2,263.35	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	\$79,262					\$2,294.02	\$2,294.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	\$72,762					\$2,271.93	\$2,271.93	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals						\$35,487.18	\$35,487.18	\$0.00	\$0.00	\$60.07	\$0.00	\$0.00

Last Payment Date [] Last Payer []

Alert

11:25 AM 1/15/2014