

7515 Hacienda Ave.



BUILDING AND STANDARDS BOARD AGENDA ITEM # 5 FOR
WEDNESDAY, FEBRUARY 28, 2007

DEVELOPMENT SERVICES
BUILDING PERMITS AND INSPECTIONS

MEMORANDUM

February 13, 2007

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: 7515 Hacienda Avenue, El Paso, Texas 79915

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

1. First investigated on October 30, 2006. The building was found to be in an advanced state of disrepair, open and abandoned. A fire has been started at this property. The building has been used as a harborage by unwanted persons.
2. A certified condemnation letter was mailed to Manuel and Francisca Granado, 7515 Hacienda Avenue, El Paso, Texas 79915.
3. Certified notices of the public hearing scheduled for February 28, 2007 were mailed to the owners and all interested parties on February 16, 2007.
4. There has been no response from the owner.
5. As of February 13, 2007, \$5, 436.39 are owed in property taxes.

The Department recommends that it be found:

1. That the main structure and 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 structure is 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 be repaired; and
5. That the main structure be secured and maintained secured within 30 days; and accessory building be demolished within 30 days; and
6. 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 DEPARTMENT, 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

DEVELOPMENT SERVICES DEPARTMENT

BUILDING STANDARDS ENFORCEMENT
November 1, 2006

Manuel & Francisca Granado
7515 Hacienda Ave.
El Paso, Texas 79915-2630

Re: 7515 Hacienda Ave.
Blk: 1 Hacienda Heights
Lots: 1
Zoned: R3
COD06-06-14701
Certified Mail Receipt #
7105 8873 0193 6301 4040

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.

7515 Hacienda Ave.

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 **7515 Hacienda Ave.** 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.

7515 Hacienda Ave.

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

City Of El Paso
Development Services Department
#2 Civic Center Plaza, 5th Floor
El Paso TX 79901-1196

CERTIFIED MAIL

EL PASO TX 799



7105 8873 0193 6301 4040

02 NOV 2006



02 1A
0004370395 NOV 02 2006
\$04.64
MAILED FROM ZIP CODE 79901

UNCLAIMED

Manuel & Francisca Granado
7515 Hacienda Ave.
El Paso TX 79915-2630

RECEIVED
NOV 29 2006
CITY OF EL PASO
DEVELOPMENT SERVICES
DEPARTMENT

RETURN RECEIPT REQUESTED

79915-2630

TEAR FROM BOTTOM UP

TEAR FROM BOTTOM UP

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)	B. Date of Delivery
C. Signature X	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	

1. Article Addressed to:
Manuel & Francisca Granado
7515 Hacienda Ave.
El Paso TX 79915-2630
7515 Hacienda Ave.

3. Service Type
 Certified Mail

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Copy from service label)

7105 8873 0193 6301 4040

Domestic Return Receipt

NOTICE OF PUBLIC HEARING

To All Interested Parties:

You are hereby notified that at 5:30 p.m. on the **28th** day of **February, 2007** 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 **7515 Hacienda**, in El Paso, Texas, which property is more particularly described as:

LEGAL DESCRIPTION: Lot 1, Block 1, HACIENDA HEIGHTS ADDITION, to the City of El Paso, El Paso County, Texas according to the map and plat thereof on file in the office of the County Clerk of El Paso County, Texas

is unsafe and dangerous.

According to the real property records of the County of El Paso, Texas, **Manuel V. Granado and Francisca C. Granado, 7515 Hacienda Avenue, El Paso, Texas 79915**, 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 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 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 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 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 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 Owners 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 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:

APPROVED AS TO CONTENT:

Roberta Cross
Assistant City Attorney

Bill Stern, C.B.O.
Chief Building Inspector
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 regarding the property located at **7515 Hacienda** was PUBLISHED in the official City newspaper on the ____day of _____, 2007.

Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at **7515 Hacienda**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Manuel V. Granado and
Francisca C. Granado
7515 Hacienda Avenue
El Paso, Texas 79915

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **7515 Hacienda**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Alfredo Granado
7515 Hacienda Avenue
El Paso, Texas 79915

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **7515 Hacienda**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Francisco Valles III
208 Jensen Avenue
El Paso, Texas 79915

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **7515 Hacienda**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Manuel Granado
751 Anderson Road
Socorro, Texas 79927

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **7515 Hacienda**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Alfonso Medina
7515 Hacienda Avenue
El Paso, Texas 79915

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **7515 Hacienda**, 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 **7515 Hacienda**, 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 **7515 Hacienda**, 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 **7515 Hacienda**, 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 **7515 Hacienda**, El Paso, Texas.

Date:

Time:

Inspector



UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: February 8, 2007

REP. DISTRICT: 6

ADDRESS: 7515 Hacienda Avenue

ZONED: R-3

LEGAL DESCRIPTION: Lot 1, Block 1, HACIENDA HEIGHTS ADDITION, to the City of El Paso, El Paso County, Texas according to the map and plat thereof on file in the office of the County Clerk of El Paso County, Texas

OWNER: Manuel and Francisca Granado **ADDRESS:** 7515 Hacienda Ave., El Paso, Texas 79915-2630

BUILDING USE: 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: N/A

CONDITION: N/A

FLOOR STRUCTURE: Concrete, Slab on grade.

CONDITION: A structural engineer should be hired to evaluate the actual condition.

EXTERIOR WALLS: Concrete masonry units (CMU)

HEIGHT: 8'

THICKNESS: 8"

CONDITION: Good. No signs of wall failure are noticeable; however, a structural engineer should be hired to evaluate the actual condition.

INTERIOR WALLS & CEILINGS: Wood framing with sheetrock.

CONDITION: Fair. Paint and patch will be required

Page 2

ROOF STRUCTURE: Wood frame with shingle roofing.

CONDITION: Poor. A registered roof contractor or general contractor will need to be hired to evaluate roof condition.

DOORS, WINDOWS, ETC.: Metal frame windows (wooden doors)

CONDITION: Poor. Broken doors and windows will need to be replaced.

MEANS OF EGRESS:

CONDITION: Does not meet code.

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

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

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: None

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

REMARKS: This open and abandoned single family dwelling was built in 1953. The structure is in fairly good condition and will require minimum work for rehabilitation. This department recommends that the main structure be secured until rehabilitated and that the accessory structure be demolished. Clean premises of all weeds trash and debris.

Zuleika Davila
Building Inspector

**EL PASO CITY-COUNTY HEALTH & ENVIRONMENTAL DISTRICT
ENVIRONMENTAL HEALTH**



M E M O R A N D U M

DATE: January 24, 2007
MEMO TO: William Stern, Residential Inspector Supervisor
FROM: Blasa Roman., Environmental Health Inspector
SUBJECT: Condemnation Report
RE: 7515 Hacienda

An inspection of the property was conducted on 7515 Hacienda Ave. 1 Hacienda Heights, Lot 1 and the conditions checked were found in violation of Title 9 - Health and Safety, El Paso Municipal Code.

SECTION 9.04 - SOLID WASTE STORAGE AREA

Owner has cleaned front yard but there are still dry/high weeds growing throughout the backyard.

SECTION 9.04.340 – ACCUMULATIONS

Accumulation of wood pallets on ground.

SECTION 9.16 - NUISANCE

High and dry weeds on backyard were noted.

SECTION 9.16.010 – DESIGNATED

The structure appears to be in sound condition. Property is occupied and interior inspection was not conducted.

SECTION 9.28 -RAT CONTROL

There is no evidence of rodents.

If you require additional assistance on this matter, please call at.

TEL. (915) 594-1568

FAX (915) 594-9655

