

**BUILDING AND STANDARDS BOARD AGENDA ITEM #5 FOR
WEDNESDAY, APRIL 27, 2016**

**PLANNING & INSPECTIONS DEPARTMENT
BUILDING SAFETY DIVISION**

**MEMORANDUM
April 18, 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: 5854 Rio Dulce Avenue, El Paso, Texas, 79932

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

- 1) First investigated on or about March 24, 2015. The single family dwelling and rockwall were built on or about 2003. The rockwall was found in a state of disrepair. The rockwall shows structural deficiencies and signs of deterioration due to lack of maintenance and possible vehicular collision.
- 2) A certified condemnation letter was mailed to Wong Jose L & Velarde Carmen and to JP Morgan Chase Bank (twice).
- 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 owners have been notified of the property violations at this property; to date there has been no corrective action taken, and therefore the Department recommends that it be found:

- 1) That the rockwall be condemned as substandard and a hazard to the public health, safety, and welfare; and
- 2) That the rockwall is not in substantial compliance with the municipal ordinances regulating structural integrity and disposal of refuse; and
- 3) That the rockwall be demolished within thirty (30) days; and
- 4) That the premises be cleaned of all weeds, trash, and debris within thirty (30) days and maintained clean thereafter; and
- 5) 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.



Planning & Inspections Department **BUILDING SAFETY DIVISION**

8-25-2015

NOTICE OF VIOLATION

Mayor
Oscar Leeser

WONG JOSE L & VELARDE CARMEN I
5854 RIO DULCE AVE
EL PASO, TX 79932-2358

MAR 26 2015

City Council

District 1
Ann Morgan Lilly

Re: 5854 RIO DULCE AVE
Blk: 2 MONTOYA GARDENS
Lot: 1 (10231.92 SQ)
Zoned: P-R-1
ENHS15-01224

District 2
Larry Romero

91 7199 9991 7030 7455 4737

District 3
Emma Acosta

Greetings:

District 4
Carl L. Robinson

A recent inspection of your property at the above referenced address revealed that the chain link fence, rockwall, retaining rockwall, fence is in need of repair. El Paso Municipal Code, Chapter 18.08.190, Section 2114, Repair of Walls and Fences, states:

District 5
Dr. Michiel R. Noe

"Walls and fences which due to inadequate or improper design, show indication of becoming unstable or unsafe, shall be immediately repaired, redesigned or reinforced."

District 6
Eddie Holguin Jr.

Walls must be maintained in good repair, and shall be kept vertical, uniform and structurally sound."

District 7
Lily Limón

District 8
Cortney C. Niland

A structural engineer is required to assess the structural stability of the retaining wall and recommend the proper course of action to take to prevent further deterioration of this backyard rock wall.

City Manager
Tommy Gonzalez

Please take firm action to repair this back yard rock wall within thirty (30) days from receipt of this letter. A reinspection will be made to determine compliance. Failure to comply will result in criminal complaints filed against you with the City Prosecutor.

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.



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

Dedicated to Outstanding Customer Service for a Better Community



Planning & Inspections Department

Mayor
Oscar Leeser

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, even if you do not.

City Council

Should you have any questions regarding this matter, please contact me at (915) 540-4740.

District 1
Ann Morgan Lilly

District 2
Larry Romero

Eduardo Ruvalcaba
Code Compliance Officer

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

District 6
Eddie Holguin Jr.

District 7
Lily Limón

District 8
Cortney C. Nlland

City Manager
Tommy Gonzalez



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

Dedicated to Outstanding Customer Service for a Better Community



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 9991 7030 7455 4737

Wong, Jose L. & Velarde, Carmen I
5854 Rio Dulce Ave.
El Paso, Texas 79932-2358
ENHS15-01224
5854 Rio Dulce Ave. E Ruvatecaba



Planning & Inspections Department

Mayor
Oscar Leoser

BUILDING SAFETY DIVISION

5-6-2015

NOTICE OF VIOLATION **MAY 06 2015**

City Council

JPMORGAN CHASE BANK NA
PO BOX 1015238
COLUMBUS OH 43219-3219

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
Eddie Holguin Jr.

