

# 7808 Hermosillo



**BUILDING AND STANDARDS BOARD AGENDA ITEM #6 FOR  
WEDNESDAY, November 30, 2016**

**BUILDING SAFETY DIVISION**

**MEMORANDUM**  
November 14, 2016

**TO:** The Honorable Chairman and Board Members

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

**FROM:** Lawrence Bryant, Building Inspector

**SUBJECT:** 7808 Hermosillo Dr., El Paso, Texas, 79915

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

- 1) First investigated on November 6, 2014. The single family dwelling was built on or about 1952, constructed of CMU walls and wood framed roof structure and was condemned for board and secure on January 20, 2015. The property was cleaned and a lien processed for services by the city on September 08, 2015 and secured by the owners or other party on or about September 15, 2015. On April 13, 2016 the property was again cleaned by the city and the billing for services is in progress. Additional interested parties were discovered in the interim compliance period who were not notified during the original hearing. On September 28, 2016, the property was found to be open, abandoned, in a state of disrepair and accessible to unwanted entry, and remains so to date. The structure sustained extensive fire and smoke damage on June 2014.
- 2) Certified notices of the public hearing scheduled for November 30, 2016, were mailed to the owners and all interested parties on November 10, 2016.
- 3) As of November 14, 2016, \$5,819.40 is owed in taxes.

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

- 1) That the structure is substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare.
- 2) That structure is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
- 3) That structure's certificate of occupancy be revoked; and
- 4) That the structure shall be rehabilitated or demolished with proper permits having been obtained within one (1) year; and
- 5) That the structure be secured after obtaining a board and secure permit within thirty (30) days and maintained secure thereafter, for up to one (1) year from the date of this order; and
- 6) That the premises be cleaned and maintained clean of all weeds, trash, and debris within thirty (30) days, and maintained clean thereafter and
- 7) That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into

**compliance up to and including demolition, and place a lien on the property for the work which will be done by the City.**

---



**City Development Department**

Building Safety Division  
11-7-2014  
**NOTICE OF VIOLATION**

NOV 11 2014

**Mayor**  
Oscar Leeser

**City Council**

David Torres & Elvira M  
7808 Hermosillo Dr.  
El Paso, Texas 79915-2702

*District 1*  
Ann Morgan Lilly

*District 2*  
Larry Romero

*District 3*  
Emma Acosta

*District 4*  
Carl L. Robinson

*District 5*  
Dr. Michiel R. Noe

*District 6*  
Claudia Ordaz

*District 7*  
Lily Limón

*District 8*  
Cortney C. Niland

**City Manager**  
Tommy Gonzalez

Re: 7808 Hermosillo  
Blk: 3 Hervey Place  
Lot: 21  
Zoned: R-3  
ENHS14-02217

91 7199 9991 7030 7770 0780

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.



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

*Dedicated to Outstanding Customer Service for a Better Community*



## City Development Department

### Mayor

Oscar Leeser

### City Council

#### District 1

Ann Morgan Lilly

#### District 2

Larry Romero

#### District 3

Emma Acosta

#### District 4

Carl L. Robinson

#### District 5

Dr. Michiel R. Noe

#### District 6

Claudia Ordaz

#### District 7

Lilly Limón

#### District 8

Cortney C. Niland

### City Manager

Tommy Gonzalez

### 18.50.108.1.3 Structure Unfit for Human Occupancy.

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

The structure located at 7808 Hermosillo Dr. 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]



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## City Development Department

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#### District 7

Lily Limón

#### District 8

Cortney C. Niland

### City Manager

Tommy Gonzalez

- i. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]
- j. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4,502.4.1, 502.5]
- k. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- l. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- m. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- n. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]
- o. The drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]
- p. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- q. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- r. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1,604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
- s. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. [Sec. 605.1, 605.2, 605.3]
- t. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- u. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]
- v. 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]



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Cortney C. Niland

### City Manager

Tommy Gonzalez

- w. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]
- x. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter. [Sec. 108.2]
- y. The repairs to the structural elements and/or service systems referred to in the previous sections must be completed within 30 days of your receipt of this letter. If, due to the scope and complexity of the work more time is needed, you must make this request to the City Development Department, Building Safety Division.

