

# 6352 PASCAL





DEVELOPMENT SERVICES DEPARTMENT

April 20, 2009

Andrea Romero  
6356 Pascal St.  
El Paso, Texas 79932-1116

Re: 6352 Pascal St.  
Blk: 10 Borderland Heights #3  
Lot: 9  
Zoned: R5  
BSC09-00181  
Mail Receipt #:7007 3020 0001 2771 2456

To All Owners, Lienholders, and Mortgagees:

An inspection at the above referenced address has revealed that the structure is in violation of the El Paso Municipal Code, Chapter 18.50, Property Maintenance Code, which states:

**18.50.106.1 General.**

When a structure or equipment is found by the Director to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure or equipment shall be condemned pursuant to the provisions of Chapter 2.38 of this code.

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

**18.50.106.1.1 Unsafe Structures.**

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

**18.50.106.1.2 Unsafe Equipment**

Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers, or other equipment on the premises or within the structure that is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

**18.50.106.1.3 Structure Unfit for Human Occupancy.**

A structure is unfit for human occupancy whenever the Director finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth or contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

The structure located at **6352 Pascal St., El Paso, Texas, 79932** is in violation of the requirements found in the following sections of the 2003 International Property Maintenance Code as adopted in the El Paso City Code, Chapter 18.50, Property Maintenance Code:

- a. The structure is open and accessible to unauthorized entry. [Sec. 301.3]

Mayor  
John F. Cook

City Council

District 1  
Ann Morgan L

District 2  
Susannah M. L

District 3  
Emma Acosta

District 4  
Melina Castro

District 5  
Rachel Quintan

District 6  
Eddie Holguin

District 7  
Steve Ortega

District 8  
Beto O'Rourke

City Manager  
Joyce A. Wilso

- b. The premises are full of weeds, trash, and debris [Sec. 302.1 & Sec. 302.4].

As a result of the aforementioned violations, the following action may be taken:

- a. This case is being submitted to the City Building and Standards Commission for unsafe structures proceedings. The City Building and Standards Commission will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Chapter 2.38 of the El Paso Municipal Code.
- b. By authority of Chapter 18.02.103.9.3 of the El Paso Municipal Code the electrical service at this property may be disconnected at the request of the Building Permits and Inspections Department because of Electrical Code violations.

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Housing Compliance Office of the Building Permits and Inspections, 5<sup>th</sup> floor, City Hall, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at 541-4800.

Sincerely,

Rodolfo Valles  
Building Inspector

RV/nms



DEVELOPMENT SERVICES DEPARTMENT

April 1, 2009

Jose & Laura Garcia  
6356 Pascal St Unit B  
El Paso, Texas 79932-1116

Re: 6352 Pascal St.  
Blk: Mobile Home Only on Lot 9  
1978 Wayside Home 12x56  
Serial #87326013661202744  
Lot: 9  
Zoned: R5  
BSC09-00181  
Mail Receipt # 7007 3020 0001 2771 0407

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Rachel Quintan

*District 6*  
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Steve Ortega

*District 8*  
Beto O'Rourke

City Manager  
Joyce A. Wilson

The structure located at **6352 Pascal St, El Paso, Texas, 79932-1116** is in violation of the requirements found in the following sections of the 2003 International Property Maintenance Code as adopted in the El Paso City Code, Chapter 18.50, Property Maintenance Code:

- a. The structure is open and accessible to unauthorized entry. [Sec. 301.3]
- b. The premises are full of weeds, trash, and debris [Sec. 302.1 & Sec. 302.4].

As a result of the aforementioned violations, the following action may be taken:

- a. This case is being submitted to the City Building and Standards Commission for unsafe structures proceedings. The City Building and Standards Commission will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Chapter 2.38 of the El Paso Municipal Code.
- b. By authority of Chapter 18.02.103.9.3 of the El Paso Municipal Code the electrical service at this property may be disconnected at the request of the Building Permits and Inspections Department because of Electrical Code violations.

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Housing Compliance Office of the Building Permits and Inspections, 5<sup>th</sup> floor, City Hall, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at 541-4800.

Sincerely,

Rodolfo Valles  
Building Inspector

## NOTICE OF PUBLIC HEARING

To All Interested Parties:

You are hereby notified that at 5:30 p.m. on the **27th** day of **May, 2009** in the Council Chambers of City Hall, #2 Civic Center Plaza, El Paso, Texas, the Building and Standards Commission of El Paso (the "**Commission**") will hold a public hearing on the question of whether the building located on the property at **6352 Pascal Street**, in El Paso, Texas, which property is more particularly described as:

**Legal Description: Lot 9, Block 10, BORDERLAND HEIGHTS UNIT THREE, an addition to the City of El Paso, El Paso County, Texas, according to map thereof on file in Book 31, Page 10, Plat Records, El Paso County, Texas**

is unsafe and dangerous, because of the following violations:

- a. The structure is open and accessible to unauthorized entry. [Sec. 301.3]
- b. The premises shall be maintained in a clean, safe and sanitary condition free of weeds, trash, and debris [Sec. 302.1 & Sec. 302.4].
- c. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of trash and debris within (30) days from receipt of this letter. [Sec. 108.2]

According to the real property records of the County of El Paso, Andrea Romero, 6352 Pascal Street, El Paso, Texas 79932-1116, Armando Villalobos, 6356 Pascal Street, Space, C, El Paso, Texas, 79932 and Ana M. Hernandez, 6356 Pascal Street, Space B, El Paso, Texas, 79932 (the "**Owners**") are listed as the owners of the real property described herein.

