

# 173 Coronado Rd.



BUILDING AND STANDARDS BOARD AGENDA ITEM # 6 FOR  
TUESDAY, OCTOBER 30, 2007

DEVELOPMENT SERVICES  
BUILDING PERMITS AND INSPECTIONS

MEMORANDUM

October 19, 2007

TO: The Honorable Chairman and Board Members

THROUGH: Larry Nichols, C.B.O. – The Director for Building Permits and Inspections

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

SUBJECT: 173 Coronado Road

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

- 1) First investigated January 10, 2007. This property is made up of four separate buildings built in 1941. All buildings were found open, abandoned and being used as a harborage by unwanted persons. Two of the buildings are abandoned single family dwellings which require minor repair. As for the other two buildings, one was previously used as a maintenance/chicken coop area. This particular building is currently unsafe. The roof has collapsed. The fourth building is a metal structure previously used as a barn/apartment found in an advanced state of disrepair, dilapidated and substandard.
- 2) Certified notices were mailed to Enrique Escobar, 301 E. Borderland, Sp 73, El Paso, Texas 79932.
- 3) Certified notices of the public hearing scheduled for October 30, 2007 were mailed to the owners and all interested parties on October 15, 2007.
- 4) No taxes are owed on this property.

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 buildings are not in substantial compliance with the municipal ordinances regulation fire protection, structural integrity, and disposal of refuse; and
- 3) That the structure's certificate of occupancy be revoked; and
- 4) That the two single family dwellings can be repaired; and the metal barn/apartment and maintenance/chicken coop cannot be repaired; and
- 5) That the two single family dwellings be secured and maintained secured within 30 days; and
- 6) That the metal barn/apartment and maintenance/chicken coop be demolished within 30 days; and
- 7) That the premises be cleaned of all weeds, trash, and debris within 30 days; and
- 8) That upon failure by the owner of 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.

JOHN COOK  
MAYOR

JOYCE WILSON  
CITY MANAGER

R. ALAN SHUBERT, PE, CBO  
DEVELOPMENT SERVICES DEPARTMENT, DIRECTOR



CITY COUNCIL  
ANN MORGAN LILLY, DISTRICT 1  
SUSANNAH M. BYRD, DISTRICT 2  
J. ALEXANDRO LOZANO, DISTRICT 3  
MELINA CASTRO, DISTRICT 4  
PRESI ORTEGA, JR., DISTRICT 5  
EDDIE HOLGUIN JR., DISTRICT 6  
STEVE ORTEGA, DISTRICT 7  
BETO O'ROURKE, DISTRICT 8

## DEVELOPMENT SERVICES DEPARTMENT

### BUILDING STANDARDS ENFORCEMENT

March 6, 2007

Enrique Escobar  
301 E. Borderland SP 73  
El Paso, Texas 79932

Re: 173 A Coronado Road  
Blk: Coronado Place  
Lot: SWC of TR 24 (0.166 AC) & W PT of  
R 25 (0.143 AC)  
Zoned: R4  
COD07-05442  
Certified Mail Receipt #  
7105 8873 0190 1000 0372

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 International 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 **173 A Coronado Road** has 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 are full of weeds, trash, and debris [Sec. 302.1 & Sec. 302.4].
- j. 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]

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.

173 A Coronado Road

- 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.

FOR THE DIRECTOR FOR BUILDING PERMITS AND INSPECTIONS:

Zuleika Davila  
Building Inspector

ZCD/nms

## NOTICE OF PUBLIC HEARING

To All Interested Parties:

You are hereby notified that at 5:30 p.m. on the **30<sup>th</sup>** day of **October, 2007** 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 **173 Coronado Road**, in El Paso, Texas, which property is more particularly described as:

**LEGAL DESCRIPTION: A portion of Tracts 23, 24 and 26, and all of Tract 25, CORONADO PLACE DIVISION, an addition to the City of El Paso, El Paso County, Texas, according to map or plat thereof recorded in Volume 7, Page 56, of the Plat Records of El Paso County, Texas; and all Tracts 1C1, ID, 2C1, 2C, 2B1B and 1A, Block 23, in the City of El Paso, El Paso County, Texas, according to the resurvey of said YSLETA GRANT SURVEYS by El Paso County, Texas.**

is unsafe and dangerous.

