

2316 WYOMING AVENUE



**BUILDING AND STANDARDS BOARD AGENDA ITEM #3 FOR
WEDNESDAY, OCTOBER 28, 2015**

**PLANNING & INSPECTIONS DEPARTMENT
BUILDING SAFETY DIVISION**

MEMORANDUM
October 19, 2015

TO: The Honorable Chairman and Board Members

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

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

SUBJECT: 2316 Wyoming Ave., El Paso, TX 79902

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

- 1) On August 26, 2015, a hearing was held before the Building and Standards Commission at City Council Chambers and it was found that the structures located on said property are substandard, unfit for habitation or use, a hazard to the public health, safety and welfare, and that the structures are not in substantial compliance with the Municipal Ordinances regulating fire protection, structural integrity and disposal of refuse. The Building and Standards Commission ordered the owner to board and secure the structures within thirty (30) days, return to the Commission within sixty (60) days and provide plans and an engineer's report describing the rehabilitation of the structures. This meeting is to verify compliance with the previous BSC dated August 26, 2015
- 2) A certified condemnation letter was mailed to the owner Jorge Gonzalez, 308 Duanesburg St., Horizon City, Texas 79928.
- 3) Certified notices of the public hearing scheduled for October 28, 2015 were mailed to the owner and all interested parties on October 06, 2015.
- 4) As of October 19, 2015, \$2,789.69 is owed in taxes.

To date an attempt to board the structures has been made however the property is still accessible to unwanted persons, 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 structural or service systems integrity, fire protection and disposal of refuse; and
- 3) That the structure's Certificate of Occupancy remain 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 weeds, trash, and debris within thirty (30) days and maintained clean thereafter; and
- 7) 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, to include demolition.

Building Safety Division
February 27, 2015
NOTICE OF VIOLATION

Jesus Garcia
3401 Gateway West Blvd.
El Paso, TX 79903

Re: 2316 Wyoming Ave.
Blk: 77 BASSETT
Lot: 8 & W ½ of 7
Zoned: C - 4
Case Number: ENHS15-00691
91 7199 9991 7030 7944 2008

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.

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 2316 WYOMING AVE. 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]
- 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 Planning & Inspections 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 Planning & Inspections 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 Planning & Inspections Department, 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.

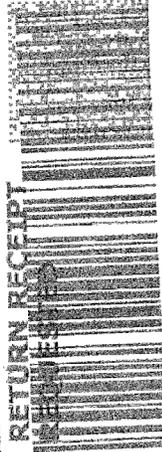
Should you have any questions regarding this matter, please contact me at (915) 212-1815 or (915) 240-2273.

Alexandro Esparza
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



91 7199 9991 7030 7944 2008

U.S. POSTAGE
 ZIP 79901 \$005.34⁰
 02 1W
 0001388928 MAR 02 2015

Jesus Garcia
 3401 Gateway West Blvd
 El Paso, Texas 79903
 ENHS15-00691
 2516 Wyoming Ave.
 A Esparza

LW
3/4/15

WA
 IS
 3-20
 RETURN 3-30

7530384412 0041

Building Safety Division
February 27, 2015
NOTICE OF VIOLATION

Gonzalez Jorge
2316 Wyoming Ave.
El Paso, TX 79903-3809

Re: 2316 Wyoming Ave.
Blk: 77 BASSETT
Lot: 8 & W ½ of 7
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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.
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Should you have any questions regarding this matter, please contact me at (915) 212-1815 or (915) 240-2273.

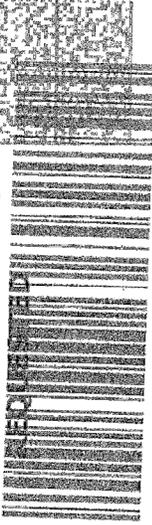
Alexandro Esparza
Building Inspector



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



91 7199 9991 7030 7944 1940

U.S. POSTAGE ▶ PITNEY BOWES



ZIP-79901 \$005.34⁰
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 0001366928 MAR 02 2015

Gonzalez Jorge
 2316 Wyoming Ave.
 El Paso, Texas 79903-3809
 ENH515-00691
 2316 Wyoming Ave.

