

# 10141 ZEBRA



BUILDING AND STANDARDS BOARD AGENDA ITEM #7 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 and Inspections Department

FROM: Ron Roth, Deputy Building Official

SUBJECT: 10141 Zebra, El Paso, TX 79924

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

- 1) First investigated on May 12, 2015. The dwelling was built on or about 1983, constructed of wood framed covered with brick, siding and wood framed roof structure. The structures were found open, abandoned, in a state of disrepair and accessible to unwanted persons. The exterior of the structures is showing signs of deterioration due to lack of maintenance and exposure to the elements. The dilapidated roof and ceiling systems contain several holes and dry rot. The plumbing, electrical and mechanical systems are inadequate and not up to code. The property is full of weeds, trash and debris.
- 2) Certified notices of the public hearing scheduled for August 26, 2015, were mailed to the owners and all interested parties on August 5, 2015.
- 3) As of August 14, 2015, \$17,269.83 taxes are owed.

The owners have been notified of the property maintenance violations at this property. To date there has been no corrective action taken and therefore the Division recommends that it be found:

- 1) That Main dwelling and accessory structure are substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare.
- 2) That structures are not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
- 3) That structure's certificate of occupancy be revoked; and
- 4) That main dwelling can be rehabilitated ; and
- 5) That main dwelling be secured within thirty (30) days and maintained secure thereafter; and
- 6) That accessory structure be demolished within thirty (30) days; and
- 7) That the premises be cleaned and maintained clean of all weeds, trash, and debris within thirty (30) days, and maintained clean thereafter and
- 8) 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.



**Planning & Inspections Department**

Building Safety Division  
MAY 28 2015  
**NOTICE OF VIOLATION**

JUN 01 2015

**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

HERRERA REY A & MELISSA E  
10141 ZEBRA CT  
EL PASO, TX 79924

Re: 10141 ZEBRA  
Blk: 7 BELLEWOOD #2  
Lot: 13  
Zoned: A-M  
Case Number ENHS15-02469

~~91 7199 9991 7030 7650 1098~~

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

**Mayor**  
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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 **10141 ZEBRA** 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]



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

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Lily Limón

*District 8*  
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. 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]





## Planning & Inspections Department

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**City Manager**  
Tommy Gonzalez

- w. 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]
- x. 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.

**CESAR A. GRADO**  
Building Inspector





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**



91 7199 9991 7030 7650 1098

U.S. POSTAGE >> PITNEY BOWES



ZIP 79901 \$005.33<sup>5</sup>  
 02 1W  
 0001388928 JUN 01 2015

Herrera Rey A & Melissa E.  
 10141 Zebra Ct.  
 El Paso, Texas 79924  
 ENHS15-02469  
 10141 Zebra

*182/15*

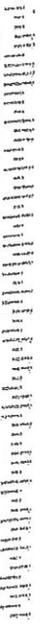
C Grade

NIXIE 799 DE 1009 0006/06/15

RETURN TO SENDER  
 VACANT  
 UNABLE TO FORWARD

BC: 79950189090 #0693-08082-01-44

79950189090



## 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 Chamber, 300 N. Campbell, 1<sup>st</sup> Floor, El Paso, Texas 79901

**DATE:** August 26, 2015

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

**PROPERTY:** 10141 Zebra Ct., El Paso, Texas, 79924, also described as .Lot 13, Block 7, BELLEWOOD SUBDIVISION UNIT TWO, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof recorded in Book 57, Page 13 of the Plat Records of El Paso, 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, Rey A. Herrera and Melissa E. Herrera, 10141 Zebra Ct., El Paso, Texas 79924, 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 of the Planning and Inspections Department, 801 Texas, 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 May 12, 2015, 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, 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]
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- l. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
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- 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 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 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. 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, El Paso, Texas 79901 or by calling (915) 212-1815.

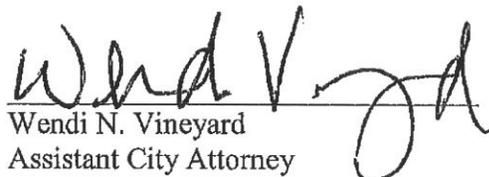
This notice will be recorded in the real property records of El Paso County and will be binding on subsequent grantees, lien holders or other transferees of an interest in the Property.

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.

