

5641 BEACON AVENUE



BUILDING AND STANDARDS BOARD AGENDA ITEM #7 FOR
WEDNESDAY, JULY 30, 2008

DEVELOPMENT SERVICES
BUILDING PERMITS AND INSPECTIONS

MEMORANDUM

July 18, 2008

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., Chief Building Inspector

SUBJECT: 5641 Beacon Ave., El Paso, Texas 79905

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

- 1) First investigated March 8, 2007. The building was found in an advanced state of disrepair. The original family dwelling was built in 1950 and has been converted into a cabinet shop without the required change of occupancy. Unpermitted additions have been added on. Rafters are overspanned without adequate support presenting a danger from eminent structural collapse. fire and poor electrical conditions are a hazard to employees and neighbors. Spraying operations pose problems on air quality environment.
- 2) A certified condemnation letter was mailed to David Santoscoy, 1405 Meadowview Dr., El Paso, Texas 79925 and Juan Arriola, P. O. Box 10570, El Paso, Texas 79995.
- 3) Certified notices of the public hearing scheduled for July 30, 2008, were mailed to the owners and all interested parties on July 15, 2008.
- 4) There has been contact with the owners.
- 5) As of July 16, 2008, \$652.46 in taxes is owed.

The owner has been notified of the violations at this property, to date there has been no response or corrective action taken, 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 cannot be repaired; and
- 5) That the structure and accessory structures be demolished within 30 days; and
- 6) That the premises be cleaned and maintained clean 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.

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

R. ALAN SHUBERT, PE, CBO
DEVELOPMENT SERVICES DEPARTMENT, 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 DEPARTMENT

BUILDING STANDARDS ENFORCEMENT

March 14, 2007

David Santoscoy
1405 Meadowview Dr.
El Paso, Texas 79925-2515

Re: 5641 Beacon Ave.
Blk: 3 Hughes S/D Blk 1 Alameda Acres
Lot: 14 & 15
Zoned: M1
COD07-06079
Certified Mail Receipt #
7105 8874 0190 1000 1652

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.

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

5641 Beacon Ave.

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 **5641 Beacon Ave.** has the following violations:

- a. The floors have not been maintained in a safe manner. [Sec. 305.4]
- b. The walls have not been maintained in a safe manner free of holes and cracks. [Sec. 304.6]
- c. The roof structure has not been maintained free of defects that may cause leaks. [Sec. 304.7]
- d. The means of egress is/are inadequate and do not meet minimum code requirements. [Sec. 702.4]
- e. The plumbing system is inadequate and does not meet minimum code requirements. [Sec. 504.1]
- f. The electrical system is inadequate and does not meet minimum code requirements. [Sec. 604.3]
- g. The HVAC system is inadequate and does not meet minimum code requirements. [Sec. 603.1]

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.

5641 Beacon Ave.

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:

Zuleika Davila
Building Inspector

ZCD/nms

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 5641 Beacon Avenue, was filed with the County Clerk's Office, the official public records of real property for El Paso County.

Richarda Duffy Momsen

Executed this ____ day of _____, 2008 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 ____ day of _____, 2008.

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 5641 Beacon Avenue was PUBLISHED in the official City newspaper on the ____day of _____, 2008.

Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at 5641 Beacon Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Guadalupe Rincon
5641 Beacon Ave.
El Paso, Texas 79905

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 5641 Beacon Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Hector Rincon
111 Anita Circle
El Paso, Texas 79905

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 5641 Beacon Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Alford Rincon
3604 Frankfort
El Paso, Texas 79930

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 5641 Beacon Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Isela Rincon
5641 Beacon
El Paso, Texas 79905

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 5641 Beacon Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Juan Arriola
P. O. Box 10570
El Paso, Texas 79995

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 5641 Beacon Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

David Santoscoy
1405 Meadowview Drive
El Paso, Texas 79925

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 5641 Beacon Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Juan Arriola
905 Marlow
El Paso, Texas 79905

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 5641 Beacon Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Julia Rincon
7234 Dale Rd
El Paso, Texas 79915

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 5641 Beacon Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Alejandra Arreola
905 Marlow
El Paso, Texas 79905

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 5641 Beacon Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

First Savings & Loans
506 North Mesa
El Paso, Texas 79901

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 5641 Beacon Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Guadalupe Rincon
6115 Geiger Ave
El Paso, Texas 79905

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 5641 Beacon Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Brown & Shapiro
4620 Fairmont Suite 108
Pasadena, Texas 77504
Attn: S. Russell

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 5641 Beacon Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Juan Rincon Jr.
823 E. 62nd St.
Los Angeles California 90001

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 5641 Beacon Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Fausto Rincon
6013 Ybarra
El Paso, Texas 79905

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 5641 Beacon Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Josefa Rodriguez
3305 E. Paisano
El Paso, Texas 79905

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 5641 Beacon Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Gregoria Rincon
3305 E. Paisano
El Paso, Texas 79905

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 5641 Beacon Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

L. Taylor Zimmerman
1200 Bassett Tower
El Paso, TX 79901

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 5641 Beacon Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Ramon and Eloisa Jimenez
State of Texas – TWC
101 E 15th Street, Room 556
Austin, Texas 78778

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 5641 Beacon Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Old West Capital Co.
C/O Kurt Looman
17314 Pastoria
Houston, Texas 77083

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 5641 Beacon Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Alfredo Rincon
7150 Sanderson Way
El Paso, Texas 79915

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 5641 Beacon Avenue 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 5641 Beacon Avenue 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 5641 Beacon Avenue 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 5641 Beacon Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

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

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 5641 Beacon Avenue was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

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

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice was POSTED at 5641 Beacon Avenue, El Paso, Texas.

