

# 200 EVEREST DR.



BUILDING AND STANDARDS BOARD AGENDA ITEM #4 FOR  
WEDNESDAY, JULY 29, 2015

PLANNING & INSPECTIONS DEPARTMENT  
BUILDING SAFETY DIVISION

MEMORANDUM

July 17, 2015

TO: The Honorable Chairman and Board Members

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

FROM: Ron Roth, Chief Building Inspector

SUBJECT: 200 Everest Dr., El Paso, TX 79912

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

- 1) First investigated on February 16, 2015. Recently inspected on July 08, 2015. The single family dwelling was built on or about 2001. The dwelling is open to unwanted entry. The property is still under construction with expired permits. Attempts to maintain the structure secure have been unsuccessful. Perimeter fence has been cut to make entry.
- 2) A certified condemnation letter was mailed to the owners Alfredo Carrasco and Elizabeth M Garcia on March 03, 2015.
- 3) Certified notices of the public hearing scheduled for July 29, 2015 were mailed to the owners and all interested parties on July 08, 2015.
- 4) As of July 16, 2015, \$27, 213.90 is owed in taxes.

The owners have been notified of the property violations at this property. To date there has been no response or corrective action taken, and therefore 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 structure 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 rehabilitated with necessary permits; and
- 5) That the structure be secure within (30) days and maintained secure until rehabilitated; and
- 6) That the premises be cleaned of all trash, and debris within (30) days and maintained cleaned thereafter; and
- 7) That upon failure by the owners 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**

**Mayor**  
Oscar Leoser

Building Safety Division  
March 02, 2015  
**NOTICE OF VIOLATION**

MAR 03 2015

**City Council**

Alfredo Carrasco & Elizabeth M Garcia  
200 Everest Dr  
El Paso, TX 79912

*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:*

Claudia Ordaz

*District 7:*

Lily Limón

*District 8:*

Cortney C. Niland

**City Manager**

Tommy Gonzalez

Re: 200 Everest Dr  
Blk: 2 Cumbre Estates (Amending Plat)  
Lot: 14 & 15 (40137.61 Sq Ft)  
Zoned: R-5  
ENHS15-00404

91 7199 9991 7030 7622 4638

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.**

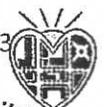
An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, 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.



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



*Dedicated to Outstanding Customer Service for a Better Community*



## Planning & Inspections Department

### Mayor

Oscar Leeser

### City Council

#### 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

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 **200 Everest Dr, El Paso, TX 79912** is in violation of the requirements found in the following sections of the 2009 International Property Maintenance Code as adopted in the El Paso City Code, Chapter 18.50, Property Maintenance Code:

- a. All exterior property, accessory structures and premises shall be maintained in a clean, safe and sanitary condition, All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]
- b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]
- c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
- d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6]
- e. 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]
- f. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
- g. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
- h. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- i. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]



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



*Dedicated to Outstanding Customer Service for a Better Community*



## Planning & Inspections Department

### Mayor

Oscar Leeser

### City Council

#### 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

Claudia Ordaz

#### District 7

Lily Limón

#### District 8

Cortney C. Niland

### City Manager

Tommy González

- j. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4, 502.4.1, 502.5]
- k. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- l. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- m. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- n. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec. 506.1, 506.2, 506.3]
- o. The drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]
- p. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- q. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec. 603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- r. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1, 604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
- s. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. [Sec. 605.1, 605.2, 605.3]
- t. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- u. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]
- v. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2]
- w. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]
- x. 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]



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



*Dedicated to Outstanding Customer Service for a Better Community*



## Planning & Inspections Department

**Mayor**  
Oscar Leiser

### City Council

*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*  
Claudia Ordaz

*District 7*  
Lily Limón

*District 8*  
Cortney C. Niland

**City Manager**  
Tommy Gonzalez

- y. 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 City Development Department, Building Safety Division.

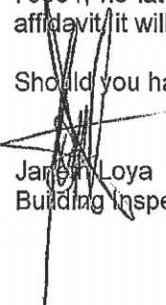
As a result of the aforementioned violations, the following action may be taken:

- 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 City Development Department, Building Safety Division because of Electrical Code violations.

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

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building Safety Division office, 801 Texas Ave., El Paso, Texas, 79901, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at (915) 212-1815.

