

**BUILDING AND STANDARDS BOARD AGENDA ITEM # ____ FOR
WEDNESDAY, JULY 26, 2006**

**DEVELOPMENT SERVICES
BUILDING PERMITS AND INSPECTIONS**

**MEMORANDUM
July 3, 2006**

TO: The Honorable Chairman and Board Members

THROUGH: Larry Nichols, C.B.O. – The Director for Building Permits and Inspections

FROM: Bill Stern, C.B.O., Residential Inspector Supervisor

SUBJECT: 117-119 W. Overland Avenue

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

- 1) This building was first investigated on April 16, 2003. The building was found to be open and being entered by unwanted people. It has become a harborage for vagrants and is an attractive nuisance. This building sits on the corner of Overland and Santa Fe streets. The building is constructed of reinforced concrete and was built in 1916. The exterior of the building has not been maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare. Specifically, all exterior surfaces have not been protected from the elements and decay by protective coverings or treatment. The roof soffit, cornices, corbels and exterior walls show signs of loose materials which are falling off of the building posing a threat to pedestrians below.
- 2) A certified condemnation letter was mailed to Franklin Group, C/O William Abraham on April 17, 2003.
- 3) Certified notices of the public hearing scheduled for July 26, 2006 were mailed to the owners and all interested parties on July 11, 2006.
- 4) There has been no response from the owner.

The Department recommends that it be found:

- 1) That the main 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 buildings are not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and

ITEM #6

117-119 W. Overland Avenue

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- 3) That the structure's certificate of occupancy be revoked; and
- 4) That the structure can be repaired; and
- 5) That the structure be secured from unwanted entry within 30 days and maintained secured until rehabilitated; and
- 6) That all overhand extensions be removed within 30 days; and
- 7) That a design professional be hired to submit a plan for the repair, removal and stabilization of all exterior surfaces and wall facings to prevent further deterioration, within 30 days; and
- 8) That all required permits be obtained within 30 days; and
- 9) That all required repairs be made within 60 days; and
- 10) Scheduled for September 27, 2006 to determine if the property is in compliance with the Building and Standards Commission order of July 26, 2006 and if not, establish a penalty schedule for continued noncompliance.

RAYMOND C. CABALLERO
MAYOR



CITY COUNCIL

JAN SUMRALL
DISTRICT NO. 1

ROSE RODRIGUEZ
DISTRICT NO. 2

LARRY M. MEDINA
DISTRICT NO. 3

JOHN COOK
DISTRICT NO. 4

DANIEL S. POWER
DISTRICT NO. 5

PAUL J. ESCOBAR
DISTRICT NO. 6

LUIS G. SARIÑANA
DISTRICT NO. 7

ANTHONY COBOS
DISTRICT NO. 8

**BUILDING PERMITS AND INSPECTIONS
CODE COMPLIANCE**

April 16, 2003

Franklin Group L P
P. O. Box 1797
El Paso, Texas 79949-1797

Re: 117-119 W Overland Ave.
Lot: 60 Ft. ON OVERLAND X
125.75 Ft. ON SANTA FE SWC
Blk: 15, Mills
Zoned: C-5
COD03-05886
Certified Mail Receipt #
7002 2030 0005 7053 5942

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 18.52.030 - Unsafe Structures - Owner Not To Allow Condition To Continue, which states:

It is unlawful for the owner of any building or structure, or part thereof, which has become unsafe and dangerous so as to endanger persons or property, or so as to be a fire hazard by reason of defective construction, overloaded floors, lack of guards against fire, defective condition of the foundations, walls, or parts thereof, or deterioration caused by fire or otherwise, or for any reason, to allow or permit same to remain upon any real estate within the City.

