

BUILDING AND STANDARDS BOARD AGENDA ITEM # \_\_\_\_ FOR  
WEDNESDAY, FEBRUARY 22, 2006

DEVELOPMENT SERVICES  
BUILDING PERMITS AND INSPECTIONS

MEMORANDUM

February 14, 2006

TO: The Honorable Chairman and Board Members

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

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

SUBJECT: 404 Nino Aguilera and 1400, 1402 and 1404 Delta,

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

- 1) First investigated in 1994. The building was found to be in an advanced state of disrepair. The structures known as 1400, 1402 and 1404 Delta is an open and abandoned one story multi-family dwelling with adobe and plaster exterior walls built in 1912. This structure was condemned on May 31, 1994 to be secured. The structures known as 404 Nino Aguilera is an open and abandoned one story single-family dwelling with adobe and plaster exterior walls built in 1910. The building has been used as a harborage by unwanted persons.
- 2) A certified condemnation letter was mailed to Matias Gonzalez, 404 Nino Aguilera, El Paso, Texas 79901.
- 3) Certified notices of the public hearing scheduled for February 22, 2006 were mailed to the owners and all interested parties on February 10, 2006
- 4) There has been no response from the owner.

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 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 structure can not be repaired; and
- 5) That the structure be demolished within 30 days; and
- 6) That the premises be cleaned of all weeds, trash, and debris within 30 days.; and
- 7) That all junk vehicle be removed; and
- 8) 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

JOYCE WILSON  
CITY MANAGER

R. ALAN SHUBERT, PE, CBO  
DEVELOPMENT SERVICES DIRECTOR



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

## DEVELOPMENT SERVICES DEPARTMENT

BUILDING STANDARDS ENFORCEMENT  
November 10, 2005

Ma. Del Carmen Gonzalez  
404 Nino Aguilera Street  
El Paso, Texas 79901-3150

Re: 404 Nino Aguilera St.  
Lots: W 80 FT OF 111 to 13  
Blk: 63, Magoffin  
Zoned: A-3  
COD05-18399  
Certified Mail Receipt #  
7005 1160 0004 6080 5377

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 404 Nino Aguilera Street has the following violations:

- a. The foundation has not been maintained in a safe manner. [Sec.305.4]
- b. The floors have not been maintained in a safe manner. [Sec.305.4]
- c. The walls have not been maintained in a safe manner free of holes and cracks. [Sec.304.6]
- d. The roof structure has not been maintained free of defects that may cause leaks. [Sec304.7]
- e. The means of egress is/are inadequate and do not meet minimum code requirements. [Sec702.4]
- f. The plumbing system is inadequate and does not meet minimum code requirements. [Sec504.1]
- g. The electrical system is inadequate and does not meet minimum code requirements. [Sec604.3]
- h. The HVAC system is inadequate and does not meet minimum code requirements. [Sec603.1]
- ~~i. The structure is open and accessible to unauthorized entry. [Sec301.3]~~
- j. The premises are full of weeds, trash, and debris [Sec302.1 & Sec302.4].
- k. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter. [Sec108.2]

404 Nino Aguilera Street

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, 5<sup>th</sup> floor, City Hall, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at 541-4800.

FOR THE DIRECTOR FOR DEVELOPMENT SERVICES:



Leo CassoLopez  
Building Inspector

LC/rl

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7005 1160 0004 6080 5377

U.S. Postal Service  
**CERTIFIED MAIL™ RECEIPT**  
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**OFFICIAL USE**

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Return Receipt Fee (Endorsement Required)	NOV 14 2005
Restricted Delivery Fee (Endorsement Required)	

LC

Postmark  
Here

Ma. Del Carmen Gonzalez  
404 Nino Aguilera Street  
El Paso, Texas 79901-3150  
Re: 404 Nino Aguilera Street


## RESOLUTION

WHEREAS, the Building Official and the Fire Marshal of the City of El Paso have conducted an investigation and have reported to the City Council in writing that they are of the opinion that the structure located on the property at 1400-1406 Delta Dr., AKA 404 Nino Aguilera St., AKA 404 Tornillo St., in El Paso, Texas, which property is more particularly described as follows:

Lots: The West 80 feet of Lots 11 through 13, Block 63, Magoffin Addition, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof, recorded in Volume 14, Page 19, Plat Records of El Paso County

is dilapidated, substandard, and unfit for human habitation or use; is a hazard to public health, safety, and welfare; and