According to the real property records of the County of El Paso, Texas, Enrique Escobar (**the "Owner"**), 301 E. Borderland, Sp. 73, El Paso, Texas 79932, is listed as the owner 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 Owner of said property is 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 buildings should not be declared a nuisance and ordered to be abated.

The Owner, lien holders, mortgagees, or any other person having an interest in the property is 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 Owner, lien holders, mortgagees, or any other person having an interest in the property must present to the Commission any evidence showing that the structures 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 Owner fails, neglects or refuses 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 Owner, 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 Owner 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 Owner shows 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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Ernesto Rodriguez  
Assistant City Attorney

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Bill Stern, C.B.O.  
Chief Building Inspector  
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 at **173 Coronado Road** was PUBLISHED in the official City newspaper on the \_\_\_\_day of \_\_\_\_\_, 2007.

Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at **173 Coronado Road** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Enrique Escobar  
301 E. Borderland Sp 73  
El Paso, Texas 79932

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **173 Coronado Road** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Marjory Guynn Cummins  
161 Coronado Road  
El Paso, Texas 79915

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **173 Coronado Road** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Ray William Cummins Jr.  
161 Coronado Road  
El Paso, Texas 79915

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **173 Coronado Road** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Grambling, Mounce, Sims, Galatzan & Harris  
P. O. Drawer 1977  
El Paso, Texas 79950

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **173 Coronado Road** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

William T. Kirk  
P. O. Box 1977  
El Paso, Texas 79950

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **173 Coronado Road** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Carol Lynn Cummins  
161 Coronado Road  
El Paso, Texas 79915

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **173 Coronado Road** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

David Guynn  
161 Coronado Road  
El Paso, Texas 79915

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **173 Coronado Road** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

David Escobar  
8811 Alameda Avenue  
El Paso, Texas 79907

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **173 Coronado Road** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Enrique Escobar  
173 Coronado Road  
El Paso, Texas 79915

Date:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **173 Coronado Road** 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:  
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **173 Coronado Road** 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 **173 Coronado Road** 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 **173 Coronado Road** 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 **173 Coronado Road** 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 was POSTED at **173 Coronado Road** El Paso, Texas.

Date:  
Time:

Inspector



# UNSAFE STRUCTURES REPORT

## BUILDING PERMITS AND INSPECTIONS

**DATE OF EXAMINATION:** October 12, 2007

**REP. DISTRICT:** 6

**ADDRESS:** 173 Coronado Road

**ZONED:** R-4

**LEGAL DESCRIPTION:** A portion of Tracts 23, 24 and 26, and all of Tract 25, CORONADO PLACE SUBDIVISION, an addition to the City of El Paso, El Paso County, Texas, according to map of plat thereof recorded in Volume 7, Page 56, of the Plat Records of El Paso County, Texas; and all Tracts 1C1, 1D, 2C1, 2C, 2B1B and 1A, Block 23, YSLETA GRANT SURVEYS, and Tract 16B, Block 24, YSLETA GRANT SURVEYS in the City of El Paso, El Paso County, Texas, according to the resurvey of said YSLETA GRANT SURVEYS by El Paso County, Texas for tax purposes.

**OWNER:** Enrique Escobar

**ADDRESS:** 301 E. Borderland Rd., Sp #73  
El Paso, Texas 79932

**BUILDING USE:** Single family dwelling (tan)

**TYPE OF CONSTRUCTION:** V

**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:** N/A

**CONDITION:** N/A

**FLOOR STRUCTURE:** Concrete slab on grade

**CONDITION:** Fair. A structural engineer or general contractor should be hired to evaluate actual floor conditions.

**EXTERIOR WALLS:** Adobe/plaster

**HEIGHT:** 10' +/-

**THICKNESS:** 12" +/-

**CONDITION:** Fair due to exposure to the elements and lack of maintenance. Paint and patch will be required.

**INTERIOR WALLS & CEILINGS:** Adobe/Plaster and sheet rock

**CONDITION:** Fair.

**ROOF STRUCTURE:** Wood frame covered by rolled composition roofing material

**CONDITION:** A registered roof contractor must be hired to evaluate roof condition and make recommendations.

**DOORS, WINDOWS, ETC.:** Wood frame windows/wooden doors.

**CONDITION:** Poor. Doors and windows will need to be replaced/repared.

**MEANS OF EGRESS:** Meets minimum code requirements.

**CONDITION:**

**PLUMBING:** A licensed plumbing contractor must be hired to evaluate the entire plumbing system and submit a report to this department on the corrective action required to bring the system up to minimum code compliance.

