

**BUILDING AND STANDARDS BOARD AGENDA ITEM #7 FOR
WEDNESDAY, APRIL 27, 2016**

**PLANNING & INSPECTIONS DEPARTMENT
BUILDING SAFETY DIVISION**

MEMORANDUM

April 12, 2016

TO: The Honorable Chairman and Board Members

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

FROM: Nathan J. Walsh, Chief Building Inspector

SUBJECT: 716 Myrtle Avenue, El Paso, Texas, 79901-2505

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

- 1) First investigated on or about January 13, 2016, upon referral by EPPD. The multifamily dwellings were built on or about 1920 constructed of brick and wood framing with stucco coating. This property was condemned by the Building and Standards Commission on June 5, 2014 to be maintained secure and clean until rehabilitated. The structures were found open, abandoned, in a state of disrepair and being used as harborage by unwanted persons. There have been four fire incidents since the property was condemned. The structures show structural deficiencies and signs of deterioration due to lack of maintenance, fire damage and vandalism. The floor and ceiling assembly shows exposed deteriorating wood members allowing natural light to seep through. The walls contain holes and graffiti throughout. The electrical, plumbing and mechanical systems are noncompliant. The property is full of weeds, trash and debris throughout the property.
- 2) A certified condemnation letter was mailed to Maria E. Garza.
- 3) Certified notices of the public hearing scheduled for April 27, 2016, were mailed to the owners and all interested parties on April 7, 2016.
- 4) As of April 12, 2016 no taxes are owed.

The owner has been notified of the property violations at this property and attempts to maintain the structures secure have become unsuccessful; to date there has been some corrective action taken, and therefore the Department recommends that it be found:

- 1) That the structures remain condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
- 2) That the structures are 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 remain revoked; and
- 4) That the structures be demolished within thirty (30) days; and
- 5) That the premises be cleaned of all weeds, trash, and debris within thirty (30) days and maintained clean thereafter; and
- 6) 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 CLERK DEPT. **ORDER No. ENHS14-00126**
OF THE CITY OF EL PASO BUILDING AND
2014 JUN 10 PM 5:19 **STANDARDS COMMISSION**

An order of the Building and Standards Commission (the "Commission") abatement of the substandard and dangerous structures located at 716 Myrtle Avenue, El Paso, Texas; Legal Description: 716 Myrtle Avenue, El Paso, Texas also described as the West 68 ft. of Lots 6, 7, 8, 9 and 10, Block 216, CAMPBELL'S ADDITION, an addition to the City of El Paso, El Paso County, Texas, according to the map thereof on file in Volume 2, Page 68, Plat Records of El Paso County, Texas.

WHEREAS, the Commission finds that proper notice has been provided as required by Chapter 2.38 of the El Paso City Code to the identified interested parties identified as: Maria Elena Garza de Vargas, PO Box 220268, El Paso, TX 79913-2268, herein after collectively referred to as the "Owner"; and

WHEREAS, Maria Elena Garza the owner appeared; and

WHEREAS, based on the evidence presented, the Commission finds the Property is in violation of 18.50 of the El Paso City Code; and

WHEREAS, the structures constitute a dangerous structure and, as such, is a nuisance condition that constitutes a hazard to the health, safety and welfare of the citizens and is likely to endanger persons and property; and

WHEREAS, the Commission takes notice of and incorporates all evidence presented at the hearing and incorporates the same into the body of this Order for all purposes;

THEREFORE, IT IS ORDERED ADJUDGED AND DECREED BY THE CITY OF EL PASO BUILDING AND STANDARDS COMMISSION:

1. The Owner is hereby ordered to:
 - a. Secure the structure within thirty (30) days; and maintained structure until rehabilitated;
 - b. That the unpermitted alterations be demolished within thirty (30) days; and
 - c. Clear the property of all weeds, trash, and debris within thirty (30) days from the date of this Order and maintain the property clear of all weeds, trash, and debris thereafter;
 - d. All work performed at the Property must be done in compliance with all applicable sections of the El Paso City Code and state and federal regulations and statutes.

