

7239 STILES DR.



BUILDING AND STANDARDS BOARD AGENDA ITEM #6 FOR
WEDNESDAY, AUGUST 26, 2015

PLANNING & INSPECTIONS DEPARTMENT
BUILDING SAFETY DIVISION

MEMORANDUM

August 14, 2015

TO: The Honorable Chairman and Board Members

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

FROM: Ron Roth, Chief Building Inspector

SUBJECT: 7239 Stiles Dr., El Paso, TX 79915

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

- 1) First investigated on September 10, 2014. The structures were built on or about 1931. The structures are abandoned and open to unwanted entry and structurally unsound due to lack of maintenance and exposure to the elements. Demolition and rehabilitation began with proper permits which have since expired and the project was abandoned creating a safety hazard. The plumbing, mechanical and electrical systems are inadequate and noncompliant. There are weeds, trash and burnt debris throughout the property.
- 2) A certified condemnation letter was mailed to the owner Guadalupe Soto on September 16, 2014.
- 3) Certified notices of the public hearing scheduled for August 26, 2015 were mailed to the owner and all interested parties on August 05, 2015.
- 4) As of August 13, 2015, no taxes are owed.

The owner has been notified of the property violations. To date there has been minimum response or corrective action taken, and therefore the Department recommends that it be found:

- 1) That the structures be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
- 2) That the structures are not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
- 3) That the structures' certificate of occupancy be revoked; and
- 4) That the structures cannot be rehabilitated; and
- 5) That the structures be demolished within thirty (30) days; 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 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.



City Development Department

Mayor
Oscar Leeser

Building Safety Division
September 15, 2014
NOTICE OF VIOLATION

SEP 16 2014

City Council

Guadalupe Soto
10609 Murphy St
El Paso, TX 79924-1913

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: 7239 Stiles Dr
Blk: 7 Stiles Gardens
Lot: 36 (0.473 Acre)
Zoned: R-5
ENHS14-01686

91-7108 2133 3932 6912 6455

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.



City Development Department
City 3 | 801 Texas Avenue | El Paso, Texas 79901 | (915) 212-0083

Dedicated to Outstanding Customer Service for a Better Community



City Development Department

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Oscar Leeser

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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 **7239 Stiles Dr., El Paso, TX 79915** 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]



City Development Department

City 3 | 801 Texas Avenue | El Paso, Texas 79901 | (915) 212-0083

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Cortney C. Niland

City Manager

Tommy Gonzalez

- 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]



City Development Department

City 3 | 801 Texas Avenue | El Paso, Texas 79901 | (915) 212-0083

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- 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.

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.


Jansen Loya
Building Inspector



City Development Department

City 3 | 801 Texas Avenue | El Paso, Texas 79901 | (915) 212-0083

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The City of El Paso
811 Texas Avenue
El Paso, Texas 79901-1503
ONE STOP SHOP

CERTIFIED MAIL



91 7108 2133 3932 6912 6455

Guadalupe Soto
10609 Murphy St.
El Paso, Texas 79924-1913
ENHS14-01696
J Loya
7239 Stiles Dr.



USPS Tracking®



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Tracking Number: **9171082133393269126455**

Product & Tracking Information

Available Actions

Postal Product:
First-Class Mail®

Features:
Certified Mail™

Return Receipt Electronic

DATE & TIME	STATUS OF ITEM	LOCATION
September 23, 2014, 9:49 am	Delivered	EL PASO, TX 79924
Your item was delivered at 9:49 am on September 23, 2014 in EL PASO, TX 79924		
September 17, 2014, 12:38 pm	Notice Left (No Authorized Recipient Available)	EL PASO, TX 79924
September 17, 2014, 12:17 am	Departed USPS Origin Facility	EL PASO, TX 79910
September 16, 2014, 6:44 pm	Arrived at USPS Origin Facility	EL PASO, TX 79910

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Tracking (or receipt) number

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CITY CLERK DEPT.

2015 AUG -5 AM 9:02

NOTICE OF PUBLIC HEARING

151/6

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 Chamber, 300 N. Campbell, 1st Floor, El Paso, Texas 79901

DATE: August 26, 2015

TIME: 5:30 p.m.