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 18.02.108.10 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.



City Development Department

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## City Development Department

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### Mayor

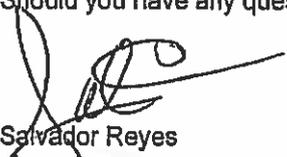
Oscar Leaser

Should you have any questions regarding this matter, please contact me at (915) 478-0352.

### City Council

#### *District 1*

Ann Morgan Lilly



Salvador Reyes  
Building Inspector

#### *District 2*

Larry Romero

#### *District 3*

Emma Acosta

#### *District 4*

Carl L. Robinson

#### *District 5*

Dr. Michiel R. Noe

#### *District 6*

Claudia Ordaz

#### *District 7*

Lily Limón

#### *District 8*

Cortney C. Niland

### City Manager

Tommy Gonzalez



City Development Department

City 3 | 801 Texas Avenue | 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**

**CERTIFIED MAIL**



91 7199 9991 7030 7770 0780

David Torres & Elvira M  
7808 Hermosillo Dr.  
El Paso, Texas 79915-2702  
ENHS14-02217  
7808 Hermosillo

S Reyes

## **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 November, 2016 in El Paso City Hall, Council Chambers, 300 N. Campbell, 1<sup>st</sup> Floor El Paso, Texas 79901, the Building and Standards Commission of El Paso will hold a public hearing regarding the non-compliant structure located at 7808 Hermosillo Dr., El Paso, Texas, 79915, in El Paso, Texas, which property is more particularly described as:

**Legal Description: 7808 Hermosillo Dr., El Paso, Texas 79915, also described as Lot 21, Block 3, FIRST PREPLAT OF HERVEY PLACE, an addition to the City of El Paso, El Paso County, Texas, according to the Plat thereof recorded in Volume 3, Page 39, Real Property Records of El Paso County, Texas.**

and which is subject to that certain Building and Standards Commission Order dated January 28, 2015. The Owners have failed to properly comply with said order. Additional interested parties were discovered in the interim compliance period who were not notified during the original hearing. We request a thirty (30) day extension period in order to give these parties opportunity to comply. Staff is also requesting that the order be adjusted to reflect the requirement of a board and secure permit with the knowledge that boarding for future repair shall not extend beyond one year, unless approved by the building official per Section 110.1 of the International Property Maintenance Code.

According to the real property records of the County of El Paso, Texas David and Elvira M. Torres, 7808 Hermosillo Dr., El Paso, Texas, 79915 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 and Safety Division of the Planning and Inspections Department, 801 Texas Avenue, El Paso, Texas, 79901, 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 were ordered to secure the structure within thirty (30) days and maintain secure thereafter; to clear the property of all weeds, trash and debris within thirty (30) days and maintain clear of all weeds, trash and debris thereafter. The Owners and any mortgagees, lien holders, and other persons having an interest in said property of said property are hereby ordered to appear before the next Building and Standards Commission held by this panel at said date, hour, and place to provide intent of occupancy and use of the structure.

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.

A complete copy of the notice may be obtained at the City Clerk's Office, 300 N. Campbell, El Paso, Texas 79901.

The City of El Paso

\_\_\_\_\_  
City Clerk

## 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 November, 2016 in El Paso City Hall, Council Chambers, 300 N. Campbell, 1<sup>st</sup> Floor El Paso, Texas 79901, the Building and Standards Commission of El Paso will hold a public hearing regarding the non-compliant structure located at 7808 Hermosillo Dr., El Paso, Texas, 79915, in El Paso, Texas, which property is more particularly described as:

**Legal Description: 7808 Hermosillo Dr., El Paso, Texas 79915, also described as Lot 21, Block 3, FIRST PREPLAT OF HERVEY PLACE, an addition to the City of El Paso, El Paso County, Texas, according to the Plat thereof recorded in Volume 3, Page 39, Real Property Records of El Paso County, Texas.**

and which is subject to that certain Building and Standards Commission Order dated January 28, 2015. The Owners have failed to properly comply with said order. Additional interested parties were discovered in the interim compliance period who were not notified during the original hearing. We request a thirty (30) day extension period in order to give these parties opportunity to comply. Staff is also requesting that the order be adjusted to reflect the requirement of a board and secure permit with the knowledge that boarding for future repair shall not extend beyond one year, unless approved by the building official per Section 110.1 of the International Property Maintenance Code.