CITY CLERK DEPT.
2014 JUL 19 PM 5:19

2. That the Building and Standards Commission hereby orders the structures' certificate of occupancy revoked.
3. Alternatively, if the Owner fails to comply with this Order, the City of El Paso, through the Code Compliance Division of the Environmental Services Department, may:
 - a. Secure the structure; and
 - b. Demolish the unpermitted alterations; and
 - c. Clear the Property of all weeds, trash and debris;
 - d. Seek reimbursement from the Owner for the cost of complying with this order and that the expense if not satisfied, shall result in a lien being placed against the Property.
4. When this Order has been filed in the real property records of El Paso County it is binding on subsequent grantees, lienholders, or other transferees of an interest in the Property.
5. **REHEARING:** A person affected by this order may request a rehearing by the same Commission panel that issued this Order. Only ONE hearing may be requested. The Building and Standards Commission may grant a rehearing only under the following circumstances:
 - A. *Proper request is made within thirty (30) days of receipt of notice of the Order of the Commission; and*
 - B. *No appeal of this Order has been taken as allowed pursuant to paragraph 6, below; and*
 - C. *Rehearing fees of five hundred and forty dollars (\$540.00) are furnished with the rehearing request. The rehearing request shall state the basis for requesting the rehearing. The Building and Standards Commission may waive these fees in cases of financial hardship based on written affirmation from the applicant.*
6. **RIGHT TO APPEAL:** *The decision of the Building and Standards Commission is the final administrative remedy. An appeal may be filed by verified petition in State District Court, Petition for appeal must be within thirty (30) days of receipt of this Order. All appeals to the district court will be heard de novo.*

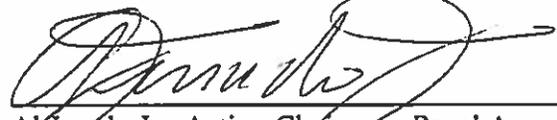
IT IS FURTHER ORDERED, ADJUDGED AND DECREED, that the City Clerk shall cause copies of this Order to be served on the record owner(s) and all other persons having interest in the property as provided by law.

According to the real property records of El Paso County, you own or have an interest in the 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 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 this office 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.

This Order is considered Adopted and Entered upon the signed date and signature of the Chairman of the Building and Standards Commission Chairman.

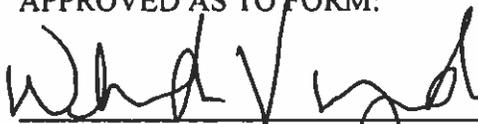
ADOPTED on this 05 day of June, 2014.

BUILDING AND STANDARDS COMMISSION



Al Jurado Jr., Acting Chairman, Panel A

APPROVED AS TO FORM:



Wendi N. Vineyard
Assistant City Attorney

APPROVED AS TO CONTENT:



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

CITY CLERK DEPT.
2014 JUN 10 PM 5:19



Planning & Inspections Department

Mayor
Oscar Leaser

Building Safety Division
March 10, 2016
NOTICE OF VIOLATION

MAR 14 2016

City Council

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Peter Svarzbein

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

Garza Maria E.
5463 Copper Cloud Circle
El Paso, TX 79912-6262

Re:716 Myrtle Ave.
Blk 216 Campbell
Lot: W 68 ft of 6 to 10 (homesite) (5000 sq ft)
Zoned: C-4
ENHS16-00818

91 7199 9991 7030 7623 4644

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.

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

Larry F. Nichols – Department Head
City 3 | 801 Texas | El Paso, Texas 79901 | (915) 212-0083
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Planning & Inspections Department

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District 6

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District 7

Lily Limón

District 8

Cortney C. Niland

City Manager

Tommy Gonzalez

code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public

The structures located at 716 Myrtle Ave., 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. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. [Sec. 307.1.1]
- f. 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]
- g. 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]
- h. 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]
- i. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- j. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- k. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]

Larry F. Nichols – Department Head

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

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Cortney C. Niland

City Manager
Tommy Gonzalez

- i. 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]
- m. 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]
- n. 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]
- o. 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]
- p. 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]
- q. 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 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. Office hours are Monday thru Thursday, 2:00 p.m. to 4:00 p.m.

Nellie Avalos
Building Inspector

Larry F. Nichols – Department Head
City 3 | 801 Texas | El Paso, Texas 79901 | (915) 212-0083
"Delivering Outstanding Services"



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

CERTIFIED MAIL



91 7199 9993 7030 7623 4644

ENHS16-00816
Garza Maria E.
5463 Copper Cloud Drive
El Paso, Texas 79912-6262
M Avalos

NOTICE OF PUBLIC HEARING

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 Chambers, 300 N. Campbell El Paso, Texas 79901

DATE: April 27, 2016

TIME: 5:30 p.m.