JH

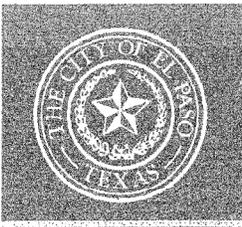
A Espanza

NIXIE 799 DE 1009 0003/17/15

RETURN TO SENDER
 INSUFFICIENT ADDRESS
 UNABLE TO FORWARD

BC: 79950189090 1710-01617-02-40





Planning & Inspections Department

Mayor
Oscar Leaser

BUILDING SAFETY DIVISION

HAND-DELIVERY RECEIPT

City Council

TO: Jesus Garcia

District 1
Ann Morgan Lilly

SENDER: Planning & Inspections Department, Building Safety Division

District 2
Larry Romero

INSPECTOR: Alexandro Esparza

DATE: March 11, 2015

District 3
Emma Acosta

RE: 2316 Wyoming Ave.

CASE #: ENHS15-00691

District 4
Carl L. Robinson

DOCUMENT DELIVERED:

District 5
Dr. Michiel R. Noe

Notice of Electrical Disconnect sent on March 12, 2015

District 6
Eddie Holguin Jr.

District 7
Lily Limón

RECEIVED BY: [Signature]

Signature

JESUS GARCIA

Print Name

District 8
Cortney C. Niland

City Manager
Tommy Gonzalez

DATE/TIME
RECEIVED:

3-11-15
Date

3:48

TIME



Planning & Inspections Department
City 3 | 801 Texas Avenue | El Paso, Texas 79901 | (915) 212-1815

Dedicated to Outstanding Customer Service for a Better Community

NOTICE OF PUBLIC HEARING

To All Interested Parties:

You are hereby notified that at 5:30 p.m. on the **28th** day of **October, 2015** in El Paso City Hall, Council Chambers, 300 N. Campbell, 1st Floor El Paso, Texas 79901, the Building and Standards Commission of El Paso will hold a public hearing on the question of whether the building located on the property at **2316 Wyoming Avenue**, in El Paso, Texas, which property is more particularly described as:

Legal Description: Lot 8 and the west half of lot 7, BASSETT ADDITION an addition to the City of El Paso, El Paso County, Texas according to the plat thereof on file in the office of the El Paso County Clerk.

and which is subject to that certain Building and Standards Commission Order dated **August 26, 2015** has been brought into compliance with said Order, and if not to determine penalties.

According to the real property records of the County of El Paso, Texas, **Jorge Gonzalez** is listed as the Owner of the real property described herein.

The Owner was ordered to board and secure the structures within thirty (30) days, return to the Commission within sixty (60) days and provide plans and an engineer's report describing the rehabilitation of the structures within sixty (60) days of August 26, 2015. The Owners of said property are hereby ordered to appear again 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.

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 shows that the property is the Owners' lawful homestead and;
- III) appoint a receiver as permitted by state law; and
- IV) any other remedies permitted by state law.

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

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

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 and Safety Division of the Planning & Inspections Department, 801 Texas, 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.

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Wendi N. Vineyard
Assistant City Attorney

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 2316 Wyoming Avenue, El Paso, Texas, 79902 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 2316 Wyoming Avenue, El Paso, Texas, 79902 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Jesus G. Garcia
3401 Gateway West
El Paso, Texas 79903

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property 2316 Wyoming Avenue, El Paso, Texas, 79902 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Veronica Rivera
6828 Bagdad Way
El Paso, Texas 79924

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property 2316 Wyoming Avenue, El Paso, Texas, 79902 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Jorge Gonzalez
308 Duanesburg
Horizon City, Texas 79928

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property 2316 Wyoming Avenue, El Paso, Texas, 79902 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Refugio De La Cruz
2401 Market Ave.
Fort Worth, Texas 76164

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property 2316 Wyoming Avenue, El Paso, Texas, 79902 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Jorge Gonzalez
2316 Wyoming Ave.
El Paso, Texas 79902

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property 2316 Wyoming Avenue, El Paso, Texas, 79902 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

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

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property 2316 Wyoming Avenue, El Paso, Texas, 79902 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 2316 Wyoming Avenue, El Paso, Texas, 79902 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 2316 Wyoming Avenue, El Paso, Texas, 79902 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso County Clerk, Probate Department
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 2316 Wyoming Avenue, El Paso, Texas, 79902 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 2316 Wyoming Avenue, El Paso, Texas, 79902.

