

# 6805 ESTEBAN



BUILDING AND STANDARDS BOARD AGENDA ITEM # 6 FOR  
WEDNESDAY, SEPTEMBER 30, 2009

DEVELOPMENT SERVICES  
BUILDING PERMITS AND INSPECTIONS

MEMORANDUM  
September 22, 2009

TO: The Honorable Chairman and Board Members

THROUGH: Victor Q. Torres - The Director of Development Services

FROM: Bill Stern, C.B.O., Chief Building Inspector

SUBJECT: 6805 Esteban Lane, El Paso, Texas 79905

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

- 1) First investigated July 1, 2009. The attached multifamily dwellings were built in 1937. The electrical, mechanical and plumbing systems are inadequate posing a safety hazard. The exterior plaster coating is coming apart in several areas. The exterior and interior walls contain several holes and cracks throughout. The floor system is unfinished, concave and shows signs of deterioration. The egress is compromised due to bars embedded on window openings.
- 2) A certified condemnation letter was mailed to Jose Parra, 6805 Esteban Lane, El Paso, Texas, 79905.
- 3) Certified notices of the public hearing scheduled for September 30, 2009 were mailed to the owners and all interested parties on September 15, 2009.
- 4) As of September 10, 2009, no taxes are owed.

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

- 1) That the 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 multifamily structure can be repaired; and
- 5) That the multifamily structure be vacated within thirty (30) days; and
- 6) That the multifamily structure be secured within thirty (30) day and maintained secure until rehabilitated; and
- 7) That the accessory structures be demolished within thirty (30) days; and
- 8) That all junk vehicles be removed within thirty (30) days; and
- 9) That the premises be cleaned and maintained clean of all weeds, trash, and debris within 30 days; and

10) That upon notification of the Building and Standards Commission order to all interested parties 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.

DEVELOPMENT SERVICES DEPARTMENT  
July 6, 2009

**NOTICE OF VIOLATION**

Jose Parra  
6805 Esteban Ln  
El Paso, Texas 79905-3310

Re: 6805 Esteban Ln  
Blk: 11 Sambrano  
Lot: 13 & 14  
Zoned: R5  
BSC09-00407  
Mail Receipt #:  
7008 1300 0001 0407 0027

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:

**18.50.106.1 General.**

When a structure or equipment is found by the Director to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure or equipment shall be condemned pursuant to the provisions of Chapter 2.38 of this code.

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

**18.50.106.1.1 Unsafe Structures.**

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

**18.50.106.1.2 Unsafe Equipment**

Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers, or other equipment on the premises or within the structure that is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

**18.50.106.1.3 Structure Unfit for Human Occupancy.**

A structure is unfit for human occupancy whenever the Director finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth or contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public

The structure located at **6805 Esteban Ln., El Paso, Texas. 79905** is in violation of the requirements found in the following sections of the 2003 International Property Maintenance Code as adopted in the El Paso City Code, Chapter 18.50, Property Maintenance Code:

- a. The floors have not been maintained in a safe manner. [Sec. 305.4]
- b. The walls have not been maintained in a safe manner free of holes and cracks.  
[Sec. 304.6]
- c. The roof structure has not been maintained free of defects that may cause leaks. [Sec. 304.7]
- d. The means of egress is/are inadequate and do not meet minimum code requirements. [Sec. 702.4]
- e. The plumbing system is inadequate and does not meet minimum code requirements. [Sec. 504.1]
- f. The electrical system is inadequate and does not meet minimum code requirements. [Sec. 604.3]
- g. The HVAC system is inadequate and does not meet minimum code requirements. [Sec. 603.1]
- h. The premises are full of weeds, trash, and debris [Sec. 302.1 & Sec. 302.4].
- i. 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]
- j. 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 Building and Standards Commission at a hearing scheduled by this department.

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

- a. This case is being submitted to the City Building and Standards Commission for unsafe structures proceedings. The City Building and Standards Commission will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Chapter 2.38 of the El Paso Municipal Code.
- b. By authority of Chapter 18.02.103.9.3 of the El Paso Municipal Code the electrical service at this property may be disconnected at the request of the Building Permits and Inspections Department because of Electrical Code violations.

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

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Housing Compliance Office of the Building Permits and Inspections, 5<sup>th</sup> floor, City Hall, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at 541-4800.