PROPERTY: 716 Myrtle Ave., El Paso, Texas, 79901, also described as the West 68 ft. of Lots 6,7, 8, 9 and 10, Block 216, CAMPBELL'S ADDITION, an addition to the City of El Paso, El Paso County, Texas, according to the Plat thereof, recorded in Volume 2, Page 68, Plat Records of El Paso County, Texas.

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, Maria Elena Garza a/k/a Maria Elena Garza de Vargas, 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, Planning & Inspections Department, 801 Texas, Avenue, 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 January 13, 2016, an inspection of the Property was conducted by the Building and 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, 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. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. [Sec. 307.1.1]
- f. 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]
- g. 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]
- h. 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]
- i. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- j. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- k. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- l. 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]
- m. 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]
- n. 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]
- o. 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]
- p. 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]

- q. The structures need 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]

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 Owners advocate 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.

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. The bylaws may be obtained at the Building and Safety Division, Planning & Inspections Department, 801 Texas Avenue, El Paso, Texas, 79901 or by calling (915) 212-1815.

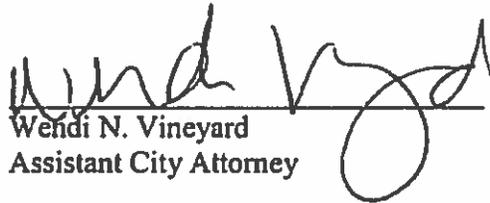
This notice will be recorded in the real property records of El Paso County and will be binding on subsequent grantees, lien holders or other transferees of an interest in the Property.

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 OWNERS 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


Nathan J. Walsh, C.B.O.
Chief Building Inspector

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 716 Myrtle Ave., El Paso, Texas, 79901, was PUBLISHED in the official City newspaper on the ___ day of _____, 2016.

Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at 716 Myrtle Ave., El Paso, Texas, 79901, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Maria Elena Garza de Vargas
PO Box 220268
El Paso, TX 79913

Date: 21-4-16
Time: 4pm
Inspector: UNA

I certify that a true and correct copy of the foregoing Notice regarding the property at 716 Myrtle Ave., El Paso, Texas, 79901, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Maria Elena Garza de Vargas
5463 Copper Cloud
El Paso, TX 79912

Date: 21-4-16
Time: 4pm
Inspector: UNA

I certify that a true and correct copy of the foregoing Notice regarding the property at 716 Myrtle Ave., El Paso, Texas, 79901, was HAND-DELIVERED to:

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

Date: 21-4-16
Time: 4pm
Inspector: UNA

I certify that a true and correct copy of the foregoing Notice regarding the property at 716 Myrtle Ave., El Paso, Texas, 79901, 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: 2-7-16
Time: 2pm
Inspector: nt

I certify that a true and correct copy of the foregoing Notice regarding the property at 716 Myrtle Ave., El Paso, Texas, 79901, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

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

Date: 2-7-16
Time: 2pm
Inspector: nt

I certify that a true and correct copy of the foregoing Notice regarding the property at 716 Myrtle Ave., El Paso, Texas, 79901, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

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

Date: 2-7-16
Time: 2pm
Inspector: nt

I certify that a true and correct copy of the foregoing Notice regarding the property at 716 Myrtle Ave., El Paso, Texas, 79901, 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: 4-4-16
Time: 4 pm
Inspector: LNA

I certify that a true and correct copy of the foregoing Notice was POSTED at 716 Myrtle Ave., El Paso, Texas, 79901.

Date: 4-4-16
Time: 4 pm
Inspector: LNA



UNSAFE STRUCTURES REPORT

PLANNING & INSPECTIONS DEPARTMENT

DATE OF EXAMINATION: April 6, 2016

DISTRICT: 8

ADDRESS: 716 Myrtle Avenue, El Paso, Texas 79901

ZONED: C-4

LEGAL DESCRIPTION: The West 68 feet of Lots 6, 7, 8, 9 and 10, Block 216, CAMPBELL'S ADDITION to the City of El Paso, El Paso County, Texas.

OWNER: Maria Elena Garza de Vargas

ADDRESS: PO Box 220268
El Paso, Texas 79913

BUILDING USE: Multifamily Dwellings

TYPE OF CONSTRUCTION: Type V, wood framing & brick w/stucco coating

FOOTINGS: Concrete

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

FOUNDATION WALL: Concrete and rubble stone w/grout

CONDITION: Poor. Disintegrating and showing signs of deterioration due to lack of maintenance.