**ELECTRICAL:** A licensed electrical contractor must be hired to evaluate the entire electrical system and submit a report to this department on the corrective action required to bring the system up to minimum code and compliance.

**MECHANICAL:** A licensed mechanical contractor must be hired to evaluate the entire mechanical system and submit a report to the department system and submit a report to the department on the corrective action required to bring the system up to minimum code compliance.

**IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED:** None

**WARNING POSTED:** Yes

**BARRICADED:** No

**POLICE AID REQD.:** No

**REMARKS:** The department recommends that this abandoned single family dwelling be secured and maintained secured within 30 days until rehabilitated and that property be cleaned and maintained cleaned of all weeds, trash and debris within 30 days.

Zuleika Davila

**Building Inspector**



# UNSAFE STRUCTURES REPORT

## BUILDING PERMITS AND INSPECTIONS

**DATE OF EXAMINATION:** October 12, 2007

**REP. DISTRICT:** 6

**ADDRESS:** 173 Coronado Road

**ZONED:** R-4

**LEGAL DESCRIPTION:** A portion of Tracts 23, 24 and 26, and all of Tract 25, CORONADO PLACE SUBDIVISION, an addition to the City of El Paso, El Paso County, Texas, according to map of plat thereof recorded in Volume 7, Page 56, of the Plat Records of El Paso County, Texas; and all Tracts 1C1, 1D, 2C1, 2C, 2B1B and 1A, Block 23, YSLETA GRANT SURVEYS, and Tract 16B, Block 24, YSLETA GRANT SURVEYS in the City of El Paso, El Paso County, Texas, according to the resurvey of said YSLETA GRANT SURVEYS by El Paso County, Texas for tax purposes.

**OWNER:** Enrique Escobar

**ADDRESS:** 301 E. Borderland Rd., Sp #73  
El Paso, Texas 79932

**BUILDING USE:** Abandoned single family dwelling

**TYPE OF CONSTRUCTION:** V

**FOOTINGS:** Concrete footings.

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

**FOUNDATION WALL:** Concrete foundation wall.

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

**FLOOR STRUCTURE:** Wood floors

**CONDITION:** Fair. Most flooring covered by carpeting/linoleum tile. One area in the bathroom is broken and exposed.

**EXTERIOR WALLS:** Cinderblock/plaster/wood frame

**HEIGHT:** 16'+/-

**THICKNESS:** 8'+/-

**CONDITION:** Fair.

**INTERIOR WALLS & CEILINGS:** Wood frame/sheetrock

**CONDITION:** Fair. Paint and patch will be required.

**ROOF STRUCTURE:** Wood frame covered by rolled composition roofing up roofing composition material

**CONDITION:** A registered roof contractor must be hired to evaluate roof condition and make recommendations.

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

**CONDITION:** Poor. Windows and doors are broken and will require replacing/repair.

**MEANS OF EGRESS:** Meets minimum code requirements.

**CONDITION:**

**PLUMBING:** A licensed plumbing contractor must be hired to evaluate the entire plumbing system and submit a report to this department on the corrective action required to bring the system up to minimum code compliance.

**ELECTRICAL:** A licensed electrical contractor must be hired to evaluate the entire electrical system and submit a report to this department on the corrective action required to bring the system up to minimum code and compliance.

**MECHANICAL:** A licensed mechanical contractor must be hired to evaluate the entire mechanical system and submit a report to the department system and submit a report to the department on the corrective action required to bring the system up to minimum code compliance.

**IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED:** None

**WARNING POSTED:** Yes

**BARRICADED:** No

**POLICE AID REQD.:** No

**REMARKS:** The department recommends that this abandoned single family dwelling be secured and maintained secured within 30 days until rehabilitated and that property be cleaned and maintained cleaned of all weeds, trash and debris within 30 days.

