

# 5104 ALPS



BUILDING AND STANDARDS BOARD AGENDA ITEM # 8 FOR  
WEDNESDAY, FEBRUARY 23, 2011

CODE COMPLIANCE DIVISION

**MEMORANDUM**

January 20, 2011

TO: The Honorable Chairman and Board Members

THROUGH: Kurt Fenstermacher, Deputy Director, Code Compliance Division

FROM: Bill Stern, Deputy Building Official

SUBJECT: 5104 Alps, El Paso, Texas, 79904

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

- 1) First investigated on November 12, 2010. The single family dwelling was built in 1955, according to Central Appraisal records, constructed of Brick veneer and siding and a wood framed roof structure. The structure was found open and abandoned and in an advanced state of disrepair. The exterior of the structure is showing signs of rapid deterioration due to lack of maintenance and exposure to the elements. There are several structural cracks on the brick veneer. The siding, fascia, flashing and roof system are decaying and deteriorated due to lack of maintenance. There is trash, weeds and debris throughout the property.
- 2) A certified condemnation letter was mailed to Gustavo Gonzalez on November 12, 2010.
- 3) Certified notices of the public hearing scheduled for February 23, 2011, were mailed to the owners and all interested parties on February 9, 2011.
- 4) As of February 11, 2011, no taxes are owed.

The owners have been notified of the property maintenance violations at this property to date there has been no response or corrective action taken, and therefore the Division recommends that it be found:

- 1) That the structure is substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
- 2) That the structure is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
- 3) That the structures' certificate of occupancy be revoked; and
- 4) That the structure can be rehabilitated; and
- 5) That the structure be secured within thirty (30) days; and
- 6) That the premises be cleaned and maintained clean of all weeds, trash, and debris within thirty (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.

CODE COMPLIANCE DIVISION  
November 12, 2010

**NOTICE OF VIOLATION**

Gustavo Gonzalez  
757 Bluff Canyon Cir.  
El Paso, Texas 79912

Re: 5104 Alps Dr.  
Blk: 66 Mountain View  
Lot: 1532  
Zoned: R-4  
BSC10-01020  
7009 1410 0001 7186 6245

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:

**18.50.106.1 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 **5104 Alps Dr., El Paso, Texas, 79924**, is in violation of the requirements found in the following sections of the 2003 International Property Maintenance Code as adopted in the El Paso City Code, Chapter 18.50, Property Maintenance Code:

- 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]
- 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 Building and Standards Commission at a hearing scheduled by this department.

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 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 599-3692.

Robert Gonzalez  
Building Inspector

RG/nms

## NOTICE OF PUBLIC HEARING

To All Interested Parties:

You are hereby notified that at 5:30 p.m. on the **23<sup>th</sup>** day of **February, 2011** 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 **5104 Alps Dr.**, in El Paso, Texas, which property is more particularly described as:

**Legal Description: Lot 1532, Block 66. of the Mountain View Addition to the City of El Paso, El Paso County, Texas, according to the map of the sixth section on file in the back of Book 721, of the Deed Records, of El Paso County, Texas.**

is unsafe and dangerous, because of 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 shall be maintained in a clean, safe and sanitary condition free 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 trash and debris within (30) days from receipt of this letter. [Sec. 108.2]

According to the real property records of the County of El Paso, Texas, Gustavo Gonzalez, 5104 Alps Dr., El Paso, Texas, 79904, Gustavo Gonzalez, 757 Bluff Canyon Cir., El Paso, Texas, 79912, Gustavo Gonzalez, 523 Sun City Pl., El Paso, Texas, 79928 and Atlantic Credit & Finance, Inc., Lienholder, c/o Hull & Associates, P.C., 6200 Savoy, #440, Houston, Texas, 77036 ("the **Owners**") are 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 Environmental Services Department, 7969 San Paulo Drive, El Paso, Texas, 79907, 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 Owners of said property are 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 Owners, 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 Owners fail, 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 Owners, 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 Owners 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 Owners show 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 Owners and all other persons having an interest in the property as provided by law.