  
James Loya  
Building Inspector



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

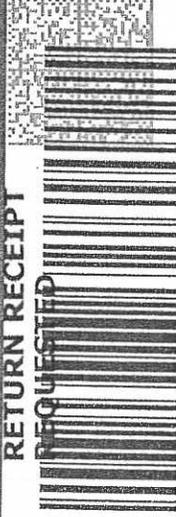


*Dedicated to Outstanding Customer Service for a Better Community*



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

**CERTIFIED MAIL**  
**RETURN RECEIPT**  
**REQUESTED**



U.S. POSTAGE & PITNEY BOWES  
 ZIP 79901 \$005.13<sup>0</sup>  
 02 1W  
 0001388928 MAR 03 2015

91 7199 9991 7030 7622 4638



Alfredo Carrasco & Elizabeth M Garcia  
 200 Everest Dr.  
 El Paso, Texas 79912  
 ENHS15-00505  
 200 Everest C

NIXIE 799 DE 1009 0003/22/15  
 RETURN TO SENDER  
 INSUFFICIENT ADDRESS  
 UNABLE TO FORWARD

BC: 79950189090 \*1710-01630-03-38





**Planning & Inspections Department**

**Mayor**  
Oscar Leäser

Building Safety Division  
March 02, 2015  
**NOTICE OF VIOLATION**

MAR 03 2015

**City Council**

Alfredo Carrasco & Elizabeth M Garcia  
1874 Common  
El Paso, TX 79936

*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*

Claudia Ordaz

*District 7*

Lily Limón

*District 8*

Cortney C. Niland

**City Manager**

Tommy Gonzalez

Re: 200 Everest Dr  
Blk: 2 Cumbre Estates (Amending Plat)  
Lot: 14 & 15 (40137.61 Sq Ft)  
Zoned: R-5  
ENHS15-00404

91 7199 9991 7030 7623 8505

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.



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



*Dedicated to Outstanding Customer Service for a Better Community*



## Planning & Inspections Department

### Mayor

Oscar Leäser

### City Council

#### District 1

Anni Morgan Lilly

#### 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 **200 Everest Dr, El Paso, TX 79912** is in violation of the requirements found in the following sections of the 2009 International Property Maintenance Code as adopted in the El Paso City Code, Chapter 18.50, Property Maintenance Code:

- a. All exterior property, accessory structures and premises shall be maintained in a clean, safe and sanitary condition. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]
- b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]
- c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
- d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6]
- e. 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]
- f. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
- g. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
- h. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- i. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]



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



*Dedicated to Outstanding Customer Service for a Better Community*



## Planning & Inspections Department

### Mayor

Oscar Leiser

### City Council

#### 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

Claudia Ordaz

#### District 7

Lily Limón

#### District 8

Cortney C. Niland

### City Manager

Tommy Gonzalez

- j. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4, 502.4.1, 502.5]
- k. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- l. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- m. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- n. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec. 506.1, 506.2, 506.3]
- o. The drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]
- p. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- q. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec. 603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- r. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1, 604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
- s. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. [Sec. 605.1, 605.2, 605.3]
- t. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- u. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]
- v. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2]
- w. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]
- x. 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]



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



*Dedicated to Outstanding Customer Service for a Better Community*



## Planning & Inspections Department

**Mayor**  
Oscar Leeser

### City Council

*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*  
Claudia Ordaz

*District 7*  
Lily Limón

*District 8*  
Cortney C. Niland

**City Manager**  
Tommy Gonzalez

- y. 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 City Development Department, Building Safety Division.

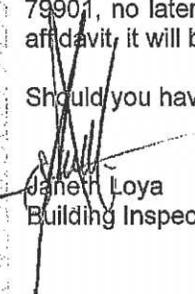
As a result of the aforementioned violations, the following action may be taken:

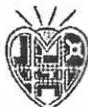
- a. This case is being submitted to the City Building and Standards Commission for unsafe structures proceedings. The Building and Standards Commission will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Title 2.38 of the El Paso Municipal Code.
- b.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

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

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building Safety Division office, 801 Texas Ave., El Paso, Texas, 79901, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at (915) 212-1815.

  
Janet Loya  
Building Inspector



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



*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 7623 8505

Alfredo Carrasco & Elizabeth M. Garcia  
1874 Common  
El Paso, Texas 79936  
ENHS15-00404  
200 Everest Dr.  
J Loya

English

Customer Service

USPS Mobile

Register / Sign In



# USPS Tracking™



**Customer Service >**  
Have questions? We're here to help.



**Get Easy Tracking Updates >**  
Sign up for My USPS.

Tracking Number: 9171999991703076238505

## Product & Tracking Information

**Postal Product:**  
First-Class Mail®

**Features:**  
Certified Mail™

Return Receipt Electronic

DATE & TIME	STATUS OF ITEM	LOCATION
June 8, 2015	Pre-Shipment Info Sent to USPS	

The U.S. Postal Service was electronically notified by the shipper on June 8, 2015 to expect your package for mailing. This does not indicate receipt by the USPS or the actual mailing date. Delivery status information will be provided if/when available.