FLOOR STRUCTURE: 2 x 6 tongue and groove wood subfloor on top of 2 x 8 floor joist.

CONDITION: Poor. Some areas are covered w/vinyl tile. The wooden floor system is shifting, broken and contains holes. There is an area in the main structure covered w/debris. A structural engineer will need to be hired to evaluate the conditions of the floor system and submit a report to this department on all corrective actions required to bring the floor system up to minimum code.

EXTERIOR WALLS: Brick walls w/wood framing and stucco exterior finish.

HEIGHT: 25' +/-

THICKNESS: 10" +/-

CONDITION: Fair. Due to lack of maintenance and exposure to the elements, the structures are showing structural deficiencies. The exterior walls will require a structural engineer to evaluate the entire framing system components for structural stability and submit a report to this department on all corrective actions required to bring this system into minimum code compliance.

INTERIOR WALLS & CEILINGS: Some interior walls are of conventional 2" X 4" stick framing with sheetrock ½" sheetrock; ceilings are of ½" sheetrock and/or plaster board.

CONDITION: Poor. There is graffiti, vandalism and deterioration on the interior walls. There are structural cracks and holes throughout the walls. A structural engineer should be hired to evaluate structural elements of the building and submit a report on the corrections required to make the building safe.

ROOF STRUCTURE: Gable roof with roll roofing composition on main structure and flat roof with roll roofing composition material.

CONDITION: Fair. 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.: Wood framed doors, metal and wood frame windows.

CONDITION: Poor. All the doors and windows will need to be replaced to meet minimum code requirement for egress.

MEANS OF EGRESS: Does not meet code

CONDITION: Poor

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

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

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: none

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

REMARKS: The multifamily dwellings were built on or about 1920 constructed of brick and wood framing with stucco coating. This property was condemned by the Building and Standards Commission on June 5, 2014 to be maintained secure and clean until rehabilitated. The structures were found open, abandoned, in a state of disrepair and being used as harborage by unwanted persons. The structures show structural deficiencies and signs of deterioration due to lack of maintenance, fire damage and vandalism. The floor and ceiling assembly shows exposed deteriorating wood members. The walls contain holes and graffiti throughout. The electrical, plumbing and mechanical systems are noncompliant. The property is full of weeds, trash and debris throughout the property. The department recommends the structures be demolished and the property cleaned within thirty (30) days.

Nellie Avalos
Building Inspector

Account Status

Prev. Acc... Next Acc...

Prev. Owner Next Owner

Acct History Acct Summary

Notes Documents

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STATUS DETAIL

Expand Fees

Summary

Account Information

Account No. C050-999-2160-3300 Roll Code REAL PROPERT
 Certified Owner GARZA MARIA E
 Parcel Address 716 MYRTLE AVE
 Amount Due as of 04/12/2016 CAD No. 411382

Tax Units

List of Tax Units
 1 3 6 7 8 33
 AG INCLUDED Remove Fees Countrywide

Tax Unit Description

Tax Unit, Yr, Rec. Type
 Tax Unit
 Year
 Rec. Type
 Multi Select

Amount Due/Paid Information

Year	Gross Value	H O V D	Base Levy	Paid Levy	Write-Off	Remaining Levy	Fees	Refund	Amount Due		
2015	\$144,000		\$3,991.55	\$3,991.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
2014	\$144,000		\$3,940.25	\$3,940.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
2013	\$200,799		\$5,391.97	\$5,391.97	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
2012	\$200,799		\$5,238.29	\$5,238.29	\$0.00	\$0.00	\$691.61	\$0.00	\$0.00		
2011	\$166,660		\$4,270.51	\$4,270.51	\$0.00	\$0.00	\$178.10	\$0.00	\$0.00		
2010	\$166,660		\$4,235.76	\$4,235.76	\$0.00	\$0.00	\$586.99	\$0.00	\$0.00		
2009	\$168,291		\$4,192.68	\$4,192.68	\$0.00	\$0.00	\$636.98	\$0.00	\$0.00		
2008	\$166,679		\$4,164.95	\$4,164.95	\$0.00	\$0.00	\$704.38	\$0.00	\$0.00		
2007	\$103,573		\$2,609.13	\$2,609.13	\$0.00	\$0.00	\$270.26	\$0.00	\$0.00		
Totals							\$54,801.74	\$54,801.74	\$0.00	\$3,068.32	\$0.00

Last Payment Date

Last Payer

Alert