

BUILDING AND STANDARDS BOARD AGENDA ITEM # \_\_\_\_ FOR  
WEDNESDAY, JULY 26, 2006

DEVELOPMENT SERVICES  
BUILDING PERMITS AND INSPECTIONS

MEMORANDUM  
July 12, 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: 9961 Sidewinder Street

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

- 1) First investigated April 26, 2006. The building was found to be open and abandoned. This property is a single-family dwelling built in 1973, constructed of wood framed walls with brick veneer and wood frame with shingle roof. The building has some fire damage. The building has been used as a haborage by unwanted persons.
- 2) A certified condemnation letter was mailed to Nebran Enterprises, 2315 Grant Avenue, El Paso, Texas 79930-1022.
- 3) Certified notices of the public hearing scheduled for July 26, 2006 were mailed to the owners and all interested parties on July 10, 2006.
- 4) There has been no response from the owner.

The Department recommends that it be found:

- 1) That the structure be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
- 2) That the building is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
- 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 within 30 days; and
- 6) That the premises be cleaned of all weeds, trash, and debris within 30 days; and
- 7) That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.

**ITEM #7**

COPY

JOHN COOK  
MAYOR

JOYCE WILSON  
CITY MANAGER

R. ALAN SHUBERT, PE, CBO  
DEVELOPMENT SERVICES DIRECTOR



CITY COUNCIL  
ANN MORGAN LILLY, DISTRICT 1  
SUSANNAH M. BYRD, DISTRICT 2  
J. ALEXANDRO LOZANO, DISTRICT 3  
MELINA CASTRO, DISTRICT 4  
PRESI ORTEGA, JR., DISTRICT 5  
EDDIE HOLGUIN JR., DISTRICT 6  
STEVE ORTEGA, DISTRICT 7  
BETO O'ROURKE, DISTRICT 8

**DEVELOPMENT SERVICES**

**BUILDING PERMITS AND INSPECTIONS DIVISION**

**BUILDING STANDARDS ENFORCEMENT**

May 3, 2006

Nebran Enterprises  
2315 Grant Avenue  
El Paso, Texas 79930-1022

Re: 9961 Sidewinder Street  
Lot: 5  
Blk: 30, Dale Bellamah  
Zoned: R-4  
COD06-06734  
Certified Mail Receipt #  
7105 8873 0193 6300 5178

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 International 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.

9961 Sidewinder Street

**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 9961 Sidewinder Street has the following violations:

- a. The foundation has not been maintained in a safe manner. [Sec. 305.4]
- b. The floors have not been maintained in a safe manner. [Sec. 305.4]
- c. The walls have not been maintained in a safe manner free of holes and cracks. [Sec. 304.6]
- d. The roof structure has not been maintained free of defects that may cause leaks. [Sec. 304.7]
- e. The means of egress is/are inadequate and do not meet minimum code requirements. [Sec. 702.4]
- f. The plumbing system is inadequate and does not meet minimum code requirements. [Sec. 504.1]
- g. The electrical system is inadequate and does not meet minimum code requirements. [Sec. 604.3]
- h. The HVAC system is inadequate and does not meet minimum code requirements. [Sec. 603.1]
- i. The structure is open and accessible to unauthorized entry. [Sec. 301.3]
- j. The premises are full of weeds, trash, and debris [Sec. 302.1 & Sec. 302.4].
- k. 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]

9961 Sidewinder Street

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

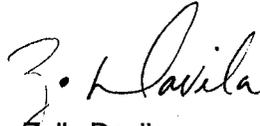
- a. This case is being submitted to the City Building and Standards Commission for unsafe structures proceedings. The City Building and Standards Commission will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Chapter 2.38 of the El Paso Municipal Code.
- 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.

FOR THE DIRECTOR FOR BUILDING PERMITS AND INSPECTIONS:

  
Zully Davila  
Building Inspector

ZD/rl

# Firmbook Report

7105 8873 0193 6300 5178  
7105 8873 0193 6300 5178

5/1/2006-5/1/2006

CMN	TRACKING	NAME	ADDRESS	
7105 8873 0193 6300 5178	9961 SIDEWINDER ST	NEBRAN ENTERPRISES	2315 GRANT AVE.	EL PASO TX 79930-1022

City Of El Paso  
Development Services Department  
#2 Civic Center Plaza, 5th Floor  
El Paso TX 79901-1196

