

3522 Lebanon Ave



**BUILDING AND STANDARDS BOARD AGENDA ITEM #4 FOR
WEDNESDAY, AUGUST 31, 2016**

**PLANNING & INSPECTIONS DEPARTMENT
BUILDING SAFETY DIVISION**

MEMORANDUM
August 31, 2016

TO: The Honorable Chairman and Board Members

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

FROM: Nathan J. Walsh, Chief Building Inspector

SUBJECT: 3522 Lebanon Ave., El Paso, TX, 79930

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

- 1) In the past 10 years there have been 19 environmental and property maintenance complaints at this location. Investigated on March 15, 2016. The single-family dwelling was built on or about 1921. The structure is abandoned and in a state of disrepair due to lack of maintenance and accessible to unwanted entry by vagrants. The exterior walls finish consists of a brick veneer, constructed of wood framing with shingle roof covering and a combination of CMU and mortar rock and grouting foundation. There is a dead tree, dilapidated open porch, trash and debris throughout the property.
- 2) A certified condemnation letter was mailed to Elizabeth Torres.
- 3) Certified notices of the public hearing scheduled for August 31, 2016, were mailed to the owner and all interested parties on August 11, 2016.
- 4) As of August 9, 2016, \$0 in taxes is owed.

The owner have been notified of the property violations at this property, to date there has been no response and therefore the Department recommends that it be found:

- 1) That the structures are 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 structure certificate of occupancy be revoked; and
- 4) That the main structure can be rehabilitated; and
- 5) That the main structure be board and secure within thirty (30) days; and maintained thereafter; and
- 6) That the attached open porch be demolish within thirty (30) days; and
- 7) That the premises be cleaned of all weeds, trash, dead tree and debris within thirty (30) days and maintained clean thereafter; and
- 8) That a (6) foot chain link fence be install around the property to deter unwanted entry; and
- 9) 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.



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Tommy Gonzalez

Building Safety Division
3/15/2016
NOTICE OF VIOLATION

MAR 16 2016

TORRES ELIZABETH
3522 LEBANON AVE
EL PASO, TX 79930-5124

Re: **3522 LEBANON AVE EL PASO, TX 79930**
Blk: 6 ALTURA PARK
Lot: 22 & W 1/2 OF 21 (4500 SQ FT)
Zoned: R-4
Case Number **ENHS16-00847**

71 7177 7771 7034 7427 1115

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.

Larry F. Nichols – Department Head
City 3 | 801 Texas | El Paso, Texas 79901 | (915) 212-0083
"Delivering Outstanding Services"



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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 **3522 LEBANON AVE EL PASO, TX 79930** 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. Swimming pools, Spas and Hot Tubs shall be maintained in a clean and sanitary condition, and in good repair, proper enclosures are required for swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth. [Sec.303.1 & 303.2]
- c. 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]
- d. 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]
- e. 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]
- f. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. [Sec. 307.1.1]
- g. 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]
- h. 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]
- i. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
- j. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]

Larry F. Nichols – Department Head

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

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City Manager
Tommy Gonzalez

Planning & Inspections Department

- k. 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]
- l. 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]
- m. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- n. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- o. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- p. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]
- q. 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]
- r. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- s. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- t. 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]
- u. 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]
- v. Elevators, dumbwaiters and escalators shall be maintained. [Sec. 606.1, 606.2]
- w. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- x. 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]
- y. 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]
- z. 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]

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aa. 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]

bb. 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) 542-3111 or (915) 355-0606. Office hours are Monday thru Thursday, 2:00 p.m. to 4:00 p.m.

Fredo Alejandre
Building Inspector

Larry F. Nichols – Department Head

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

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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 7034 9427 1115

ENHS16-00847
Torres Elizabeth
3522 Lebanon Ave.
El Paso, Texas 79830-5124
F Alejandro

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: August 31, 2016

TIME: 5:30 p.m.

PROPERTY: 3522 Lebanon Ave., El Paso, TX, 79930 also described as The West ½ of Lot 21 and all of Lot 22, Block 6, ALTURA PARK, an addition to the City of El Paso, El Paso County, Texas, according to the Plat thereof recorded in Volume 1, Page 7, 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, Elizabeth Torres, 3522 Lebanon Ave., El Paso, TX, 79930, 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, Planning & Inspections Department, 801 Texas, Avenue, 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 March 15, 2016, 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. Swimming pools, Spas and Hot Tubs shall be maintained in a clean and sanitary condition, and in good repair, proper enclosures are required for swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth. [Sec.303.1 & 303.2]

- c. 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]
- d. 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]
- e. 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]
- f. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. [Sec. 307.1.1]
- g. 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]
- h. 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]
- i. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
- j. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- k. 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]
- l. 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]
- m. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- n. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- o. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- p. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]

- q. 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]
- r. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- s. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- t. 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]
- u. 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]
- v. Elevators, dumbwaiters and escalators shall be maintained. [Sec. 606.1, 606.2]
- w. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- x. 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]
- y. 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]
- z. 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]
- aa. 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]
- bb. 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 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 Owner fails 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

APPROVED AS TO CONTENT

Wendi N. Vineyard
Assistant City Attorney

Nathan J. Walsh
Chief Building Inspector

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 3522 Lebanon Ave., El Paso, TX, 79930, 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 _____, 2016 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 _____, 2016.

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 3522 Lebanon Ave., El Paso, TX, 79930, was PUBLISHED in the official City newspaper on the ____day of _____, 2016.

Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at 3522 Lebanon Ave., El Paso, TX, 79930, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Elizabeth Torres
3522 Lebanon Ave
El Paso, TX 79930

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 3522 Lebanon Ave., El Paso, TX, 79930, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Rito Torres, Jr
909 Bacalao Ln
El Paso, TX 79907

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 3522 Lebanon Ave., El Paso, TX, 79930, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

James L. Pledge (“Trustee”)
10333 Harwin
Houston, TX 77042

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 3522 Lebanon Ave., El Paso, TX, 79930, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

United Saving Assoc. of Texas
P. O. Box 42700
Houston, TX 77242
Attn: File Audit Dept.

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 3522 Lebanon Ave., El Paso, TX, 79930, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

United Savings Association of Texas, FSB
3200 Southwest Freeway, Suite 1600
Houston, TX 77027

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 3522 Lebanon Ave., El Paso, TX, 79930, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Aegls Mortgage Corporation
2500 City West Boulevard
Houston, TX 77042

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 3522 Lebanon Ave., El Paso, TX, 79930, was HAND-DELIVERED to:

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

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 3522 Lebanon Ave., El Paso, TX, 79930, 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 3522 Lebanon Ave., El Paso, TX, 79930, 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 3522 Lebanon Ave., El Paso, TX, 79930, 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: _____

Time: _____

Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 3522 Lebanon Ave., El Paso, TX, 79930, 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 3522 Lebanon Ave., El Paso, TX, 79930, El Paso, Texas.

Date: _____

Time: _____

Inspector: _____



UNSAFE STRUCTURES REPORT

PLANNING & INSPECTIONS DEPARTMENT

DATE OF EXAMINATION: August 23, 2016

REP. DISTRICT: 2

ADDRESS: 3522 Lebanon Ave, El Paso, TX 79930

ZONED: R-4

LEGAL DESCRIPTION: Lots 6 and 7, Block 104, THIRD AMENDED MAP OF HIGHLAND PARK ADDITION, an addition to the City of El Paso, El Paso County, Texas, according to the Plat thereof recorded in Volume 13, Page 8, Plat Records of El Paso County, Texas.

OWNER: Elizabeth Torres

ADDRESS: 3522 Lebanon Ave, El Paso, TX 79930

BUILDING USE: Single-Family Dwelling

TYPE OF CONSTRUCTION: Type V, main structure constructed of brick veneer

FOOTINGS: Main structure - Unable to determine due to subterranean placement.
Detached garage – concrete slab on grade.

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

FOUNDATION WALL: Main structure - Masonry rock w/grout and CMU at rear.

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

FLOOR STRUCTURE: N/A

Detached garage – rock wall

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

EXTERIOR WALLS: Brick veneer and siding at rear.

Detached garage – rock wall

HEIGHT: 18 ft. +/-

THICKNESS: 12 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: N/A

Detached garage – N/A

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 with asphalt shingle in main structure.

Detached garage – N/A

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 & windows and some casement windows.

CONDITION: Poor.

MEANS OF EGRESS: Non-compliant.

CONDITION: Poor.

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: The single-family dwelling was built on or about 1921. The structure was found open, abandoned and in a state of disrepair due to lack of maintenance and accessible to unwanted entry by vagrants. The exterior walls finish consists of a brick veneer, constructed of wood framing with shingle roof covering and a combination of CMU and mortar rock and grouting foundation. There is a dead tree, dilapidated open porch, trash and debris throughout the property. The main structure is structurally unsound due to lack of maintenance and exposure to the elements.

Fredo Alejandre

Building Inspector

TAX REPORT

Action Edit Query Record Field Help Entitlements Accounts Statements Window ORACLE

Account Status Go To:

Prev. Acc... Next Acc... Prev. Owner Next Owner Acct History Acct Summary **Notes** Documents

EVAR 08/09/2016 08:03
ACT8006 v1.273 ACTEP

STATUS DETAIL Expand Fees Summary

Account Information

Account No. A520-999-0060-5100 Roll Code REAL PROPERT

Certified Owner TORRES ELIZABETH

Parcel Address 3522 LEBANON AVE

Amount Due as of 08/09/2016 CAD No. 365872

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

Multi Select

Amount Due/Paid Information

Year	Gross Value	H	O	V	D	Excodes	Base Levy	Paid Levy	Write-Off	Remaining Levy	Fees	Refund	Amount Due
2015	\$68,736	Y				Excodes	\$1,537.44	\$1,537.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$69,398	Y				Excodes	\$1,656.06	\$1,656.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$69,398	Y				Excodes	\$1,622.68	\$1,622.68	\$0.00	\$0.00	\$146.04	\$0.00	\$0.00
2012	\$69,398	Y				Excodes	\$1,571.79	\$1,571.79	\$0.00	\$0.00	\$204.34	\$0.00	\$0.00
2011	\$77,690	Y				Excodes	\$1,754.50	\$1,754.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$77,690	Y				Excodes	\$1,738.42	\$1,738.42	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$78,543	Y				Excodes	\$1,572.43	\$1,572.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$73,932	Y				Excodes	\$1,412.93	\$1,412.93	\$0.00	\$0.00	\$98.90	\$0.00	\$0.00
2007	\$73,932	Y				Excodes	\$1,277.31	\$1,277.31	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals							\$25,762.65	\$25,762.65	\$0.00	\$0.00	\$449.28	\$0.00	\$0.00

Last Payment Date 05/31/2013

Last Payer INTRANATIONAL MORTGAGE CORP Alert