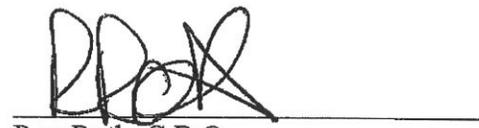
**FAILURE OF THE OWNER AND/OR LIENHOLDER OR MORTGAGEE TO TAKE THE ORDERED ACTION MAY RESULT IN THE CITY TAKING THE ORDERED ACTION AND FILING A LIEN AGAINST THE PROPERTY.**

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

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;

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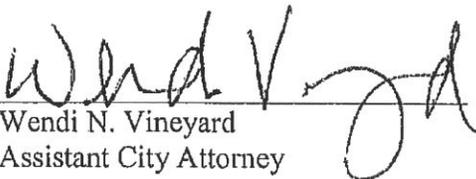
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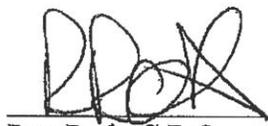
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The City of El Paso appreciates your cooperation and prompt attention to remedying the nuisances on the property. Please do not hesitate to contact me should you have any additional questions, comments or concerns relative to this notice.

APPROVED AS TO FORM

  
Wendi N. Vineyard  
Assistant City Attorney

APPROVED AS TO CONTENT

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

I certify that a true and correct copy of the foregoing Notice regarding the property at 10141 Zebra Ct., El Paso, Texas, 79924 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Robert Veliz  
1127 E. Rio Grande  
El Paso, Texas 79902

Date: Aug. 5, 2015  
Time: 4:00 pm  
Inspector: [Signature]

I certify that a true and correct copy of the foregoing Notice regarding the property at 10141 Zebra Ct., El Paso, Texas, 79924 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Robert T. Pearson  
214 W. Franklin Street  
El Paso, Texas 79901

Date: Aug 5, 2015  
Time: 4:00 pm  
Inspector: [Signature]

I certify that a true and correct copy of the foregoing Notice regarding the property at 10141 Zebra Ct., El Paso, Texas, 79924 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Robert Malooly  
920 N. Stanton  
El Paso, Texas 79902

Date: Aug. 5 2015  
Time: 4:00 pm  
Inspector: [Signature]

I certify that a true and correct copy of the foregoing Notice regarding the property at 10141 Zebra Ct., El Paso, Texas, 79924 was HAND-DELIVERED to:

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

Date: Aug 5 2015  
Time: 4:00 pm  
Inspector: [Signature]

I certify that a true and correct copy of the foregoing Notice regarding the property at 10141 Zebra Ct., El Paso, Texas, 79924 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: Aug. 5, 2015  
Time: 4:00 pm  
Inspector: [Signature]

I certify that a true and correct copy of the foregoing Notice regarding the property at 10141 Zebra Ct., El Paso, Texas, 79924 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

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

Date: Aug. 5, 2015  
Time: 4:00 pm  
Inspector: [Signature]

I certify that a true and correct copy of the foregoing Notice regarding the property at 10141 Zebra Ct., El Paso, Texas, 79924 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

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

Date: Aug. 5, 2015  
Time: 4:00 pm  
Inspector: [Signature]

I certify that a true and correct copy of the foregoing Notice regarding the property at 10141 Zebra Ct., El Paso, Texas, 79924 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: Aug. 5, 2015  
Time: 4:00 pm  
Inspector: [Signature]

I certify that a true and correct copy of the foregoing Notice was POSTED at 10141 Zebra Ct., El Paso, Texas, 79924.

Date: Aug 5, 2015  
Time: 4:00 pm  
Inspector: [Signature]



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**



U.S. POSTAGE



REQUESTED

ZIP 79901 \$ 005.33<sup>5</sup>  
 02 1W  
 0001388928 AUG 05 2015

91 7199 9991 7030 7539 6220

Rey A. Herrera A/K/A Rey Anthony Herrera  
 and Melissa E. Herrera A/K/A Melissa Elvira  
 Ramirez Herrera  
 10141 Zebra Ct.  
 El Paso, Texas 79904

*Handwritten signature: Rey A. Herrera*

NIXIE 799 DE 1009 0008/10/15  
 RETURN TO SENDER  
 VACANT  
 UNABLE TO FORWARD

BC: 79950189090 \*0868-01324-05-04

799249432018884



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 El Paso, Texas 79950-1890  
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**CERTIFIED MAIL**  
**RETURN RECEIPT**



U.S. POSTAGE



REQUESTED

ZIP 79901 \$ 005.33<sup>5</sup>  
 02 1W  
 0001388928 AUG 05 2015

91 7199 9991 7030 7539 6213

Herrera Rey A & Melissa E.  
 10141 Zebra Ct.  
 El Paso, Texas 79924  
 ENHS15-02469  
 10141 Zebra Ct. C Grado

*Handwritten signature: Rey A. Herrera*

NIXIE 799 DE 1009 0008/10/15  
 RETURN TO SENDER  
 VACANT  
 UNABLE TO FORWARD

BC: 79950189090 \*0868-01325-05-04

799249432018884



# UNSAFE STRUCTURES REPORT

## BUILDING SAFETY DIVISION

**DATE OF EXAMINATION:** MAY 28, 2015

**REP. DISTRICT:** 4

**ADDRESS:** 10141 ZEBRA

**ZONED:** A-M

**LEGAL DESCRIPTION:** Lot 13 BLOCK 7, BELLEWOOD SUBDIVISION UNIT TWO, an addition to the City of El Paso County, Texas, according to the Plat thereof, recorded in Volume 57, Page 13, Plat Records of El Paso County, Texas.