**CERTIFIED MAIL**



7105 8873 0193 6300 5178



**RECEIVED**  
MAY 25 2006  
CITY OF EL PASO  
DEVELOPMENT SERVICES  
DEPARTMENT  
**UNCLAIMED**

NEBRAN ENTERPRISES  
2315 GRANT AVE.  
EL PASO TX 79930-1022

*Handwritten:* LM 3001 5-16-06

RETURN RECEIPT REQUESTED

NAME	
1st Notice	
2nd Notice	5/16
Return	5/23

79930-1022-15 79901/1196

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly) B. Date of Delivery

C. Signature  Agent  Addressee

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

1. Article Addressed to:  
NEBRAN ENTERPRISES  
2315 GRANT AVE.  
EL PASO TX 79930-1022  
9961 SIDEWINDER ST

3. Service Type  
 Certified Mail

4. Restricted Delivery? (Extra Fee)  Yes

*Handwritten:* LA #3  
2. Article Number (Copy from service label)

7105 8873 0193 6300 5178

Total Rec

PS Form 3811, July 1999

Domestic Return Receipt

NOTICE OF PUBLIC HEARING

To All Interested Parties:

You are hereby notified that at 5:30 p.m. on the **26<sup>th</sup>** 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 **9961 Sidewinder Street**, in El Paso, Texas, which property is more particularly described as:

**Legal Description: Lot 5, Block 30, Dale Bellamah Unit "8", an addition to the City of El Paso, El Paso County, Texas, according to the map and plat thereof on file in Book 38, Page 9, Plat Records, El Paso County, Texas**

is unsafe and dangerous.

According to the real property records of the County of El Paso, Texas, **Nebram Enterprises** (the "**Owner**"), **9961 Sidewinder Street**, is listed as the owner 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 Owner of said property is 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 Owner, 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 Owner, 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.

CERTIFIED MAIL RECEIPT #7105 8873 0193 6300 6861

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 Owner fails, neglects or refuses 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 Owner, 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 Owner 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 Owner shows 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.

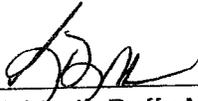
APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

  
Carolyn J. Crosby  
Assistant City Attorney

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

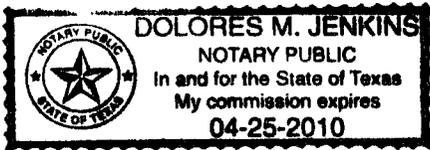
I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice of Public Hearing regarding the property located at **9961 Sidewinder Street**, was filed with the County Clerk's Office, the official public records of real property for El Paso County.

  
Richarda Duffy Momsen

Executed this 5<sup>th</sup> 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 6<sup>th</sup> 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 **9961 Sidewinder Street** was PUBLISHED in the official City newspaper on the 6<sup>th</sup> day of July, 2006.

  
\_\_\_\_\_  
Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at **9961 Sidewinder Street**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

State of Texas Attorney General  
Greg Abbott  
401 E. Franklin Avenue Suite 500  
El Paso, Texas 79901

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **9961 Sidewinder Street**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Gilbert Romo, a/k/a Gilberto Romo, Edward Alexander Romo and  
Paul Gabriel Romo  
2101 Sea Cove Drive  
El Paso, Texas 79936

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **9961 Sidewinder Street**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Nebram Enterprises & William Ehrlich  
2101 Sea Cove Drive  
El Paso, Texas 79936

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **9961 Sidewinder Street**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Edward Alexander Romo  
11608 Clear Lake  
El Paso, Texas 79936

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **9961 Sidewinder Street**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Paul Gabriel Romo  
2101 Sea Cove Drive  
El Paso, Texas 79936

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **9961 Sidewinder Street**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

William Ehrlich, Scherr, Legate & Ehrlich, PLLC  
109 N. Oregon Street, 12<sup>th</sup> Floor  
El Paso, Texas 79901

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **9961 Sidewinder Street**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Nebram Enterprises  
2315 Grant Avenue  
El Paso, Texas 79922

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **9961 Sidewinder Street**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

James A. Daross, Consumer Protection & Public Health Division  
401 E. Franklin Avenue, Suite 530  
El Paso, Texas 79901

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **9961 Sidewinder Street**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Key Commercial Realty  
1310 Montana Avenue  
El Paso, Texas 79902

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **9961 Sidewinder Street**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

American Eagle Investments  
2900 Pershing Drive  
El Paso, Texas 79903

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **9961 Sidewinder Street**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Gilbert Romo a/k/a Gilberto Beltran  
10024 Lockerbie Avenue  
El Paso, Texas 79925

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **9961 Sidewinder Street**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Dan Morales, Attorney General of Texas  
401 E. Franklin Avenue  
El Paso, Texas 79901

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **9961 Sidewinder Street**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Donald D. Smith & Nancy J. Smith  
9961 Sidewinder Street  
El Paso, Texas 79924

