

BUILDING AND STANDARDS BOARD AGENDA ITEM # ____ FOR
WEDNESDAY, February 22nd, 2006

DEVELOPMENT SERVICES
BUILDING PERMITS AND INSPECTIONS

MEMORANDUM

February 13, 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: 8097 Nina Drive (Tracts 5 & 6)

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

- 1) First investigated December 20th, 2005. This is an accessory structure that sits in the middle of two property tracts, which was found open and abandoned, and in an advanced state of disrepair. It was built using conventional stick framing methods and has no exterior walls remaining. Unwanted persons have used the structure as a harborage.
- 2) A certified condemnation letter was mailed to Pedro H. & Manuela Romo, 732 Hilton Ave., El Paso, Texas 79907-2220 (Tract 5) and David J. & Rosario Jimenez, 732 Hilton Ave., El Paso, Texas 79907-2220, (Tract 6) on December 22, 2005, who were the listed owners at the first investigation in Central Appraisal District and a copy of the certified condemnation letter was mailed to John H. Trien, 9920 Dyer, El Paso, Texas 79924, on February 9th, 2006, who was listed as the owner in December 28th, 2005 Title Report.
- 3) ~~Certified notices of the public hearing scheduled for February 22nd, 2006 were mailed to the owners and all interested parties on February 10th, 2006~~
- 4) As of February 13th, 2006, taxes are owed in the amount of \$5,935.10 for Tract 5 and \$3,248.52 for Tract 6, for a total of \$9,183.62.
- 5) There has been no response from the owner.

The Department recommends that it be found:

- 1) That the accessory 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 accessory structure is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and

Page 2,

8097 Nina Drive (Tracts 5 & 6)

- 3) That since the owners have not submitted any building plans, specifications, reports from design professionals to indicate otherwise the accessory structure cannot be repaired; and
 - 4) That the accessory structure be demolished within 30 days; and
 - 5) That the premises be cleaned 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

JOYCE WILSON
CITY MANAGER

R. ALAN SHUBERT, PE, CBO
DEVELOPMENT SERVICES DIRECTOR



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

BUILDING PERMITS AND INSPECTIONS

BUILDING STANDARDS ENFORCEMENT
December 19, 2005

Pedro H. & Manuela Romo
732 Hilton Avenue
El Paso, Texas 79907-2220

Re: 8097 Nina Drive
Tract: 5
Blk: 7, Ascarate
Zoned: R-3
COD05-19534
Certified Mail Receipt #
7105 8873 0193 6300 0579

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 8097 Nina Drive 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]

8097 Nina Drive

As a result of the aforementioned violations, the following action may be taken:

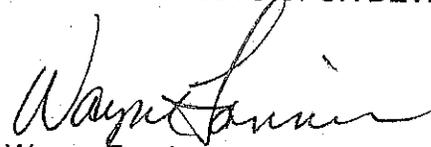
- a. This case is being submitted to the City Building and Standards Commission for unsafe structures proceedings. The City Building and Standards Commission will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Chapter 2.38 of the El Paso Municipal Code.
- 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 DEVELOPMENT SERVICES:



Wayne Fannin
Building Inspector

WF/rl

Firmbook Report

12/19/2005-12/19/2005

CMN	TRACKING	NAME	ADDRESS	
7105 8873 0193 6300 0562	8097 NINA DR TR 6	DAVID J. & ROSARIO JIMENEZ	732 HILTON AVENUE	EL PASO TX 79907-2220
7105 8873 0193 6300 0579	8097 NINA DR TR 5	PEDRO H. ROMO MANUELA ROMO	732 HILTON AVENUE	EL PASO TX 79907-2220
7105 8873 0193 6300 0586	748 HAMPTON RD TR3	MARIO J. MARTINEZ	1420 MONTANA AVENUE	EL PASO TX 79902-5618
7105 8873 0193 6300 0593	748 HAMPTON RD TR2	MARIO J. MARTINEZ (ET AL)	1420 MONTANA AVENUE	EL PASO TX 79902-5618
7105 8873 0193 6300 0616	748 HAMPTON RD TR2	TEXAS GAS SERVICE ATTN: BEA AGUILAR	4700 POLLARD ST.	EL PASO TX 79930
7105 8873 0193 6300 0623	748 HAMPTON RD TR 2	TEXAS GAS SERVICE ATTN: JAIME CARLOS	4700 POLLARD ST.	EL PASO TX 79930
7105 8873 0193 6300 0630	748 HAMPTON RD TR 2	EL PASO ELECTRIC CO.	123 W. MILLS AVENUE	EL PASO TX 79901
7105 8873 0193 6300 0647	748 HAMPTON RD. TR 3	TEXAS GAS SERVICE ATTN: BEA AGUILAR	4700 POLLARD ST.	EL PASO TX 79930
7105 8873 0193 6300 0654	748 HAMPTON RD TR 3	TEXAS GAS SERVICE ATTN: JAIME CARLOS	4700 POLLARD ST.	EL PASO TX 79930
7105 8873 0193 6300 0661	748 HAMPTON RD. TR 3	EL PASO ELECTRIC COMPANY	121 W. MILLS AVENUE	EL PASO TX 79901
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7105 8873 0193 6300 0739	324 MARY JEANNE LN.	MARIO H. G. LOPEZ YARISDI R. LOPEZ	324 MARY JEANNE LN.	EL PASO TX 79915-4122