Date: _____
Time: _____

Inspector

ORDER No. ENHS15-00691
OF THE CITY OF EL PASO BUILDING AND
STANDARDS COMMISSION

An order of the Building and Standards Commission (the “Commission”) abatement of the substandard and dangerous structure located at 2316 Wyoming Ave. also described as Lot 8 and the west half of lot 7, BASSETT ADDITION an Addition to the City of El Paso, El Paso County, Texas according to the plat thereof on file in the office of the El Paso County Clerk.

WHEREAS, the Commission finds that proper notice has been provided as required by Chapter 2.38 of the El Paso City Code to the identified interested party identified as: Jesus G. Garcia, 3401 Gateway West, El Paso, Texas, 79903, herein after collectively referred to as the “Owner”; and

WHEREAS, the owner did not appear, Refugio de la Cruz Sr., Refugio de la Cruz Jr., and Veronica Rivera did appear; and

WHEREAS, based on the evidence presented, the Commission finds the Property is in violation of 18.50 of the El Paso City Code; and

WHEREAS, the structures constitutes a dangerous structure and, as such, is a nuisance condition that constitutes a hazard to the health, safety and welfare of the citizens and is likely to endanger persons and property; and

WHEREAS, the Commission takes notice of and incorporates all evidence presented at the hearing and incorporates the same into the body of this Order for all purposes;

THEREFORE, IT IS ORDERED ADJUDGED AND DECREED BY THE CITY OF EL PASO BUILDING AND STANDARDS COMMISSION:

1. The Owner is hereby ordered to:
 - a. Board and Secure the structures within thirty (30) days; and
 - b. Clear the property of all weeds, trash, and debris within thirty (30) thirty days from the date of this Order and maintain the property clear of all weeds, trash, and debris thereafter; and
 - c. Return to the Commission within sixty (60) days and provide plans and an Engineer’s report describing the rehabilitation of the structures.
 - d. All work performed at the property must be done in compliance with all applicable sections of the El Paso City Code and state and federal regulations and statutes.
2. Alternatively, if the Owner fails to comply with this Order, the City of El Paso, through the Building and Safety Division of the Planning and Inspection Department, may:
 - a. Demolish the structures; and

- b. Clear the Property of all weeds, trash and debris;
 - c. Seek reimbursement from the Owner for the cost of complying with this order and that the expense if not satisfied, shall result in a lien being placed against the Property.
3. That the Building and Standards Commission hereby orders the structures' certificate of occupancy be revoked.
4. **When this Order has been filed in the real property records of El Paso County it is binding on subsequent grantees, lienholders, or other transferees of an interest in the Property.**
5. **REHEARING:** a person affected by this order may request a rehearing by the same Commission panel that issued this Order. Only ONE hearing may be requested. The Building and Standards Commission may grant a rehearing only under the following circumstances:
 - A. *Proper request is made within thirty (30) days of receipt of notice of the Order of the Commission; and*
 - B. *No appeal of this Order has been taken as allowed pursuant to paragraph 6, below; and*
 - C. *Rehearing fees of five hundred and forty dollars (\$540.00) are furnished with the rehearing request. The rehearing request shall state the basis for requesting the rehearing. The Building and Standards Commission may waive these fees in cases of financial hardship based on written affirmation from the applicant.*
6. **RIGHT TO APPEAL:** *The decision of the Building and Standards Commission is the final administrative remedy. An appeal may be filed by verified petition in State District Court, Petition for appeal must be within thirty (30) days of receipt of this Order. All appeals to the district court will be heard de novo.*

IT IS FURTHER ORDERED, ADJUDGED AND DECREED, that the City Clerk shall cause copies of this Order to be served on the record owner(s) and all other persons having interest in the property as provided by law.