According to the real property records of the County of El Paso, David Torres, 7808 Hermosillo Dr., El Paso, Texas, 79915 are listed as the Owners of the real property described herein.

The Owners were ordered to secure the structure within thirty (30) days and maintain secure thereafter; to clear the property of all weeds, trash and debris within thirty (30) days and maintain clear of all weeds, trash and debris thereafter. The Owners and any mortgagees, lien holders, and other persons having an interest in said property of said property are hereby ordered to appear before the next Building and Standards Commission held by this panel at said date, hour, and place to provide intent of occupancy and use of the structure.

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

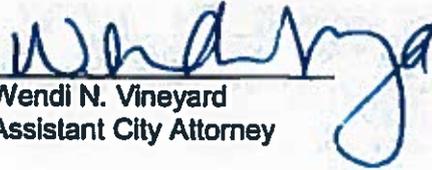
The City Clerk is ordered to provide notice of this hearing to the record Owners and all other persons having an interest in the property as provided by law.

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,

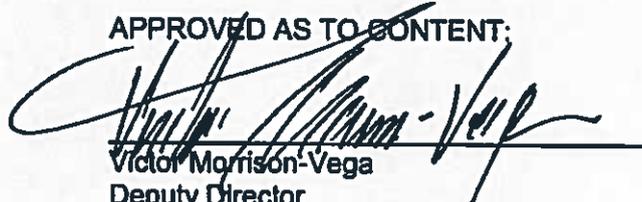
7808 Hermosillo.BSC November 2016

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 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.

APPROVED AS TO FORM:

  
Wendi N. Vineyard  
Assistant City Attorney

APPROVED AS TO CONTENT:

  
Victor Morrison-Vega  
Deputy Director  
Planning and Inspections 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 of Public Hearing regarding the property located at 7808 Hermosillo Dr., El Paso, TX 79915 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 \_\_\_\_\_, 2015 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 \_\_\_\_\_, 2015.

\_\_\_\_\_  
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 7808 Hermosillo Dr., El Paso, Texas, 79915, 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 at 7808 Hermosillo Dr., El Paso, Texas, 79915, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

David Torres and Elvira M. Torres  
7808 Hermosillo  
El Paso, Texas 79915

Date: 11-10-16  
Time: 4:00 pm  
\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 7808 Hermosillo Dr., El Paso, Texas, 79915, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

David Torres Jr.  
7808 Hermosillo  
El Paso, Texas 79915

Date: 11-10-16  
Time: 4:00 pm  
\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 7808 Hermosillo Dr., El Paso, Texas, 79915, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

David Torres  
8428 Villanova  
El Paso, Texas 79907-7507

Date: 11-10-16  
Time: 4:00 pm  
\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 7808 Hermosillo Dr., El Paso, Texas, 79915, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Acosta Jennifer  
13918 Catherine Jane  
El Paso, Texas 79938

Date: 11-10-16  
Time: 4:00 pm  
\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 7808 Hermosillo Dr., El Paso, Texas, 79915, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Torres David & Torres Arturo  
14918 Catherine Jane  
EL Paso, Texas 79938

Date: 11-10-16  
Time: 4:00 p  
  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 7808 Hermosillo Dr., El Paso, Texas, 79915, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

David Torres  
987B Isaac Dr.  
El Paso, Texas 79927

Date: 11-10-16  
Time: 4:00 p  
  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 7808 Hermosillo Dr., El Paso, Texas, 79915, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

David Torres  
8875 Aero Drive  
San Diego, CA 92123

Date: 11-10-16  
Time: 4:00 p  
  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 7808 Hermosillo Dr., El Paso, Texas, 79915, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Rausch, Sturm, Israel, Enerson & Hornik, LLC  
15851 N. Dallas Parkway, Suite 245  
Addison, Texas 75001

Date: 11-10-16  
Time: 4:00 p  
  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 7808 Hermosillo Dr., El Paso, Texas, 79915, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