DEC 22 2005

RECEIVED

JAN 03 2006

CITY OF EL PASO
DEVELOPMENT SERVICES
DEPARTMENT

1. Article Addressed to:

PEDRO H. ROMO
MANUELA ROMO
732 HILTON AVENUE
EL PASO TX 79907-2220
8097 NINA DR TR 5

LA #3

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) JOHN MARK STEIN B. Date of Delivery 12-30-05

C. Signature *John Mark Stein* Agent Addressee

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
 Certified Mail

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Copy from service label)

7105 8873 0193 6300 0579

PS Form 3811, July 1999

Domestic Return Receipt

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

BUILDING PERMITS AND INSPECTIONS

BUILDING STANDARDS ENFORCEMENT
December 19, 2005

David J. & Rosario Jimenez
732 Hilton Avenue
El Paso, Texas 79907-2220

Re: 8097 Nina Drive
Tract: 6
Blk: 7, Ascarate
Zoned: R-3
COD05-19536
Certified Mail Receipt #
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8097 Nina Drive

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Firmbook Report

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DEC 22 2005

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) B. Date of Delivery
JOHN R. MAKESTEIN 12-30-05

C. Signature Agent
John R. Makestein Addressee

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: NO

1. Article Addressed to:

DAVID J. & ROSARIO JIMENEZ
732 HILTON AVENUE
EL PASO TX 79907-2220
8097 NINA DR TR 6

LT#3

3. Service Type

Certified Mail

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Copy from service label)

7105 8873 0193 6300 0562

PS Form 3811, July 1999

Domestic Return Receipt

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

BUILDING PERMITS AND INSPECTIONS

BUILDING STANDARDS ENFORCEMENT
December 19, 2005

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CERTIFIED MAIL RECEIPT #7105 8873 0193 6300 1767

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8097 Nina Drive

As a result of the aforementioned violations, the following action may be taken:

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

FOR THE DIRECTOR FOR DEVELOPMENT SERVICES:



Wayne Fannin
Building Inspector

WF/rl

Firmbook Report

2/9/2006-2/9/2006

CMN	TRACKING	NAME	ADDRESS	
7105 8873 0193 6300 1750	9719 THYGERSON LN.	JORGE SUAREZ	636 ROSEBUD DR. NW	ALBUQUERQUE NM 87121
7105 8873 0193 6300 1767	8097 NINA DR TR 5	JOHN H. TRIEN	9920 DYER	EL PASO TX 79924

Rosa, 2/8/04
PLEASE SEND COPY OF
LYR #3 FOR
8097 NINA DRIVE

TO:
John H. TRIEN
9920 DYER
EL PASO, TEXAS
79924

NOTICE OF PUBLIC HEARING

To All Interested Parties:

You are hereby notified that at 5:30 p.m. on the 22nd 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 **8097 Nina Drive**, in El Paso, Texas, which property is more particularly described as:

Legal Description: Tract 5 & 6, Block 7, ASCARATE GRANT, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in the Office of the County Clerk of El Paso County, Texas, also known as 8097 Nina Drive, El Paso, Texas

is unsafe and dangerous.

According to the real property records of the County of El Paso, Texas, **John H. Trien, 9920 Dyer, El Paso, Texas 79924**, 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 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 Owner, 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.