According to the real property records of El Paso County, you own or have an interest in the real property described in this notice. If you no longer own or have an interest in the property, you must execute an affidavit stating that you no longer own or have an interest in the property and stating the name and last known address of the person who acquired the property or interest from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building Standards Enforcement Division of the Building Permits and Inspections, 5<sup>th</sup> floor, City Hall, no later than the 20<sup>th</sup> day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice.

The Owners of said property are hereby ordered to appear before the Building and Standards Commission and any mortgagees, lien holders, and other persons having an interest in said property are entitled to appear before the Commission at said date, hour, and place to show cause why said building should not be declared a nuisance and ordered to be abated. The Owners, lien holders, mortgagees, or any other person having an interest in the property is hereby required to submit at the hearing proof of the scope of any work that may be required to bring the building into compliance with Title 18, as mandated by Section 18.50 of the Municipal Code, and to specify the time it will take to reasonably perform the work.

At the hearing, the Owners, lien holders, mortgagees, or any other person having an interest in the property must present to the Commission any evidence showing that the structure or part thereof is safe.

All documents such as building plans, specifications, drawings, reports from design professionals and any other required documents must be presented to the Commission at this hearing.

The time periods, which govern the completion of work ordered by the commission, are outlined in Chapter 2, Subsection 2.38.080 of the Municipal Code of the City of El Paso, and pursuant to State law.

If the Owners fail, neglect or refuse to comply with the order of the Commission the City may pursue one, or more of the following actions:

- I) the city will perform any and all work needed to bring the property into compliance with this order, at its own expense, but for and on account of the Owners, of said property, the cost of which shall be assessed as a lien against the property and;
- II) assess a civil penalty against the property Owners for failure to repair, remove or demolish said building in an amount not to exceed \$1,000.00 a day for each violation, or \$10.00 a day if the Owners show that the property is the Owner's lawful homestead; and
- III) appoint a receiver as permitted by state law; and
- IV) any other remedies permitted by state law.

Any civil penalty or assessment imposed will accrue interest at a rate of ten (10) percent a year from the date of the assessment until paid in full;

The City Clerk is ordered to provide notice of this hearing to the record Owner and all other persons having an interest in the property as provided by law.

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Mark Shoesmith  
Assistant City Attorney

\_\_\_\_\_  
Bill Stern, C.B.O.  
Chief Building Official  
Building Permits and Inspection Department

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice regarding the property located at 6352 Pascal Street was PUBLISHED in the official City newspaper on the \_\_\_\_day of \_\_\_\_\_, 2009.

Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at 6352 Pascal Street was HAND-DELIVERED to:

City of El Paso  
C/O City Clerk  
#2 Civic Center Plaza  
El Paso, TX 79901

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 6352 Pascal Street was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Andrea Romero  
6352 Pascal Street  
El Paso, Texas 79932

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 6352 Pascal Street was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Jose & Laura Garcia  
6356 Pascal St Unit B  
El Paso, Texas 79932

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 6352 Pascal Street was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Ana M Hernandez  
6356 Pascal Street Space B  
El Paso, Texas 79932

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 6352 Pascal Street was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Armando Villalobos  
6356 Pascal Street Space C  
El Paso, Texas 79932

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 6352 Pascal Street was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

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

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 6352 Pascal Street was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

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

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 6352 Pascal Street was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso County Probate Court  
500 E. San Antonio Avenue, Suite 703  
El Paso, Texas 79901

Date:

Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 6352 Pascal Street was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

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

Date:

Time:

Inspector

I certify that a true and correct copy of the foregoing Notice was POSTED at 6352 Pascal Street, El Paso, Texas.

Date:

Time:

Inspector



# UNSAFE STRUCTURES REPORT

## BUILDING PERMITS AND INSPECTIONS

**DATE OF EXAMINATION:** May 11, 2009

**REP. DISTRICT:** 1

**ADDRESS:** 6352 Pascal Street

**ZONED:** R – 5

**LEGAL DESCRIPTION:** Lot 9, Block 10, BORDERLAND HEIGHTS UNIT THREE, an addition to the City of El Paso, El Paso County, Texas, according to map made on file in Book 31, Page 10, Plat Records, El Paso County, Texas.

**OWNER:** Andrea Romero

**ADDRESS:** 6352 Pascal Street  
El Paso, Texas 79932

**BUILDING USE:** Abandoned mobile home

**TYPE OF CONSTRUCTION:** V

**FOOTINGS:** Concrete

**CONDITION:** N/A.

**FOUNDATION WALL:** N/A

**CONDITION:** N/A

**FLOOR STRUCTURE:** N/A

**CONDITION:** Floor system is gone due to fire damage.

**EXTERIOR WALLS:** N/A.

**HEIGHT:** N/A

**THICKNESS:** N/A

**CONDITION:** Walls collapsed and are nonexistent due to fire damage.

**INTERIOR WALLS & CEILINGS:** N/A

**CONDITION:** Walls and ceilings collapsed and are nonexistent due to fire damage

**ROOF STRUCTURE:** N/A

**CONDITION:** Roof collapsed due to fire damage

**DOORS, WINDOWS, ETC.:** N/A

**CONDITION:** There are no doors or windows.

**MEANS OF EGRESS:** Does not meet code requirements.  
**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 department recommends that this fire damaged mobile home be removed and the property cleaned of all weeds, trash and debris within thirty (30) days.

Rodolfo Valles  
**Building Inspector**