District 7
Lily Limón

District 8
Cortney C. Niland

City Manager
Tommy Gonzalez

Re: 5854 RIO DULCE AVE EL PASO, TX
Blk: 2 MONTOYA GARDENS
Lot: 1 (10231.92 SQ FT)
Zoned: P-R-1
ENHS15-01224

91 7199 9991 7030 7627 3056

Greetings:

A recent inspection of your property at the above referenced address revealed that the rock wall fence, is in need of repair. El Paso Municipal Code, Chapter 18.08.190, Section 2114, Repair of Walls and Fences, states:

"Walls and fences which due to inadequate or improper design, show indication of becoming unstable or unsafe, shall be immediately repaired, redesigned or reinforced."

Walls must be maintained in good repair, and shall be kept vertical, uniform and structurally sound."

A structural engineer is required to assess the structural stability of the retaining wall and recommend the proper course of action to take to prevent further deterioration of this rock wall fence.

Please take firm action to repair this rock wall fence within thirty (30) days from receipt of this letter. A reinspection will be made to determine compliance. Failure to comply will result in criminal complaints filed against you with the City Prosecutor.

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.



Planning & Inspections Department

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

Dedicated to Outstanding Customer Service for a Better Community



Planning & Inspections Department

Mayor
Oscar Leaser

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, even if you do not.

City Council

Should you have any questions regarding this matter, please contact me at (915) 540-4740.

District 1
Ann Morgan Lilly

District 2
Larry Romero

Eduardo Ruvalcaba
Code Compliance Officer

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

District 6
Eddie Holguin Jr.

District 7
Lily Limón

District 8
Cortney C. Niland

City Manager
Tommy Gonzalez



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

Dedicated to Outstanding Customer Service for a Better Community



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 999J 7030 7627 3056

JPMorgan Chase Bank N/A
PO Box 1015238
Columbus, OH 43219-3219
ENHS15-01224
5854 Rio Dulce
E Ruvalcaba

Chase (OH1-8086)
800 Brookside Boulevard
Westerville, OH 43081-2822



May 19, 2015

007232 - 1 of 1 NSP0IF1A-Z1 000000000000

City of El Paso
Building Safety Division
P.O. Box 1890
El Paso, TX 79950



We are not able to act on your notice

Property Address: 5854 Rio Dulce
El Paso, TX 79932-0000

Dear City of El Paso and Building Safety Division Representative:

We recently received a municipal code violation notice from your office regarding the property referenced above.

We are not the owner of this property, but we will notify the borrower(s) of our receipt of your notice.

If you have any questions, please call us at one of the telephone numbers listed below.

Sincerely,

Chase
1-888-310-1506
1-800-582-0542 TTY
1-855-232-8015 Fax
cpc.violations@chase.com

HR502



Planning & Inspections Department

Mayor
Oscar Leeser

City Council

District 1
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

Building Safety Division
February 15, 2016
NOTICE OF VIOLATION

FEB 16 2016

JPMorgan Chase Bank NA.
P.O. Box 1015238
Columbus, OH 43219-3219

Re: 5854 Rio Dulce Ave.
Blk: 2 MONTOYA GARDENS
Lot: 1
Zoned: P - R 1
Case Number: ENHS15-06384

91 7199 9991 7034 9427 3126

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.

Larry F. Nichols – Department Head
City 3 | 801 Texas | El Paso, Texas 79901 | (915) 212-1815
"Delivering Outstanding Services"



Planning & Inspections Department

Mayor

Oscar Leeser

City Council

District 1

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

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 **5854 Rio Dulce** 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. 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]
- d. 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 Planning & Inspections 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 Planning & Inspections 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,

Larry F. Nichols – Department Head

City 3 | 801 Texas | El Paso, Texas 79901 | (915) 212-1815

“Delivering Outstanding Services”



Planning & Inspections Department

Mayor
Oscar Leeser

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.

