

7227 NORTH LOOP DR.



BUILDING AND STANDARDS BOARD AGENDA ITEM #6 FOR
WEDNESDAY, MARCH 25, 2015

PLANNING & INSPECTIONS DEPARTMENT
BUILDING SAFETY DIVISION

MEMORANDUM
March 17, 2015

TO: The Honorable Chairman and Board Members

THROUGH: Victor Morrison-Vega, Deputy Director, Planning & Inspections Department

FROM: Ron Roth, Chief Building Inspector

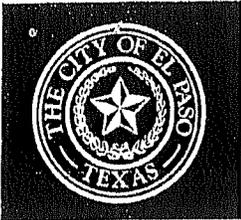
SUBJECT: 7227 North Loop, El Paso, TX 79915

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

- 1) First investigated on October 16, 2014. Recently inspected on March 05, 2015. The barn was built on or about 1957. The structure is open to unwanted entry and structurally unsound due to lack of maintenance and exposure to the elements. Owner made contact but no corrective action has been taken.
- 2) A certified condemnation letter was mailed to the owner Project Amistad on October 20, 2014.
- 3) Certified notices of the public hearing scheduled for March 25, 2015 were mailed to the owner and all interested parties on March 05, 2015.
- 4) As of March 17, 2015, \$0.00 is owed in taxes.

The owner has been notified of the property violations. To date there has been no corrective action taken, and therefore the Department recommends that it be found:

- 1) That the 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 cannot be rehabilitated; and
- 4) That the structure be demolished within thirty (30) days; and
- 5) That the decomposing concrete elements be removed within thirty (30) days; and
- 6) That the premises be cleaned and maintained clean of all 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.



City Development Department

Mayor
Oscar Leeser

Building Safety Division
October 17, 2014
NOTICE OF VIOLATION

OCT 20 2014

City Council

Project Amistad
1359 Lomaland Dr
El Paso, TX 79935-5201

District 1
Ann Morgan Lilly

District 2
Larry Romero

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

District 6
Claudia Ordaz

District 7
Lily Limón

District 8
Cortney C. Niland

City Manager
Tommy Gonzalez

Re: 7227 North Loop Dr
Blk: Palmdale Acres
Lot: 25 to 28 (4 Acres)
Zoned: M-1
ENHS14-02042

91 7199 9991 7030 7886 4177

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:

18.50.108.1 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 Title 2.38 of the Municipal Code.

The El Paso Municipal Code Chapter 18.50 International Property Maintenance Code defines unsafe structure as follows:

18.50.108.1.1 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.

18.50.108.1.2 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.



City Development Department
City 3 | 801 Texas Avenue | El Paso, Texas 79901 | (915) 212-0083

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18.50.108.1.3 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 **7227 North Loop Dr, El Paso, TX 79915** is in violation of the requirements found in the following sections of the 2009 International Property Maintenance Code as adopted in the El Paso City Code, Chapter 18.50, Property Maintenance Code:

- a. All exterior property, accessory structures and premises shall be maintained in a clean, safe and sanitary condition. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]
- b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]
- c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
- d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6,]
- e. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]
- f. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
- g. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
- h. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]



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Tommy Gonzalez

- i. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]
- j. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4,502.4.1, 502.5]
- k. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- l. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- m. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- n. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]
- o. The drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]
- p. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- q. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- r. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1,604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
- s. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. [Sec. 605.1, 605.2, 605.3]
- t. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- u. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]
- v. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2]



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- w. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]
- x. 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]
- y. 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 City Development Department, Building Safety Division.

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 Building and Standards Commission will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Title 2.38 of the El Paso Municipal Code.
- b. By authority of Chapter 18.02.103.10.3.3 of the El Paso Municipal Code the electrical service at this property may be disconnected at the request of the City Development Department, Building Safety Division 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 Building Safety Division office, 801 Texas Ave., El Paso, Texas, 79901, 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 (915) 212-1815.

Jane M. Loya
Building Inspector



City Development Department

City 3 | 801 Texas Avenue | El Paso, Texas 79901 | (915) 212-0083

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The City of El Paso
P.O. Box 1890
El Paso, Texas 79950-1890
CITY DEVELOPMENT DEPARTMENT

CERTIFIED MAIL



91 7199 9991 7030 7886 4177

Project Amistad
1359 Lomaland Dr.
El Paso, Texas 79935-5201
ENHSJ4-02042
7227 North Loop Dr.