WHEREAS, Maria Del Carmen Gonzalez record Owner, and all mortgages and lienholders were duly notified according to law to appear at a public hearing before City Council at 9:00 a.m. on August 7<sup>th</sup>, 2001; and

WHEREAS, NO ONE, APPEARED,

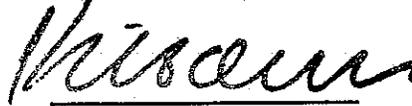
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That City Council having heard the evidence, makes the following findings:
  - a. That the structure located on said property is condemned as substandard, unfit for human habitation or use, and therefore a hazard to the public health, safety, and welfare; and
  - b. That the structure is not in substantial compliance with municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
  - c. The structure's certificate of occupancy is hereby revoked; and
  - d. That the structure can be repaired.
2. That the City Council hereby orders Owner to comply with the following requirements:
  - ~~a. That the Building be secured within (30) days; and~~
  - b. That the premises be cleaned of all weeds, trash and debris within (30) days; and
  - c. That a public hearing be scheduled for October 2<sup>nd</sup>, 2001, in the City Council Chambers, to determine, if the Council order has been complied with and, if not, to determine penalties; and
  - d. That the Owner of said Building are hereby ordered to comply with all requirements of the Resolution; and
  - e. The owner is advised that in order to obtain a new certificate of occupancy, the entire building and its service systems must be brought into compliance with the current codes.

- f. That upon failure of the Owner to comply with this Resolution, any mortgagees, lienholder, and other persons having an interest in the property have an additional ten (10) days to secure the Building and maintain the Building secure and clean the premises of all weeds, trash, and debris; and
  3. That upon failure of the Owner to comply with this Order, the City of El Paso through its Deputy Director of Building Services shall secure the Building and maintain the Building secure and clean the premises of all weeds, trash, and debris at its own expense, but for and on account of the Owner of said property; and
  4. That said Owner shall become personally liable for all costs incurred by City in connection with securing and maintaining the Building secure and cleaning the premises of all weeds, trash and debris; and
  5. That the costs incurred by the City in connection with securing and cleaning the premises of all weeds, trash, and debris shall become due and payable within thirty (30) days of the date of completion of the work and such cost shall be assessed as a lien against the property unless paid; and
  6. That upon failure of the Owner to comply with this Order, one or all of the following actions will be taken:
    - a. 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
    - b. That upon failure of the Owner to comply with this order the City Council may assess a civil penalty against the property Owner in an amount not to exceed \$1,000.00 a day for each violation or, if the Owner show that the property is the Owner's lawful homestead, in an amount not to exceed ten (10) dollars a day for each violation; and
    - c. That upon failure of the Owner to comply with this order, the Owner may be confined in jail as permitted by state law; and
  7. That upon failure of the Owner, any mortgages or lienholders to restore the Building so that it complies with all relevant City Code requirements, the City of El Paso, if applicable, may bring an action in District Court to request appointment of a receiver for the rehabilitation of said property pursuant to Section 214.003 of the Texas Local Government Code; and
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8. The Owner any mortgagees, or lienholders have a right to appeal these findings to a court of competent jurisdiction within ten (10) days after notice of this Resolution. The findings shall become final after ten (10) days of receipt of Notice; and
  9. That any civil penalty or assessment imposed will accrue interest at a rate of ten (10) percent a year from the date of assessment until paid in full; and
  10. That the City Clerk is ordered to cause copies of this Resolution to be served on the record Owner and all other persons having interest in the property as provided by law.

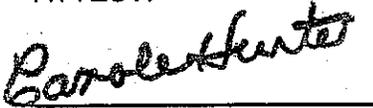
Adopted this 7<sup>th</sup> day August, 2001.

THE CITY OF EL PASO



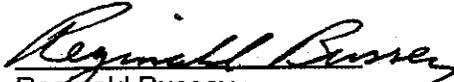
Mayor

ATTEST:



City Clerk

APPROVED AS TO FORM:



Reginald Bussey  
Assistant City Attorney

APPROVED AS TO CONTENT:



Terry Williams  
Department of Building Services

NOTICE

TO: Maria Del Carmen Gonzalez, 1400-1406 Delta Dr., AKA 404 Nino Aguilera St.,  
AKA 404 Tornillo St.