Nellie Avalos  
Building Inspector

MA/nms

## NOTICE OF PUBLIC HEARING

To All Interested Parties:

You are hereby notified that at 5:30 p.m. on the **30th** day of **September, 2009** in the Council Chambers of City Hall, #2 Civic Center Plaza, El Paso, Texas, the Building and Standards Commission of El Paso (the "**Commission**") will hold a public hearing on the question of whether the buildings located on the property at **6805 Esteban Lane**, in El Paso, Texas, which property is more particularly described as:

**Legal Description: Lots 13 and 14, Block 11, SAMBRANO, an addition to the City of El Paso, El Paso County, Texas, having a street address of 6805 Esteban, El Paso, Texas, 79905**

are unsafe and dangerous, because of the following violations:

- a. The floors have not been maintained in a safe manner. [Sec. 305.4]
- b. The walls have not been maintained in a safe manner free of holes and cracks. [Sec. 304.6]
- c. The roof structure has not been maintained free of defects that may cause leaks. [Sec. 304.7]
- d. The means of egress is/are inadequate and do not meet minimum code requirements.[Sec. 702.4]
- e. The plumbing system is inadequate and does not meet minimum code requirements. [Sec. 504.1]
- f. The electrical system is inadequate and does not meet minimum code requirements. [Sec. 604.3]
- g. The HVAC system is inadequate and does not meet minimum code requirements. [Sec. 603.1]
- h. The structure is open and accessible to unauthorized entry. [Sec. 301.3]
- i. The premises shall be maintained in a clean, safe and sanitary condition free of weeds, trash, and debris [Sec. 302.1 & Sec. 302.4].
- j. The structures need to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of trash and debris within (30) days from receipt of this letter. [Sec. 108.2]

According to the real property records of the County of El Paso, Arturo A. Parra, 10612 Brian Mooney, El Paso, Texas, 79936, Ramon Parra, 5606 Burning Tree, El Paso, Texas, 79912, Ramon Parra 6805 Esteban, El Paso, Texas, 79905, Ramona

Grueber, 6805 Esteban, El Paso, Texas, 79905, John Parra, 8717 Echo St., El Paso, Texas, 79904, Naomi C. Parra, 2405 Rhode Island St. NE, Albuquerque, New Mexico, 87110, Naomi C. Parra, 6001 Topka Pl NE, Apt. 18, Albuquerque, NM, 87109, Jose Angel Parra, 6805 Esteban, El Paso, Texas, 79905, and Daniel Parra, 6805 Esteban, El Paso, Texas, 79905 (the "**Owners**") are listed as the owners of the real property described herein.

According to the real property records of El Paso County, you own or have an interest in the real property described in this notice. If you no longer own or have an interest in the property, you must execute an affidavit stating that you no longer own or have an interest in the property and stating the name and last known address of the person who acquired the property or interest from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building Standards Enforcement Division of the Building Permits and Inspections, 5<sup>th</sup> floor, City Hall, no later than the 20<sup>th</sup> day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice.

The Owners of said property are hereby ordered to appear before the Building and Standards Commission and any mortgagees, lien holders, and other persons having an interest in said property are entitled to appear before the Commission at said date, hour, and place to show cause why said building should not be declared a nuisance and ordered to be abated. The Owners, lien holders, mortgagees, or any other person having an interest in the property are hereby required to submit at the hearing proof of the scope of any work that may be required to bring the building into compliance with Title 18, as mandated by Section 18.50 of the Municipal Code, and to specify the time it will take to reasonably perform the work.

At the hearing, the Owners, lien holders, mortgagees, or any other person having an interest in the property must present to the Commission any evidence showing that the structure or part thereof is safe.

All documents such as building plans, specifications, drawings, reports from design professionals and any other required documents must be presented to the Commission at this hearing.

The time periods, which govern the completion of work ordered by the commission, are outlined in Chapter 2, Subsection 2.38.080 of the Municipal Code of the City of El Paso, and pursuant to State law.

If the Owners fail, neglect or refuse to comply with the order of the Commission the City may pursue one, or more of the following actions:

- I) the city will perform any and all work needed to bring the property into compliance with this order, at its own expense, but for and on account of the Owners, of said property, the cost of which shall be assessed as a lien against the property and;
- II) assess a civil penalty against the property Owners for failure to repair, remove or demolish said building in an amount not to exceed \$1,000.00 a day for each violation, or \$10.00 a day if the Owners show that the property is the Owner's lawful homestead; and

III) appoint a receiver as permitted by state law; and

IV) any other remedies permitted by state law.