J Loyza

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Tracking Number: 9171999991703078864177

Product & Tracking Information

Postal Product:

Features:
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Available Actions

[Return Receipt After Mailing](#)

DATE & TIME	STATUS OF ITEM	LOCATION
October 28, 2014 , 8:41 am	Delivered	EL PASO, TX 79925

Your item was delivered at 8:41 am on October 28, 2014 in EL PASO, TX 79925.

October 21, 2014 , 2:23 am	Departed USPS Facility	EL PASO, TX 79910
October 20, 2014 , 7:10 pm	Arrived at USPS Facility	EL PASO, TX 79910

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Tracking (or receipt) number

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Project AmistadSM

...SERVING THE ELDERLY, PERSONS WITH DISABILITIES AND PERSONS AT RISK SINCE 1976.

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President

November 3, 2014

Dan Olivas
Vice President

Jan M. Engels
Treasurer

Ms. Janeth Loya, Building Inspector
City Development Department

Rosa Ortega
Secretary

City 3

Enriqueta "Queta" Fierro
President Emeritus

801 Texas Avenue

El Paso, TX 79901

Roberto G. Torres
Past President

Dear Janeth Loya,

Lisa M. Acosta, Ph.D.

Robert Almonte II

Peter Nicolaou

Joe Rosales

Xavier Bañales
Chief Executive Officer

We are in receipt of the Notice of Violation of 7227 North Loop Drive, dated October 17, 2014 regarding a structure on this property. Our agency, Project Amistad purchased the property earlier this year with the intent of building an office complex to accommodate the operations of our not-for-profit agency. Our intent is to demolish the structure in question. We are currently in the design stage with architects retained for this purpose.



I am told that the structure in question has been abandoned for over twenty years and wondered why this was not brought to the attention of the prior owners as they should have addressed this years ago. None-the-less, our agency is now the owner and will address this issue. We will comply with the City's requirements related to the demolition of abandoned structure and will submit to your office a schedule of such action.

El Paso Office:
12100 Esther Lama Drive
El Paso, Texas 79936-7739
Tel. 915-532-3790
Fax 915-532-7463

In the mean time, please forward any other information that pertains to this notice to my attention.

Mailing Address:
P.O. Box 26807
El Paso, Texas 79926-6807

Sincerely,

Midland Office:
208 S. Marienfeld #104
Midland, Texas 79701
Tel. 432-218-9266
Fax 432-218-9267

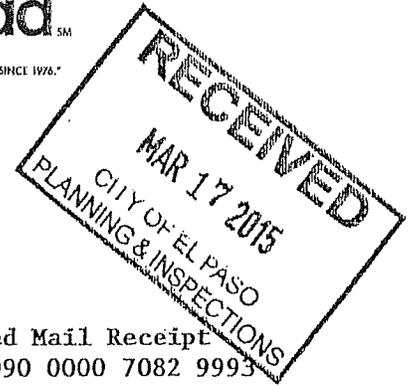
Xavier Bañales, CEO
Project Amistad

www.projectamistad.org



Project AmistadSM

"...SERVING THE ELDERLY, PERSONS WITH DISABILITIES AND PERSONS AT RISK SINCE 1976."



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Robert Almonte II

Peter Nicolaou

Joe Rosales

Xavier Bañales
Chief Executive Officer

March 12, 2015

Mr. Ron Roth, C.B.O.
Deputy Building Official
801 Texas Avenue
City of El Paso 79901

Certified Mail Receipt
#7013 1090 0000 7082 9993

Dear Mr. Roth:

On October 17, 2014, Project Amistad received a letter from the City of El Paso Deputy Building Official, Mr. Ron Roth, D.B.O. regarding the property owned by Project Amistad located at 7227 North Loop Dr. El Paso, Texas described as a portion of Tracts 25 through 28, Map of Palmdale Acres. The notice is regarding the condition of an adobe structure located at the northwest corner of the property.

The structure has been deemed to be unsafe and in violation of various City Ordinances as specified in said letter. Project Amistad's management is currently in the final stages of contracting to have the structure demolished to make way for the agency's plan to relocate a portion of its operation to this property.

It is our hope that the City will grant the agency more time to complete this project and hereby seeks such approval under item Y on page 3 of 8 of said letter from the City. Section Y states in part that *"If due to the scope and complexity of the work more time is needed, you must make this request to the City Development Department, Building Safety Division."* It is our hope that this request will be approved.

As noted in a letter sent to Ms. Janet Loya (City Building Inspector) on November 3, 2014 regarding this issue, Project Amistad purchased the property in 2014 and the structure in question had been abandoned for over twenty-five years. While we do not understand why the previous owner was not held accountable for the condition of this structure, we accept the fact that our agency is now the owner of said property and responsible for its condition.