## Available Actions

Text Updates

Email Updates

## Track Another Package

Tracking (or receipt) number

Track It

## Manage Incoming Packages

Track all your packages from a dashboard.  
No tracking numbers necessary.

Sign up for My USPS >



### HELPFUL LINKS

- Contact Us
- Site Index
- FAQs

### ON ABOUT.USPS.COM

- About USPS Home
- Newsroom
- USPS Service Updates
- Forms & Publications
- Government Services
- Careers

### OTHER USPS SITES

- Business Customer Gateway
- Postal Inspectors
- Inspector General
- Postal Explorer
- National Postal Museum
- Resources for Developers

### LEGAL INFORMATION

- Privacy Policy
- Terms of Use
- FOIA
- No FEAR Act EEO Data

Copyright © 2015 USPS. All Rights Reserved.

Search or Enter a Tracking Number



**Planning & Inspections Department**

**Mayor**  
Oscar Leeser

**Building Safety Division**  
March 02, 2015  
**NOTICE OF VIOLATION**

**MAR 03 2015**

**City Council**

Alfredo Carrasco & Elizabeth M Garcia  
11615 Pellicano Dr  
El Paso, TX 79936-6242

*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*

Claudia Ordaz

*District 7*

Lily Limón

*District 8*

Cortney C. Niland

**City Manager**

Tommy Gonzalez

Re: 200 Everest Dr  
Blk: 2 Cumbre Estates (Amending Plat)  
Lot: 14 & 15 (40137.61 Sq Ft)  
Zoned: R-5  
ENHS15-00404

91 7199 9991 7030 7622 4621

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.

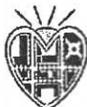
The El Paso Municipal Code Chapter 18.50 International Property Maintenance Code defines unsafe structure as follows:

**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.



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



*Dedicated to Outstanding Customer Service for a Better Community*



## Planning & Inspections Department

### Mayor

Oscar Leeser

### City Council

#### 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

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 **200 Everest Dr, El Paso, TX 79912** is in violation of the requirements found in the following sections of the 2009 International Property Maintenance Code as adopted in the El Paso City Code, Chapter 18.50, Property Maintenance Code:

- a. All exterior property, accessory structures and premises shall be maintained in a clean, safe and sanitary condition, All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]
- b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]
- c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
- d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6]
- e. 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]
- f. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
- g. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
- h. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- i. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]



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



*Dedicated to Outstanding Customer Service for a Better Community*



## Planning & Inspections Department

### Mayor

Oscar Leäser

### City Council

#### 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

Claudia Ordaz

#### District 7

Lily Limón

#### District 8

Cortney C. Niland

### City Manager

Tommy Gonzalez

- j. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4, 502.4.1, 502.5]
- k. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- l. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- m. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- n. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec. 506.1, 506.2, 506.3]
- o. The drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]
- p. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- q. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec. 603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- r. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1, 604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
- s. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. [Sec. 605.1, 605.2, 605.3]
- t. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- u. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]
- v. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2]
- w. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]
- x. 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]



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



**Dedicated to Outstanding Customer Service for a Better Community**



## Planning & Inspections Department

**Mayor**  
Oscar Leoser

**City Council**

*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*  
Claudia Ordaz

*District 7*  
Lily Limón

*District 8*  
Cortney C. Niland

**City Manager**  
Tommy Gonzalez

- y. 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 City Development Department, Building Safety Division.

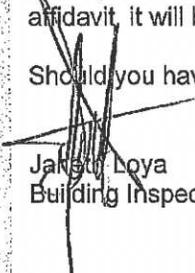
As a result of the aforementioned violations, the following action may be taken:

- 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 City Development Department, Building Safety Division because of Electrical Code violations.

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

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building Safety Division office, 801 Texas Ave., El Paso, Texas, 79901, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at (915) 212-1815.