On August 7<sup>th</sup>, 2001, a Public Hearing was held by the City Council regarding the property located at 1400-1406 Delta Dr., AKA 404 Nino Aguilera St, AKA 404 Tornillo St., which property is more particularly described as:

Lots: The West 80 feet of Lots 11 through 13, Block 63, Magoffin Addition, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof, recorded in Volume 14, Page 19, Plat Records of El Paso County.

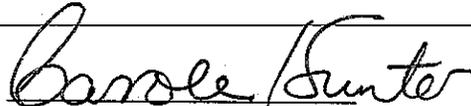
The City Council finds that the Building is substandard, unfit for habitation or use, and therefore a hazard to the public health, safety and welfare, that the Building is not in substantial compliance with the Municipal Ordinances, and that the Building can be repaired at substantial cost, and orders the Owner to:

- 1) Secure the Building within 30 days.
- 2) Clean the property of all weeds, trash and debris within 30 days.
- 3) Appear at a Public Hearing in City Council Chambers on October 2<sup>nd</sup>, 2001 to determine if the Council resolution of August 7<sup>th</sup>, 2001 has been complied with and if not to determine penalties.

A complete copy of the Resolution may be obtained at the City Clerk's office, #2 Civic Center Plaza, El Paso, Texas 79901.

GIVEN UNDER MY HAND AND SEAL of the City of El Paso, this 7<sup>th</sup> day of August, 2001.

THE CITY OF EL PASO

  
City Clerk

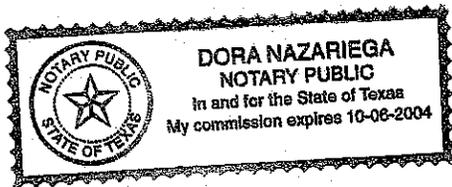
I, CAROLE HUNTER, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice dated August 7<sup>th</sup>, 2001 regarding the property located at 1400-1406 Delta Dr., AKA 404 Nino Aguilera St., AKA 404 Tornillo St., El Paso, Texas, was filed with the County Clerk's Office, the official public records of real property for El Paso County.

Carole Hunter  
Carole Hunter

Executed this 9<sup>th</sup> day of Aug, 2001 on behalf of the City of El Paso, Texas, by Carole Hunter in her capacity as City Clerk.

STATE OF TEXAS  
COUNTY OF EL PASO

Subscribed and sworn to before me, this 9<sup>th</sup> day of August, 2001.



Dora Nazariaga  
Notary Public

## NOTICE OF PUBLIC HEARING

To All Interested Parties:

You are hereby notified that at 5:30 p.m. on the 22<sup>nd</sup> day of February, 2006 in the Council Chambers of City Hall, #2 Civic Center Plaza, El Paso, Texas, the Building and Standards Commission of El Paso (the "Commission") will hold a public hearing on the question of whether the building located on the property at **404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo**, in El Paso, Texas, which property is more particularly described as:

**Legal Description:** West 80 Feet of Lots 11 to 13, Block 63, MAGOFFIN ADDITION, an addition to the City of El Paso, El Paso County, Texas, also known as 404 Tornillo Street.

is unsafe and dangerous.

According to the real property records of the County of El Paso, Texas, **Matias Gonzalez** (the "Owner"), 404 Nino Aguilera 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, 5<sup>th</sup> floor, City Hall, no later than the 20<sup>th</sup> 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 building should not be declared a nuisance and ordered to be abated. The Owner, lien holders, mortgagees, or any other person having an interest in the property are hereby required to submit at the hearing proof of the scope of any work that may be required to bring the building into compliance with Title 18, as mandated by Section 18.50 of the Municipal Code, and to specify the time it will take to reasonably perform the work.

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

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

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

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

- I) the city will perform any and all work needed to bring the property into compliance with this order, at its own expense, but for and on account of the Owner, of said property, the cost of which shall be assessed as a lien against the property and;
- II) assess a civil penalty against the property Owner for failure to repair, remove or demolish said building in an amount not to exceed \$1,000.00 a day for each violation, or \$10.00 a day if the Owner shows that the property is the Owner's lawful homestead; and
- III) appoint a receiver as permitted by state law; and
- IV) any other remedies permitted by state law.

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

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

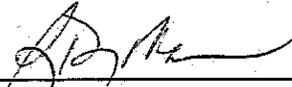
APPROVED AS TO FORM:

  
Carolyn J. Crosby  
Assistant City Attorney

APPROVED AS TO CONTENT:

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

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice of Public Hearing regarding the property located at 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo was filed with the County Clerk's Office, the official public records of real property for El Paso County.