Aging,
Disability
& Transportation
RESOURCE CENTER

El Paso Office:
12100 Esther Lama Drive
El Paso, Texas 79936-7739
Tel. 915-532-3790
Fax 915-532-7463

Mailing Address:
P.O. Box 26807
El Paso, Texas 79926-6807

Midland Office:
208 S. Marienfeld #104
Midland, Texas 79701
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Fax 432-218-9267

www.projectamistad.org

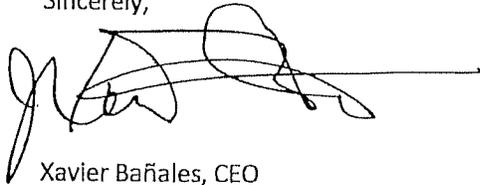


Mr. Ron Roth, CBO
Deputy Building Official
March 12, 2015, page 2

We have obtained bids to demolish the structure but need time to implement this project. Our intent is to complete the demolition of the structure at the same time that construction is underway to build the agency's new office complex. Our request is for the City to grant a ninety (90) day extension to complete the process to award this project and thus address the issues raised regarding this structure.

I am available to respond further to any questions you may have regarding this issue and am available at 915 298 6999, or at Xbanales@projectamistad.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Xavier Bañales', with a long horizontal line extending to the right.

Xavier Bañales, CEO
Project Amistad

2015 MAR -5 AM 9: 33

NOTICE OF PUBLIC HEARING

151/6

To all interested parties:

The owners, mortgagee, lien holders and any others with a legal interest in the property described below are hereby ordered to appear before the Building and Standards Commission, herein after referred to as the "Commission", at the following time and place:

LOCATION: El Paso City Hall, City Council Chamber, 300 N. Campbell, 1st Floor, El Paso, Texas 79901

DATE: March 25, 2015

TIME: 5:30 p.m.

PROPERTY: 7227 North Loop Dr, El Paso, Texas 79915 also described as A portion of Tracts 25 through 28, MAP OF PALMDALE ACRES, an addition to the City of El Paso, El Paso County, Texas, according to the Plat thereof, recorded in Volume 12, Page 9, Plat Records of EL Paso County, Texas, and being more particularly described by metes and bounds attached hereto in Exhibit "A".

The property has been determined to be substandard based upon violations of the minimum standards of the 2009 Building Codes, adopted and incorporated in the El Paso City Code, Chapter 18, more specifically addressed below.

According to the real property records of El Paso County, and other relevant public records, Project Amistad, a Texas non-profit corporation, 1359 Lomaland Dr., El Paso, Texas 79935-5201, is the owner, herein after referred to as the "Owner" of the property. 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 from you, if applicable. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building and Safety Division of the Planning and Inspections Department, 801 Texas, El Paso, Texas 79901, no later than the 20th day after the date you receive this notice. If you do not execute and deliver the affidavit, it will be presumed that you own or have an interest in the property, even if you do not.

On or about October 16, 2014, an inspection of the property was conducted by the Building Safety Division and the following violations were identified:

- a. All exterior property, accessory structures and premises shall be maintained in a clean, safe and sanitary condition, All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]
- b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6,

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2015 MAR -5 AM 9:33

- 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]
- c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
 - d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6,]
 - e. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]
 - f. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
 - g. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
 - h. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
 - i. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]
 - j. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4,502.4.1, 502.5]
 - k. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
 - l. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
 - m. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
 - n. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]
 - o. The drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]

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- p. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- q. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- r. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1,604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
- s. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. [Sec. 605.1, 605.2, 605.3]
- t. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- u. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]
- v. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2]
- w. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]
- x. 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]
- y. 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 City Development Department, Building Safety Division.

The owner is entitled to show cause that the property is safe, does not constitute a dangerous structure and should not be declared a nuisance and ordered abated by presenting relevant evidence and testimony. If the owner advocates for repair, then they bear the burden of proof to demonstrate the scope of any work that may be required to bring the property into compliance with Chapter 18.50 and the time it will take to reasonably perform the work. The allowable time periods for repair are governed by Texas Local Government Code, Sections 214.001(h), (i), (j) and (k). Any document relied upon to demonstrate that the property is safe or that it can be repaired must be presented to the Commission at the hearing, including building plans, specifications, drawings, or reports from professionals and any other relevant documentation.

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

Perform any and all work necessary to bring the property into compliance with the Commission's order;

Assess civil penalties, provided for in the Commission's order, in an amount not to exceed \$1,000 per day or \$10 per day if the Property has a homestead exemption, that will accrue interest of 10% per year until paid in full;

Appoint a receiver as permitted by state law; and

Any other remedies permitted by state law.