APPROVED AS TO FORM:

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Cynthia Osborn  
Assistant City Attorney

APPROVED AS TO CONTENT:

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Bill Stern, C.B.O.  
Deputy Building Official  
Code Compliance Division

I certify that a true and correct copy of the foregoing Notice regarding the property at 5104 Alps Dr. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Gustavo Gonzalez  
5104 Alps Dr.  
El Paso, Texas 79904

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 5104 Alps Dr. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Gustavo Gonzalez  
757 Bluff Canyon Cir.  
El Paso, Texas 79912

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 5104 Alps Dr. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Gustavo Gonzalez  
523 Sun City Place  
El Paso, Texas 79928

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 5104 Alps Dr. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Atlantic Credit & Finance, Inc. Lienholder  
c/o Hull & Associates, P.C.  
6200 Savoy, #440  
Houston, Texas 77036

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 5104 Alps Dr. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Melita Grey  
4204 Ridgecrest  
El Paso, Texas 79902

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 5104 Alps Dr. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Mary Louis Mitchell  
2312 Shady Grove Dr.  
Bedford, Texas 76021

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 5104 Alps Dr. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Carmen L. Arredondo  
5100 Alps Dr.  
El Paso, Texas 79904

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 5104 Alps Dr. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Linbarger, Googan, 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 5104 Alps Dr. 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 5104 Alps Dr. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

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

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 5104 Alps Dr. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso Central Appraisal District  
5801 Trowbridge Ave.  
El Paso, Texas 79925

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 5104 Alps Dr. 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 regarding the property at 5104 Alps Dr. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

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

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice was POSTED at 5104 Alps Dr. El Paso, Texas.

Date:  
Time:

Inspector



# UNSAFE STRUCTURES REPORT

## BUILDING PERMITS AND INSPECTIONS

**DATE OF EXAMINATION:** November 11, 2010

**REP. DISTRICT:** 4

**ADDRESS:** 5104 Alps Dr., El Paso, Texas, 79904

**ZONED:** R-4

**LEGAL DESCRIPTION:** Lot 1532, Block 66, Mountain View Addition

**OWNER:** Gustavo Gonzalez

**ADDRESS:** 757 Bluff Canyon Cir.  
El Paso, Texas 79912

**BUILDING USE:** Abandoned single family dwelling

**TYPE OF CONSTRUCTION:** V

**FOOTINGS:** Concrete

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

**FOUNDATION WALL:** None

**CONDITION:** N/A

**FLOOR STRUCTURE:** Concrete with tile covering.

**CONDITION:** Poor. Tile is deteriorating in several areas due to lack of maintenance.

**EXTERIOR WALLS:** Wood frame with brick veneer and intermediate siding sections

**HEIGHT:** 10' - 12' +/-

**THICKNESS:** 8" - 10" +/-

**CONDITION:** Very Poor. Brick veneer and siding sections show signs of extreme deterioration due to lack of maintenance. Brick veneer has breaks and cracks throughout. Siding sections shows extensive signs of decay, deteriorated paint and dry rot. A structural engineer should be hired to evaluate exterior brick veneer walls of the building and submit a report on corrections required to make the building safe and bring into code compliance.

**INTERIOR WALLS & CEILINGS:** Wood frame walls and ceilings covered with sheetrock.

**CONDITION:** Poor. Deterioration throughout is noted due to lack of maintenance. Walls and ceiling will require some repair and painting. Some exposed plumbing system at bathroom due to removal of sheetrock.

**ROOF STRUCTURE:** Low pitch roof with rolled roofing composite material.

**CONDITION:** Poor. Deterioration throughout is noted due to lack of maintenance. A registered roofing contractor or building contractor should 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.:** Wooden doors on wood frames and both wood frame windows and metal frame windows on wood frame.

**CONDITION:** Poor. The doors are deteriorated due to lack of maintenance and some windows are broken or missing glass and will need to be repaired or replaced so they are operational.

**MEANS OF EGRESS:** Does not meet code requirements.

**CONDITION:** Poor. Windows will need to be replaced or repaired to make them operational.

**PLUMBING:** Unknown.

**CONDITION:** A licensed plumber should be hired to evaluate the condition of the plumbing system.

**ELECTRICAL:** Unknown.

**CONDITION:** A licensed electrician should be hired to evaluate the condition of the electrical system.

**MECHANICAL:** Unknown.

A licensed mechanical contractor should be hired to evaluate the condition of the mechanical system.

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

**WARNING POSTED:** Yes

**BARRICADED:** No

**POLICE AID REQD.:** No

**REMARKS:** The open and abandoned single family dwelling built in 1955. The structure was found open and abandoned and used as a harborage by unwanted persons. The structure was found in an advanced state of disrepair, the exterior shows signs of deterioration. The brick veneer has large cracks throughout the structure and the siding has decayed and is rotting. The roof is in disrepair throughout, the fascia board and flashing is deteriorated and paint on all wood has also deteriorated, all due to lack of maintenance. There is trash, weeds and debris throughout the property. This property can be rehabilitated. The department recommends that the property be secured within thirty (30) days and the property cleaned of all weeds, trash and debris within thirty (30) days.

Robert Gonzalez

**Building Inspector**