City Council

District 1
Peter Svarzbein

Alex Esparza
Building Inspector
Cell: (915) 240-2273

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



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 9991 7034 9427 3126

ENHS15-06384
JP Morgan Chase Bank NA
P. O. Box 1015238
Columbus, OH 43219-3219
A Esparza

Chase (OH1-8086)
800 Brooksedge Boulevard
Westerville, OH 43081-2822



February 25, 2016

City of El Paso
City 3-801 Texas Ave
El Paso, TX 79901

We are not able to act on your notice

Property Address: 5854 Rio Dulce
El Paso, TX 79932-0000

Dear City of El Paso Representative:

We recently received a municipal code violation notice from your office regarding the property referenced above.

We do not have any active interest in the property. Please update your records accordingly.

If you have any questions, please call us at one of the telephone numbers listed below.

Sincerely,

Chase
1-888-310-1506
1-800-582-0542 TTY
1-855-232-8015 Fax
cpc.violations@chase.com

HR502

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: 5854 Rio Dulce Ave., El Paso, Texas, 79932, also described as Lot 1, Block 2, MONTOYA GARDENS, an addition to the City of El Paso, El Paso County, Texas, according to the Plat thereof, recorded in Volume 77, Page 3, Plat Records of El Paso County.

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, The Secretary of Housing and Urban Development c/o Michaelson, Conner and Boul, 4400 Will Rodgers Parkway, Suite 300, Oklahoma, OK 73108, 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 February 12, 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. 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]

The Owners are 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 Owners fail 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.

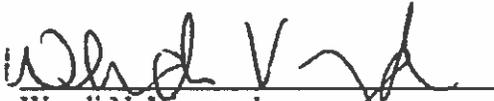
This notice will be recorded in the real property records of El Paso County and will be binding on subsequent grantees, lien holders or other transferees of an interest in the Property.

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.

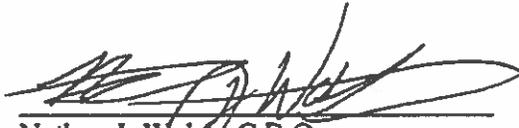
The City of El Paso appreciates your cooperation and prompt attention to remedying the nuisances on the Property. Please do not hesitate to contact me should you have any additional questions, comments or concerns relative to this notice.

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 5854 Rio Dulce Ave., El Paso, Texas, 79932, 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 5854 Rio Dulce Ave., El Paso, Texas, 79932, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

The Secretary of Housing and Urban Development
c/o Michaelson, Conner and Boul
4400 Will Rodgers Parkway, Suite 300
Oklahoma City, OK 73108

Date: 2-11-16
Time: 4pm
Inspector: NA

I certify that a true and correct copy of the foregoing Notice regarding the property at 5854 Rio Dulce Ave., El Paso, Texas, 79932, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

The Secretary of Housing and Urban Development
c/o Michaelson, Conner and Boul
2401 NW 23rd St., Suite 10
Oklahoma City, OK 73108

Date: 2-11-16
Time: 4pm
Inspector: NA

I certify that a true and correct copy of the foregoing Notice regarding the property at 5854 Rio Dulce Ave., El Paso, Texas, 79932, was HAND-DELIVERED to:

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

Date: 2-11-16
Time: 4pm
Inspector: NA

I certify that a true and correct copy of the foregoing Notice regarding the property at 5854 Rio Dulce Ave., El Paso, Texas, 79932, 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: 4-7-16
Time: 4pm
Inspector: Wt

I certify that a true and correct copy of the foregoing Notice regarding the property at 5854 Rio Dulce Ave., El Paso, Texas, 79932, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