CITY CLERK DEPT.
2015 MAR -5 AM 9:33

Commission orders may be appealed to the State District Court within 30 days of the Final order.

The Commission's authority and procedures in regard to a Dangerous Structure Hearing may be found in Chapter 2.38 of the El Paso City Code and in their duly adopted bylaws. A copy of the ordinance adopting the most current version of Chapter 2.38 is enclosed. The bylaws may be obtained at the Building Safety Division of the Planning and Inspections Department, 801 Texas, El Paso, Texas 79901 or by calling (915) 212-1815.

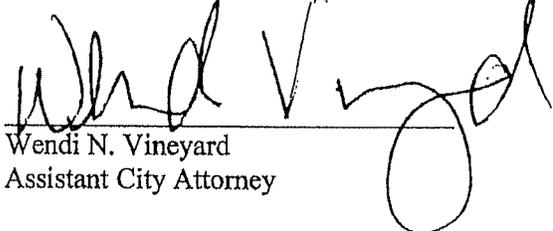
This notice will be recorded in the real property records of El Paso County and will be binding on subsequent grantees, lien holders or other transferees of an interest in the Property.

The City Clerk is ordered to provide notice of this hearing to the record owners and all other interested parties, required by law, who are listed following this notice, and file this notice in the real property records of El Paso County.

FAILURE OF THE OWNER AND/OR LIENHOLDER OR MORTGAGEE TO TAKE THE ORDERED ACTION MAY RESULT IN THE CITY TAKING THE ORDERED ACTION AND FILING A LIEN AGAINST THE PROPERTY.

The City of El Paso appreciates your cooperation and prompt attention to remedying the nuisances on the property. Please do not hesitate to contact me should you have any additional questions, comments or concerns relative to this notice.

APPROVED AS TO FORM



Wendi N. Vineyard
Assistant City Attorney

APPROVED AS TO CONTENT



Ron Roth, C.B.O.
Deputy Building Official

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 7227 North Loop Dr., El Paso, Texas 79915 was PUBLISHED in the official City newspaper on the _____ day of _____, 2015.

Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at 7227 North Loop Dr., El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Project Amistad
1359 Lomaland Dr
El Paso, TX 79935-5201

Date: 03/05/15
Time: 4:00 pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 7227 North Loop Dr., El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Project Amistad
PO BOX 26807
El Paso, TX 79926-6807

Date: 03/05/15
Time: 4:00 pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 7227 North Loop Dr., El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Project Amistad
12100 Esther Lama Dr
El Paso, TX 79936-7739

Date: 03/05/15
Time: 4:00 pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 7227 North Loop Dr., El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

United Bank of EL Paso Del Norte
Attn. Joe R. Fernandez
125 Mesa Hills Dr
El Paso, Texas 79912

Date: 03/05/15
Time: 4:00 pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 7227 North Loop Dr., El Paso, Texas 79915 was HAND-DELIVERED to:

City of El Paso
C/O City Clerk
300 N. Campbell
El Paso, Texas 79901

Date: 03/05/15
Time: 4:00 pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 7227 North Loop Dr., El Paso, Texas 79915 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: 03/05/15
Time: 4:00 pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 7227 North Loop Dr., El Paso, Texas, 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

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

Date: 03/05/15
Time: 4:00 pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 7227 North Loop Dr., El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso County Probate Court
500 E. San Antonio Avenue, Suite 105
El Paso, Texas 79901

Date: 03/05/15
Time: 4:00 pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 7227 North Loop Dr., El Paso, Texas 79915, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

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

Date: 03/05/15
Time: 4:00 pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice was POSTED at 7227 North Loop Dr., El Paso, Texas 79915

Date: 03/05/15
Time: 4:00 pm
Inspector: JEL

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Richarda Duffy Momsen

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Project Amistad
1359 Lomaland Dr
El Paso, TX 79935-5201

Date: 03/09/15
Time: 4:00 PM
Inspector: JEL

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Project Amistad
PO BOX 26807
El Paso, TX 79926-6807

Date: 03/09/15
Time: 4:00 PM
Inspector: JEL

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Project Amistad
12100 Esther Lama Dr
El Paso, TX 79936-7739

Date: 03/09/15
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City of El Paso
C/O City Clerk
300 N. Campbell
El Paso, Texas 79901

Date: 03/05/15
Time: 4:00 pm
Inspector: JEL

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

Date: 03/05/15
Time: 4:00 pm
Inspector: JEL

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

Date: 03/05/15
Time: 4:00 pm
Inspector: JEL

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El Paso County Probate Court
500 E. San Antonio Avenue, Suite 105
El Paso, Texas 79901

Date: 03/05/15
Time: 4:00 pm
Inspector: JEL

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

Date: 03/05/15
Time: 4:00 pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice was POSTED at 7227 North Loop Dr., El Paso, Texas 79915

Date: 03/05/15
Time: 4:00 pm
Inspector: JEL



UNSAFE STRUCTURES REPORT

PLANNING & INSPECTIONS DEPARTMENT

DATE OF EXAMINATION: March 05, 2015.