Any civil penalty or assessment imposed will accrue interest at a rate of ten (10) percent a year from the date of the assessment until paid in full;

The City Clerk is ordered to provide notice of this hearing to the record Owner and all other persons having an interest in the property as provided by law.

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

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Cynthia S. Osborn  
Assistant City Attorney

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

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 6805 Esteban Lane was PUBLISHED in the official City newspaper on the \_\_\_\_ day of \_\_\_\_\_, 2009.

Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at 6805 Esteban Lane was HAND-DELIVERED to:

City of El Paso  
C/O City Clerk  
#2 Civic Center Plaza  
El Paso, TX 79901

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 6805 Esteban Lane was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Arturo A. Parra  
10612 Brian Mooney  
El Paso, Texas 79935

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 6805 Esteban Lane was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Ramon Parra  
6805 Esteban  
El Paso, Texas 79905

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 6805 Esteban Lane was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Ramon Parra  
5606 Burning Tree  
El Paso, Texas 79912

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 6805 Esteban Lane was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Ramona Grueber  
6805 Esteban  
El Paso, Texas 79905

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 6805 Esteban Lane was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

John Parra  
8717 Echo St.  
El Paso, Texas 79904

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 6805 Esteban Lane was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Naomi C Parra  
2405 Rhode Island St NE  
Albuquerque, NM 87110

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 6805 Esteban Lane was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Naomi C Parra  
6001 Topka PI NE  
Apt. 18  
Albuquerque, NM 87109

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 6805 Esteban Lane was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Jose Angel Parra  
6805 Esteban  
El Paso, Texas 79905

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 6805 Esteban Lane was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Petra Aldaz Parra  
6805 Esteban  
El Paso, Texas 79905

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 6805 Esteban Lane was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Daniel Parra  
6805 Esteban  
El Paso, Texas 79905

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 6805 Esteban Lane 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 6805 Esteban Lane 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 6805 Esteban Lane was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

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

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 6805 Esteban Lane 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 6805 Esteban Lane, El Paso, Texas.

Date:  
Time:

Inspector



# UNSAFE STRUCTURES REPORT

## BUILDING PERMITS AND INSPECTIONS

**DATE OF EXAMINATION:** September 18, 2009

**REP. DISTRICT:** 3

**ADDRESS:** 6805 Esteban Lane

**ZONED:** R - 5

**LEGAL DESCRIPTION:** Lots 13 and 14, Block 11, SAMBRANO, an addition to the City of El Paso, El Paso County, Texas.

**OWNER:** Jose Parra

**ADDRESS:** 6805 Esteban Ln., El Paso, Texas 79905

**BUILDING USE:** Multi family dwellings

**TYPE OF CONSTRUCTION:** V

**FOOTINGS:** Rubble stone with masonry grout.

**CONDITION:** Unable to determine condition of footing due to subterranean placement. A structural engineer should be hired to evaluate actual condition.

**FOUNDATION WALL:** Rubble stone with masonry grout.

**CONDITION:** Unable to determine condition of footing due to subterranean placement. A structural engineer should be hired to evaluate actual condition.

**FLOOR STRUCTURE:** Wood with wood frame.

**CONDITION:** Poor. There are portions that are unfinished, concave and deteriorated. A structural engineer or registered contractor must be hired to evaluate the flooring system.

**EXTERIOR WALLS:** Adobe and CMU with plaster covering.

**HEIGHT:** 8' to 10"

**THICKNESS:** 12"

**CONDITION:** Bad. Due to lack of maintenance and exposure to the elements, wall system contains several cracks and the plaster is falling in some areas. A structural engineer should be hired to evaluate structural elements of the building and submit a report on the corrections required to make the building safe.

**INTERIOR WALLS & CEILINGS:** Wood frame in some areas covered w/sheetrock and plaster covering on adobe walls in other areas.

**CONDITION:** Poor. The walls contain penetrations and severe cracks due to possible settlement and lack of maintenance. A registered contractor must be hired to evaluate the actual condition.

**ROOF STRUCTURE:** Wooden framing with rolled roof composition covering.

**CONDITION:** Fair. A registered roofing contractor or building contractor must be hired to evaluate the roofing system and submit a report of required corrections to bring the roof system into code compliance.

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

**CONDITION:** Bad. 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 need replacing or repairs done to make them operational.

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

**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:** One

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

**REMARKS:** This is a Multifamily dwelling structure built in 1937. The exterior walls are showing signs of advanced deterioration. The structure should be vacated and secured until rehabilitated and the property cleaned of all weeds, trash and debris.

Nellie Avalos

**Building Inspector**