

COUNCIL AGENDA ITEM # _____ FOR
TUESDAY, NOVEMBER 16TH, 2004

BUILDING PERMITS AND INSPECTIONS

MEMORANDUM

October 28, 2004

TO: The Honorable Mayor and City Council

THROUGH: R. Alan Shubert, P. E. - Building Permits and Inspections Director

FROM: Tom Maguire, Housing Compliance Supervisor

SUBJECT: 2608-2610 Aurora Ave., AKA 2608 Aurora Ave., #1 & #2 and 2610 ½
Aurora Avenue (Rep. District #2)

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

- 1) First investigated August 2nd, 2004. The building was found to be in an advanced state of disrepair.
- 2) A certified condemnation letter was mailed to Hector & Bertha A. Correa, 3116 Aurora Avenue, El Paso, Texas 79930.
- 3) Certified notices of the public hearing scheduled for November 16th, 2004 were mailed to the owners and all interested parties on October 29th, 2004.
- 4) There has been no response from the owner.

The Department recommends that it be found:

- 1) That the main structure AKA 2608 Aurora Avenue #1 & #2 and 2610 ½ Aurora Avenue 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 regulating fire protection, structural integrity, and disposal of refuse; and
- 3) That the structure's certificate of occupancy be revoked; and
- 4) That the structure can be repaired; and
- 5) That the part of the structure known as 2608 Aurora Avenue #1 & #2 be vacated, secured and maintained secured until rehabilitated within 30 days; and
- 6) That the part of the structure known as 2610 ½ Aurora Avenue be demolished within 30 days; and
- 7) That the garage converted into bedroom without the required permits be restored to its original use; and
- 8) That the premises be cleaned of all weeds, trash, and debris within 30 days.

04 NOV - 5 11 51 AM '04

JOE WARDY
MAYOR



CITY COUNCIL

SUSAN AUSTIN
DISTRICT NO. 1

ROBERT A. CUSHING Jr.
DISTRICT NO. 2

JOSE ALEXANDRO LOZANO
DISTRICT NO. 3

JOHN COOK
DISTRICT NO. 4

DANIEL S. POWER
DISTRICT NO. 5

PAUL J. ESCOBAR
DISTRICT NO. 6

VIVIAN ROJAS
DISTRICT NO. 7

ANTHONY COBOS
DISTRICT NO. 8

BUILDING PERMITS AND INSPECTIONS
CODE COMPLIANCE
August 3, 2004

Hector & Bertha A. Correa
3116 Aurora Ave.
El Paso, Texas 79930-4402

Re: 2608-2610 Aurora Ave.
AKA 2608 Aurora Ave. #1 & 2
Lots: 27 & E 23 Ft. of 28
Blk: 85, Highland Park
Zoned: R-4
COD04-11278
Certified Mail Receipt #
7003 2260 0002 9957 4909

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 18.52.030 - Unsafe Structures - Owner Not To Allow Condition To Continue, which states:

It is unlawful for the owner of any building or structure, or part thereof, which has become unsafe and dangerous so as to endanger persons or property, or so as to be a fire hazard by reason of defective construction, overloaded floors, lack of guards against fire, defective condition of the foundations, walls, or parts thereof, or deterioration caused by fire or otherwise, or for any reason, to allow or permit same to remain upon any real estate within the City.

The El Paso Municipal Code Chapter 18.52.040 - unsafe structures - Remedial action by owner or City defines unsafe structure as a structure or part thereof that is:

- a. Dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare; or
- b. Regardless of its structural condition, unoccupied by its owners, lessees or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children; or

2608-2610 Aurora Avenue AKA 2608 Aurora Avenue #1 & 2

- c. Boarded up, fenced, or otherwise secured in any manner in if:
 - i. The building constitutes a danger to the public even though secured entry, or
 - ii. The means used to secure the building are inadequate to prevent unauthorized entry or use of the building in the manner described by subsection.

The structure located at 2608-2610 Aurora Avenue AKA 2608 Aurora Avenue #1 & 2 has the following violations:

- a. The foundation has not been maintained in a safe manner.
- b. The floors have not been maintained in a safe manner.
- c. The walls have not been maintained in a safe manner free of holes and cracks.
- d. The roof structure has not been maintained free of defects that may cause leaks.
- e. The means of egress is/are inadequate and do not meet minimum code requirements.
- f. The plumbing system is inadequate and does not meet minimum code requirements.
- g. The electrical system is inadequate and does not meet minimum code requirements.
- h. The HVAC system is inadequate and does not meet minimum code requirements.
- i. The premises are full of weeds, trash, and debris.
- j. This case is being submitted to the City Attorney's office for unsafe structures proceedings. The City Council will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Sec. 18.52.040 of the El Paso Municipal Code.