REP. DISTRICT: 3.

ADDRESS: 7227 North Loop Dr, El Paso, TX 79915.

ZONED: R-3.

LEGAL DESCRIPTION: A portion of Tracts 25 through 28, MAP OF PALMDALE ACRES, an addition to the City of El Paso, El Paso County, Texas, according to the Plat thereof, recorded in Volume 12, Page 9, Plat Records of EL Paso County, Texas, and being more particularly described by metes and bounds attached hereto in Exhibit "A".

OWNER: Project Amistad

ADDRESS: 7227 North Loop Dr, El Paso, TX 79915

BUILDING USE: Barn.

TYPE OF CONSTRUCTION: Type V, adobe walls covered with plaster, wood framed roof system and concrete slab foundation.

FOOTINGS: Unable to determine due to subterranean placement.

CONDITION: 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 actual condition.

EXTERIOR WALLS: Adobe walls covered with plaster.

HEIGHT: 10 ft. +/-

THICKNESS: 8 in. +

CONDITION: 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: Adobe walls covered with plaster.

CONDITION: 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 framing with metal sheets.

CONDITION: A registered roofing contractor will need to be hired to evaluate the entire roofing system and submit a report of his findings to this department on the corrective action required to bring the system up to minimum code compliance.

DOORS, WINDOWS, ETC.: Missing doors and windows with wood frame.
CONDITION: Poor.

MEANS OF EGRESS: Non-compliant.
CONDITION: Poor.

PLUMBING: A licensed plumber should be hired to bring the plumbing system up to code.

ELECTRICAL: A licensed electrician should be hired to bring the electrical system up to code.

MECHANICAL: A licensed mechanical contractor should be hired to bring the mechanical system up to code.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: 0

WARNING POSTED: YES **BARRICADED:** NO **POLICE AID REQD.:** NO

REMARKS: First investigated on October 16, 2014. Recently inspected on March 05, 2015. The barn was built on or about 1957. The structure is open to unwanted entry and structurally unsound due to lack of maintenance and exposure to the elements. Owner made contact but not corrective action has been taken.

Janeth Loya
Building Inspector

TAX REPORT

Appraisal & Collection Technologies - EL PASO

Action Edit Query Record Field Help Entitlements Accounts Statements Window

Account Status

Prev. Acc... Next Acc... Prev. Owner Next Owner Acct History Acct Summary Notes Documents Go To: []

EVAR 03/17/2015 11:21:05
ACT8006 v1.264 ACTEP

STATUS DETAIL Expand Fees Summary

Account Information
 Account No. PI74-999-0010-3100 Roll Code REAL PROPERTY
 Certified Owner PROJECT AMISTAD
 Parcel Address 7227 NORTH LOOP DR
 Amount Due as of 03/17/2015 CAD No. 242675

Tax Units
 Tax Unit Description
 List of Tax Units 1 5 6 7 8 8001 9500
 AG INCLUDED Remove Fees Countywide Multi Select

Tax Unit, Yr, Rec. Type
 Tax Unit []
 Year []
 Rec. Type []

Amount Due/Paid Information

Year	Gross Value	H	O	V	D	Base Levy	Paid Levy	Write-Off	Remaining Levy	Fees	Refund	Amount Due
2014	\$243,936					\$8,979.70	\$8,979.70	\$0.00	\$0.00	\$488.58	\$0.00	\$0.00
2013	\$156,800					\$4,406.48	\$4,406.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$156,800					\$4,239.45	\$4,239.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$156,800					\$4,166.82	\$4,166.82	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$156,800					\$4,134.12	\$4,134.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$156,800					\$4,055.37	\$4,055.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$156,800					\$4,067.05	\$4,067.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007	\$156,800					\$4,148.32	\$4,148.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	\$157,100					\$4,572.73	\$4,572.73	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals						\$82,997.28	\$82,997.28	\$0.00	\$0.00	\$488.58	\$0.00	\$0.00

Last Payment Date [] Last Payer []