The El Paso Municipal Code Chapter 18.52.040 - unsafe structures - Remedial action by owner or City defines unsafe structure as a structure or part thereof that is:

- a. Dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare; or
- b. Regardless of its structural condition, unoccupied by its owners, lessees or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children; or
- c. Boarded up, fenced, or otherwise secured in any manner in if:

117-119 W. Overland Avenue

- i. The building constitutes a danger to the public even though secured entry, or
- ii. The means used to secure the building are inadequate to prevent unauthorized entry or use of the building in the manner described by subsection.

The structure located at 117-119 W. Overland Avenue has the following violations:

- a. The floors have not been maintained in a safe manner.
- b. The walls have not been maintained in a safe manner free of holes and cracks.
- c. The roof structure has not been maintained free of defects that may cause leaks.
- d. The plumbing system is inadequate and does not meet minimum code requirements.
- e. The electrical system is inadequate and does not meet minimum code requirements.
- f. The HVAC system is inadequate and does not meet minimum code requirements.
- g. The structure is open and accessible to unauthorized entry.
- h. 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 thirty (30) days from receipt of this letter.
- i. In the event you fail to correct these violations within 30 days, the case will be submitted to the City Attorney's Office for condemnation proceedings. The City Council will decide if the building should be condemned, vacated, secured, repaired or demolished as per Sec. 18.52.040.

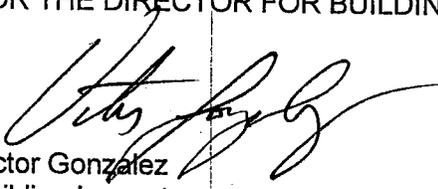
Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

117-119 W. Overland Avenue

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

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

FOR THE DIRECTOR FOR BUILDING PERMITS AND INSPECTIONS:



Victor Gonzalez
Building Inspector

VG/rl

COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

Items 1, 2, and 3. Also complete Restricted Delivery is desired. your name and address on the reverse that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

A. Signature X *[Signature]* Agent Addressee

B. Received by (Printed Name) *JOE VALESIA* C. Date of Delivery *4/21/03*

D. Is delivery address different from item 1? Yes No If YES, enter delivery address below:



1. Article Addressed to: *VG*

Franklin Group L P
P. O. Box 1797
El Paso, Texas 79949-1797
Re: 117-119 W. Overland Ave.

lt #3

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes No

2. Article Number (Transfer from service label) **7002 2030 0005 7053 5942** *[Signature]*

7002 2030 0005 7053 5942

U.S. Postal Service
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information, visit our website at www.usps.com
OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	<i>17</i>
Restricted Delivery Fee (Endorsement Required)	<i>2003</i>

Postmark Here *VG*

Franklin Group L P
P. O. Box 1797
El Paso, Texas 79949-1797
Re: 117-119 W. Overland Ave.

PS Form 3800, June 2002 See Reverse for Instructions

UNITED STATES POSTAL SERVICE
0 TX 79901
PM
21 APR 2003

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

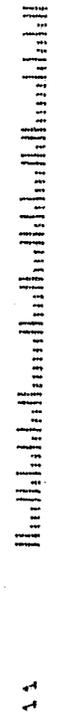
• Sender: Please print your name, address, and ZIP+4 in this box •

CITY OF EL PASO

APR 23 2003

Received by [unclear] [unclear]

**BUILDING PERMITS AND
INSPECTIONS
ENFORCEMENT DIVISION
#2 CIVIC CENTER PLAZA, 5TH FLOOR
EL PASO, TX 79901-1198**



NOTICE OF PUBLIC HEARING

To All Interested Parties:

You are hereby notified that at 5:30 p.m. on the **26** day of **July, 2006** 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 **117-119 W. Overland Ave.**, in El Paso, Texas, which property is more particularly described as:

LEGAL DESCRIPTION: Portion of Block 15, MILLS MAP ADDITION and being in the Southwest corner of said Block 15.

is unsafe and dangerous.

According to the real property records of the County of El Paso, Texas, **William Abraham as Trustee for Franklin Group, L.P.**, (the "**Owners**"), **P.O. Box 1797, El Paso Texas 79949**, 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, 5th floor, City Hall, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice.

