

10927 Roadrunner



BUILDING AND STANDARDS BOARD AGENDA ITEM # 7 FOR
WEDNESDAY, JANUARY 30, 2008

DEVELOPMENT SERVICES
BUILDING PERMITS AND INSPECTIONS

MEMORANDUM
January 8, 2008

TO: The Honorable Chairman and Board Members

THROUGH: Larry Nichols, C.B.O. – The Director for Building Permits and Inspections

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

SUBJECT: 10927 Roadrunner Street, El Paso, Texas 79934

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

- 1) First investigated November 5, 2007. The building was found to be in an advanced state of disrepair. The building has been used as a harborage by unwanted persons.
- 2) A certified condemnation letter was mailed to Maribel Lopez, 10927 Roadrunner St, El Paso, Texas 79934.
- 3) Certified notices of the public hearing scheduled for January 30, 2008 were mailed to the owners and all interested parties on January 8, 2008.
- 4) As of December 27, 2007, \$1,345.48 are owed in taxes.

The owner has been notified of the violations at this property to secure and clean the premises, to date there has been no response or corrective action taken, therefore 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) That the structures cannot be repaired; and
- 5) That the main structure be demolished or removed and the accessory structure be demolished or removed within 30 days; and
- 6) That the premises be cleaned and maintained clean 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.

JOHN COOK
MAYOR



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

JOYCE WILSON
CITY MANAGER

R. ALAN SHUBERT, P.E., C.B.O.
DEVELOPMENT SERVICE DIRECTOR

DEVELOPMENT SERVICES DEPARTMENT

BUILDING STANDARDS ENFORCEMENT

November 6, 2007

Maribel Lopez
10927 Road Runner St.
El Paso, Texas 79934-2944

Re: 10927 Road Runner St.
Blk: 1 Desert View Mobile Home
Lot: WLY PT of 35 (28.80' on NLY-118.41'
On ELY-10.47' on SLY-107.63' on WLY)
Zoned: RMH
COD07-29379
Certified Mail Receipt #
7007 1490 0000 8721 5296

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 **10927 Road Runner St.** has 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 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]

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 BUILDING PERMITS AND INSPECTIONS:

Zuleika Davila
Building Inspector

ZCD/nms

NOTICE OF PUBLIC HEARING

To All Interested Parties:

You are hereby notified that at 5:30 p.m. on the **30th** day of **January, 2008** 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 buildings located on the property at **10927 Roadrunner St.**, in El Paso, Texas, which property is more particularly described as:

LEGAL DESCRIPTION: Lot 35, Block 1, DESERT VIEW MOBILE SUBDIVISION, an addition to the City of El Paso, El Paso, County, Texas, more particularly described on the attached Exhibit "A".

is unsafe and dangerous.

According to the real property records of the County of El Paso, Texas, Maribel Lopez (**the "Owner"**), 10927 Roadrunner St., El Paso, Texas 79934, is listed as the owner 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 Owner of said property is 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 buildings 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 is 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 Owner, lien holders, mortgagees, or any other person having an interest in the property must present to the Commission any evidence showing that the structures 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, 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 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:

APPROVED AS TO CONTENT:

Ernesto Rodriguez
Assistant City Attorney

Bill Stern, C.B.O.
Chief Building Inspector
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 **10927 Roadrunner St.** was PUBLISHED in the official City newspaper on the ____day of _____, 2008.

Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at **10927 Roadrunner St.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Maribel Lopez
10927 Roadrunner St.
El Paso, Texas 79934

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **10927 Roadrunner St.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Maribel Lopez
222 Golondrina
Anthony, N.M. 88021

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **10927 Roadrunner St.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Lone Star Title Co.
6701 N. Mesa, Suite E
El Paso, Texas 79912

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **10927 Roadrunner St.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Homer Glenn Wilkins and
Helen Katherine Wilkins
10925 Roadrunner Road
El Paso, Texas 79925

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **10927 Roadrunner St.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Charles Douglas Wilkins
10925 Roadrunner Road
El Paso, Texas 79934

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **10927 Roadrunner St.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

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

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **10927 Roadrunner St.** 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 **10927 Roadrunner St.** 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 **10927 Roadrunner St.** 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 **10927 Roadrunner St.** 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 **10927 Roadrunner St.** El Paso, Texas.

Date:

Time:

Inspector



UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: December 21, 2007

REP. DISTRICT: 7

ADDRESS: 10927 Roadrunner Street

ZONED: RMH

LEGAL DESCRIPTION: Lot 35, Block 1, DESERT VIEW MOBILE SUBDIVISION, an addition to the City of El Paso, El Paso County, Texas, more particularly described on the attached Exhibit 'A'

OWNER: Maribel Lopez **ADDRESS:** 10927 Roadrunner St., El Paso, Texas 79934

BUILDING USE: Abandoned single family dwelling (mobile home)

TYPE OF CONSTRUCTION: V

FOOTINGS: None

CONDITION: The mobile home is set on CMU blocks and is not properly anchored.

FOUNDATION WALL: N/A

CONDITION: N/A

FLOOR STRUCTURE: Wood frame with plywood.

CONDITION: Unable to determine due to floor covering. Need to hire a licensed engineer to determine actual condition.

EXTERIOR WALLS: Wood frame with metal siding finish.

HEIGHT: 8' +/-

THICKNESS: 2' +/-

CONDITION: Fair.

INTERIOR WALLS & CEILINGS: Sheetrock

CONDITION: Poor.

ROOF STRUCTURE: Wooden framing with metal roofing.

CONDITION: A licensed engineer needs to be hired to determine actual condition.

DOORS, WINDOWS, ETC.: Wood/aluminum doors and aluminum frame windows.

CONDITION: Poor. Doors and windows need to be repaired or replaced due to vandalism

MEANS OF EGRESS: Does not meet code requirements.

CONDITION: Poor.

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

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

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

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: None

WARNING POSTED: Yes

BARRICADED: No

POLICE AID REQD.: No

REMARKS: The mobile home should be removed or secured and the property cleaned of all weeds, trash and debris. If the mobile home is to be rehabilitated, a licensed engineer should be hired to make all the necessary recommendations on the repairs and a registered and bonded contractor should be hired to make the recommended repairs.

Zuleika Davila

Building Inspector

**EL PASO CITY COUNTY HEALTH DISTRICT
ENVIRONMENTAL HEALTH SERVICES**

M E M O R A N D U M

DATE : 02-20-07
-
-MEMO TO : Bill Stern, C.B.O., Chief Building Inspector.
FROM : Ben Blumenfeld, Environmental Health Inspector
SUBJECT : Condemnation Report Request
RE : 10927 Road Runner

An inspection of the property was conducted on 02-20-0 conditions checked were found in violation of Title 9 – Health and Safety, El Paso Municipal Code.

**Section 9.04 - SOLID WASTE STORAGE AREA:
Trash and garbage was noted in the front and back yard**

**SECTION 9.04.340 – ACCUMULATIONS:
N/A**

**SECTION 9.16 - NUISANCE:
Front door is open.**

**SECTION 9.16.010 – DESIGNATED:
N/A**

**SECTION 9.28 – RAT CONTROL:
N/A**