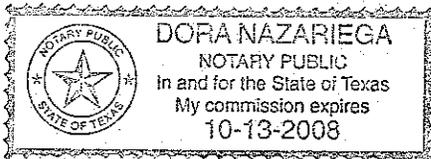
  
Richarda Duffy Momsen

Executed this 7<sup>th</sup> day of February, 2006 on behalf of the City of El Paso, Texas, by Richarda Duffy Momsen in her capacity as City Clerk.

STATE OF TEXAS  
COUNTY OF EL PASO

Subscribed and sworn to before me, this 9<sup>th</sup> day of February, 2006.

  
Notary Public



I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice regarding the property located at 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo, was PUBLISHED in the official City newspaper on the 8<sup>th</sup> day of FEBRUARY, 2006.



Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Matias Gonzalez  
404 Nino Aguilera  
El Paso, Texas 79901

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Matias Gonzalez  
4706 S Lawndale Ave.  
Chicago IL 60632

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Ma Del Carmen Gonzalez  
404 Nino Aguilera  
El Paso, Texas 79901

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Maria Elena Gonzalez  
1404 Delta  
El Paso, Texas 79901

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Maria Elena Gonzalez  
PO Box 9056  
El Paso, Texas 79995

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Maria Elena Gonzalez  
1120 E Father Rahm , Apt 3  
El Paso, Texas 79901

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Maria Elena Gonzalez  
363 Glenwood St  
El Paso, Texas 79903

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Maria Elena Gonzalez  
1017 Desierto Seco  
El Paso, Texas 79912

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Maria Elena Gonzalez  
1901 Cypress #1067  
El Paso, Texas 79905

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Carmen Irma Valenica  
7528 Glardon Circle  
El Paso, Texas 79915

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Ricardo Gonzalez Mendoza  
PO Box 2009  
El Paso, Texas 79950

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Margarita Gonzalez  
404 Nino Aguilera  
El Paso, Texas 79901

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Maria Del Carmen Gonzalez  
377 Coimillo Dr.  
El Paso, Texas 79907

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Andrew Guevara  
PO Box 2009  
El Paso, Texas 79950

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Jesus Gonzalez  
1404 Delta  
El Paso, Texas 79901

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Juan Gonzalez  
1404 Delta  
El Paso, Texas 79901

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Maria Del Carmen Gonzalez  
377 Coimillo Dr.  
El Paso, Texas 79907

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Andrew Guevara  
PO Box 2009  
El Paso, Texas 79950

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Jesus Gonzalez  
1404 Delta  
El Paso, Texas 79901

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Hardie-Hallmark P.C.  
123 N. Kansas  
El Paso, Texas 79901

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

William B. Hardie  
725 S. Mesa Hills  
El Paso, Texas 79912

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Bruce Hallmark  
221 N Kansas  
El Paso, Texas 79901

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Eduardo A. Gamboa  
Attorney at Law  
2601 Montana Ave  
El Paso, Texas 79903

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

David A. Simmental  
The Willows  
9434 Viscount, Suite 101  
El Paso, Texas 79925

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Ricardo Gonzalez  
404 Nino Aguilera  
El Paso, Texas 79901

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Rogelio Gonzalez  
404 Nino Aguilera  
El Paso, Texas 79901

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo, 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 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo, 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 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo, 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 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

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

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo 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 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo, El Paso, Texas.

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector



# UNSAFE STRUCTURES REPORT

## BUILDING PERMITS AND INSPECTIONS

**DATE OF EXAMINATION:** February 7, 2006

**ADDRESS:** 404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera  
AKA 404 Tornillo

**ZONED:** A-3

**LEGAL DESCRIPTION:** West 80 Feet of Lots 11 to 13, Block 63, MAGOFFIN  
ADDITION, an addition to the City of El Paso, El Paso  
County, Texas, also known as 404 Tornillo Street.

**OWNER:** Matias Gonzalez  
**ADDRESS:** 404 Nino Aguilerra, El Paso, Texas 79901

**BUILDING USE:** Multi family dwelling

**TYPE OF CONSTRUCTION:** V

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

**FOUNDATION WALL:** Rubble Stone  
**CONDITION:** Unable to determine condition of footing due to subterranean  
placement. A general contractor should be hired to evaluate  
actual condition.

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**FLOOR STRUCTURE:** Wood Frame  
**CONDITION:** Bad. A general contractor should be hire to evaluate actual  
condition.