The Owners of said property are hereby ordered to appear before the Building and Standards Commission and any mortgagees, lien holders, and other persons having an interest in said property are entitled to appear before the Commission at said date, hour, and place to show cause why said 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 are hereby required to submit at the hearing proof of the scope of any work that may be required to bring the building into compliance with Title 18, as mandated by Section 18.50 of the Municipal Code, and to specify the time it will take to reasonably perform the work.

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

CERTIFIED MAIL RECEIPT #7105 8873 0193 6300 7042

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.

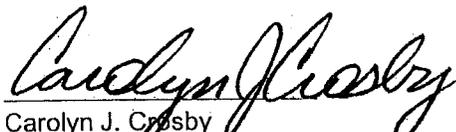
If the Owners fail, neglect or refuse to comply with the order of the Commission the City may pursue one, or more of the following actions:

- 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 Owners and all other persons having an interest in the property as provided by law.

APPROVED AS TO FORM:


Carolyn J. Crosby
Assistant City Attorney

APPROVED AS TO CONTENT:


Bill Stern, C.B.O.
Residential Inspector Supervisor
Building Permits and Inspections Department

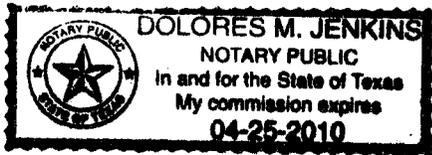
I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice of Public Hearing regarding the property located at 117-119 W. Overland Ave., was filed with the County Clerk's Office, the official public records of real property for El Paso County.

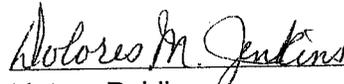

Richarda Duffy Momsen

Executed this 5th day of July, 2006 on behalf of the City of El Paso, Texas, by Richarda Duffy Momsen in her capacity as City Clerk.

STATE OF TEXAS
COUNTY OF EL PASO

Subscribed and sworn to before me, this 6th day of July, 2006.




Notary Public

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 **117-119 W. Overland Ave.** was PUBLISHED in the official City newspaper on the 6th day of July, 2006.


Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at **117-119 W. Overland Ave.**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

William Abraham (Trustee) for Franklin Group L.P.
P.O. Box 1797
El Paso, Texas 79949

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **117-119 W. Overland Ave.**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Franklin Group L.P.
P.O. Box 1797
El Paso, Texas 79949

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **117-119 W. Overland Ave.**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Taffy Bagley, Trustee
First Savings Bank, F.S.B., N/K/A Southwest Securities Bank
P.O. Box 1959
Arlington, Texas 76604

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **117-119 W. Overland Ave.,** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Miguel Salom A.K.A. Mike Salom
1129 Rim Rd.
El Paso, Texas 79902

Date: _____

Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **117-119 W. Overland Ave.,** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Parks, Huffman, McVay, Shepard & Wells, P.C.
ATTN: Vickie Hancock
500 E. Border St., Suite 820
Arlington, Texas 76010

Date: _____

Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **117-119 W. Overland Ave.,** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

First Savings Bank, F.S.B.
ATTN: Bill Mahone
301 S. Center Street
Arlington, Texas 76010

Date: _____

Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **117-119 W. Overland Ave.,** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

James Kirby Read
1011 N. Mesa St.
El Paso, Texas 79902

Date: _____

Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **117-119 W. Overland Ave.,** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Bill Eikenberry
First Savings Bank FSB
PO Box 1959
Arlington, Texas 76004

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **117-119 W. Overland Ave.,** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Richard J. Driscoll, President
First Savings Bank FSB
PO Box 1959
Arlington, Texas 76004

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **117-119 W. Overland Ave.,,** 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 **117-119 W. Overland Ave.,,** 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 **117-119 W. Overland Ave**, 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 **117-119 W. Overland Ave,,,** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

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

Date: _____

Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice was POSTED at **117-119 W. Overland Ave,,,** El Paso, Texas.