Certified Mail Receipt#7105 8873 0193 6100 3046

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.

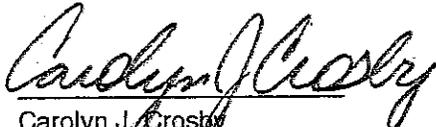
If the Owner fails, neglects or refuses to comply with the order of the Commission the City may pursue one, or more of the following actions:

- 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.

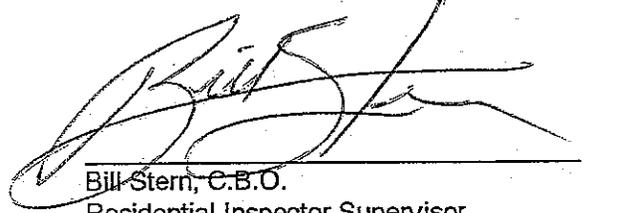
Any civil penalty or assessment imposed will accrue interest at a rate of ten (10) percent a year from the date of the assessment until paid in full;

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

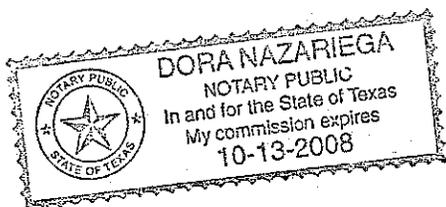
I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice of Public Hearing regarding the property located at 8097 Nina Drive, was filed with the County Clerk's Office, the official public records of real property for El Paso County.


Richarda Duffy Momsen

Executed this 7th 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 8th 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 8097 Nina Drive, was PUBLISHED in the official City newspaper on the 8th day of February, 2006.



Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at 8097 Nina Drive, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

John H. Trien
9920 Dyer
El Paso, Texas 79924

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 8097 Nina Drive, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Pedro H. and Manuela Romo
732 Hilton Avenue
El Paso, Texas 79907-2220

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 8097 Nina Drive, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

David J. and Rosario Jimenez
732 Hilton Avenue
El Paso, Texas 79907-2220

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 8097 Nina Drive, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Ramona Romo
9920 Dyer
El Paso, Texas 79924

Date: _____

Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 8097 Nina Drive, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

American Finance & Investment Co., Inc.
Attn: Cliff Eisenberg - Trustee
1201 E. Yandell Drive
El Paso, Texas 79902

Date: _____

Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 8097 Nina Drive, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

William B. Crout
1790 Lee Trevino, Suite 312
El Paso, Texas 79936

Date: _____

Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 8097 Nina Drive, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Harold Duncan
7737 North Loop Road
El Paso, Texas 79915

Date: _____

Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 8097 Nina Drive, 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 8097 Nina Drive, 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 8097 Nina Drive, 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 8097 Nina Drive, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

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

Date: _____

Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 8097 Nina Drive, 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 8097 Nina Drive, El Paso, Texas.

Date: _____

Time: _____

Inspector

Firmbook Report

7105 8873 0193 6100 2940
7105 8873 0193 6100 3046

2/10/2006-2/10/2006

CMN	TRACKING	NAME	ADDRESS	
7105 8873 0193 6100 2940	8097Nina-Pub Hrg	John H. Trien	9920 Dyer ✓	El Paso TX 79924
7105 8873 0193 6100 2957	8097Nina-Pub Hrg	Pedro H. & Manuela Romo	732 Hilton Ave ✓	El Paso TX 79907
7105 8873 0193 6100 2964	8097Nina-Pub Hrg	David J. & Rosario Jimenez	732 Hilton Ave ✓	El Paso TX 79907
7105 8873 0193 6100 2971	8097Nina-Pub Hrg	Ramona Roma	9920 Dyer ✓	El Paso TX 79924
7105 8873 0193 6100 2988	8097Nina-Pub Hrg	American Finance & Investments Co., Inc. Attn: Cliff Eisenberg-Trustee	1201 E. Yandell Drive ✓	El Paso TX 79902
7105 8873 0193 6100 2995	8097Nina-Pub Hrg	William B. Crout	1790 Lee Trevino, Suite 312 ✓	El Paso TX 79936
7105 8873 0193 6100 3008	8097Nina-Pub Hrg	Harold Duncan	7737 North Loop Road ✓	El Paso TX 79915
7105 8873 0193 6100 3015	8097Nina-Pub Hrg	Governor of the Ysleta del Sur Pueblo Indian Tribe	AKA Tigua Indian Community 119 S. Old Pueblo Road ✓	El Paso TX 79907
7105 8873 0193 6100 3022	8097Nina-Pub Hrg	El Paso Central Appraisal District	5801 Trowbridge Ave ✓	El Paso TX 79925
7105 8873 0193 6100 3039	8097Nina-Pub Hrg	Linbarger, Goggan, Blair & Sampson	215 N. Stanton St., 2nd Floor ✓	El Paso TX 79901
7105 8873 0193 6100 3046	8097Nina-Pub Hrg	El Paso County Probate Court	500 E. San Antonio Ave., Suite 703 ✓	El Paso TX 79901



UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: December 21, 2005

ADDRESS: 8097 Nina Drive
El Paso, Texas 79907

ZONED: R-3

LEGAL DESCRIPTION: Tract 5 & 6, Block 7, ASCARATE GRANT, an addition to the City of El Paso, El Paso County, Texas, According to the plat thereof on file in the Office of the County Clerk of El Paso County, Texas, also known as 8097 Nina Drive, El Paso, Texas.

OWNER: John H. Trien
ADDRESS: 9920 Dyer
El Paso, Texas 79920

BUILDING USE: Accessory Structure

TYPE OF CONSTRUCTION: V

FOOTINGS: None
CONDITION: Poor

FOUNDATION WALL: N/A
CONDITION: N/A

FLOOR STRUCTURE: 4" Concrete slab on Grade
CONDITION: Poor

EXTERIOR WALLS: 2' X 4" Conventional Stick Framing, No Exterior Siding

HEIGHT: 8 Feet

THICKNESS: 3 1/2"

CONDITION: Poor, There is no exterior siding, structure needs to be demolished.

Page 2

INTERIOR WALLS & CEILINGS: 2" X 4" Wood studs, No interior siding, No interior ceilings.
CONDITION: Poor, Needs to be demolished.

ROOF STRUCTURE: 2" X 4" Wood rafters with 7/16" roof decking and roll roofing material.
CONDITION: Poor, Over spanned roof rafters, roofing material has been blown off and roof leaks.

DOORS, WINDOWS, ETC.: None
CONDITION: N/A

MEANS OF EGRESS: N/A
CONDITION: N/A

PLUMBING: N/A

ELECTRICAL: N/A

MECHANICAL: N/A

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: None

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

REMARKS: This is an accessory structure with no date when it was built. It is in an advanced state of disrepair. What little exterior or interior siding that is left has been exposed to the elements and has deteriorated to the point that it must be removed and replaced. The structure has evidence that it has been used by vagrants or uninvited persons for vandalizing. This department recommends that it be demolished.



Wayne Fannin

Building Inspector

20060213 TC8006

CITY OF EL PASO TAX OFFICE

- ACCOUNT STATUS

09020

ACCOUNT A76599900700501

UNITS:01 05 06 07 08

~~OWNER UNKNOWN~~

John H. TRIEN

9920 DYER

EL PASO TEXAS

79924

00000-0000

AMT DUE AS OF: 20060213 ROLL R ALT OWN
OMIT(-)/SEL(+)
7 ASCARATE
TR 5
0.20 ACRE

ACRES

.2000

YEAR	GROSS VAL	HOVDFAER	RCVL LEVY	PARCEL REM LEVY	ADDRESS FEES	8097 NINA PAYMENTS	TOTAL DUE
2005	14172		451.35	451.35	31.60	.00	482.95
2004	14172		454.93	454.93	199.04	.00	653.97
2003	14172		428.64	428.64	246.67	.00	675.31
2002	14172		423.60	423.60	302.23	.00	725.83
2001	14172		417.19	417.19	355.24	.00	772.43
2000	14172		408.75	408.75	404.46	.00	813.21
1999	14172		406.60	406.60	458.46	.00	865.06
1998	14172		417.72	417.72	528.62	.00	946.34