  
Janet Loya  
Building Inspector



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

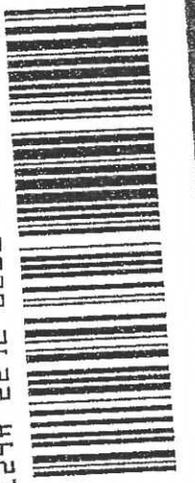


*Dedicated to Outstanding Customer Service for a Better Community*



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 7622 4621

Alfredo Carrasco & Elizabeth M Garcia  
11615 Pelicano Dr.  
El Paso, Texas 79936-6242  
ENHS15-00404 J Loya  
200 Everest Dr.

- English
- Español



# USPS Tracking™



**Customer Service >**  
Have questions? We're here to help.



**Get Easy Tracking Updates >**  
Sign up for My USPS.

Tracking Number: 9171999991703076224621

## Product & Tracking Information

**Postal Product:**  
First-Class Mail®

**Features:**  
Certified Mail™

Return Receipt Electronic

DATE & TIME	STATUS OF ITEM	LOCATION
June 8, 2015	Pre-Shipment Info Sent to USPS	

The U.S. Postal Service was electronically notified by the shipper on June 8, 2015 to expect your package for mailing. This does not indicate receipt by the USPS or the actual mailing date. Delivery status information will be provided if/when available.

## Available Actions

Text Updates

Email Updates

## Track Another Package

Tracking (or receipt) number

Track It

## Manage Incoming Packages

Track all your packages from a dashboard. No tracking numbers necessary.



Sign up for My USPS >

### HELPFUL LINKS

- Contact Us
- Site Index
- FAQs

### ON ABOUT.USPS.COM

- About USPS Home
- Newsroom
- USPS Service Updates
- Forms & Publications
- Government Services
- Careers

### OTHER USPS SITES

- Business Customer Gateway
- Postal Inspectors
- Inspector General
- Postal Explorer
- National Postal Museum
- Resources for Developers

### LEGAL INFORMATION

- Privacy Policy
- Terms of Use
- FOIA
- No FEAR Act EEO Data

## 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:** July 29, 2015

**TIME:** 5:30 p.m.

**PROPERTY:** 200 Everest Drive, El Paso, Texas 79912 also described as Lots 14 and 15, Block 2, of Cumbre Estates Unit 1 "Amending Subdivision", an addition to the City of El Paso, El Paso County, Texas, according to the Plat thereof recorded in Volume 76, Pages 33 and 33A, Real Property Records of El Paso County, Texas

The Property has been determined to be substandard based upon violations of the minimum standards of the 2009 Building Codes, adopted and incorporated in the El Paso City Code, Chapter 18, more specifically addressed below.

According to the real property records of El Paso County, and other relevant public records, Alfredo Carrasco and Elizabeth M. Garcia, 11615 Pellicano Dr, El Paso, TX 79936-6242, are the owners, herein after referred to as the "Owners" 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 20<sup>th</sup> 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 26, 2015, an inspection of the Property was conducted by the Building and Safety Division and the following violations were identified:

- a. All exterior property, accessory structures and premises shall be maintained in a clean, safe and sanitary condition, All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]
- b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1,

304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]

- c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
- d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6]
- e. 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]
- f. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
- g. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
- h. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- i. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]
- j. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4, 502.4.1, 502.5]
- k. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- l. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- m. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- n. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]
- o. The drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]

- p. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- q. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- r. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1,604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
- s. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. [Sec. 605.1, 605.2, 605.3]
- t. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- u. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]
- v. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2]
- w. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]
- x. 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]
- y. 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 City Development Department, Building Safety Division.

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.

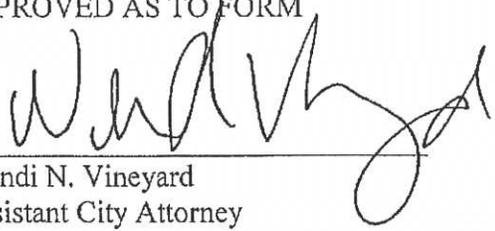
This notice will be recorded in the real property records of El Paso County and will be binding on subsequent grantees, lien holders or other transferees of an interest in the Property.

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.