David Torres  
10535 Montwood Dr. Apt. 130  
El Paso, Texas 79935-2722

Date: 11-10-16  
Time: 4:00 p  
[Signature]  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 7808 Hermosillo Dr., El Paso, Texas, 79915, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Attorney General of Texas  
Ste C  
3100 N. Lee Trevino Dr.  
El Paso, Texas 79936-2099

Date: 11-10-16  
Time: 4:00  
[Signature]  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 7808 Hermosillo Dr., El Paso, Texas, 79915, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

David Torres  
2575 Apodaca Road  
Las Cruces, New Mexico 88005

Date: 11-10-16  
Time: 4:00  
[Signature]  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 7808 Hermosillo Dr., El Paso, Texas, 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

David Torres  
P. O. Box 371042  
El Paso, Texas 79937-1042

Date: 11-10-16  
Time: 4:00 p  
[Signature]  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 7808 Hermosillo Dr., El Paso, Texas, 79915, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

David Torres  
3401 Bisbee Ave.  
El Paso, Texas 79930

Date: 11-10-16  
Time: 4:00p  
  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 7808 Hermosillo Dr., El Paso, Texas, 79915, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

CitiFinancial Inc.  
P. O. Box 17170  
Baltimore, MD 21203

Date: 11-10-16  
Time: 4:00p  
  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 7808 Hermosillo Dr., El Paso, Texas, 79915, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

David Vijil  
CitiFinancial, Inc.  
9100 Viscount Blvd. Suite I  
El Paso, Texas 79925

Date: 11-10-16  
Time: 4:00  
  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 7808 Hermosillo Dr., El Paso, Texas, 79915, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Gabriela Mendoza  
CitiFinancial, Inc.  
9100 Viscount Blvd. Suite I  
El Paso, Texas 79925

Date: 11-10-16  
Time: 4:00p  
  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 7808 Hermosillo Dr., El Paso, Texas, 79915, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

CFNA Receivables (TX), Inc.  
f/k/a CitiFinancial, Inc.  
300 St. Paul Place  
Baltimore, Maryland 21202

Date: 11-10-16  
Time: 4:00p  
[Signature]

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 7808 Hermosillo Dr., El Paso, Texas, 79915, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Casey S. Stevenson, Esq.  
Scott, Hulse, Marshall, Feuille, Finger  
& Thurmond, P. C.  
P. O. Box 99123  
Chase Tower, 11<sup>th</sup> Floor  
El Paso, Texas 79999-9123

Date: 11-10-16  
Time: 4:00p  
[Signature]

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 7808 Hermosillo Dr., El Paso, Texas, 79915, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Eric M. Martinez  
Davis Law Firm  
4530 Montana  
El Paso, Texas 79903

Date: 11-10-16  
Time: 4:00p  
[Signature]

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 7808 Hermosillo Dr., El Paso, Texas, 79915, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Stuart C. Cox  
El Paso Chapter 13 Trustee  
1760 N. Lee Trevino Dr.  
El Paso, Texas 79936

Date: 11-10-16  
Time: 4:00p  
[Signature]

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 7808 Hermosillo Dr., El Paso, Texas, 79915, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Antonio Torres Jr.  
7808 Hermosillo Dr.  
El Paso, Texas 79915

Date: 11-10-16  
Time: 4:00 p  
[Signature]  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 7808 Hermosillo Dr., El Paso, Texas, 79915, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Gloria Duran  
7808 Hermosillo Dr.  
El Paso, Texas 79915

Date: 11-10-16  
Time: 4:00 p  
[Signature]  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 7808 Hermosillo Dr., El Paso, Texas, 79915, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Oscar Torres  
7808 Hermosillo Dr.  
El Paso, Texas 79915

Date: 11-10-16  
Time: 4:00 p  
[Signature]  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 7808 Hermosillo Dr., El Paso, Texas, 79915, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Laura Silerio  
7808 Hermosillo Dr.  
El Paso, Texas 79915

Date: 11-10-16  
Time: 4:00 p  
[Signature]  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 7808 Hermosillo Dr., El Paso, Texas, 79915, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Carlos Torres  
7808 Hermosillo Dr.  
El Paso, Texas 79915