According to the real property records of El Paso County, you own or have an interest in the 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 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 this office 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.

This Order is considered Adopted and Entered upon the signed date and signature of the Chairman of the Building and Standards Commission Chairman.

ADOPTED on this _____ day of _____, 2015.

BUILDING AND STANDARDS COMMISSION

Michael Bray, Chairman, Panel B

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Wendi N. Vineyard
Assistant City Attorney

Ron Roth, CBO
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 ORDER of the Building and Standards Commission dated _____, 2015, regarding the property located 2316 Wyoming Ave., El Paso, Texas, 79902, 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 ORDER of the Building and Standards Commission dated _____, 2015, regarding the property at 2316 Wyoming Ave., El Paso, Texas, 79902, was [MAILED CERTIFIED-RETURN RECEIPT REQUESTED] to:

Jesus G. Garcia
3401 Gateway West
El Paso, Texas 79903

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing ORDER of the Building and Standards Commission dated _____, 2015, regarding the property at 2316 Wyoming Ave., El Paso, Texas, 79902, was [MAILED CERTIFIED-RETURN RECEIPT REQUESTED] to:

Veronica Rivera
6828 Bagdad Way
El Paso, Texas 79924

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing ORDER of the Building and Standards Commission dated _____, 2015, regarding the property at 2316 Wyoming Ave., El Paso, Texas, 79902, was [MAILED CERTIFIED-RETURN RECEIPT REQUESTED] to:

Jorge Gonzalez
308 Duanesburg
Horizon City, Texas 79928

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing ORDER of the Building and Standards Commission dated _____, 2015, regarding the property at 2316 Wyoming Ave., El Paso, Texas, 79902, was [MAILED CERTIFIED-RETURN RECEIPT REQUESTED] to:

Refugio De La Cruz
2401 Market Ave.
Fort Worth, Texas 76164

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing ORDER of the Building and Standards Commission dated _____, 2015, regarding the property at 2316 Wyoming Ave., El Paso, Texas, 79902, 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 ORDER of the Building and Standards Commission dated _____, 2015, regarding the property at 2316 Wyoming Ave., El Paso, Texas, 79902, was [MAILED CERTIFIED-RETURN RECEIPT REQUESTED] to:

Governor of the Ysleta Del Sur Pueblo Indian Tribe
AKA The Tigua Indian Community
119 S. Old Pueblo Road
El Paso, TX 79907

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing ORDER of the Building and Standards Commission dated _____, 2015, regarding the property at 2316 Wyoming Ave., El Paso, Texas, 79902 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 ORDER of the Building and Standards Commission dated _____, 2015, regarding the property at 2316 Wyoming Ave., El Paso, Texas, 79902, 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 ORDER of the Building and Standards Commission dated _____, 2015, regarding the property at 2316 Wyoming Ave., El Paso, Texas, 79902, 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 ORDER of the Building and Standards Commission dated _____, 2015, was POSTED at 2316 Wyoming Ave., El Paso, Texas, 79902.

Date: _____
Time: _____
Inspector: _____



UNSAFE STRUCTURES REPORT

PLANNING & INSPECTIONS DEPARTMENT

DATE OF EXAMINATION: August 14, 2015

REP. DISTRICT: 2

ADDRESS: 2316 Wyoming Ave.

ZONED: C - 4

LEGAL DESCRIPTION: Lot 8 and the west half of lot 7, BASSETT ADDITION an Addition to the City of El Paso, El Paso County, Texas.

OWNER: Jesus G. Garcia

ADDRESS: 3401 Gateway West
El Paso, Texas 79903

BUILDING USE: Single family dwelling converted to apartments illegally

TYPE OF CONSTRUCTION: V, Brick w/wood frame and some stucco covering.

FOOTINGS: Concrete

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

FOUNDATION WALL: Concrete

CONDITION: Poor, notable cracks and crumbling found in several areas, the deteriorating plaster is exposing the underlying adobe. A structural engineer should be hired to evaluate actual condition.

FLOOR STRUCTURE: Wood planks with wood frame.