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.

2608-2610 Aurora Avenue AKA 2608 Aurora Avenue #1 & 2

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, 5th 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:

A handwritten signature in black ink, appearing to read 'Leo CassoLopez', written over a horizontal line.

Leo CassoLopez
Building Inspector

LC/rl

SENDER COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<input type="checkbox"/> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. <input type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature <input checked="" type="checkbox"/> <i>Hector Correa</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee B. Received by (Printed Name) <i>HECTOR CORREA</i> C. Date of Delivery <i>8-2-04</i>
1. Article Addressed to: <i>LC</i> Hector & Bertha A. Correa 3116 Aurora Avenue El Paso, Texas 79930-4402 Re: 2608-2610 Aurora Ave. AKA 2608 Aurora Ave. #1 & 2 <i>LC #3</i>	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No 3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes

2. Article Number (Transfer from service label) 7003 2260 0002 9957 4909

7003 2260 0002 9957 4909

U.S. Postal Service CERTIFIED MAIL RECEIPT (Domestic Mail Only. No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com OFFICIAL USE	
Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	AUG 03 2004
Restricted Delivery Fee (Endorsement Required)	
Hector & Bertha A. Correa 3116 Aurora Avenue El Paso, Texas 79930-4402 Re: 2608-2610 Aurora Ave. AKA 2608 Aurora Ave. #1 & 2	
PS Form 3811, June 2002 See Reverse for Instructions	

LC

Postmark Here

JOE WARDY
MAYOR



CITY COUNCIL

SUSAN AUSTIN
DISTRICT NO. 1

ROBERT A. CUSHING Jr.
DISTRICT NO. 2

JOSE ALEXANDRO LOZANO
DISTRICT NO. 3

JOHN COOK
DISTRICT NO. 4

DANIEL S. POWER
DISTRICT NO. 5

PAUL J. ESCOBAR
DISTRICT NO. 6

VIVIAN RÓJAS
DISTRICT NO. 7

ANTHONY COBOS
DISTRICT NO. 8

BUILDING PERMITS AND INSPECTIONS
CODE COMPLIANCE
August 4, 2004

Hector & Bertha A. Correa
3116 Aurora Ave.
El Paso, Texas 79930-4402

Re: 2608-2610 Aurora Ave.
AKA 2610 1/2 Aurora Ave.
Lots: 27 & E 23 Ft. of 28
Blk: 85, Highland Park
Zoned: R-4
COD04-11279
Certified Mail Receipt #
7003 2260 0002 9957 4848

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 18.52.030 - Unsafe Structures - Owner Not To Allow Condition To Continue, which states:

It is unlawful for the owner of any building or structure, or part thereof, which has become unsafe and dangerous so as to endanger persons or property, or so as to be a fire hazard by reason of defective construction, overloaded floors, lack of guards against fire, defective condition of the foundations, walls, or parts thereof, or deterioration caused by fire or otherwise, or for any reason, to allow or permit same to remain upon any real estate within the City.

The El Paso Municipal Code Chapter 18.52.040 - unsafe structures - Remedial action by owner or City defines unsafe structure as a structure or part thereof that is:

- a. Dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare; or
- b. Regardless of its structural condition, unoccupied by its owners, lessees or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children; or

2608-2610 Aurora Avenue AKA 2610 ½ Aurora Avenue

- c. Boarded up, fenced, or otherwise secured in any manner in if:
 - i. The building constitutes a danger to the public even though secured entry, or
 - ii. The means used to secure the building are inadequate to prevent unauthorized entry or use of the building in the manner described by subsection.

The structure located at 2608-2610 Aurora Avenue AKA 2610 ½ Aurora Avenue has the following violations:

- a. The foundation has not been maintained in a safe manner.
- b. The floors have not been maintained in a safe manner.
- c. The walls have not been maintained in a safe manner free of holes and cracks.
- d. The roof structure has not been maintained free of defects that may cause leaks.
- e. The means of egress is/are inadequate and do not meet minimum code requirements.
- f. The plumbing system is inadequate and does not meet minimum code requirements.
- g. The electrical system is inadequate and does not meet minimum code requirements.
- h. The HVAC system is inadequate and does not meet minimum code requirements.
- i. The premises are full of weeds, trash, and debris.
- j. This case is being submitted to the City Attorney's office for unsafe structures proceedings. The City Council will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Sec. 18.52.040 of the El Paso Municipal Code.