Date: 11-10-16  
Time: 4:00 p  
[Signature]  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 7808 Hermosillo Dr., El Paso, Texas, 79915, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

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

Date: 11-10-16  
Time: 4:00 p  
[Signature]  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 7808 Hermosillo Dr., El Paso, Texas, 79915, 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: 11-10-16  
Time: 4:00 p  
[Signature]  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 7808 Hermosillo Dr., El Paso, Texas, 79915, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

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

Date: 11-10-16  
Time: 4:00 p  
[Signature]  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 7808 Hermosillo Dr., El Paso, Texas, 79915, 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: 11-10-16  
Time: 4:00  
Inspector [Signature]

I certify that a true and correct copy of the foregoing Notice regarding the property at 7808 Hermosillo Dr., El Paso, Texas, 79915, 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: 11-10-16  
Time: 4:00  
Inspector [Signature]

I certify that a true and correct copy of the foregoing Notice was POSTED at 7808 Hermosillo Dr., El Paso, Texas, 79915.

Date: 11-10-16  
Time: 4:00  
Inspector [Signature]

**ORDER No. ENHS14-02217**  
**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 7808 Hermosillo Dr., El Paso, Texas; Legal Description: 7808 Hermosillo Dr., El Paso, Texas 79915 also described as Lot 21, Block 3, FIRST PREPLAT OF HERVEY PLACE, an addition to the City of El Paso, El Paso County, Texas, according to the Plat thereof recorded in Volume 3, Page 39, Real Property Records of El Paso County, Texas.

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: David and Elvira M. Torres, 7808 Hermosillo Dr., El Paso, Texas, 79915-2702, herein after collectively referred to as the "Owners"; and

WHEREAS, the owners did not 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 structure 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 Owners are hereby ordered to:
  - a. Secure the structure within thirty (30) days; and maintained structure until repaired or demolished; and
  - b. Clear the Property of all weeds, trash, and debris within thirty (30) days from the date of this Order and maintain the property clear of all weeds, trash, and debris thereafter;
  - c. 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. That the Building and Standards Commission hereby orders the structures' certificate of occupancy revoked.

3. Alternatively, if the Owners fail to comply with this Order, the City of El Paso, through the Building and Safety Division of the Planning and Inspection Department, may:
  - a. Secure the structure;
  - b. Clear the Property of all weeds, trash and debris;
  - c. Seek reimbursement from the Owners 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.
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.

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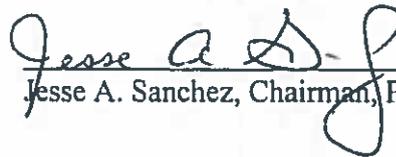
According to the real property records of El Paso County, you own or have an interest in the property described in this notice. If you no longer own or have an interest in the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address 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 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.

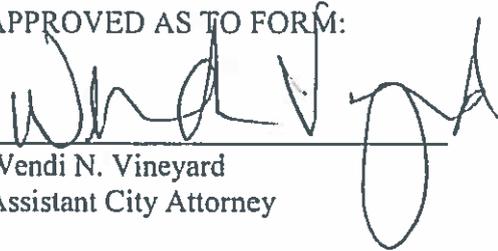
This Order is considered Adopted and Entered upon the signed date and signature of the Chairman of the Building and Standards Commission Chairman.

ADOPTED on this 6<sup>th</sup> day of Feb, 2015.

BUILDING AND STANDARDS COMMISSION

  
\_\_\_\_\_  
Jesse A. Sanchez, Chairman, Panel A

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Wendi N. Vineyard  
Assistant City Attorney

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Ron Roth, Chief Building Inspector, CBO

*Dedicated to Outstanding Customer Service for a Better Community*

SERVICE SOLUTIONS SUCCESS



**El Paso Fire Department**

**Press Release**

June 17, 2014

Contact: Robert Arvizu Deputy Chief 915-820-9712

**Firefighters Respond to a Condition 2 House Fire at 7808 Hermosillo Drive**

*El Paso, Texas* – At 0658 hours fire units were dispatched to a reported house fire at 7808 Hermosillo Dr. First unit on the scene at 0703 hours reported a working fire that was visible from the front of a small, one story residence.