**EXTERIOR WALLS:** Adobe with stucco finish

**HEIGHT:** 12'+/- **THICKNESS:** 12'+/-

**CONDITION:** Bad. The walls need to be repaired, plastered and painted. 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

**INTERIOR WALLS & CEILINGS:**

Wood framing with sheetrock/plaster.

**CONDITION:** Bad. The walls and ceilings will need to be repaired, plastered and painted. 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:**

Wood frame with build-up roofing

**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.:**

Wood frame and doors. Wood frame widows

**CONDITION:** All of the doors need replacing. All window need to be operable and re glazed.

**MEANS OF EGRESS:**

Dose not meet code.

**PLUMBING:**

Unavailable. Need to hire a License Plumber to evaluate the system and bring the system up to code.

**ELECTRICAL:**

Unavailable. Need to hire a License Electrician to evaluate the system and bring the system up to code.

**MECHANICAL:**

Unavailable. Need to hire a License Mechanical Contractor to evaluate the system and bring the system up to code.

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

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

**REMARKS:** I recommended that the structures be demolished within 30 days. That the property be cleaned and maintained cleaned of all weed, trash and debris within 30 days, and all junk vehicles



Leo CassoLopez  
Building Inspector

ACCOUNT M02899906305701  
UNITS:01 03 06 07 08  
GONZALEZ, MARIA D  
404 NINO AGUILERA ST

AMT DUE AS OF: 20060214 ROLL R ALT OWN  
OMIT(-)/SEL(+)  
63 MAGOFFIN  
W 80 FT OF 11 TO 13  
(4200 SQ FT)

EL PASO		TX 79901-3150			LAWSUIT 2004TX312		
ACRES	.0964	PARCEL ADDRESS		404 NINO AGUILERA			
YEAR	GROSS VAL	HOVDFAER	RCVL LEVY	REM LEVY	FEEES	PAYMENTS	TOTAL DUE
2005	28078		876.71	876.71	202.09	.00	1078.80
2004	28078		872.15	872.15	381.57	.00	1253.72
2003	28078		849.42	849.42	488.84	.00	1338.26
2002	28078		843.71	843.71	601.99	.00	1445.70
2001	28078		832.74	832.74	709.09	.00	1541.83
2000	28078		810.38	810.38	801.86	.00	1612.24
1999	28078		807.98	706.88	1667.00	162.78	2373.88
1998	28078		834.30	05/02/2002	573.33	1407.63	.00
1997	28078		404.90	01/03/2002	174.43	579.33	.00
TOTAL			5893.09	5791.99	4914.12		
LAST PAYOR OWNER						PAGE TOTAL	10644.43
NOTE EXISTS						CUMULATIVE TOTAL	10644.43
SUIT PENDING							
MORE YEARS ON NEXT PAGE							

20060214 TC8006

CITY OF EL PASO TAX OFFICE - ACCOUNT STATUS

102105

ACCOUNT M02899906305700  
UNITS:01 03 06 07 08  
GONZALEZ, MA DEL CARMEN  
404 NINO AGUILERA ST

AMT DUE AS OF: 20060214 ROLL R ALT OWN  
OMIT(-)/SEL(+)  
63 MAGOFFIN  
W 80 FT OF 11 TO 13 (2200 SQ FT)  
(HOMESITE)

EL PASO		TX 79901-3150		PARCEL ADDRESS			404 NINO AGUILERA	
ACRES	.0505	RCVL	LEVY	REM	LEVY	FEES	PAYMENTS	TOTAL DUE
2005	22895		714.87		714.87	50.05	.00	764.92
2004	22895	XX	115.46		115.46	50.51	.00	165.97
2003	22895	XX	117.25		117.25	67.47	.00	184.72
2002	22895	YY	116.23		116.23	82.94	.00	199.17
2001	22895	YY	115.73	01/31/2002			115.73	.00
2000	22895	YY	111.02	12/27/2000			111.02	.00
1999	22895	YY	108.78	04/24/2000		2.18	110.96	.00
1998	22895	YY	108.78	01/31/1999			108.78	.00
1997	22895	YY	107.37	02/05/1998		.71	108.08	.00
TOTAL			1063.81		1063.81	250.97		

PAGE TOTAL 1314.78

CUMULATIVE TOTAL 1314.78

LAST PAYOR OWNER  
NOTE EXISTS  
MORE YEARS ON NEXT PAGE