**OWNER:** REY A. HERRERA A/K/A REY ANTHONY HERRERA AND MELISA E. HERRERA A/K/A MELISA ELVIRA RAMIREZ HERRERA

**ADDRESS:** 10141 ZEBRA El Paso, TX 79925

**BUILDING USE:** SINGLE FAMILY

**TYPE OF CONSTRUCTION:** V

**FOOTINGS:** Unable to determine.

**CONDITION:** Unable to determine condition of footing due to subterranean placement.

**FOUNDATION WALL:** N/A

**CONDITION:** N/A

**FLOOR STRUCTURE:** Concrete slab on grade

**CONDITION:** Unable to determine.

**EXTERIOR WALL:** Wood framing with brick veneer

**HEIGHT:** 7' to 10'

**THICKNESS:** 6" to 8"

**CONDITION:** Poor. Due to lack of maintenance and abandonment of home several areas are deteriorated and there is an infiltration of pigeons.

**INTERIOR WALLS & CEILINGS:** Wood frame with sheetrock.

**CONDITION:** Poor. The walls and ceilings will need to be repaired.

**ROOF STRUCTURE:** Gable roof, wood framing with composition shingle

**CONDITION:** Poor. Needs to be evaluated by a registered contractor

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

**CONDITION:** Poor. Will need to repair or replace all doors and windows, so they are operational and meet egress requirements.

**MEANS OF EGRESS:** Does not meet code requirements.

**CONDITION:** Poor. Windows and doors need replacing or repairs done to make them operational.

**PLUMBING:** A licensed plumber should be hired to replace system.

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

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

**IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED:** N/A

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

**REMARKS:** This residence is infested by pigeons the exterior walls are showing signs of deterioration. The department recommends that the dwelling be cleaned and secured within thirty (30) days and maintained secured thereafter; and that the deteriorated accessory structure be demolished within thirty (30) days. The property cleaned of all, trash and debris.

**CESAR A. GRADO**

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: \_\_\_\_\_

SVAR  
ACT8006 v1.266 08/11/2015 17:31:05  
ACTEP

STATUS DETAIL **Expand Fees** Summary

**Account Information**  
 Account No. B351-999-0070-1300 Roll Code REAL PROPERT  
 Certified Owner HERRERA REY A & MELISSA E  
 Parcel Address 10141 ZEBRA CT  
 Amount Due as of 08/11/2015 CAD No. 359457

**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	Excodes	Base Levy	Paid Levy	Write-Off	Remaining Levy	Fees	Refund	Amount Due
2014	\$73,412	Y				Excodes	\$1,639.24	\$0.00	\$0.00	\$1,639.24	\$691.96	\$0.00	\$2,331.20
2013	\$73,412	Y				Excodes	\$1,603.81	\$0.00	\$0.00	\$1,603.81	\$907.08	\$0.00	\$2,510.89
2012	\$73,412	Y				Excodes	\$1,536.73	\$0.00	\$0.00	\$1,536.73	\$1,090.18	\$0.00	\$2,626.91
2011	\$73,412	Y				Excodes	\$2,583.11	\$0.00	\$0.00	\$2,583.11	\$1,283.45	\$0.00	\$3,866.56
2010	\$73,412	Y				Excodes	\$1,489.92	\$0.00	\$0.00	\$1,489.92	\$1,484.73	\$0.00	\$2,974.65
2009	\$70,299	Y				Excodes	\$1,383.10	\$0.00	\$0.00	\$1,383.10	\$1,576.52	\$0.00	\$2,959.62
2008	\$69,819	Y				Excodes	\$1,353.06	\$1,353.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007	\$69,819	Y				Excodes	\$1,220.27	\$1,220.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	\$61,229	Y				Excodes	\$1,218.21	\$1,218.21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Totals</b>							<b>\$25,912.59</b>	<b>\$15,676.68</b>	<b>\$0.00</b>	<b>\$10,235.91</b>	<b>\$7,401.48</b>	<b>\$0.00</b>	<b>\$17,269.83</b>

Last Payment Date  
 Last Payer **Alert**