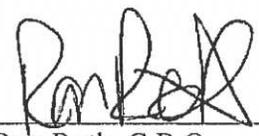
**FAILURE OF THE OWNER AND/OR LIENHOLDER OR MORTGAGEE TO TAKE THE ORDERED ACTION MAY RESULT IN THE CITY TAKING THE ORDERED ACTION AND FILING A LIEN AGAINST THE PROPERTY.**

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

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

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 200 Everest Drive, El Paso, Texas, 79912 was PUBLISHED in the official City newspaper on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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

I certify that a true and correct copy of the foregoing Notice regarding the property at 200 Everest Drive, El Paso, Texas 79912 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Alfredo Carrasco and Elizabeth M. Garcia  
11615 Pellicano Dr  
El Paso, Texas 79936-6242

Date: 07/08/15  
Time: 4:00 pm  
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 200 Everest Drive, El Paso, Texas 79912 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Alfredo Carrasco and Elizabeth M. Garcia  
1874 Common  
El Paso, Texas 79936

Date: 07/08/15  
Time: 4:00 pm  
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 200 Everest Drive, El Paso, Texas 79912 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Alfredo Carrasco and Elizabeth M. Garcia  
200 Everest Drive  
El Paso, Texas 79912

Date: 07/08/15  
Time: 4:00 pm  
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 200 Everest Drive, El Paso, Texas 79912 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Elizabeth Garcia  
9117 Shaver Drive  
El Paso, Texas 79925

Date: 07/08/15  
Time: 4:00 pm  
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 200 Everest Drive, El Paso, Texas 79912 was HAND-DELIVERED to:

Sylvia Hernando and State Farm Mutual Auto Insurance Co.  
6440 North Central Expressway, Suite 325  
Dallas, TX 75206

Date: 07/08/15  
Time: 4:00 pm  
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 200 Everest Drive, El Paso, Texas 79912 was HAND-DELIVERED to:

Dale A. Dickman  
Dickman Law Offices, P.C.  
6440 North Central Expressway, Suite 325  
Dallas, TX 75206

Date: 07/08/15  
Time: 4:00 pm  
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 200 Everest Drive, El Paso, Texas 79912 was HAND-DELIVERED to:

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

Date: 07/08/15  
Time: 4:00 pm  
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 200 Everest Drive, El Paso, Texas 79912 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: 07/08/15  
Time: 4:00 pm  
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 200 Everest Drive, El Paso, Texas 79912 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

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

Date: 07/08/15  
Time: 4:00 pm  
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 200 Everest Drive, El Paso, Texas 79912 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: 07/08/15  
Time: 4:00 pm  
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 200 Everest Drive, El Paso, Texas 79912 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: 07/08/15  
Time: 1:00pm  
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice was POSTED at 200 Everest Drive,  
El Paso, Texas 79912.

Date: 07/08/15  
Time: 4:00 pm  
Inspector: JEL



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

**CERTIFIED MAIL**

U.S. POSTAGE >> PITNEY BOWES  
 ZIP 79901 \$ 005.33<sup>5</sup>  
 02 1W  
 0001388928 JUL 08 2015



9J 7199 999J 7030 7770 2180

Alfredo Carrasco and Elizabeth M. Garcia  
 1874 Common  
 El Paso, Texas 79936  
 ENHS15-00404  
 200 Everest D

J Loya

NIXIE 799 DE 1009 0007/10/15  
 RETURN TO SENDER  
 NO SUCH NUMBER  
 UNABLE TO FORWARD

BC: 79950189090 \*0693-05677-08-39

7 9959 02330



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



**CERTIFIED MAIL**

U.S. POSTAGE >> PITNEY BOWES  
 ZIP 79901 \$ 005.33<sup>5</sup>  
 02 1W  
 0001388928 JUL 08 2015



9J 7199 999J 7030 7770 2135

Alfredo Carrasco and Elizabeth M. Garcia  
 200 Everest Drive  
 El Paso, Texas 79936  
 ENHS15-00404  
 200 Everest

NIXIE 799 DE 1009 0007/12/15  
 RETURN TO SENDER  
 INSUFFICIENT ADDRESS  
 UNABLE TO FORWARD

BC: 79950189090 \*0693-05613-08-39

7 9959 02330

AL10P44



# UNSAFE STRUCTURES REPORT

## BUILDING SAFETY DIVISION

**DATE OF EXAMINATION:** February 16, 2015

**REP. DISTRICT:** 1

**ADDRESS:** 200 Everest Dr., El Paso, TX 79912

**ZONED:** R-5

**LEGAL DESCRIPTION:** Lots 14 and 15, Block 2, of Cumbre Estates Unit 1 "Amending Subdivision", an addition to the City of El Paso, El Paso County, Texas, according to the Plat thereof recorded in Volume 76, Pages 33 and 33A, Plat Records of El Paso County, Texas.