Date:
Time:

Inspector

NOTICE OF PUBLIC HEARING

To All Interested Parties:

You are hereby notified that at 5:30 p.m. on the **30th** day of **July, 2008** 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 **5641 Beacon Avenue**, in El Paso, Texas, which property is more particularly described as:

Legal Description: Lots 14 and 15, Block 3, HUGHES SUBDIVISION, an addition to the City of El Paso, EL Paso County, Texas, according to the map thereof on file in Book 13, Page 15, Plat Records of El Paso County, Texas and Lot 1, Block 7, of the BRENTWOOD HEIGHTS addition in El Paso County, Texas.

is unsafe and dangerous, because of the following violations:

- a. The floors have not been maintained in a safe manner. [Sec. 305.4]
- b. The walls have not been maintained in a safe manner free of holes and cracks. [Sec. 304.6]
- c. The roof structure has not been maintained free of defects that may cause leaks. [Sec. 304.7]
- d. The means of egress is/are inadequate and do not meet minimum code requirements.[Sec. 702.4]
- e. The plumbing system is inadequate and does not meet minimum code requirements. [Sec. 504.1]
- f. The electrical system is inadequate and does not meet minimum code requirements. [Sec. 604.3]
- g. The HVAC system is inadequate and does not meet minimum code requirements. [Sec. 603.1]

According to the real property records of the County of El Paso, Texas, Guadalupe Rincon, 5641 Beacon Ave, El Paso, Texas, 79905, Hector Rincon, 111 Anita Circle, El Paso, Texas, 79905, Alford Rincon, 3604 Frankfort, El Paso, Texas, 79930, Isela Rincon, 5641 Beacon Ave., El Paso, Texas, 79905, Juan Arriola, P. O. Box 10570, El Paso, Texas, 79995, David Santoscoy, 1405 Meadowview Drive, El Paso, Texas, 79925 (the "**Owners**"), are listed as the owners of the real property described herein.

According to the real property records of El Paso County, you own or have an interest in the real property described in this notice. If you no longer own or have an interest in the property, you must execute an affidavit stating that you no longer own or have an interest in the property and stating the name and last known address of the person who acquired the property or interest from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building Standards Enforcement Division of the Building Permits and Inspections, 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.

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:

APPROVED AS TO CONTENT:

Mark Shoesmith
Assistant City Attorney

Bill Stern, C.B.O.
Chief Building Inspector
Building Permits and Inspection Department



UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: July 15, 2008

REP. DISTRICT: 3

ADDRESS: 5641 Beacon

ZONED: C4/M1

LEGAL DESCRIPTION: Lots 14 and 15, Block 3, HUGHES SUBDIVISION, an addition to the City of El Paso, El Paso County, Texas, according to the map thereof on file in Book 13, Page 15, Plat Records of El Paso County, Texas and Lot 1, Block 7, of the BRTENTWOOD HEIGHTS addition in El Paso County, Texas

OWNER: David Santoscoy

Juan Arriola

Guadalupe Rincon

Hector Rincon

Isela Rincon

ADDRESS: 1405 Meadow View Dr.
El Paso, Texas 79925
905 Marlow
El Paso, Texas 79905
5641 Beacon Ave.
El Paso, Texas 79905
111 Anita Circle
El Paso, Texas 79905
5641 Beacon Ave.
El Paso, Texas 79905

BUILDING USE: Cabinet Shop

TYPE OF CONSTRUCTION: V

FOOTINGS: Reinforced concrete footing

CONDITION: A structural engineer should be hired to evaluate footing conditions and submit a report of the required corrections needed to make footings safe.

FOUNDATION WALL: N/A

CONDITION: N/A

FLOOR STRUCTURE: Slab on grade and dirt

CONDITION: Poor. Unfinished. A structural engineer should be hired to evaluate footing conditions and submit a report of the required corrections needed to make footings safe.

EXTERIOR WALLS: CMU and wood frame with paneling.

HEIGHT: 10- 12' +/-

THICKNESS: 12" to 14" +/-

CONDITION: Poor. Water and ground movement has caused cracks. Unfinished walls.

INTERIOR WALLS & CEILINGS: Adobe and wood frame with paneling.

CONDITION: Poor. Unfinished walls. Adobe walls are exposed to the elements. A structural engineer should be hired to evaluate structural elements of the building and submit a report of the required corrections to make the buildings safe

ROOF STRUCTURE: Wood frame, flat roof with rolled roof covering.

CONDITION: Poor.

DOORS, WINDOWS, ETC.: Wood frame/metal frames.

CONDITION: Poor. Doors and windows will need to be repaired or replaced.

MEANS OF EGRESS: Does not meet code requirements.

CONDITION: Poor.

PLUMBING: Poor. A licensed plumbing contractor must be hired to evaluate the entire plumbing system and submit a report to this department on the corrective action required to bring the system up to minimum code requirements.

ELECTRICAL: Very poor. A licensed electrical contractor must be hired to evaluate the entire electrical system and submit a report to this department on the corrective action required to bring the system up to minimum code compliance.

MECHANICAL: Poor. Spraying booth does not meet any mechanical code adopted by the City of El Paso Texas. A licensed mechanical contractor must be hired to evaluate the entire mechanical system and submit a report to this department on the corrective action required to bring the system up to minimum code requirement.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: None

WARNING POSTED: Yes

BARRICADED: No

POLICE AID REQD.: No

REMARKS: Original family dwelling has been converted into a cabinet shop without the required change of occupancy. These structures present a hazard to neighbors and employees mostly from structural collapse, fire and electrical hazard. Spraying operations and dust pose problems for the interior environment.

Zuleika Davila

Building Inspector