PROPERTY: 7239 Stiles Dr., El Paso, Texas 79915 also known as Lot 36, Block 7, STILES GARDENS, an addition to the City of El Paso, El Paso County, Texas, according to the Plat thereof, recorded in Volume 3, Page 9, Plat 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, Guadalupe Soto, 10609 Murphy St., El Paso, Texas 79924-1913 is the owner, herein after referred to as the "Owner" 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 of the Planning and Inspections Department, 801 Texas Ave., El Paso, Texas 79901, no later than the 20th 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 September 10, 2014, an inspection of the property was conducted by the Building 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,

CITY CLERK DEPT.
2015 AUG -5 AM 9:02

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 owner is entitled to show cause that the property is safe, does not constitute dangerous structures and should not be declared a nuisance and ordered abated by presenting relevant evidence and testimony. If the owner advocates 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 owner fails to comply with the order of the Commission, the City may pursue one or more of the following actions:

CITY CLERK DEPT.
2015 AUG -5 AM 9:02

- 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. A copy of the ordinance adopting the most current version of Chapter 2.38 is enclosed. The bylaws may be obtained at the Building Safety Division of the Planning and Inspections Department, 801 Texas Ave., El Paso, Texas 79901 or by calling (915) 212-1815.

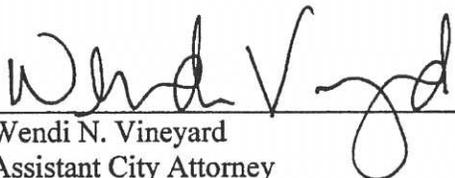
This notice will be recorded in the real property records of El Paso County and will be binding on subsequent grantees, lien holders or other transferees of an interest in the Property.

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.

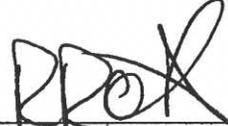
FAILURE OF THE OWNER AND/OR LIENHOLDER OR MORTGAGEE TO TAKE THE ORDERED ACTION MAY RESULT IN THE CITY TAKING THE ORDERED ACTION AND FILING A LIEN AGAINST THE PROPERTY.

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 7239 Stiles Dr., El Paso, Texas 79915 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 7239 Stiles Dr., El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Guadalupe Soto
10609 Murphy St
El Paso, Texas 79924-1913

Date: 08/05/15
Time: 4:00 pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 7239 Stiles Dr., El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Natalie Lam – Thuy Hoang
9565 Dyer St
El Paso, Texas 79924

Date: 08/05/15
Time: 4:00 pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 7239 Stiles Dr., El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

John Trien
9565 Dyer St
El Paso, Texas 79924

Date: 08/05/15
Time: 4:00 pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 7239 Stiles Dr., El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

FBH Investors LP
PO Box 220255
El Paso, Texas 79913

Date: 08/05/15
Time: 4:00 pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 7239 Stiles Dr., El Paso, Texas 79915 was HAND-DELIVERED to:

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

Date: 08/05/15
Time: 4:00 pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 7239 Stiles Dr., El Paso, Texas 79915 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: 08/05/15
Time: 4:00 pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 7239 Stiles Dr., El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

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

Date: 08/05/15
Time: 4:00 pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 7239 Stiles Dr., El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso County Probate Court
500 E. San Antonio Avenue, Suite 105
El Paso, Texas 79901

Date: 08/05/15
Time: 4:00 pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 7239 Stiles Dr., El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

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

Date: 08/05/15
Time: 4:00 pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice was POSTED at 7239 Stiles Dr., El Paso, Texas 79915

Date: 08/05/15
Time: 4:00 pm
Inspector: JEL



UNSAFE STRUCTURES REPORT

BUILDING SAFETY DIVISION

DATE OF EXAMINATION: August 05, 2015 **REP. DISTRICT:** 3

ADDRESS: 7239 Stiles Dr., El Paso, TX 79915 **ZONED:** R-5

LEGAL DESCRIPTION: Lot 36, Block 7, STILES GARDENS, an addition to the City of El Paso, El Paso County, Texas, according to the Plat thereof, recorded in Volume 3, Page 9, Plat Records of El Paso County, Texas

OWNER: Guadalupe Soto

ADDRESS: 10609 Murphy St.,
El Paso, TX 79924-1913

BUILDING USE: Dwelling

TYPE OF CONSTRUCTION: Type V. Combination of wood framed walls system and adobe walls covered with plaster, 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: N/A

CONDITION: N/A

FLOOR STRUCTURE: Concrete slab.