**OWNER:** Alfredo Carrasco and Elizabeth M Garcia.

**ADDRESS:** 11615 Pellicano Dr., El Paso, TX 79936-6242.

**BUILDING USE:** Single-Family Dwelling.

**TYPE OF CONSTRUCTION:** Type V, structure constructed of combination of CMU and wood framed system in walls, wood framed roof system and concrete slab foundation.

**FOOTINGS:** Unable to determine due to subterranean placement.

**CONDITION:** A structural engineer should be hired to evaluate actual condition.

**FOUNDATION WALL:** Unable to determine.

**CONDITION:** A structural engineer should be hired to evaluate actual condition.

**FLOOR STRUCTURE:** Concrete slab on grade.

**CONDITION:** A structural engineer should be hired to evaluate actual condition.

**EXTERIOR WALLS:** Wood framed system walls in dwelling covered with stucco. CMU walls in basement covered with stucco.

**HEIGHT:** 10 ft. +/-

**THICKNESS:** 6 in. +

**CONDITION:** A structural engineer should be hired to evaluate the structural elements of the building and submit a report on the corrections required to make the building safe.

**INTERIOR WALLS & CEILINGS:** Wood framed system covered with gypsum board.

**CONDITION:** A structural engineer should be hired to evaluate the structural elements of the building and submit a report on the corrections required to make the building safe.

**ROOF STRUCTURE:** Wood framing covered with asphalt shingle and clay tile.

**CONDITION:** A registered roofing contractor will need to be hired to evaluate the entire roofing system and submit a report of his findings to this department on the corrective action required to bring the system up to minimum code compliance.

**DOORS, WINDOWS, ETC.:** Wood frame doors and windows.

**CONDITION:** Poor. Doors and windows need maintenance in order to be operational. Some windows are broken.

**MEANS OF EGRESS:** Non-compliant.

**CONDITION:** Poor. Doors and windows need maintenance in order to be operational. Some windows are broken.

**PLUMBING:** A licensed plumber should be hired to bring the plumbing system up to code.

**ELECTRICAL:** A licensed electrician should be hired to bring the electrical system up to code.

**MECHANICAL:** A licensed mechanical contractor should be hired to bring the mechanical system up to code.

**IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: 0**

**WARNING POSTED: YES**

**BARRICADED: YES**

**POLICE AID REQD.: NO**

**REMARKS:** First investigated on February 16, 2015. Recently inspected on July 08, 2015. The single family dwelling was built on or about 2001. The dwelling is open to unwanted entry. The property is still under construction with expired permits. Attempts to maintain the structure secure have been unsuccessful. Perimeter fence has been cut to make entry.

Janeth Loya

**Building Inspector**

# TAX REPORT

Appraisal & Collection Technologies - EL PASO

Action Edit Query Record Field Help Entitlements Accounts Statements Window

Account Status

Prev Acc... Next Acc... Prev Owner Next Owner Acct History Acct Summary **Notes** Documents Go To: [ ]

EVAR  
ACT8006 v1.266 07/16/2015 16:55:11  
ACTEP

STATUS DETAIL **Expand Fees** Summary

**Account Information**

Account No. C979-999-0020-1400 Roll Code REAL PROPERT

Certified Owner CARRASCO ALFREDO & GARCIA ELIZABETH M

Parcel Address 200 EVEREST DR

Amount Due as of 07/16/2015 CAD No. 246340

**Tax Units**

Tax Unit Description [ ]

List of Tax Units [ 1 3 6 7 8 ]

AG INCLUDED Remove Fees Countywide

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
2014	\$704,739					\$19,283.65	\$0.00	\$0.00	\$19,283.65	\$7,930.25	\$0.00	\$27,213.90
2013	\$704,739					\$18,924.04	\$18,924.04	\$0.00	\$0.00	\$8,462.25	\$0.00	\$0.00
2012	\$475,061					\$12,393.02	\$12,393.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$264,360					\$6,773.98	\$6,773.98	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$264,360					\$6,718.85	\$6,718.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$264,360					\$6,586.10	\$6,586.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$336,945					\$8,419.52	\$8,419.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007	\$34,614					\$871.96	\$871.96	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	\$34,614					\$1,001.80	\$1,001.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Totals</b>						<b>\$87,210.94</b>	<b>\$67,927.29</b>	<b>\$0.00</b>	<b>\$19,283.65</b>	<b>\$18,812.78</b>	<b>\$0.00</b>	<b>\$27,213.90</b>

Last Payment Date [ ]

Last Payer [ ]

Alert