CONDITION: Poor, found some areas where the floors is uneven settling. A structural engineer or registered contractor must be hired to evaluate the flooring system.

EXTERIOR WALLS: Brick

HEIGHT: 12' +/-

THICKNESS: 10" - 12"

CONDITION: Poor, the structure contains several holes and has sustained notable cracks due to lack of maintenance and exposure to the elements. A structural engineer should be hired to evaluate structural elements of the buildings and submit a report on the corrections required to make the building safe.

INTERIOR WALLS & CEILINGS: Wood slats w/plaster, sheetrock w/plaster

CONDITION: Poor, there are visible cracks on the walls and leaks on the ceiling. Illegally added partitions to convert one dwelling into four apartments. A structural engineer should be hired to evaluate structural elements of the building and submit a report of the required corrections to make the buildings safe.

ROOF STRUCTURE: Gable roof, wood framing with asphalt shingles.

CONDITION: Poor, disintegrating due to lack of maintenance. 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 and aluminum frame doors and windows.

CONDITION: Poor, several windows and doors have been broken. Will need to replace or repair doors and windows, so they are operational and meet egress requirements.

MEANS OF EGRESS: Does not meet code requirements.

CONDITION: Poor. Windows and doors must be replaced to make them operational.

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

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

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

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: 0

WARNING POSTED: Yes

BARRICADED: No

POLICE AID REQD.: Yes

REMARKS: First investigated on or about February 22, 2015. Recently inspected on March 4, 11, 31, June 25, and August 19, 2015. The single family home was built on or about 1949 with additional structures built to the south side of the property at a later unknown date, all structures were later converted into a total of 6 apartments plus an additional two recreational vehicles rented out as dwellings. Due to illegal connections and disbursement of electrical supply and gas fuel throughout the apartments, an imminent danger to all the occupants and their guests was created. As a result the main structure was involved in an electrical fire on February 22, 2015 in which all the tenants had to be relocated. Upon follow up inspections to the site conducted on April 11, 2015 and June 25, 2015, I found unlicensed individuals doing work without the required permits. The floor joists are unevenly settling and the load bearing brick walls are step cracking, showing evident signs of foundation failure. The property currently contains, trash, and demolition debris.

Alexandro Esparza
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
ACT8006 v1.268 10/19/2015 10:35:04
ACTEP

STATUS DETAIL Expand Fees Summary

Account Information

Account No. B202-999-0770-2100 Roll Code REAL PROPERTY
 Certified Owner GONZALEZ JORGE
 Parcel Address 2316 WYOMING AVE
 Amount Due as of 10/19/2015 CAD No. 124682

Tax Units

Tax Unit Description
 List of Tax Units 1 3 6 7 8
 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 |
|---------------|-------------|---|---|---|---|--------------------|--------------------|---------------|-------------------|-------------------|---------------|-------------------|
| 2015 | \$77,322 | | | | | \$2,143.31 | \$0.00 | \$0.00 | \$2,143.31 | \$0.00 | \$0.00 | \$2,143.31 |
| 2014 | \$66,293 | | | | | \$1,813.97 | \$1,367.29 | \$0.00 | \$446.68 | \$199.70 | \$0.00 | \$646.38 |
| 2013 | \$66,293 | | | | | \$1,780.14 | \$1,780.14 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2012 | \$66,293 | | | | | \$1,729.40 | \$1,729.40 | \$0.00 | \$0.00 | \$36.24 | \$0.00 | \$0.00 |
| 2011 | \$67,526 | | | | | \$1,730.29 | \$1,730.29 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2010 | \$67,526 | | | | | \$1,716.21 | \$1,716.21 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2009 | \$63,233 | | | | | \$1,575.34 | \$1,575.34 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2008 | \$56,771 | | | | | \$1,418.57 | \$1,418.57 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2007 | \$58,199 | | | | | \$1,466.09 | \$1,466.09 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Totals | | | | | | \$24,108.15 | \$21,518.16 | \$0.00 | \$2,589.99 | \$1,051.21 | \$0.00 | \$2,789.69 |

Last Payment Date [] Last Payer [] Alert