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **9961 Sidewinder Street**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Bank of America, N.A. C/O Fidelity National Foreclosure Solutions  
1270 Northland Drive Suite 200  
Medota Heights, MN 55120

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **9961 Sidewinder Street**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Codilis & Stawiarski  
650 N. Sam Houston Parkway E Suite 450  
Houston, Texas 77060

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **9961 Sidewinder Street**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Passline Mortgage  
109 N. Oregon Street, 12<sup>th</sup> Floor  
El Paso, Texas 79901

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **9961 Sidewinder Street**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Gilbert Romo, Jr.  
109 N. Oregon Street, 12<sup>th</sup> Floor  
El Paso, Texas 79901

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **9961 Sidewinder 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 **9961 Sidewinder 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 **9961 Sidewinder 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 **9961 Sidewinder 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 was POSTED at **9961 Sidewinder Street**, El Paso, Texas.

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

## Firmbook Report

7/06/2006-7/06/2006

7105 8873 0193 6300 6847  
7105 8873 0193 6300 7035

CMN	TRACKING	NAME	ADDRESS	
7105 8873 0193 6300 6847	9961 SIDEWINDER ST	STATE OF TEXAS ATTORNEY GENERAL	GREG ABBOTT 401 E. FRANKLIN AVENUE SUITE 500	EL PASO TX 79901
7105 8873 0193 6300 6854	9961 SIDEWINDER ST	GILBERT ROMO AKA GILBERTO ROMO	EDWARD A. ROMO PAUL GABRIEL ROMO 2101 SEA COVE DR	EL PASO TX 79936
7105 8873 0193 6300 6861	9961 SIDEWINDER ST	NEBRAM ENTERPRISES WILLIAM EHRLICH	2101 SEA COVE DR	EL PASO TX 79936
7105 8873 0193 6300 6878	9961 SIDEWINDER ST	EDWARD A. ROMO	11608 CLEAR LAKE	EL PASO TX 79936
7105 8873 0193 6300 6885	9961 SIDEWINDER ST	PAUL GABRIEL ROMO	2101 SEA COVE DR	EL PASO TX 79936
7105 8873 0193 6300 6892	9961 SIDEWINDER ST	WILLIAM EHRLICH, SCHERR, LEGATE & EHRLICH, PLLC	109 N. OREGON STREET 12TH FLOOR	EL PASO TX 79901
7105 8873 0193 6300 6908	9961 SIDEWINDER ST	NEBRAM ENTERPRISES	2315 GRANT AVE	EL PASO TX 79922
7105 8873 0193 6300 6915	9961 SIDEWINDER ST	JAMES A. DAROSS, CONSUMER PROTECTION & PUBLIC	HEALTH DIVISION 401 E. FRANKLIN AVENUE SUITE 530	EL PASO TX 79901
7105 8873 0193 6300 6922	9961 SIDEWINDER ST	KEY COMMERCIAL REALTY	1310 MONTANA AVENUE	EL PASO TX 79902
7105 8873 0193 6300 6939	9961 SIDEWINDER ST	AMERICAN EAGLE INVESTMENTS	2900 PERSHING DR	EL PASO TX 79903
7105 8873 0193 6300 6946	9961 SIDEWINDER ST	GILBERT ROMO AKA GILBERTO BELTRAN	10024 LOCKERBIE AVE	EL PASO TX 79925
7105 8873 0193 6300 6953	9961 SIDEWINDER ST	DAN MORALES ATTORNEY GENERAL OF TX	401 E. FRANKLIN AVE	EL PASO TX 79901
7105 8873 0193 6300 6960	9961 SIDEWINDER ST	DONALD D. SMITH & NANCY J. SMITH	9961 SIDEWINDER ST	EL PASO TX 79924
7105 8873 0193 6300 6977	9961 SIDEWINDER ST	BANK OF AMERICAN, N.A. C/O FIDELITY NAT'L FORECLOSURE	SOLUTIONS 1270 NORTHLAND DRIVE SUITE 200	MEDOTA HEIGHTS MN 55120
7105 8873 0193 6300 6984	9961 SIDEWINDER ST	CODILIS & STAWIARSKI	650 N. SAM HOUSTON PARKWAY E SUITE 450	HOUSTON TX 77060
7105 8873 0193 6300 6991	9961 SIDEWINDER ST	PASSLINE MORTGAGE	109 N. OREGON ST 12TH FLOOR	EL PASO TX 79901
7105 8873 0193 6300 7004	9961 SIDEWINDER ST	GILBERT ROMO JR	109 N. OREGON ST 12TH FLOOR	EL PASO TX 79901
7105 8873 0193 6300 7011	9961 SIDEWINDER ST	GOVERNOR OF THE YSLETA DEL SUR PUEBLO INDIAN TRIBE	119 S. OLD PUEBLO ROAD	EL PASO TX 79907
7105 8873 0193 6300 7028	9961 SIDEWINDER ST	EL PASO CENTRAL APPRAISAL DISTRICT	5801 TROWBRIDGE AVE.	EL PASO TX 79925
7105 8873 0193 6300 7035	9961 SIDEWINDER ST	EL PASO COUNTY PROBATE COURT	500 E. SAN ANTONIO AVE SUITE 703	EL PASO TX 79901