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

Date: 4-7-16
Time: 4pm
Inspector: Wt

I certify that a true and correct copy of the foregoing Notice regarding the property at 5854 Rio Dulce Ave., El Paso, Texas, 79932, 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: 4-7-16
Time: 4pm
Inspector: Wt

I certify that a true and correct copy of the foregoing Notice regarding the property at 5854 Rio Dulce Ave., El Paso, Texas, 79932, 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: 4-7-16
Time: 2 pm
Inspector: Wt

I certify that a true and correct copy of the foregoing Notice was POSTED at 5854 Rio Dulce Ave., El Paso, Texas, 79932, El Paso, Texas.

Date: 4-7-16
Time: 2 pm
Inspector: Wt



UNSAFE STRUCTURES REPORT

PLANNING & INSPECTIONS DEPARTMENT

DATE OF EXAMINATION: March 15, 2016

DISTRICT: 1

ADDRESS: 5854 Rio Dulce Avenue, El Paso, Texas 79932

ZONED: C-4

LEGAL DESCRIPTION: Lot 1, Block 2, MONTOYA GARDENS, an addition to the City of El Paso, El Paso County, Texas.

OWNER: Secretary of Housing and Urban Development
c/o Michaelson, Connor & Boul

ADDRESS: 4400 Will Rodgers Parkway, Suite 300
Oklahoma, OK 73108

BUILDING USE: Single family Dwellings

TYPE OF CONSTRUCTION: Type VB

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: N/A

CONDITION: N/A

FLOOR STRUCTURE: N/A

CONDITION: N/A

ROCK WALLS: Structurally unsound and deteriorating

HEIGHT: 6+/-

THICKNESS: 12"

CONDITION: Poor. Due to lack of maintenance and exposure to the elements, the rockwall is showing structural deficiencies. The rock wall will require a structural engineer to evaluate the actual condition and submit a report to this department on all corrective actions required to bring this system into minimum code compliance.

INTERIOR WALLS & CEILINGS: N/A

CONDITION: N/A

ROOF STRUCTURE: N/A

CONDITION: N/A.

DOORS, WINDOWS, ETC.: N/A

CONDITION: N/A

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

PLUMBING: N/A

ELECTRICAL: N/A.

MECHANICAL: N/A.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: none

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

REMARKS: The single family dwelling and rockwall were built on or about 2003. The rockwall appears to have been damaged by vehicular collision. The property is full of weeds, trash and debris throughout the property. The department recommends the rockwall be demolished and the property cleaned within thirty (30) days.

Nellie Avalos
Building Inspector

Account Status

EVAR
 ACT8006 v1.273
 ACCOUNT NO(M7659990200100): Bankruptcy 13-30203 has been closed
 03/10/2016 12:00:28
 ACTEP

STATUS DETAIL

Expand Fees

Summary

Account Information

Account No. M765-999-0020-0100 Roll Code REAL PROPERT
 Certified Owner JPMORGAN CHASE BANK NA
 Parcel Address 5854 RIO DULCE AVE
 Amount Due as of 03/10/2016 CAD No. 224602

Tax Units

List of Tax Units
 1 6 7 8 18 8005

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
2015	\$186,807	Y				\$5,287.59	\$5,287.59	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$186,344	Y				\$5,361.49	\$5,361.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$186,344	Y				\$5,199.93	\$5,199.93	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$186,069	Y				\$4,935.49	\$4,935.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$186,344	Y				\$4,859.25	\$4,859.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$182,077					\$4,731.56	\$4,731.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$191,735	Y				\$4,643.85	\$4,643.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$191,176	Y				\$4,643.63	\$4,643.63	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007	\$182,718	Y				\$3,877.74	\$3,877.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals							\$52,987.24	\$52,987.24	\$0.00	\$0.00	\$0.00	\$0.00

Last Payment Date

Last Payer

Alert