Date: _____

Time: _____

Inspector

Firmbook Report

7/06/2006-7/06/2006

7105 8873 0193 6300 7042
7105 8873 0193 6300 7158

CMN	TRACKING	NAME	ADDRESS	
7105 8873 0193 6300 7042	117-119 W. OVERLAND	WILLIAM ABRAHAM (TRUSTEE)	FOR FRANKLIN GROUP L.P. P. O. BOX 1797	EL PASO TX 79949
7105 8873 0193 6300 7059	117-119 W. OVERLAND	FRANKLIN GROUP L.P.	P. O. BOX 1797	EL PASO TX 79949
7105 8873 0193 6300 7066	117-119 W. OVERLAND	TAFFY BAGLEY, TRUSTEE FIRST SAVINGS BANK, F.S.B.	N/K/A SOUTHWEST SECURITIES BANK P. O. BOX 1959	ARLINGTON TX 76604
7105 8873 0193 6300 7073	117-119 W. OVERLAND	MIGUEL SALOM AKA MIKE SALOM	1129 RIM RD.	EL PASO TX 79902
7105 8873 0193 6300 7080	117-119 W. OVERLAND	PARKS, HUFFMAN, MCVAY, SHEPARD & WELLS, P.C.	ATTN: VICKIE HANCOCK 500 E. BORDER ST. SUITE 820	ARLINGTON TX 76010
7105 8873 0193 6300 7097	117-119 W. OVERLAND	FIRST SAVINGS BANK, F.S.B. ATTN: BILL MAHONE	301 S. CENTER ST	ARLINGTON TX 76010
7105 8873 0193 6300 7103	117-119 W. OVERLAND	JAMES KIRBY READ	1011 N. MESA ST.	EL PASO TX 79902
7105 8873 0193 6300 7110	117-119 W. OVERLAND	BILL ELKENBERRY FIRST SAVINGS BANK FSB	P. O. BOX 1959	ARLINGTON TX 76004
7105 8873 0193 6300 7127	117-119 W. OVERLAND	RICHARD J. DRISCOLL, PRES FIRST SAVINGS BANK FSB	P. O. BOX 1959	ARLINGTON TX 76004
7105 8873 0193 6300 7134	117-119 W. OVERLAND	GOVERNOR OF THE YSLETA DEL SUR PUEBLO INDIAN TRIBE	119 S. OLD PUEBLO ROAD	EL PASO TX 79907
7105 8873 0193 6300 7141	117-119 W. OVERLAND	EL PASO CENTRAL APPRAISAL DISTRICT	5801 TROWBRIDGE AVE.	EL PASO TX
7105 8873 0193 6300 7158	117-119 W. OVERLAND	EL PASO COUNTY PROBATE COURT	500 E. SAN ANTONIO AVE SUITE 703	EL PASO TX 79901

El Paso Fire Department
Fire Prevention

To: Tom Maguire
Department: Building Services, Code Enforcement
From: Michael M. Welch, Fire Inspector
Date: April 30, 2003

Condemnation Report

Address: 117-119 W. Overland Ave.
Legal Description: Block 15, Mills, 60 ft. on Overland X 125.75 ft. on Santa Fe SWC.

Conditions Found:

	Good	Fair	Poor
Doors			xxxxx
Windows			xxxxx
Walls			xxxxx
Roof			xxxxx
Interior			xxxxx
Grounds			xxxxx
Other			xxxxx

Disposition: This is a wood and masonry built structure and is Unoccupied and unsecured at this time. There are holes in windows and Doors, and is being used by transients.

Recommendations: This structure is a life, health and safety Hazard and must be secured until demolition can be carried out.