**Davila, Zuleika C.**

---

**From:** Stern, William V.  
**Sent:** Friday, May 19, 2006 8:34 AM  
**To:** Davila, Zuleika C.  
**Subject:** FW: CONDEMNATION TEMPLATE  
**Attachments:** alert\_OA1590\_1148048716\_TPOL\_3#header.htm.txt

Put in your file

Bill Stern C.B.O.  
Residential Inspector Supervisor  
Building Permits and Inspections  
541 - 4800

-----Original Message-----

**From:** Salazar Jr, Rodolfo  
**Sent:** Friday, May 19, 2006 8:24 AM  
**To:** Stern, William V.  
**Cc:** Gamboa, Thomas; Jarvis, Sam  
**Subject:** CONDEMNATION TEMPLATE

**EL PASO CITY-COUNTY HEALTH & ENVIRONMENTAL DISTRICT  
ENVIRONMENTAL HEALTH**



**MEMORANDUM**

**DATE:** May 19, 2006  
**MEMO TO:** William Stern C.B.O., Residential Inspector Supervisor  
**FROM:** Rodolfo Salazar, Environmental Health Inspector  
**SUBJECT:** Condemnation Report #COD06-06734

5/19/2006

**RE: 9961 Sidewinder St. Legal: Block 30, Dale Bellamah, Lot 5**

**An inspection of the property was conducted on May 18, 2006 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**

**Junk and trash accumulation were noted in and around the building.**

**SECTION 9.04.340 - ACCUMULATIONS**

**Junk and debris, high vegetation were noted through out the premises.**

**SECTION 9.16 - NUISANCE**

**Junk and debris, high vegetation were noted through out the premises.**

**SECTION 9.16.010 - DESIGNATED**

**The premise is unsecured and is being used by kids and transients. Graffiti was noted on the interior and exterior of the building.**

**SECTION 9.28 -RAT CONTROL**

**Rodent evidence was not noted on the premise.**



# UNSAFE STRUCTURES REPORT

## BUILDING PERMITS AND INSPECTIONS

**DATE OF EXAMINATION:** July 18, 2006

**ADDRESS:** 9961 Sidewinder

**ZONED:** R-4

**LEGAL DESCRIPTION:** 30 Dale bellamah, Lot 5

**OWNER:** Nebran Enterprises      **ADDRESS:** 2315 Grant Avenue, El Paso, Texas 79930

**BUILDING USE:** Single family dwelling

**TYPE OF CONSTRUCTION:** V

**FOOTINGS:** Concrete

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

**FOUNDATION WALL:** None

**CONDITION:** N/A Concrete

**FLOOR STRUCTURE:** Slab on grade.

**CONDITION:** Unable to determine.

**EXTERIOR WALLS:** 2" x 4" framing with brick veneer.

**HEIGHT:** 8'

**THICKNESS:** 7"

**CONDITION:** Good. No signs of wall failure are noticeable; however, a structural engineer should be hired to evaluate the actual condition.

**INTERIOR WALLS & CEILINGS:** 2" x 4" wood framing with sheet rock/Wood trusses with sheetrock.

**CONDITION:** Fair. Areas that have been burned need to be repaired.

**ROOF STRUCTURE:** Wood frame trusses with asphalt shingle roofing.

**CONDITION:** Will need to hire roofing contractor to evaluate condition of the roof.,

**DOORS, WINDOWS, ETC.:** Windows are aluminum framing. Doors are aluminum framing and wood framing.

**CONDITION:** Poor. Most doors and windows are broken and will need replacement.

**MEANS OF EGRESS:** Meets code requirements.

**CONDITION:** Good.

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

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

**MECHANICAL:** A licensed mechanical contractor should be hired to evaluate the mechanical system and submit a report to this department on the corrective action required to bring the system up to minimum code compliance.

**IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED:** None

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

**REMARKS:** this is an open and abandoned single-family dwelling built in 1973. Fire damage is present. The structure is in fairly good condition requiring little maintenance. This department recommends that this building be secured and maintained secured until rehabilitated. Clean premises of all weeds, trash and debris and maintain premises clean.

Zuleika Davila  
**Building Inspector**