TOTAL

3408.78

3408.78

2526.32

LAST PAYOR NONE

PAGE TOTAL

5935.10

ENTER NEXT ACCOUNT

CUMULATIVE TOTAL

5935.10

20060213 TC8006

CITY OF EL PASO TAX OFFICE

- ACCOUNT STATUS

09030

ACCOUNT A76599900700601

UNITS:01 05 06 07 08

~~JIMENEZ, DAVID J & ROSARIO~~

John H. TRIEN

~~732 HILTON AVE~~

9920 DYER

EL PASO

ACRES

.1000

TX ~~79907-2220~~ 79924

AMT DUE AS OF: 20060213 ROLL R ALT OWN
OMIT(-)/SEL(+)
7 ASCARATE
TR 6
(0.10 ACRE)

YEAR	GROSS VAL	HOVDFAER	RCVL LEVY	REM LEVY	PARCEL ADDRESS	FEEES	PAYMENTS	TOTAL DUE
2005	4739		150.93	150.93		10.56	.00	161.49
2004	4739		152.13	152.13		66.57	.00	218.70
2003	4739		143.34	143.34		82.49	.00	225.83
2002	4739		141.66	141.66		101.07	.00	242.73
2001	4739		139.50	139.50		118.78	.00	258.28
2000	4739		136.68	136.68		135.23	.00	271.91
1999	4739		135.96	135.96		153.28	.00	289.24
1998	4739		139.69	139.69		176.78	.00	316.47
1997	4739		133.94	133.94		187.98	.00	321.92
		TOTAL	1273.83	1273.83		1032.74		

8097 NINA

LAST PAYOR NONE

PAGE TOTAL

2306.57

CUMULATIVE TOTAL

3248.52

MORE YEARS ON NEXT PAGE

CPRMST
OPTION 00

E Z - C A M

MASTER SCREEN
2/13/2006

ACCOUNT # A765-999-0070-0501

Area Code 42

01 Alt A76500700501

TDC G01 IYS CEP SCC SHO

02 Name OWNER UNKNOWN

05 Property Type R

Addr. 1

06 StCd L&I A1 Cls 001-

Addr. 2

07 Exemption Code

City

State

08 Map Number Z-49

Cntry

Zip

CrRt

09 Neighborhood FA76500000

LEGAL DESCRIPTION

10 Zoning Code

03 Line 1 7 ASCARATE

11 Utility Code

Line 2 TR 5

12 Road Type

Line 3 0.20 ACRE

13 Mortgage Code

Line 4

14 Loan No.

Deed/Acs .2000

.0000 15 Agent Code

PROPERTY LOCATION

Eft

Exp

04 Strt Nmbr 8097 Strt Dir

16 Owner ID

Strt Name NINA

N *

Strt Type DR Suite/B

17 Image ID

Adj

Loc City

18 Remarks 1 -20 NO ACCESS

UI

Total Improvement 5,809

Remarks 2

Ag

Total Land 8,363

Adr *

Total Appraised 14,172

Impr Satellites 1 Land Segments 1

01-18=Chg,F3=Ext,F12=Pr,F13=Nxt,F19=Wksl,F21=Cmd,F09=Waiv, F4=ImgeMnu

CPRMST
OPTION 00

E Z - C A M

MASTER SCREEN
2/13/2006

ACCOUNT # A765-999-0070-0601

Area Code 42

01 Alt A76500700601

TDC G01 IYS CEP SCC SHO

02 Name JIMENEZ, DAVID J & ROSARIO

05 Property Type R

Addr. 1

06 StCd L&I C1 Cls

Addr. 2 732 HILTON AVE

07 Exemption Code

City EL PASO

State TX

08 Map Number Z-49

Cntry Zip 799072220 CrRt 32

09 Neighborhood FA76510120

LEGAL DESCRIPTION

10 Zoning Code R3

03 Line 1 7 ASCARATE

11 Utility Code E

Line 2 TR 6

12 Road Type D

Line 3 (0.10 ACRE)

13 Mortgage Code

Line 4

14 Loan No.

Deed/Acs .1000

.0000

15 Agent Code

PROPERTY LOCATION

Eft

Exp

04 Strt Nmbr

Strt Dir

16 Owner ID

Strt Name

Strt Type

Suite/B

17 Image ID

Loc City

18 Remarks 1

N *

Adj

UI

Ag

Adr *

Total Improvement

Remarks 2

Total Land

4,739

Total Appraised

4,739

Impr Satellites

Land Segments 1

01-18=Chg,F3=Ext,F12=Pr,F13=Nxt,F19=Wksl,F21=Cmd,F09=Waiv, F4=ImgeMnu