2608-2610 Aurora Avenue AKA 2610 1/2 Aurora Avenue

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, 5th 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:

A handwritten signature in black ink, appearing to read "Edward Marquez", with a stylized flourish at the end.

Edward Marquez
Building Inspector

EM/rl

U.S. Postal Service
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only, No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage \$ _____

Certified Fee _____

Return Receipt Fee (Endorsement Required) **AUG 05 2004**

Restricted Delivery Fee (Endorsement Required) _____

EM

Postmark Here _____

Hector & Bertha A. Correa
 3116 Aurora Ave.
 El Paso, Texas 79930-4402
 Re: 2608-2610 Aurora Ave. AKA
 2610 1/2 Aurora Avenue

PS Form 3811, June 2002 See Reverse for Instructions

7003 2260 0002 9957 4848

SENDER - COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: **EM**

Hector & Bertha A. Correa
 3116 Aurora Ave.
 El Paso, Texas 79930-4402
 Re: 2608-2610 Aurora Ave. AKA
 2610 1/2 Aurora Avenue

LA #3

2. Article Number
 (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x Hector Correa Agent Addressee

B. Received by (Printed Name) *H. CORREA* C. Date of Delivery *8-6-06*

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

7003 2260 0002 9957 4848

NOTICE OF PUBLIC HEARING

To All Interested Parties:

You are hereby notified that at 9:00 a.m. on the 16th day of November, 2004 in the Council Chambers of City Hall, #2 Civic Center Plaza, El Paso, Texas, the City Council of El Paso will hold a public hearing on the question of whether the Building located on the property at 2608-2610 Aurora Avenue AKA 2608 Aurora Avenue #1, #2 & 2610½ Aurora Avenue, in El Paso, Texas, which property is more particularly described as:

Lots: 27 and the East 23 feet of Lot 28, Block 85, Third Amended Map of Highland Park Addition, an Addition to the City of El Paso, El Paso County, Texas, according to the map thereof on File in Book 13, Page 8, Plat Records of El Paso County, Texas

is unsafe and dangerous.

According to the real property records of the County of El Paso, Texas, Hector Correa and Bertha Correa, 3116 Aurora Avenue, El Paso, Texas 79930, are listed as the Owners of the real property described herein.

The Owners of said property are hereby ordered to appear before City Council and any mortgagees, lien holders, and other persons having an interest in said property are entitled to appear before City Council at said date, hour, and place to show cause why said Building should not be declared a nuisance and ordered to be abated; and

The Owners, lien holders, mortgagees, or any other person having an interest in the property are hereby required to submit at the hearing proof of the scope of any work that may be required to bring the building into compliance with Titles 17 and 18 of the code as mandated by Section 18.52.040 of the Municipal Code, and to specify the time it will take to reasonably perform the work.

At the hearing, the owners, lien holders, mortgagees, or any other person having an interest in the property must present to City Council 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 City Council at this hearing.

The time periods, which govern the completion of work ordered by Council, are outlined in Subsection 18.52.040 (3) pursuant to State law.

If the Owners fail, neglect or refuse to comply with the order of City Council 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 \$1000.00 a day for each violation, or \$10 a day if the Owners show that the property is the Owner's lawful homestead and;
- iii) the Owners may be confined in jail as permitted by state law and;
- iv) appoint a receiver as 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; and

That 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 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, 5th 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.

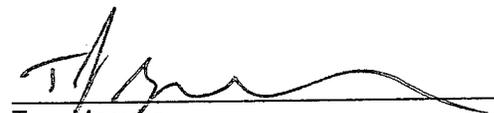
Adopted this 26th day of October, 2004.

APPROVED AS TO FORM:



Lisa A. Hayes
Assistant City Attorney

APPROVED AS TO CONTENT:



Tom Maguire
Housing Compliance Supervisor

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice dated October 26th, 2004 regarding the property located at 2608-2610 Aurora Avenue AKA 2608 Aurora Avenue #1, #2 & 2610½ Aurora Avenue, was filed with the County Clerk's Office, the official public records of real property for El Paso County.


Richarda Duffy Momsen

Executed this 26th day of October, 2004 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 28th day of October, 2004.




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 dated October 26th, 2004 regarding the property located at 2608-2610 Aurora Avenue AKA 2608 Aurora Avenue #1, #2 & 2610½ Aurora Avenue, was PUBLISHED in the official City newspaper on the 28th day of Oct., 2004.


Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice dated October 26th, 2004 regarding the property at 2608-2610 Aurora Avenue AKA 2608 Aurora Avenue #1, #2 & 2610½ Aurora Avenue, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Hector Correa
3116 Aurora Ave.
El Paso, Texas 79930

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated October 26th, 2004 regarding the property at 2608-2610 Aurora Avenue AKA 2608 Aurora Avenue #1, #2 & 2610½ Aurora Avenue, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Bertha Correa
3116 Aurora Ave.
El Paso, Texas 79930

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated October 26th, 2004 regarding the property at 2608-2610 Aurora Avenue AKA 2608 Aurora Avenue #1, #2 & 2610½ Aurora Avenue, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Charles P. Guidry and Dixie Laverne Guidry
2617 Samoa St.
El Paso, Texas 79925

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated October 26th, 2004 regarding the property at 2608-2610 Aurora Avenue AKA 2608 Aurora Avenue #1, #2 & 2610½ Aurora Avenue, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Frank J. Galvan Jr., Trustee
521 Chelsea St.
El Paso, Texas 79905

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated October 26th, 2004 regarding the property at 2608-2610 Aurora Avenue AKA 2608 Aurora Avenue #1, #2 & 2610½ Aurora Avenue, 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 dated October 26th, 2004 regarding the property at 2608-2610 Aurora Avenue AKA 2608 Aurora Avenue #1, #2 & 2610½ Aurora Avenue, 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 dated October 26th, 2004 regarding the property at 2608-2610 Aurora Avenue AKA 2608 Aurora Avenue #1, #2 & 2610½ Aurora Avenue, 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 was POSTED at
2608-2610 Aurora Avenue AKA 2608 Aurora Avenue #1, #2 & 2610½ Aurora Avenue, El Paso,
Texas.

Date: _____

Time: _____

Inspector



UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: October 28, 2004

REP. DISTRICT: 2

ADDRESS: 2608-2610 Aurora Ave., AKA 2608 Aurora Ave., #1, & #2 and 2610 ½ Aurora Ave.

ZONED: R-4

LEGAL DESCRIPTION: Lot 27 and the East 23 feet of Lot 28, Block 85, Third Amended Map of Highland Park Addition, an Addition to the City of El Paso, El Paso County, Texas, According to the map thereof on File in Book 13, Page 8, Plat Records of El Paso County, Texas

OWNER: Hector Correa and Bertha Correa, 3116 Aurora Avenue, El Paso, Texas 79930

BUILDING USE: Multi-family dwelling

TYPE OF CONSTRUCTION: V

FOOTINGS: Reinforced concrete

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

FOUNDATION WALL: N/A

CONDITION:

FLOOR STRUCTURE: Slab on grade

CONDITION: May require an engineer to determine any damage to integrity of concrete.

EXTERIOR WALLS: Masonry brick with stucco, Wood frame with stucco and metal panels.

HEIGHT: +/- 18' - 0"

THICKNESS: +/- 8"

CONDITION: Bad. A structural engineer or licensed and bonded contractor should be hired to determine any damage and make repairs.

INTERIOR WALLS & CEILINGS: Wood frame, brick with plaster.

CONDITION: Bad, a licensed and bonded contractor should be hired to make repairs.

ROOF STRUCTURE: Wood frame with build-up roofing.

CONDITION: A licensed and bonded contractor should be hire to determine any damage and make repairs.

DOORS, WINDOWS, ETC.: Wood frame

CONDITION: Some of the doors need to be replaced, and most of the windows are inoperable.

MEANS OF EGRESS: Does not meet code.

PLUMBING: Bad. Will require a licensed plumbing contractor to verify condition and make repairs to meet code.

ELECTRICAL: Bad. Will require a licensed electrical contractor to verify condition and make repairs to meet code.

MECHANICAL: Bad. Will require a licensed mechanical contractor to verify condition and make repairs to meet code.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: 2

WARNING POSTED: No

BARRICADED: No

POLICE AID REQD.:

REMARKS: This is a single structure with three apartments. The first unit, (2608 #1) is in bad shape and it has a garage, which was converted into bedroom without permits. We recommend that this unit be secured and maintain secured until rehabilitated. The stairs to the second unit, (2608 #2) were in bad shape, which have been redone, but without permits, and the plumbing leaks onto the first unit downstairs. We recommend that the unit be secured and maintain secured until rehabilitated. The third unit (2610 ½) is worst of the three. The electrical, plumbing, mechanical, and structural are in need of repairs. We recommend that this unit be demolished and the property be cleaned of all weed, trash and debris.



Leo CassoLopez
Building Inspector