Attachments:

EL PASO CITY-COUNTY HEALTH & ENVIRONMENTAL DISTRICT

ENVIRONMENTAL HEALTH

MEMORANDUM

DATE: April 23, 2003

MEMO TO: Tom Mcguire, Housing Compliance Supervisor

FROM: Samuel Jarvis, Sr. Environmental Health Inspector

SUBJECT: Condemnation Report

Re: 117 119 W. Overland

An inspection of the property was conducted on April 23, 2003 and the conditions checked were found in violation of Title 9 - Health and Safety, El Paso Municipal Code.

SECTION 9.04 - SOLID WASTE STORAGE AREA
N/A

SECTION 9.04.340 - ACCUMULATIONS

SECTION 9.16 - NUISANCE

The building has structural damage and broken windows. This building is unsafe and poses safety hazards to the public.

SECTION 9.16.010 - DESIGNATED

The structure is unsafe.

SECTION 9.28 - RAT CONTROL

N/A

If you require additional assistance on this matter, please call me at (915) 860-2378 or Fax (915) 860-1081.



CONDEMNATION REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: 7/11/03

REP. DISTRICT: 8

ADDRESS: 117-119 W. Overland Avenue

ZONED: C-5

LEGAL DESCRIPTION: A portion of Block 15, Mills Map, an Addition to the City of El Paso, El Paso County, Texas

OWNER: William Abraham, Trustee for Franklin Group, L. P. **ADDRESS:** P. O. Box 1797, El Paso, Texas 79949

BUILDING USE: Abandoned commercial building

TYPE OF CONSTRUCTION: II A – Concrete and steel

FOOTINGS: Concrete/steel

CONDITION: Unable to determine because footings are underground. There are no signs of structural failure. A structural engineer should be hired to determine actual condition.

FOUNDATION WALL: N/A

CONDITION: N/A

FLOOR STRUCTURE: Concrete

CONDITION: Floor structure shows no signs of deterioration. However, a structural engineer should be hired to determine actual condition.

EXTERIOR WALLS: Poured in place concrete/aluminum and glass

HEIGHT: 64'

THICKNESS: 6" – 12"

CONDITION: Poor – Some evidence of deterioration at roof and cornice. However, a structural engineer should be hired to evaluate integrity of concrete walls and overhang.

INTERIOR WALLS & CEILINGS: Wood partitions covered with wood paneling and sheetrock.

CONDITION: Poor – Walls are damaged due to deterioration and are in need of replacement or repair.

ROOF STRUCTURE: Steel frame with built-up 90# flat roofing.

CONDITION: Poor Due to deterioration. A licensed roofing contractor must be hired to evaluate the actual condition and make the required repairs to bring the roof into code compliance.

DOORS, WINDOWS, ETC.: Steel, aluminum and wood framed doors/aluminum framed windows

CONDITION: Poor – Window and doors are broken and in need of replacement or repair.

MEANS OF EGRESS: Poor

CONDITION: Does not meet code. Elevator is inoperable and shaft is open and not secured. There is only one exit at front of building at first floor.

PLUMBING: A licensed and insured plumbing contractor must be hired to evaluate the plumbing system and make the required repairs in order to meet code.

ELECTRICAL: A licensed and insured electrical contractor must be hired to evaluate the electrical system and make the required repairs in order to meet code.

MECHANICAL: A licensed and insured mechanical contractor must be hired to evaluate the mechanical system and make the required repairs in order to meet code.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: 0

WARNING POSTED: Yes

BARRICADED: No

POLICE AID REQD.: No

REMARKS: This is a 4 story commercial building with a basement and roof access. This building has been and is still open and abandoned. There have been reports by the Police and Fire Departments of people living there without the owner's permission. I recommend this building be secured and maintained secure and cleaned of all trash and debris until such time as the building is reconstructed to meet the current codes.. For continued occupancy, the building and all electrical, plumbing, and mechanical systems should be brought into compliance with the current codes.

Victor Gonzalez
Building Inspector