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

EXTERIOR WALLS: Combination of wood framed walls and adobe walls covered with plaster.

HEIGHT: 12' +/-

THICKNESS: 10" +/-

CONDITION: Poor. The structures were found in an advanced state of disrepair, are showing structural failure due to lack of maintenance and exposure to the elements. Exterior walls will require a structural engineer to evaluate the entire system for structural stability and submit a report to this department with all corrective actions required to bring the system up to minimum code.

INTERIOR WALLS & CEILINGS: Combination of wood framed walls system and adobe walls covered with plaster. Gypsum board in ceilings.

CONDITION: Poor. The structures were found in an advanced state of disrepair, are showing structural failure due to lack of maintenance and exposure to the elements. A structural engineer will need to evaluate the systems for structural stability and submit a report to this department with all corrective actions required to bring the system up to minimum code.

ROOF STRUCTURE: Wood framing system covered with asphalt shingles.

CONDITION: Poor. The roof system is deteriorated due to lack of maintenance and exposure to the elements. A licensed roofing contractor in the state of Texas should be hired to evaluate the roofing system.

DOORS, WINDOWS, ETC.: Wood framed windows and doors.

CONDITION: Poor. Several windows and doors are broken, damaged or missing.

MEANS OF EGRESS: Non-compliant

CONDITION: Poor. The windows and doors are not in compliance with the minimum code requirements and they are not operable.

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:** No **POLICE AID REQD:** No

REMARKS: First investigated on September 10, 2014. The structures were built on or about 1931. The structures are open to unwanted entry and structurally unsound due to lack of maintenance and exposure to the elements. Demolition and rehabilitation began with proper permits which have since expired and the project was abandoned creating a safety hazard. The plumbing, mechanical and electrical systems are inadequate and noncompliant. There are weeds, trash and burnt debris throughout the property.

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 ACCOUNT NO(S65899900704900): YEAR = 2008, LEGAL STATUS = RELEASED JUDGMENT, 08/13/2015 15:35:41
 ACT8006 v1.266 CAUSE NUMBER = 2007TX181 ACTEP

STATUS DETAIL Expand Fees Summary

Account Information

Account No. S658-999-0070-4900 Roll Code REAL PROPERT

Certified Owner SOTO GUADALUPE

Parcel Address 7239 STILES DR

Amount Due as of 08/13/2015 CAD No. 262108

Tax Units

Tax Unit Description

List of Tax Units 1 5 6 7 8 8001 9009

AG INCLUDED Remove Fees Countywide Multi Select

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	\$81,756					\$2,339.27	\$2,339.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$81,756					\$2,297.55	\$2,297.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$81,756					\$2,210.45	\$2,210.45	\$0.00	\$0.00	\$936.71	\$0.00	\$0.00
2011	\$88,305					\$2,346.62	\$2,346.62	\$0.00	\$0.00	\$1,331.13	\$0.00	\$0.00
2010	\$88,305					\$2,328.21	\$2,328.21	\$0.00	\$0.00	\$1,655.52	\$0.00	\$0.00
2009	\$88,941					\$2,300.31	\$2,300.31	\$0.00	\$0.00	\$1,965.91	\$0.00	\$0.00
2008	\$75,086					\$1,947.55	\$1,947.55	\$0.00	\$0.00	\$538.49	\$0.00	\$0.00
2007	\$75,086					\$1,986.48	\$1,986.48	\$0.00	\$0.00	\$1,032.69	\$0.00	\$0.00
2006	\$67,629					\$2,511.49	\$2,511.49	\$0.00	\$0.00	\$1,244.29	\$0.00	\$0.00
Totals						\$41,339.02	\$41,339.02	\$0.00	\$0.00	\$21,449.35	\$0.00	\$0.00

Last Payment Date [] Last Payer []

Alert