Zuleika Davila

**Building Inspector**



# UNSAFE STRUCTURES REPORT

## BUILDING PERMITS AND INSPECTIONS

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**REP. DISTRICT:** 6

**ADDRESS:** 173 Coronado Road

**ZONED:** R-4

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**OWNER:** Enrique Escobar

**ADDRESS:** 301 E. Borderland Rd., Sp #73  
El Paso, Texas 79932

**BUILDING USE:** Chicken coop/maintenance room

**TYPE OF CONSTRUCTION:** V

**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:** N/A

**CONDITION:** N/A

**FLOOR STRUCTURE:** Concrete slab on grade

**CONDITION:** A structural engineer or general contractor should be hired to evaluate actual floor conditions.

**EXTERIOR WALLS:** Brick/plaster

**HEIGHT:** 11'+/-

**THICKNESS:** 8"+/-

**CONDITION:** Fair.

**INTERIOR WALLS & CEILINGS:** Adobe/Plaster and sheet rock

**CONDITION:** Fair.

**ROOF STRUCTURE:** Wood frame/sheetrock

**CONDITION:** Roof structure has failed and collapsed.

**DOORS, WINDOWS, ETC.:** Wood frame windows/wood doors

**CONDITION:** Poor. Doors and windows are broken and will need to be repaired/replaced.

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

**CONDITION:**

**PLUMBING:** A licensed plumbing contractor must be hired to evaluate the entire plumbing system and submit a report to this department on the corrective action required to bring the system up to minimum code compliance.

**ELECTRICAL:** A licensed electrical contractor must be hired to evaluate the entire electrical system and submit a report to this department on the corrective action required to bring the system up to minimum code and compliance.

**MECHANICAL:** A licensed mechanical contractor must be hired to evaluate the entire mechanical system and submit a report to the department system and submit a report to the department on the corrective action required to bring the system up to minimum code compliance.

**IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED:** None

**WARNING POSTED:** Yes

**BARRICADED:** No

**POLICE AID REQD.:** No

**REMARKS:** The department recommends this building be demolished within 30 days and that the property be cleaned of all weeds, trash and debris within 30 days.

Zuleika Davila

**Building Inspector**



# UNSAFE STRUCTURES REPORT

## BUILDING PERMITS AND INSPECTIONS

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**REP. DISTRICT:** 6

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**OWNER:** Enrique Escobar

**ADDRESS:** 301 E. Borderland Rd., Sp #73  
El Paso, Texas 79932

**BUILDING USE:** Barn/Apartment

**TYPE OF CONSTRUCTION:** V

**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:** Rubble Stone/Mortar

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

**FLOOR STRUCTURE:** Concrete/Wooden floors

**CONDITION:** Fair. A structural engineer or general contractor should be hired to evaluate actual condition.

**EXTERIOR WALLS:** Wood frame/corrugated metal and wood sliding

**HEIGHT:** 25'+/-

**THICKNESS:** 6"+/-

**CONDITION:** Fair.

**INTERIOR WALLS & CEILINGS:** Wood frame/sheetrock

**CONDITION:** Poor. Ceiling areas have collapsed and walls show damage due to ceiling failure.

**ROOF STRUCTURE:** Wood frame/sheetrock/corrugated metal

**CONDITION:** Poor.

**DOORS, WINDOWS, ETC.:** Wood frame doors and windows and wood doors  
**CONDITION:** Poor. Doors and windows are missing and or broken

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

**PLUMBING:** A licensed plumbing contractor must be hired to evaluate the entire plumbing system and submit a report to this department on the corrective action required to bring the system up to minimum code compliance.

**ELECTRICAL:** A licensed electrical contractor must be hired to evaluate the entire electrical system and submit a report to this department on the corrective action required to bring the system up to minimum code and compliance.

**MECHANICAL:** A licensed mechanical contractor must be hired to evaluate the entire mechanical system and submit a report to the department system and submit a report to the department on the corrective action required to bring the system up to minimum code compliance.

**IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED:** None

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

**REMARKS:** The department recommends this structure which previously served as a barn/apartment be demolished within 30 days and that property be cleaned and maintained cleared within 30 days.

Zuleika Davila