The resident of the occupancy was awake at the time of incident and was trying to ignite a pilot light on a gas appliance, when he noted fire from a trash can in the kitchen. The resident attempted to extinguish the fire, but was pulled out by neighbors as the fire grew. When fire crews arrived the fire was located in the kitchen and had spread to the living room and a bedroom. The fire damaged 50% of the residence, with an estimated cost of \$60,000. The resident was treated and monitored due to smoke inhalation, but refused further treatment and transportation to the hospital. No fire personnel reported injuries at the time of the incident.

A total of 11 units and 27 personnel from the El Paso Fire Department responded to this incident. El Paso Police Department, City of El Paso Building and Permits, Red Cross, Texas Gas and El Paso Electric Company assisted at this incident.

###

**Mayor**  
Oscar Leaser

**City Council**

*District 1*  
Ann Morgan Lilly

*District 2*  
Larry Romero

*District 3*  
Emma Acosta

*District 4*  
Carl L. Robinson

*District 5*  
Dr. Michiel R. Noe

*District 6*  
Eddie Holguin Jr.

*District 7*  
Lily Limón

*District 8*  
Cortney C. Niland

**Interim City Manager**  
Sean P. McGlynn

**Fire Chief**  
Samuel Pena



ISO Class 1

416 North Stanton, 2<sup>nd</sup> Floor | El Paso, Texas 79901 | (915) 485-5600

[www.elpasotexas.gov/fire](http://www.elpasotexas.gov/fire)

**EL PASO. IT'S ALL GOOD.**



# TAXES

Account Status Go To

[Prev. Acc.](#) [Next Acc.](#) [Prev Owner](#) [Next Owner](#) [Acct History](#) [Acct Summary](#) [Notes](#) [Documents](#)

ACCOUNT NO: H33329900308100; Lien ID: H-01-5553363 inserted amount = 262.65,  
 file\_date 02/23/2016 on 10/07/2016 11/14/2016 08:00:35  
ACTEP

**STATUS DETAIL** [Expand Fees](#) [Summary](#)

Account Information  
 Account No. 3333-999-0030-2103 Roll Code REAL PROPERTY  
 Certified Owner TORRES DAVID & ELVIRA M  
 Parcel Address 7808 HERMOSILLO DR  
 Amount Due as of 11/14/2016 CAD No. 10024

Tax Units  
 List of Tax Units: 5 6 7 8 61 5031  
 AG INCLUDED  Remove Fees Countywide  Multi Select

Tax Unit Description: Tax Unit, Yr, Rec. Type  
 Tax Unit, Year, Rec. Type

Amount Due/Paid Information  
 Year Gross Value H O V D

Year	Gross Value	H	O	V	D	Base Levy	Paid Levy	Write-Off	Remaining Levy	Fees	Refund	Amount Due						
2015	\$76,060					\$2,203.40	\$2,203.40	\$0.00	\$2,203.40	\$1,012.14	\$0.00	\$581.33						
2014	\$80,332	Y	Y			\$1,352.24	\$1,352.24	\$0.00	\$1,352.24	\$670.29	\$0.00	\$3,215.54						
2013	\$80,332	Y	Y			\$1,061.36	\$1,061.36	\$0.00	\$0.00	\$37.20	\$0.00	\$2,022.53						
2012	\$80,332	Y	Y			\$1,013.97	\$1,013.97	\$0.00	\$0.00	\$121.68	\$0.00	\$0.00						
2011	\$82,944	Y	Y			\$1,023.21	\$1,023.21	\$0.00	\$0.00	\$204.64	\$0.00	\$0.00						
2010	\$82,944	Y	Y			\$1,007.82	\$1,007.82	\$0.00	\$0.00	\$282.19	\$0.00	\$0.00						
2009	\$83,929	Y	Y			\$992.23	\$992.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						
2008	\$83,458	Y	Y			\$991.37	\$991.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						
<b>Totals</b>											\$0.00	\$20,541.43	\$16,404.46	\$0.00	\$4,136.97	\$2,606.62	\$0.00	\$5,819.40

Last Payment Date:  Alert

Last Payer: