

AGENDA ITEM: _____

Resolution R-13-042: Demolition of a Hazardous Structure and removal of debris from a structure destroyed by fire

MEETING DATE: September 19, 2013

STAFF SUMMARY REPORT

ACTION REQUESTED BY: Planning and Zoning Director

ACTION REQUESTED: Approve Resolution

ITEM SUMMARY:

A manufactured home located at 501 Margaret Avenue is uninhabitable and has been for more than a year. Additionally, a second manufactured home on the subject property caught fire and was destroyed on February 4, 2013. The Chaves County Building Inspector inspected the property and made a determination that the structure was a total loss. The property owner, Michael Amador, has been notified and was apprised of the situation. Mr. Amador requested to have some time to salvage some contents that were not destroyed by the fire.

This property has changed hands three times since the initial complaint was logged by the Code Enforcement Official in September 2012. The original owner (Georgia Moore) sold the property to Wesley Osborne on December 19, 2012. Osborne then sold the property to the current property owner, Michael Amador, on December 21, 2012.

Mr. Amador has been contacted several times by the Code Enforcement Officer regarding the need to remove the hazardous structure from the subject property and clean up the debris remaining as a result of the structure fire. Initially some headway was made to remove some of the debris remaining from the fire, but no effort has been made in several months to dismantle and remove the dilapidated manufactured home. Several months have now elapsed with no apparent progress being made by the property owner to either salvage items or to demolish the remains of the structure. One neighbor (Leonard Gonzales) contacted the Code Enforcement Officer to inform him that the manufactured home had been removed from its foundation blocks, thereby rendering it much more unstable than it previously was. Mr. Leonard Gonzales also informed the Code Enforcement Officer that piles of debris and trash had been piled up against a fence abutting the alleyway.

The Code Enforcement Officer made several attempts to contact the property owner (verbally and in writing) concerning the necessity to demolish the structure in a timely manner. Normally, the demolition process should have commenced within 90 days of the date of the event (fire). However, the Planning and Zoning Department staff observed that virtually no effort had been undertaken by Mr. Amador to take the steps necessary to demolish the manufactured home structure and remove the debris and trash from the site.

To effectuate movement to correct this nuisance, the Code Enforcement Officer sent a letter to Mr. Amador, on June 13, 2013 [Attachment A]. This letter was followed by a letter to Mr. Amador from Jonathan Stephens, the Chaves County Building Inspector, on June 17, 2013 [Attachment B]. Photographs of the subject property were taken on June 12, 2013 [Attachment D]. Photographs were previously taken of the subject property on December 27, 2012 [Attachment C].

The subject property was posted with a *Notice of Dangerous Building or Debris* notice on September 4, 2013 [Attachment E]. A copy of this notice was mailed to the property owner, certified mail, return receipt requested, on September 4, 2013.

New Mexico State Statute 3-18-5 et. seq. provides the governing body the right to remove, or have removed, any building or structure that is ruined, damaged and dilapidated, and that is considered a menace to the public comfort, health, peace or safety. This Statute outlines the procedures the County shall follow when taking action to abate a structure that has been deemed to be a hazard to the health, safety and welfare to the community.

The Resolution, if passed, authorizes the County to enter into a contract with a contractor specializing in the demolition, removal and clean-up of hazardous structures and associated debris, and to assess the cost of the work to the property owner.

Staff recommends approval of the resolution.

SUPPORT DOCUMENTS: Resolution R-13-042

ATTACHMENTS:

- A. Letter from David Gonzales, Chaves County Code Enforcement Officer, to Michael Amador, dated July 13, 2013
- B. Letter from Jonathan Stephens, Chaves County Building Inspector, to Michael Amador, dated July 17, 2013
- C. Photographs of subject property, taken on December 27, 2012
- D. Photographs of subject property, taken June 12, 2013
- E. Notice of Dangerous Buildings or Debris, dated September 4, 2013

SUMMARY BY: Anders Sheridan

TITLE: Planning and Zoning Director

PLANNING AND ZONING

PO Box 1817
Roswell, NM 88202-1817
Phone (575)-624-6606
Fax (575)-624-6563

P&Z Director
Anders M. Sheridan



COMMISSIONERS

Jamew W. Duffey • District 1
Kim Chesser • District 2
Kyle D. "Smiley" Wooton • District 3
Robert Corn • District 4
Greg Nibert • District 5

County Manager
Stanton Riggs

June 13, 2013

Michael Amador
805 Georgia Avenue
Roswell, NM 88203

RE: Zoning Inquiry Number: I2013-12 Dangerous Building
Address: 501 Margaret Avenue
Legal Description: Gilliland Acres Block: 2 Lots: 41 and 42
Parcel Number: 4-132-062-287269-000000
Account Number: R035657

Dear: Mr. Amador:

On February 02, 2013, a manufactured home located at 501 Margaret Avenue, suffered significant damage due to a catastrophic fire. The damage sustained by this residence warrants that a demolition permit be obtained; however, the manufactured home that was destroyed by this fire was dismantled and removed, all except for some remaining debris located on the site.

The property is also occupied by a manufactured home that is in the process of being dismantled. This structure, as is, represents a significant health and safety hazard as well as an eyesore to the community. Additionally, Chaves County has received a significant number of inquiries regarding the status of the demolition and removal of this structure. Site inspections conducted in December 2012 and in June 2013 indicate that very little work has been accomplished to remove this structure from your property. As such, Chaves County is now compelled to take action regarding this matter.

In, addition, this property also contains a wood stucco accessory building (*structure*), measuring approximately 10'x12' in size. This structure has three (3) standing walls and a buckled and collapsed wall. The structure also has no roof.

The Chaves County Board of Commissioners adopted the International Building Code via Ordinance No. 60, on December 9, 1998. This ordinance took effect on January 8, 1999. All properties located within Chaves County are subject to compliance with this Ordinance.

The New Mexico Uniform Building Code was simultaneously adopted for the purpose of regulating the erection, construction, enlargement, alteration repair, moving, removal, conversion, **DEMOLITION**, occupancy, equipment, use, height, area and maintenance of building or structures.

The demolition and removal of the hazardous structures from your property falls under these codes.

The New Mexico Uniform Building Code for the Abatement of Dangerous Buildings requires a building permit. The demolition and removal of the dilapidated manufactured home (*structure*) and the dilapidated wood accessory building (*structure*) at the above mentioned address is currently in violation of the International Building Code. As such, it must obtain a Demolition Permit issued by the Chaves County Building Inspector.

In, addition, this property is in violation of the Roswell-Chaves County Extraterritorial Zoning Ordinance No. 80-1 Article 1 Section 1.3. I've attached a copy of this regulation for your review.


The Chaves County Building Inspector, Jonathan Stephens, is charged with the regulation and enforcement of these codes. His office is located in the ***Chaves County Administration Offices***, in the ***Joe Skeen Building***; located at ***#1 St. Mary's Place***, in Roswell. He can be reached at 575-624-6606.

Please contact our office at your earliest convenience. Our office hours are from 8:00AM to 12:00PM, and from 1:00PM to 5:00PM, Monday through Friday (closed during the lunch hour). We can be reached at 575-624-6606.

If you do not response within ten (10) days of the receipt of this letter, I will have no alternative but to turn this matter to our Legal Department for abatement. If I am not available when you call, please leave a voice message with the best time and date to contact you.

Thank you in advance for attending to this matter.

Sincerely,



David Gonzales, CZO/CFM
Code Enforcement Officer

C: Jonathan Stephens, Chaves County Building Inspector

Enclosure: Roswell-Chaves County Extraterritorial Zoning Ordinance No. 80-1 Article 1 Section 1.3

PLANNING AND ZONING

PO Box 1817
Roswell, NM 88202-1817
Phone (575)-624-6606
Fax (575)-624-6563

P&Z Director
Anders M. Sheridan



COMMISSIONERS

James W. Duffey • District 1
Kim Chesser • District 2
Kyle D. "Smiley" Wooton • District 3
Robert Corn • District 4
Greg Nibert • District 5

County Manager
Stanton Riggs

June 17, 2013

Michael Amador
805 Georgia Avenue
Roswell, nm 88203

RE: Unsafe Structures located at 501 Margaret Avenue

Dear Mr. Amador:

On June 11, 2013 I performed a site inspection at 501 Margaret Avenue. During my inspection I found two unsafe structures. One being a dilapidated mobile home, the other a unsafe accessory building..

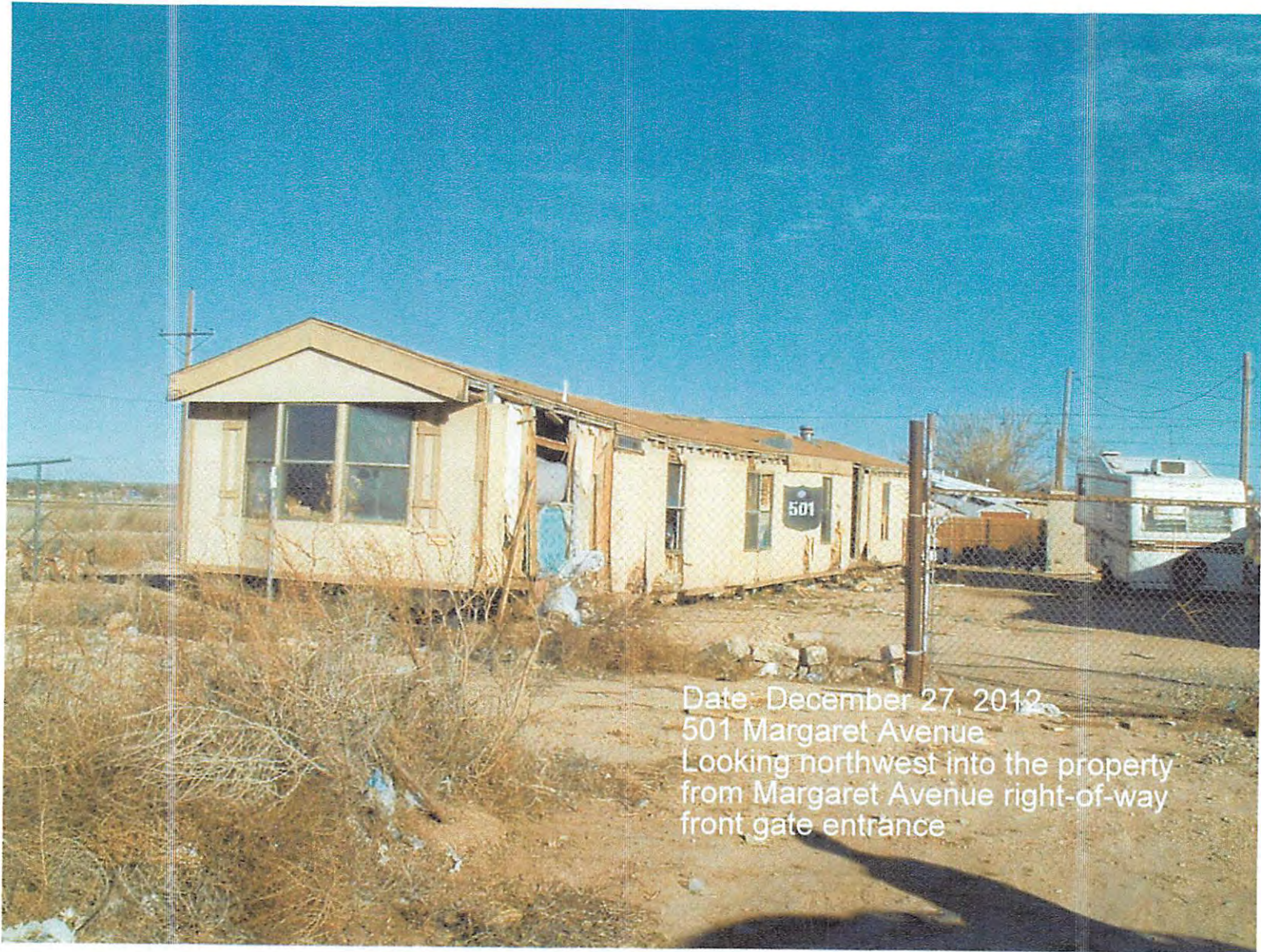
Section 115 of the International Building Code states unsafe structures shall be taken down and removed or made safe.

Please feel free to contact me at 624-6606 if you have any questions regarding a demolition permit which you will need to obtain.

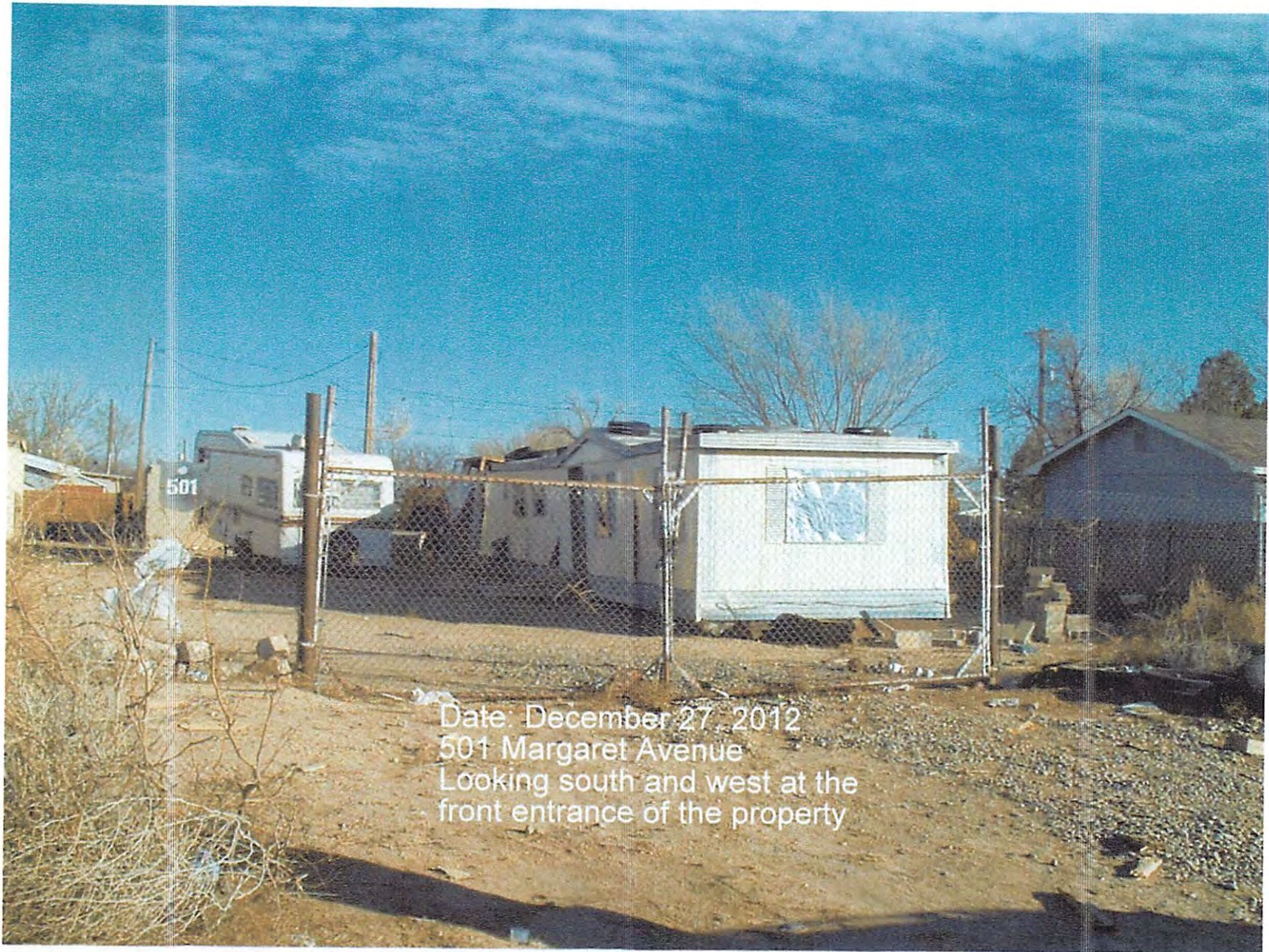
Thank you in advance for your cooperation.

Jonathan Stephens
Chaves County Building Inspector

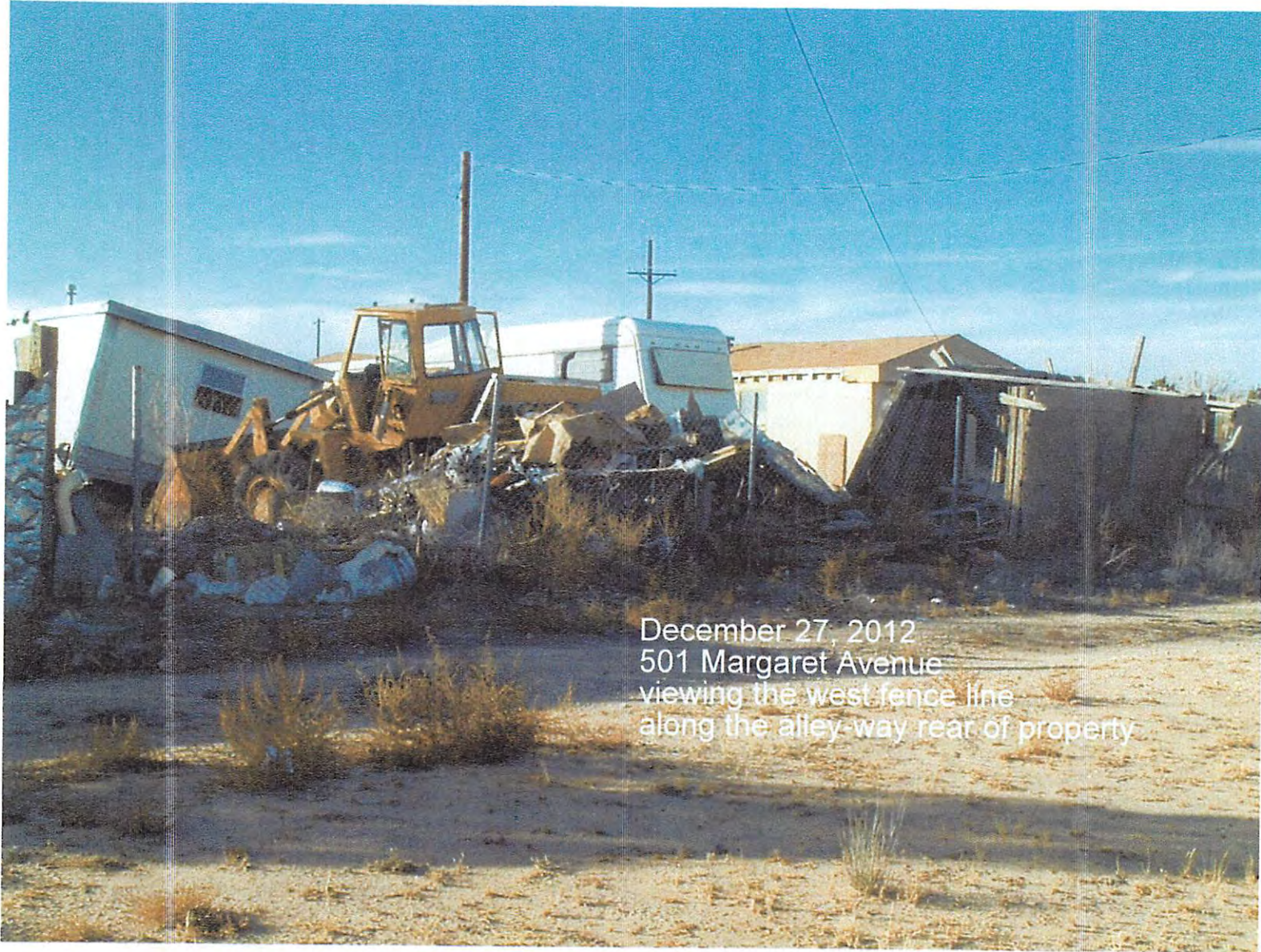
b.



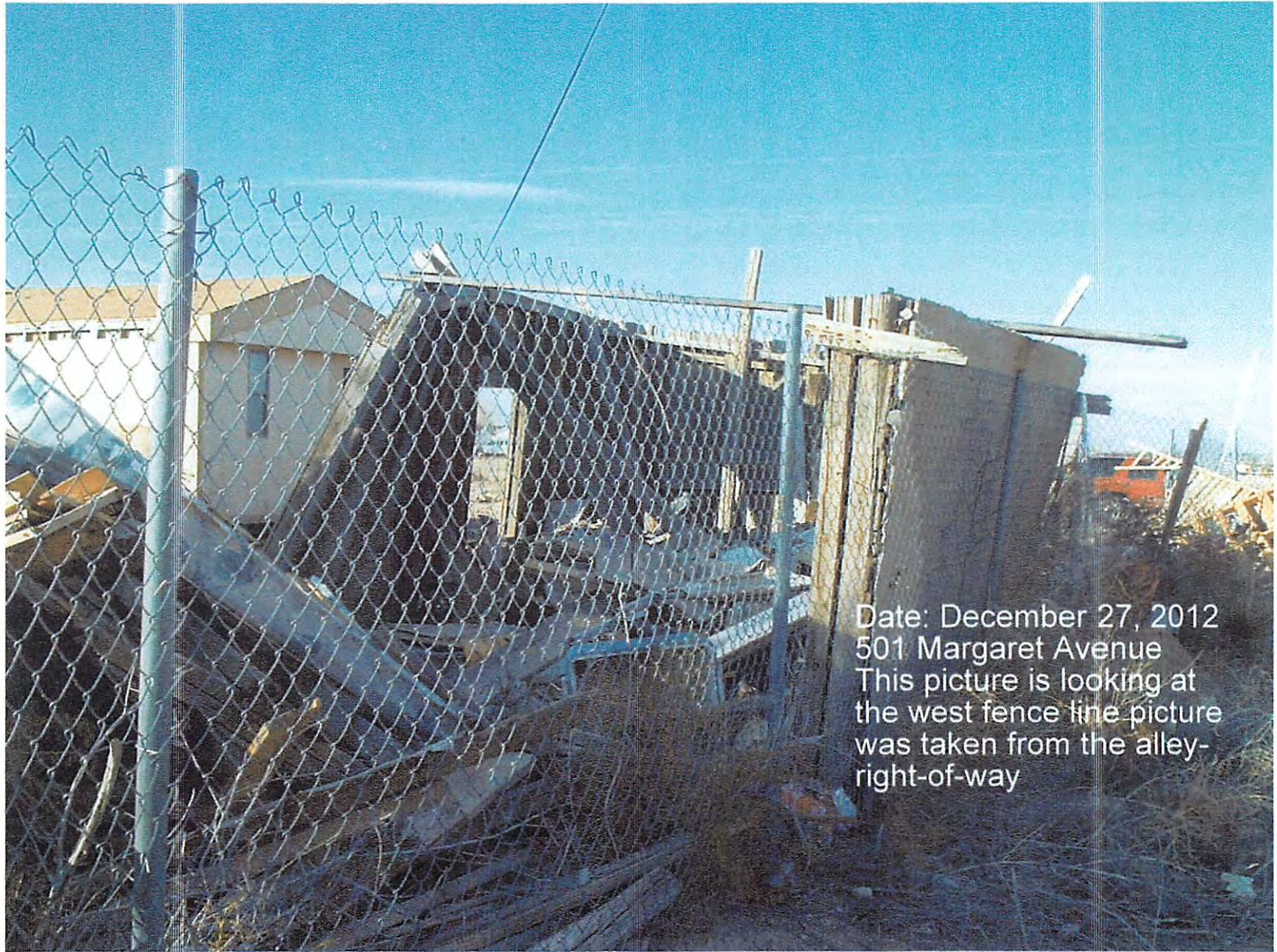
Date: December 27, 2012
501 Margaret Avenue
Looking northwest into the property
from Margaret Avenue right-of-way
front gate entrance



Date: December 27, 2012
501 Margaret Avenue
Looking south and west at the
front entrance of the property



December 27, 2012
501 Margaret Avenue
viewing the west fence line
along the alley-way rear of property

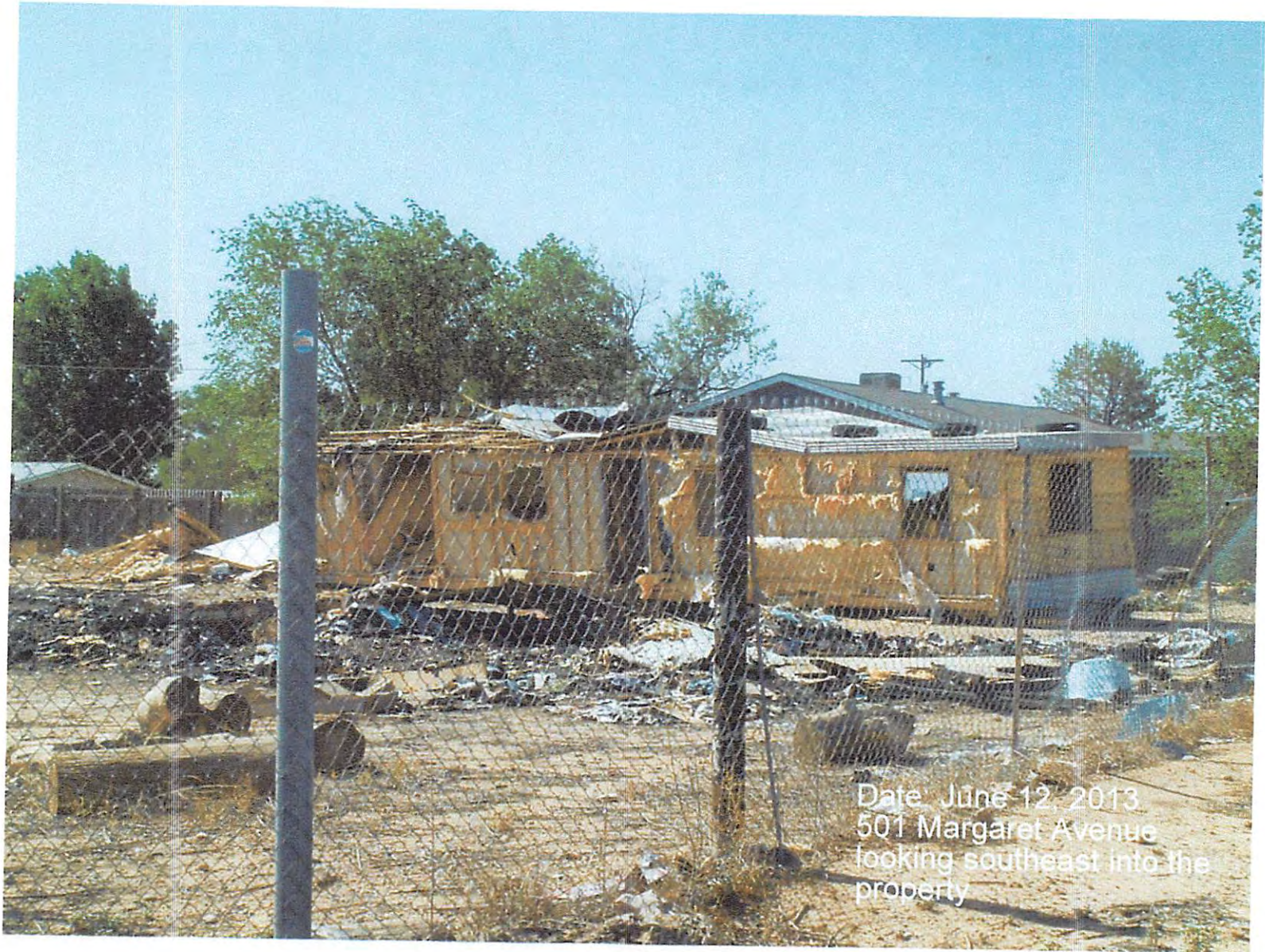


Date: December 27, 2012
501 Margaret Avenue
This picture is looking at
the west fence line picture
was taken from the alley-
right-of-way



Date: June 12, 2013
501 Margaret Avenue
looking east into the property

d.
5 pages



Date: June 12, 2013
501 Margaret Avenue
looking southeast into the
property



Date: June 12, 2013
501 Margaret Avenue
looking at the southeast corner of
the property



Date: June 12, 2013
501 Margaret Avenue
looking south and east
into the property



Date: June 12, 2013
501 Margaret Avenue
looking south into the property

PLANNING AND ZONING

PO Box 1817
Roswell, NM 88202-1817
Phone (575)-624-6606
Fax (575)-624-6563

P&Z Director
Anders M. Sheridan



COMMISSIONERS

James Duffey • District 1
Kim Chesser • District 2
Kyle D. "Smiley" Wooton • District 3
Robert Corn • District 4
Greg Nibert • District 5

County Manager
Stanton Riggs

NOTICE
OF
DANGEROUS BUILDING or DEBRIS
Per Section 3-18-5 NMSA, 1978

POSTING DATE: *September 4, 2013*
PROPERTY OWNER: *Michael Amador*
ADDRESS: *501 Margaret Avenue Roswell, New Mexico*
LEGAL DESCRIPTION: *Gilliland Acres Block: 2 Lot: 41 and 42*

TO WHOM IT MAY CONCERN:


NOTICE IS HEREBY GIVEN; that the Chaves County Building Inspector and/or the Chaves County Code Enforcement Office has inspected this building or structures on the 4th day of September, 2013, and has found that the premises to be in a **DANGEROUS, DAMAGED AND DILAPIDATED** state and is hereby declared to be a menace to the public comfort, health, peace and safety.


NOTICE TO REMOVE BY INSPECTOR ONLY

It shall be unlawful under penalty of the law to remove this notice, unless such condition(s) or defects have been repaired, removed, vacated or demolished, as the case may be.

You have **TEN (10)** days after the receipt of this notice to notify this office as to your intentions. After **TEN (10)** days, condemnation procedures will take place. Chaves County may remove any such unsafe structure(s) and thereafter file a claim of lien against your property for the cost of removal according to the law. You may file a written objection with the Chaves County Planning and Zoning Department requesting a hearing in accordance with the provisions of SECTION 3-18-5 NMSA, 1978

A COPY OF THIS NOTICE WILL BE POSTED ON THE PREMISES. BOARDING UP WINDOWS AND DOORS WILL NOT BE ACCEPTED AS A MEANS OF REPAIR.


Jonathan Stephens,
Chaves County Building Inspector


David Gonzales,
Chaves County Code Enforcement Officer

AGENDA ITEM: 7

Resolution R-13-045 Transportation
Alternatives Program Application for
Walking Trail/Water Retention Pond

MEETING DATE: September 19, 2013

STAFF SUMMARY REPORT

ACTION REQUESTED BY: Sonny Chancey

ACTION REQUESTED: Approve Resolution

ITEM SUMMARY:

Chaves County has constructed a retention pond near the intersection of Southeast Main and Hobbs Streets. The State of New Mexico Department of Transportation sponsors a Transportation Alternatives Program (TAP) which provides matching funds for selected projects. Chaves County staff desires to apply for TAP funding to construct a walking trail and make beautification improvements to the retention pond. This Resolution is required as part of the application process and states that Chaves County is willing to sponsor, operate and maintain the proposed project.

Staff recommends approval of Resolution R-13-045.

SUPPORT DOCUMENTS: Resolution R-13-045

SUMMARY BY: Sonny Chancey

TITLE: Public Services Director

RESOLUTION R-13-045
TRANSPORTATION ALTERNATIVES PROGRAM APPLICATION
FOR WALKING TRAIL/WATER RETENTION POND

WHEREAS, Chaves County had a need for, and has constructed, a water retention structure near the intersection of Southeast Main and Hobbs Streets, and

WHEREAS, the State of New Mexico Department of Transportation (NMDOT) sponsors the Transportation Alternatives Program (TAP) which provides matching funds for selected projects, and

WHEREAS, Chaves County is submitting a TAP Application for a Walking Trail/Water Retention Pond Project in the amount of \$427,000.00, and

WHEREAS, Chaves County has provided the in-kind match of \$73,000.00 through the construction of the retention pond.

NOW THEREFORE BE IT RESOLVED by the Chaves County Board of Commissioners that:

1. Chaves County will act as the sponsoring public entity for the TAP Application for a Walking Trail/Water Retention Pond Project near the intersection of Southeast Main and Hobbs Streets in Roswell, New Mexico.
2. Chaves County assures the NMDOT that if TAP funds are awarded, sufficient funding for the local match and for upfront project costs are available.
3. Chaves County assures the NMDOT that if awarded TAP funds, sufficient funding for the operation and maintenance of the TAP project will be available for the life of the project.
4. Chaves County assures the NMDOT that Chaves County is willing and able to administer all activities associated with the proposed project.

DONE this 19th day of September, 2013.

CHAVES COUNTY BOARD OF COMMISSIONERS

Greg Nibert, Chairman

James W. Duffey, Vice Chairman

Kim Chesser, Member

Kyle D. Smiley Wooton, Member

Robert B. Corn, Member

ATTEST:

Dave Kunko
County Clerk

AGENDA ITEM: _____

Resolution R-13-046: Demolition of a Hazardous Structure and removal of debris from a structure not being properly maintained

MEETING DATE: September 19, 2013

STAFF SUMMARY REPORT

ACTION REQUESTED BY: Planning and Zoning Director

ACTION REQUESTED: Approve Resolution

ITEM SUMMARY:

A manufactured home and an accessory structure located at 803 Margaret Avenue is in a dilapidated condition and is uninhabitable. The Chaves County Building Inspector inspected the property and made a determination that both structures represent a significant hazard to the neighborhood. The property owners, Nick (deceased) and Rita Torrez, and Helen Torrez, were notified and were apprised of the situation. The prior case numbers were V2008-11 and V2008-12.

The initial complaint on this property began on March 31, 2008 with a complaint concerning excessive trash littering the subject property. Ms. Rita Torrez explained at that time that she was experiencing financial issues. Given this information, the Code Enforcement Officer offered to work with her to resolve the issue. During the ensuing 5 years, trash would be mostly (but not completely) removed, but then the property owners would permit more trash to re-accumulate on the subject property. This cycle repeated itself numerous times.

The Code Enforcement Officer then began receiving numerous phone calls concerning individuals who were (allegedly) stripping the siding from the manufactured home. Additionally, doors and windows were being removed (or stolen) from the residence. The roof is also missing. The exposed insulation has been ripped from the structure during wind events, and it scattered across the subject property and throughout the immediate neighborhood. Photographs were taken of the subject property on December 27, 2012 [Attachment A]. The Chaves County Building Inspector re-visited the site, and determined that the condition of both the manufactured home and accessory building were in such a dilapidated and deplorable condition as to warrant their removal from the property in order to protect the life, limb, health, safety and general welfare of the public [Attachment B].

The Code Enforcement Officer made several attempts to contact the property owner (verbally and in writing) concerning the necessity to demolish and remove the structure in a timely manner. However, the Planning and Zoning Department staff observed that virtually no effort had been undertaken by Ms. Torrez to take the steps necessary to remove both the manufactured home structure and the accessory building, and to remove the debris and trash from the site. The property was posted on September 4, 2013 [Attachment C].

To effectuate movement to correct this nuisance, the Code Enforcement Officer sent a letter to Ms. Torrez, on September 4, 2013 via certified mail, return receipt requested [Attachment C]. A second copy of this letter was posted via regular mail delivery. The certified letter was refused by Helen Torrez and returned to the Planning Department, as was the letter mailed via regular mail [Attachment D].

The subject property was posted with a *Notice of Dangerous Building or Debris* notice on September 4, 2013 [Attachment C].

Additional photographs were taken of the property on September 12, 2013 [Attachment E].

Case numbers V2008-11 and V2008-12 (trash) were closed and a new case was opened, Case Number I2013-21 was opened in September 2013, to address the dilapidated manufactured home and accessory building in addition to the ongoing trash issue that was the subject of the earlier two cases.

New Mexico State Statute 3-18-5 et. seq. provides the governing body the right to remove, or have removed, any building or structure that is ruined, damaged and dilapidated, and that is considered a menace to the public comfort, health, peace or safety. This Statute outlines the procedures the County shall follow when taking action to abate a structure that has been deemed to be a hazard to the health, safety and welfare to the community.

The Resolution, if passed, authorizes the County to enter into a contract with a contractor specializing in the demolition, removal and clean-up of hazardous structures and associated debris, and to assess the cost of the work to the property owner.

Staff recommends approval of the resolution.

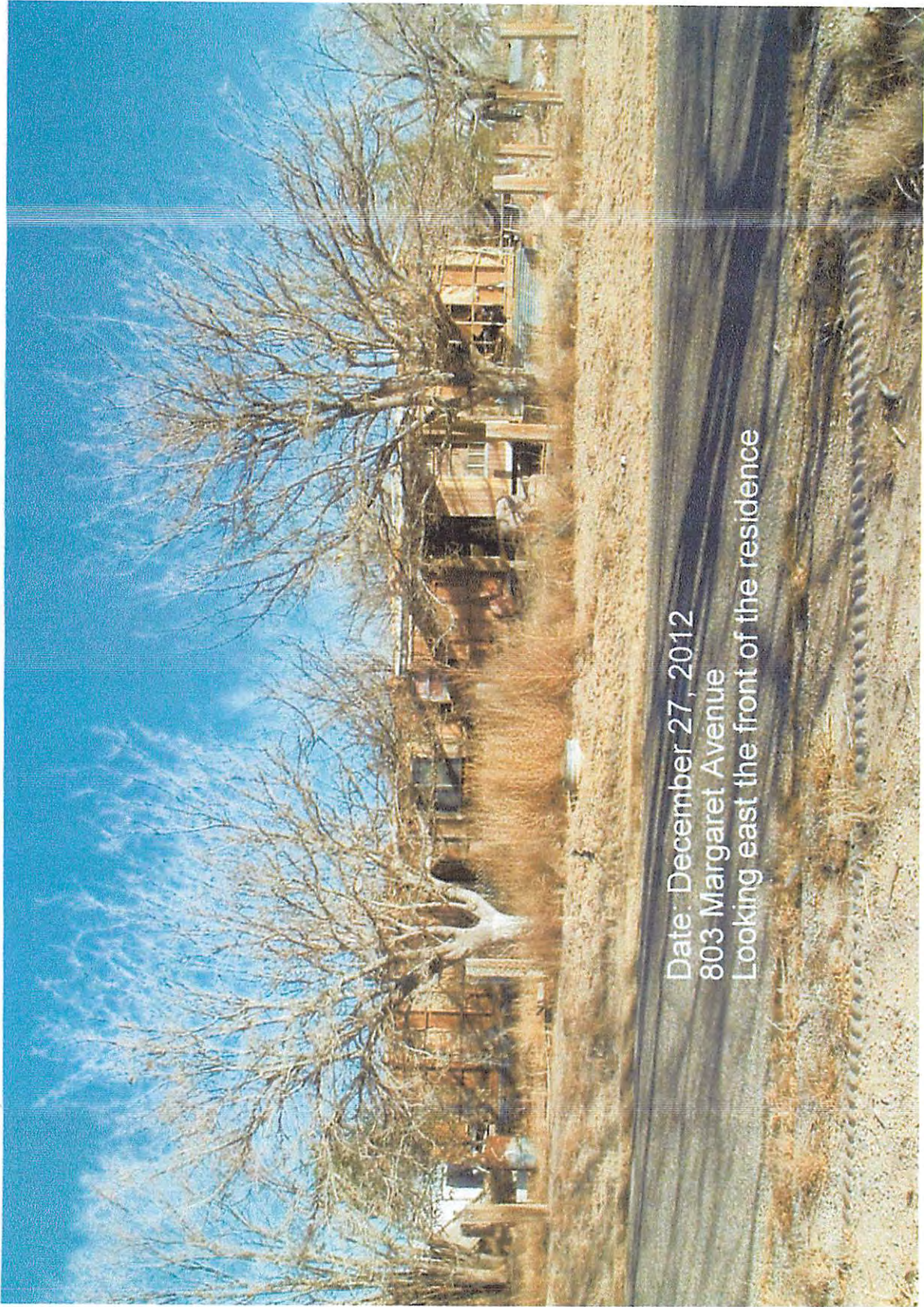
SUPPORT DOCUMENTS: Resolution R-13-046

ATTACHMENTS:

- A. Photographs of subject property, taken on December 27, 2012
- B. Declaring Structures Dangerous and a Menace to Public Safety, Chaves County Building Inspector, September 12, 2013
- C. Notice of Dangerous Building or Debris, and photograph, posted by David Gonzales, Chaves County Code Enforcement Officer, on September 4, 2013
- D. Letter (envelope) sent to Nick & Rita Torrez, certified mail, return receipt requested, care of Helen Torrez, postmarked 09/04/13, returned as refused by Helen Torrez, on 9/07/13; and letter (envelope) postmarked 09/04/13, returned marked "don't live here," received by P&Z on 09/12/13
- E. Photographs of subject property, taken on September 12, 2013

SUMMARY BY: Anders Sheridan

TITLE: Planning and Zoning Director

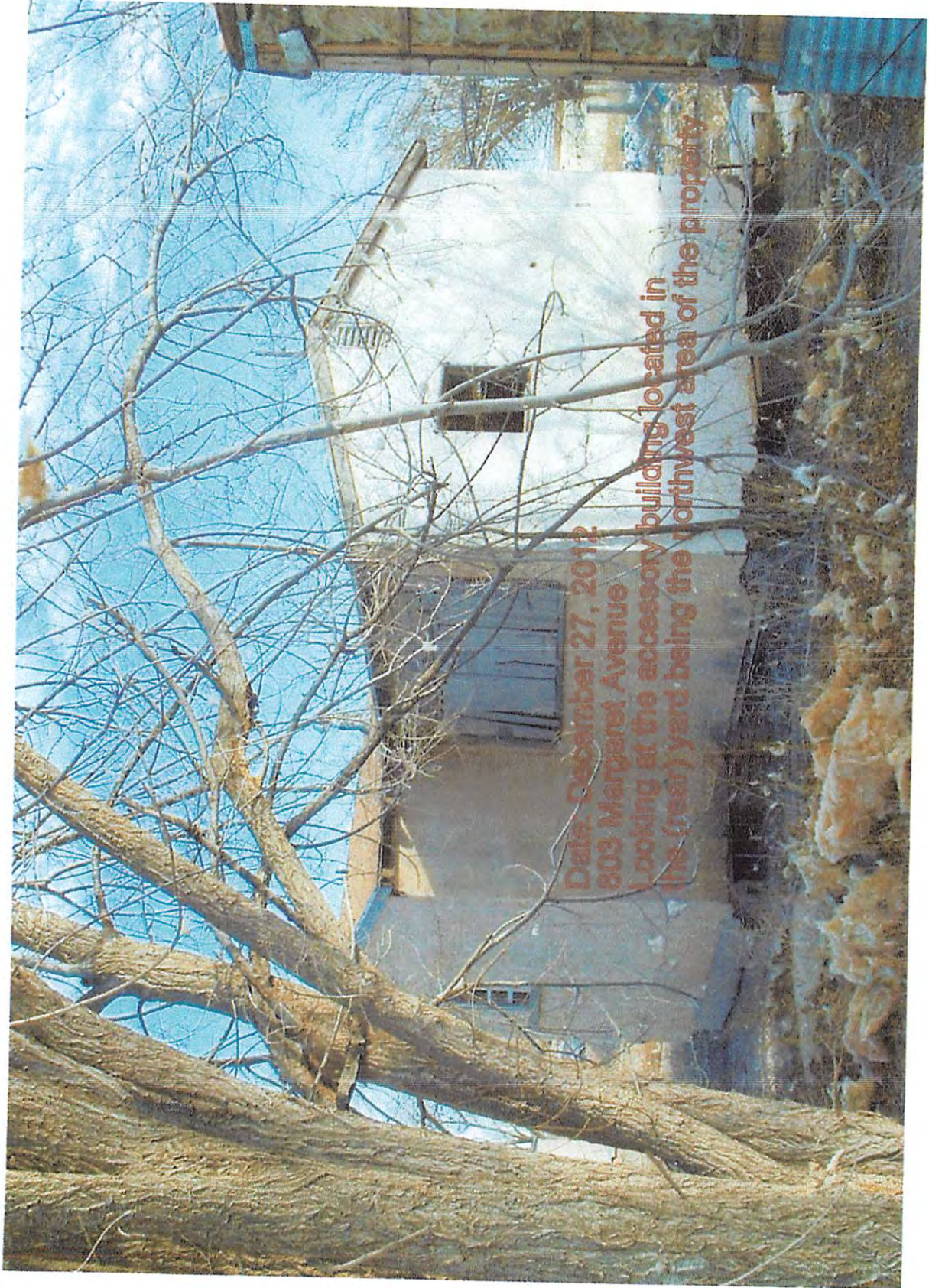


Date: December 27, 2012
803 Margaret Avenue
Looking east the front of the residence

a.
14 pages



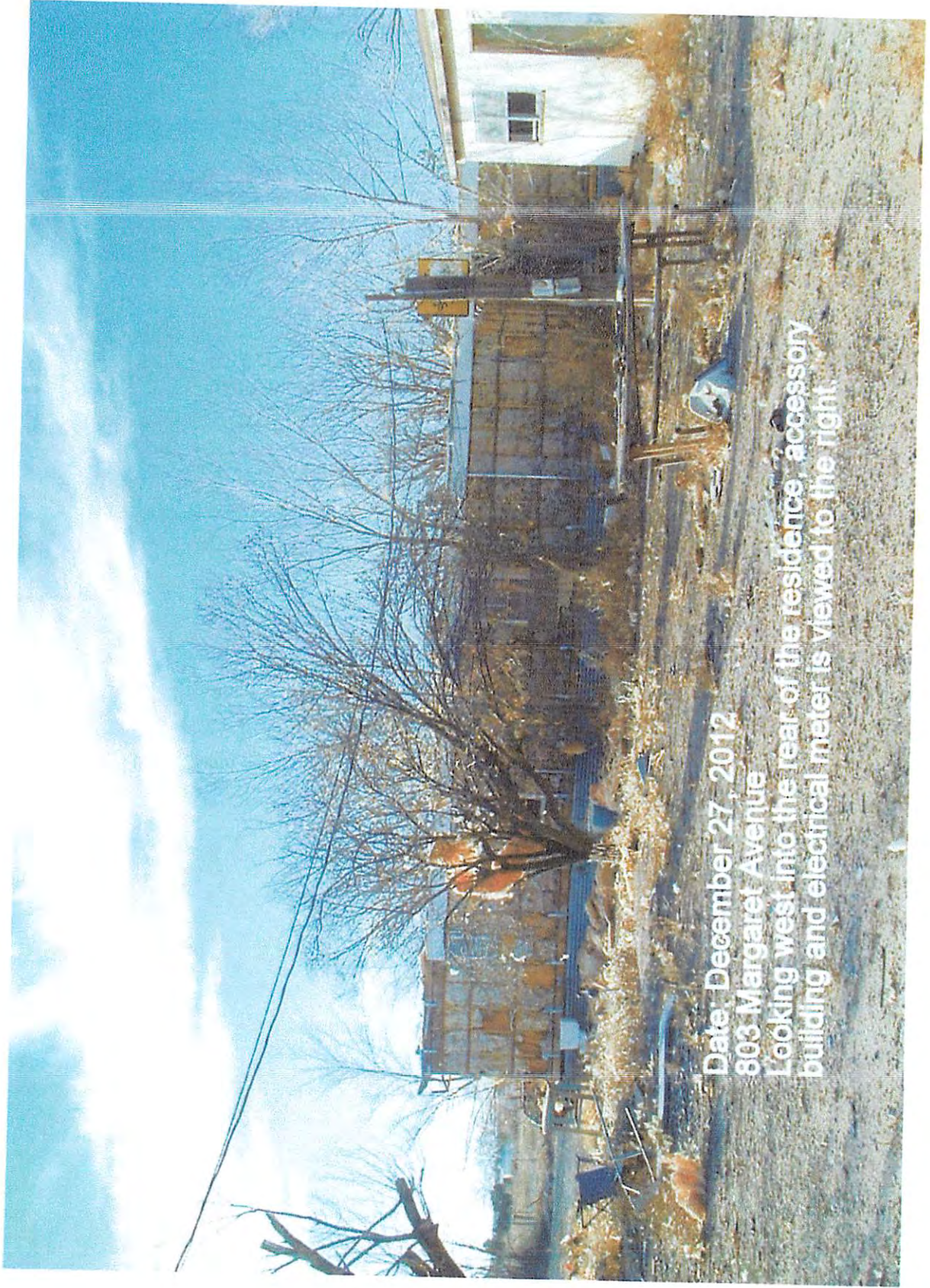
Date: December 27, 2012
803 Margaret Avenue
Looking at the north (side) of the residence



Date: December 27, 2012
803 Margaret Avenue
Looking at the accessory building located in
the (rear) yard being the northwest area of the property



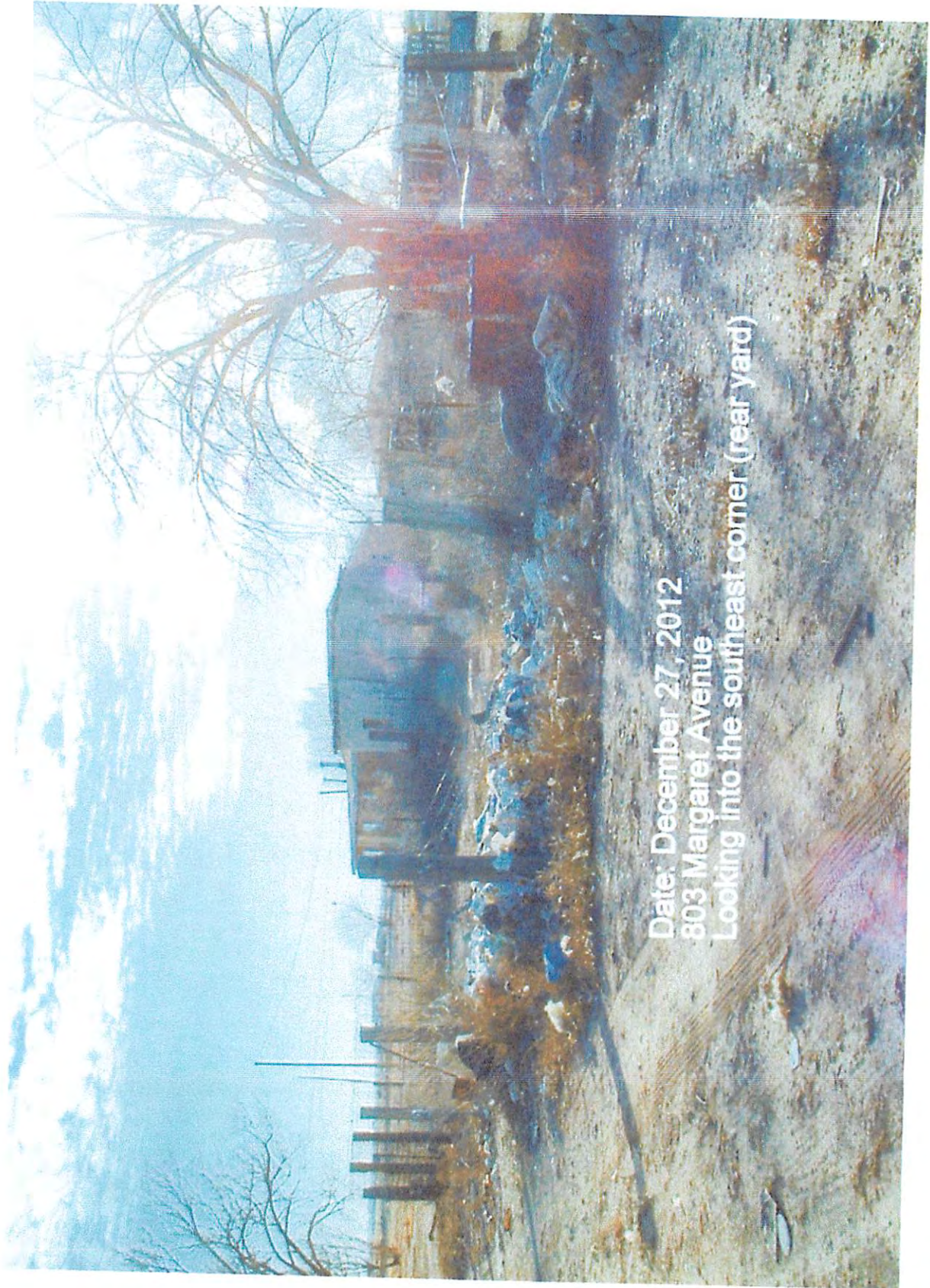
Date: December 27, 2012
803 Margaret Avenue
Looking at the entrance of the
accessory building.



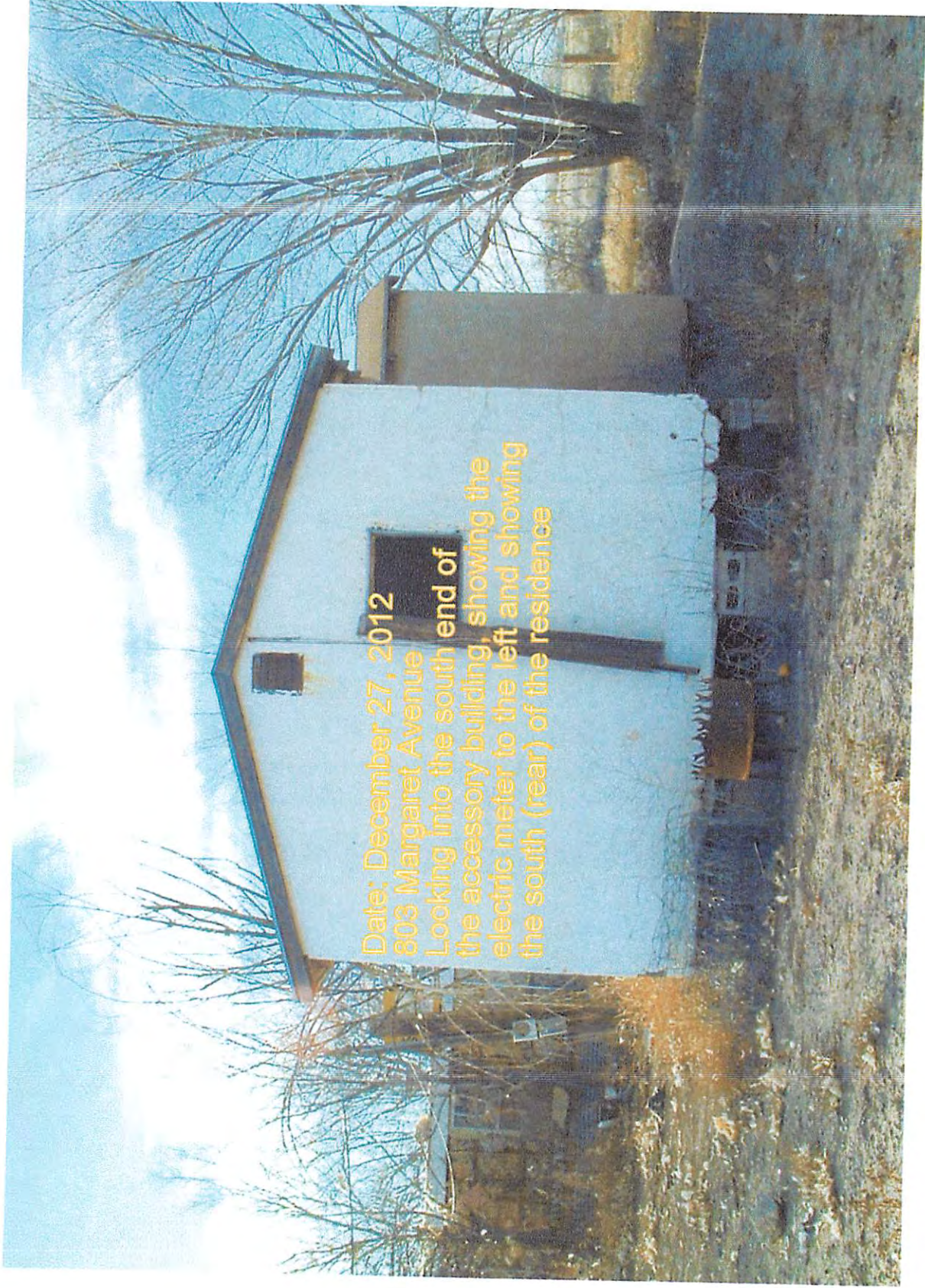
Date: December 27, 2012

803 Margaret Avenue

Looking west into the rear of the residence, accessory building and electrical meter is viewed to the right.



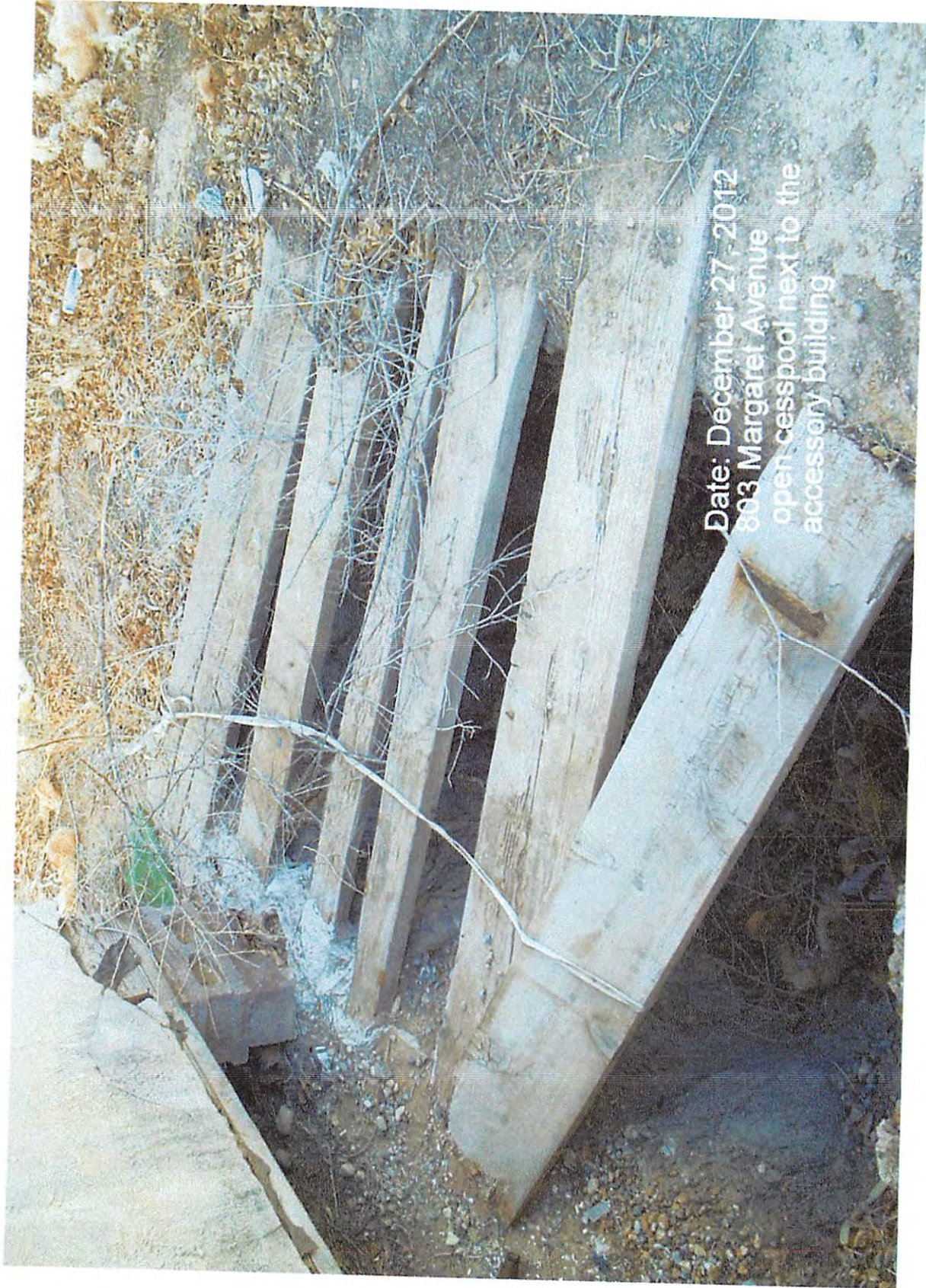
Date: December 27, 2012
803 Margaret Avenue
Looking into the southeast corner (rear yard)



Date: December 27, 2012
803 Margaret Avenue
Looking into the south end of
the accessory building, showing the
electric meter to the left and showing
the south (rear) of the residence



Date: December 27, 2012
803 Margaret Avenue
This wood structure is located in the (rear) yard and in the northeast corner of the property



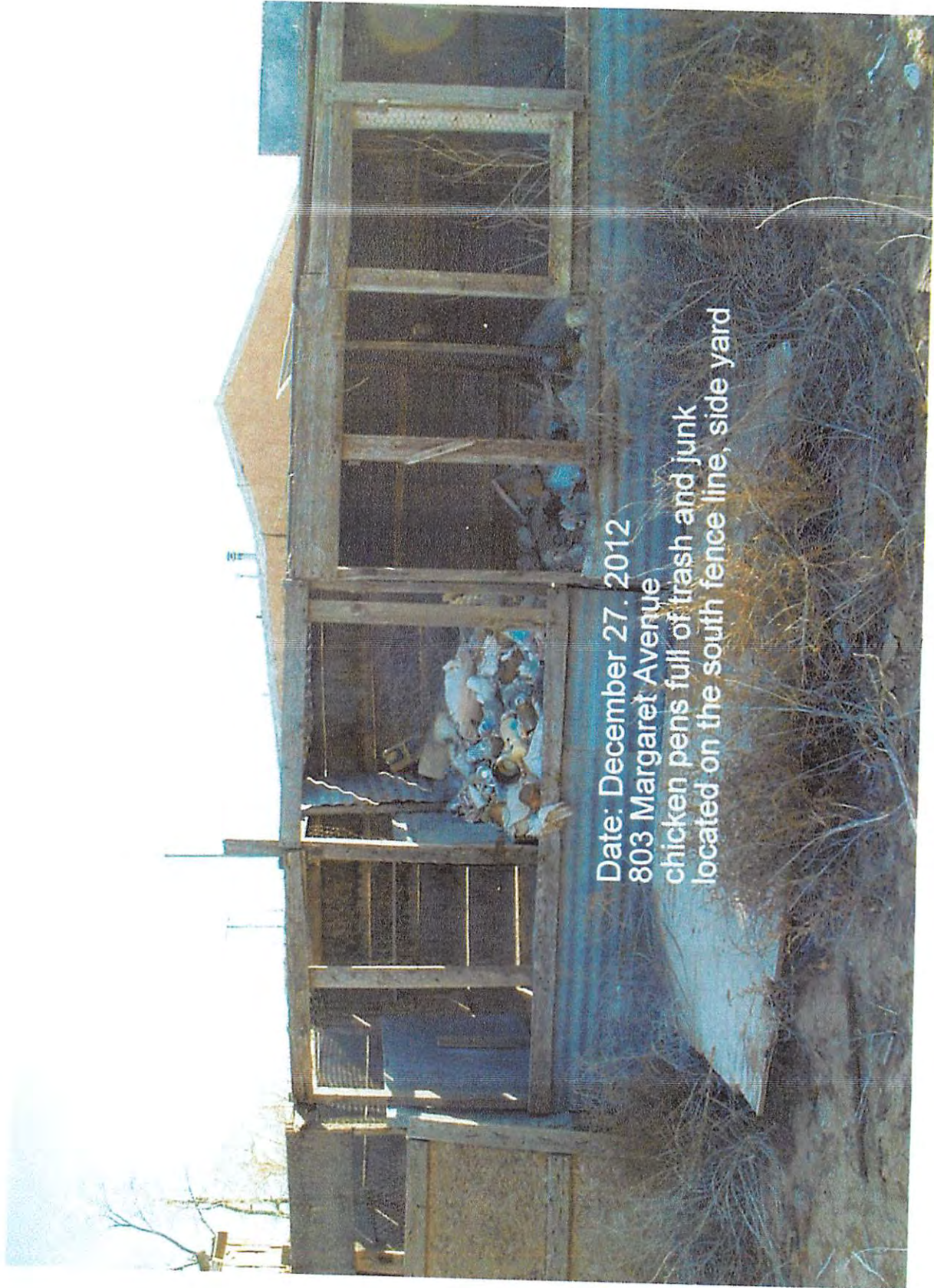
Date: December 27, 2012
803 Margaret Avenue
open cesspool next to the
accessory building



Date: December 27, 2012
803 Margate Avenue
The (rear) of the manufactured home, showing that the water heater door and water heater have been removed

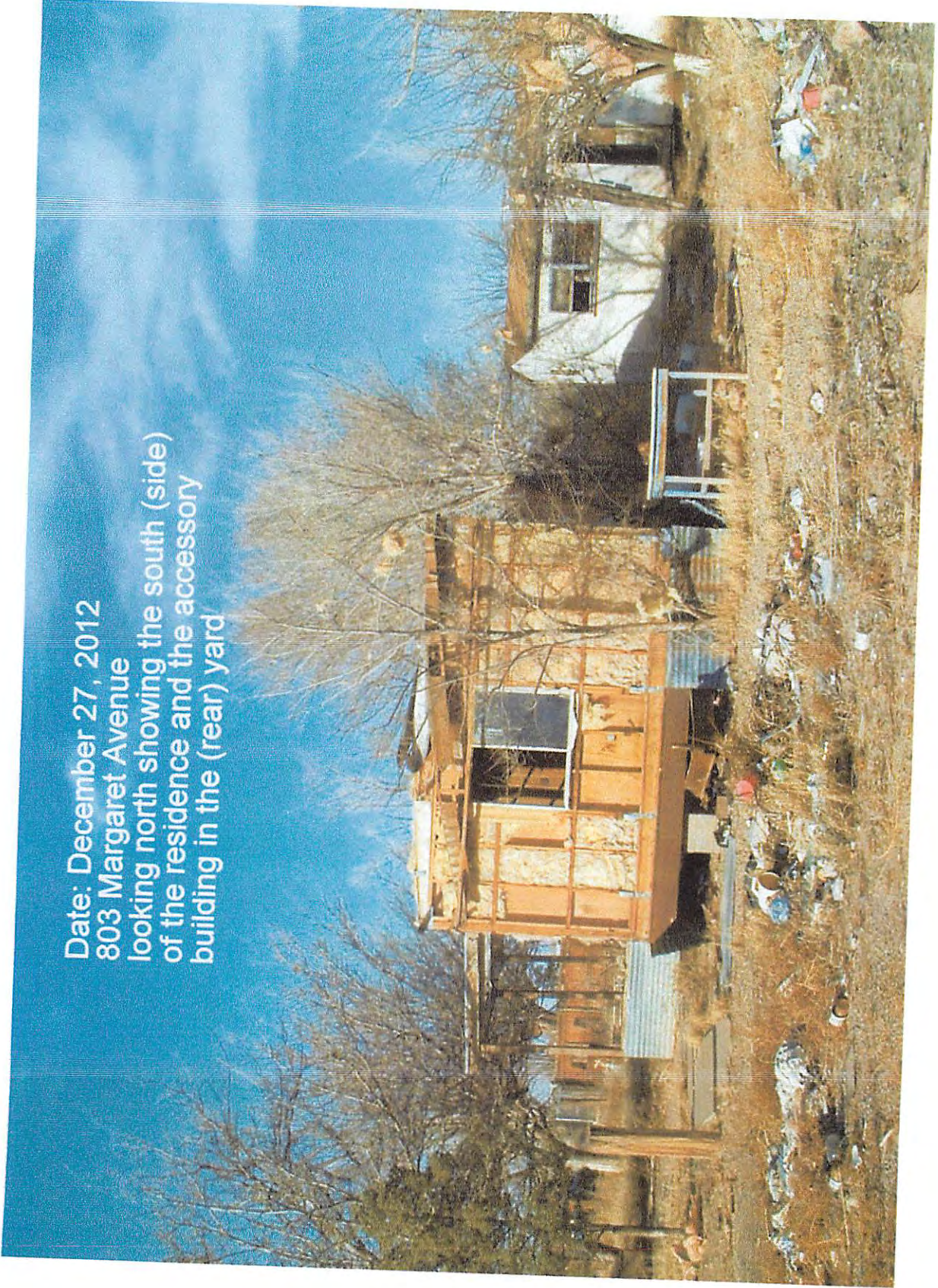


Date: December 27, 2012
803 Margaret Avenue
showing aluminum panels
removed and broken window

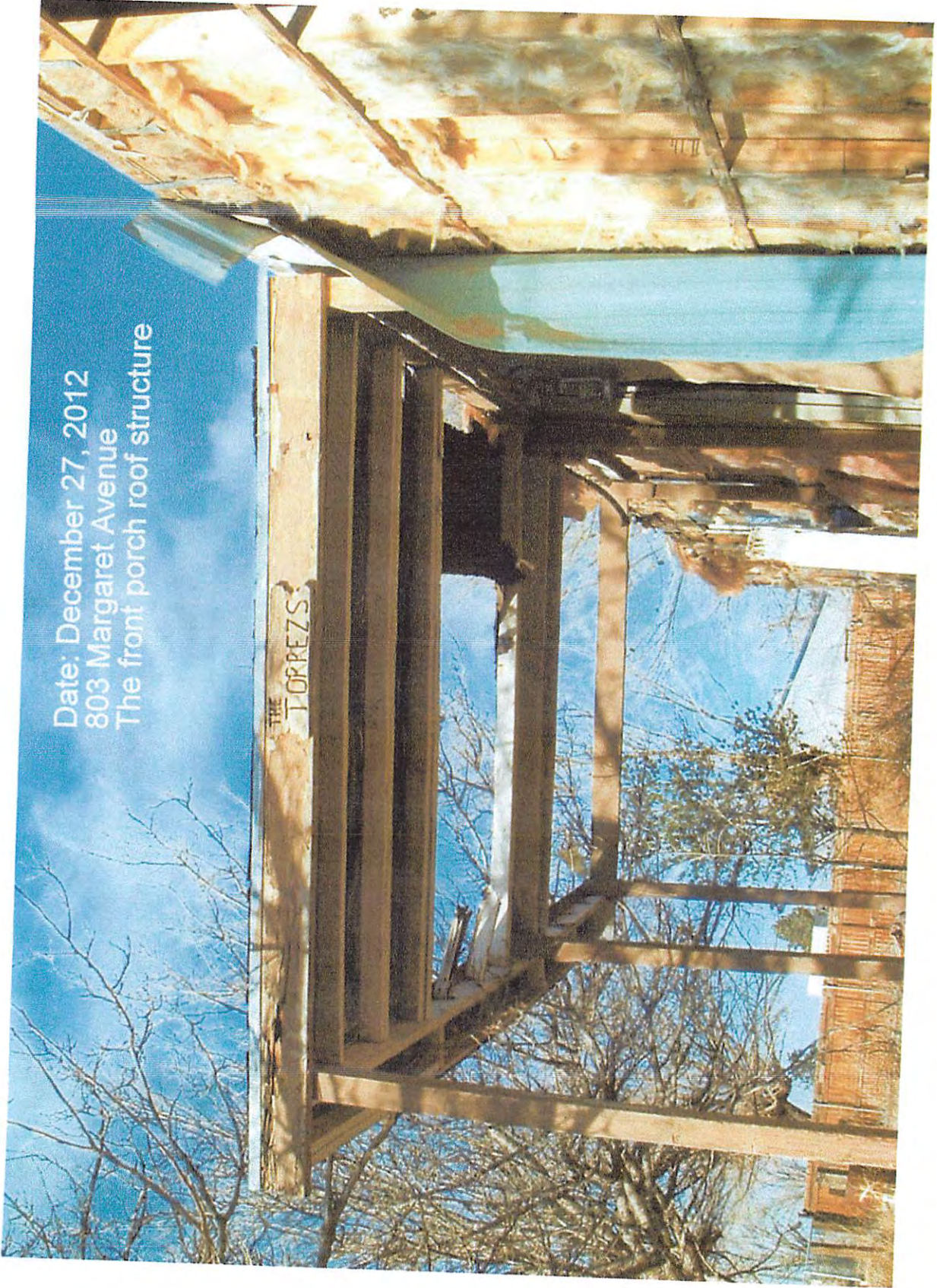


Date: December 27, 2012
803 Margaret Avenue
chicken pens full of trash and junk
located on the south fence line, side yard

Date: December 27, 2012
803 Margaret Avenue
looking north showing the south (side)
of the residence and the accessory
building in the (rear) yard



Date: December 27, 2012
803 Margaret Avenue
The front porch roof structure



CHAVES COUNTY NEW MEXICO

Declaring Structures Dangerous and a Menace to Public Safety

Property Address 803 Margaret Ave. Roswell, NH 88203
 Legal Description Gilliland Acres Subdivision Block: 5 Lots: 28-29-30
 Owner Nick TORREZ JR. & wife Rita TORREZ
 Mailing Address 803 Margaret Ave. Roswell, NH 88203
 Structure Manufactured Home (mobile home);

STATEMENT: The above listed structure has been found to be substandard and for the following reason(s) not in compliance with the uniform building code.

1. Inadequate exit widths:

Comments:

- Aisle
- Stairway
- Passageway
- Door

2. Unsafe walking surface:

- Warped or worn
- Loose or torn

3. Excessive stress:

- Structural member
- Material

4. Damaged:

- Fire
- Flood
- Wind
- Other

5. Hazardous from falling:

- Appurtenances
- Portions
- Structural members

6. Possible failure due to wind pressure:

- Strength
- Stability
- Anchor

7. Inadequate wind or earthquake resistance:

Comments:

- Wracked
- Warped
- Buckled
- Settled

8. Condition of structure:

- Dilapidated/Deteriorated
- Faulty construction
- Instability of foundation
- Other/Collapse

9. Unsafe for design use:

- Structure
- Portion

10. Damage or deterioration:

- 33% support members
- 50% nonsupport members
- of supporting/nonmembers

11. Damaged structure:

- As a nuisance for children
- Harbor for vagrants
- Place of unlawful acts

12. Code violation by condition, location or structure:

- 2009 International Residential Code
- Uniform Building Code

13. Strength/Fire resistant qualify or weather quality:

- 50% nonsupport member
- 66% support member

14. Unfit for occupancy:

- Inadequate maintenance
- Dilapidated/Decayed
- Sanitation

15. Fire hazard:

Comments:

- Obsolete
- Dilapidated/Deteriorated
- Damaged
- Inadequate exists
(Fire Chief)
- Lack of fire resistive construction
- Faulty electrical
- Faulty gas
- Faulty heating apparatus

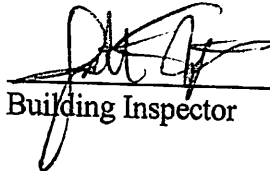
16. Unattractive nuisance:

- Post demolition
- Abandonment (6 months)

Any building or structure which has any or all of the conditions or defects described above shall be deemed a dangerous building if such conditions or defects exists to the extent that the life, property or safety of the public or its occupants are endangered.

Dangerous Not Dangerous

9-12-13
Date


Building Inspector

Comments: ~~But~~ Structure has been torn apart for material. there is no roof on structure.

CHAVES COUNTY NEW MEXICO

Declaring Structures Dangerous and a Menace to Public Safety

Property Address 803 Margaret Ave. Roswell, NM 88203
 Legal Description Gilliland Acres Subdivision Block: 5 Lots: 28-29-30
 Owner Nick TORREZ JR. & Wife Rita TORREZ
 Mailing Address 803 Margaret Ave. Roswell, NM 88203
 Structure Accessory Building

STATEMENT: The above listed structure has been found to be substandard and for the following reason(s) not in compliance with the uniform building code.

1. Inadequate exit widths:

Comments:

- Aisle
- Stairway
- Passageway
- Door

2. Unsafe walking surface:

- Warped or worn
- Loose or torn

3. Excessive stress:

- Structural member
- Material

4. Damaged:

- Fire
- Flood
- Wind
- Other

5. Hazardous from falling:

- Appurtenances
- Portions
- Structural members

6. Possible failure due to wind pressure:

- Strength
- Stability
- Anchor

7. Inadequate wind or earthquake resistance:

Comments:

- Wracked
- Warped
- Buckled
- Settled

8. Condition of structure:

- Dilapidated/Deteriorated
- Faulty construction
- Instability of foundation
- Other/Collapse

9. Unsafe for design use:

- Structure
- Portion

10. Damage or deterioration:

- 33% support members
- 50% nonsupport members
- of supporting/nonmembers

11. Damaged structure:

- As a nuisance for children
- Harbor for vagrants
- Place of unlawful acts

12. Code violation by condition, location or structure:

- 2009 International
- ~~Uniform Building Code~~

13. Strength/Fire resistant qualify or weather quality:

- 50% nonsupport member
- 66% support member

14. Unfit for occupancy:

- Inadequate maintenance
- Dilapidated/Decayed
- Sanitation

15. Fire hazard:

Comments:

- Obsolete
- Dilapidated/Deteriorated
- Damaged
- Inadequate exists
(Fire Chief)
- Lack of fire resistive construction
- Faulty electrical
- Faulty gas
- Faulty heating apparatus


16. Unattractive nuisance:

- Post demolition
- Abandonment (6 months)

Any building or structure which has any or all of the conditions or defects described above shall be deemed a dangerous building if such conditions or defects exists to the extent that the life, property or safety of the public or its occupants are endangered.

Dangerous Not Dangerous

9-12-13
Date


Building Inspector

Comments:

PLANNING AND ZONING

PO Box 1817
Roswell, NM 88202-1817
Phone (575)-624-6606
Fax (575)-624-6563

P&Z Director
Anders M. Sheridan



Joseph R. Skeen Building

COMMISSIONERS

James Duffey • District 1
Kim Chesser • District 2
Kyle D. "Smiley" Wooton • District 3
Robert Corn • District 4
Greg Nibert • District 5

County Manager
Stanton Riggs

NOTICE
OF
DANGEROUS BUILDING or DEBRIS
Per Section 3-18-5 NMSA, 1978

POSTING DATE: *September 4, 2013*
PROPERTY OWNER: *Nick and Rita Torrez C/O Helen Torrez*
ADDRESS: *803 Margaret Ave. (ask) 803 Wooldridge Margaret Road*
LEGAL DESCRIPTION: *Gilliland Acres Block: 5 Lots: 28, 29 and 30*

TO WHOM IT MAY CONCERN:


NOTICE IS HEREBY GIVEN; that the Chaves County Building Inspector and/or the Chaves County Code Enforcement Office has inspected this building or structures on the 4th day of September, 2013, and has found that the premises to be in a **DANGEROUS, DAMAGED AND DILAPIDATED** state and is hereby declared to be a menace to the public comfort, health, peace and safety.

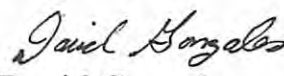
NOTICE TO REMOVE BY INSPECTOR ONLY

It shall be unlawful under penalty of the law to remove this notice, unless such condition(s) or defects have been repaired, removed, vacated or demolished, as the case may be.

You have **TEN (10)** days after the receipt of this notice to notify this office as to your intentions. After **TEN (10)** days, condemnation procedures will take place. Chaves County may remove any such unsafe structure(s) and thereafter file a claim of lien against your property for the cost of removal according to the law. You may file a written objection with the Chaves County Planning and Zoning Department requesting a hearing in accordance with the provisions of **SECTION 3-18-5 NMSA, 1978**

A COPY OF THIS NOTICE WILL BE POSTED ON THE PREMISES. BOARDING UP WINDOWS AND DOORS WILL NOT BE ACCEPTED AS A MEANS OF REPAIR.


Jonathan Stephens,
Chaves County Building Inspector


David Gonzales,
Chaves County Code Enforcement Officer

Date: September 4, 2013
803 Margaret Avenue
Roswell, NM 88203

PLANNING AND ZONING
City of Roswell
1000 11th Street, NW
Roswell, NM 88203
Phone: (505) 243-4400
Fax: (505) 243-4401

COMMISSIONERS
Don Chubb - District 1
John H. Hargrett - District 2
"Marty" Hargrett - District 3
John Cox - District 4
Greg Nelson - District 5
County Manager
Stanford Rappert

CHERRY COUNTY
1000 11th Street, NW
Roswell, NM 88203

NOTICE
OF
DANGEROUS BUILDING OF DEBRIS
Per Section 3-18.3 NMSA, 1978

POSTING DATE: September 4, 2013
PROPERTY OWNER: N&L and Eric Torres, C/O Helen Torres
ADDRESS: 481 Margaret Ave, 4817 on 11th Highway Margaret Road
LEGAL DESCRIPTION: Contained Area Block 3, Lot 2, 29 and 30

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Cherry County Building Inspector, under the Cherry County Code of Ordinances, has inspected this building or structure on the 2nd of September, 2013, and has determined it to be in a DANGEROUS, DAMAGED AND DILAPIDATED condition. The following items are noted to be a hazard to the public health, safety, peace and safety:

NOTICE TO REMOVE BY INSPECTOR ONLY

It shall be removed under penalty of law for the following items, unless such items are removed or repaired within a stated or designated time period by the property owner.

You have 720 (10 days) after the receipt of this notice to rectify the above noted items to your satisfaction. After 720 (10 days) construction procedures will take place. Cherry County will be responsible for all work performed and thereafter the portion of fees against your property for the cost of removal of the structure. The property owner may file a written objection with the Cherry County Planning and Zoning Department regarding the determination with the provisions of SECTION 3-18.3 NMSA, 1978.

A COPY OF THIS NOTICE WILL BE POSTED ON THE PREMISES, BOARDING UP WINDOWS AND DOORS WILL NOT BE ACCEPTED AS A MEANS OF REPAIR.

D.K.
Michelle Stephens,
Assistant Building Inspector

David Edwards
David Edwards,
Cherry County Code Enforcement Officer

CERTIFIED MAIL™



Chaves County
Planning & Zoning
PO Box 1817
Roswell, NM 88202

0470 0000 2248 2340

REASON CHECKED
Unclaimed
Refused
Attempted
Insufficient Address
No Such Number
No Such Street
No Such City, In State
No Such Zip Code
No Such Envelope

POSTNET

9-7-13

Delivered
9/7/13
9-7-13

Nick and Rita Torrez
c/o Helen Torrez
319 van Buren St.
Roswell, NM 88203

Hasler
09/04/2013
US POSTAGE
FIRST-CLASS MAIL
\$03.56
ZIP 88203
011D11618347
/9/7/13



88202181717

Chaves County
Planning & Zoning
PO Box 1817
Roswell, NM 88202



Hasler
09/04/2013
US POSTAGE
FIRST-CLASS MAIL
\$00.46
ZIP 88203
011D11618347

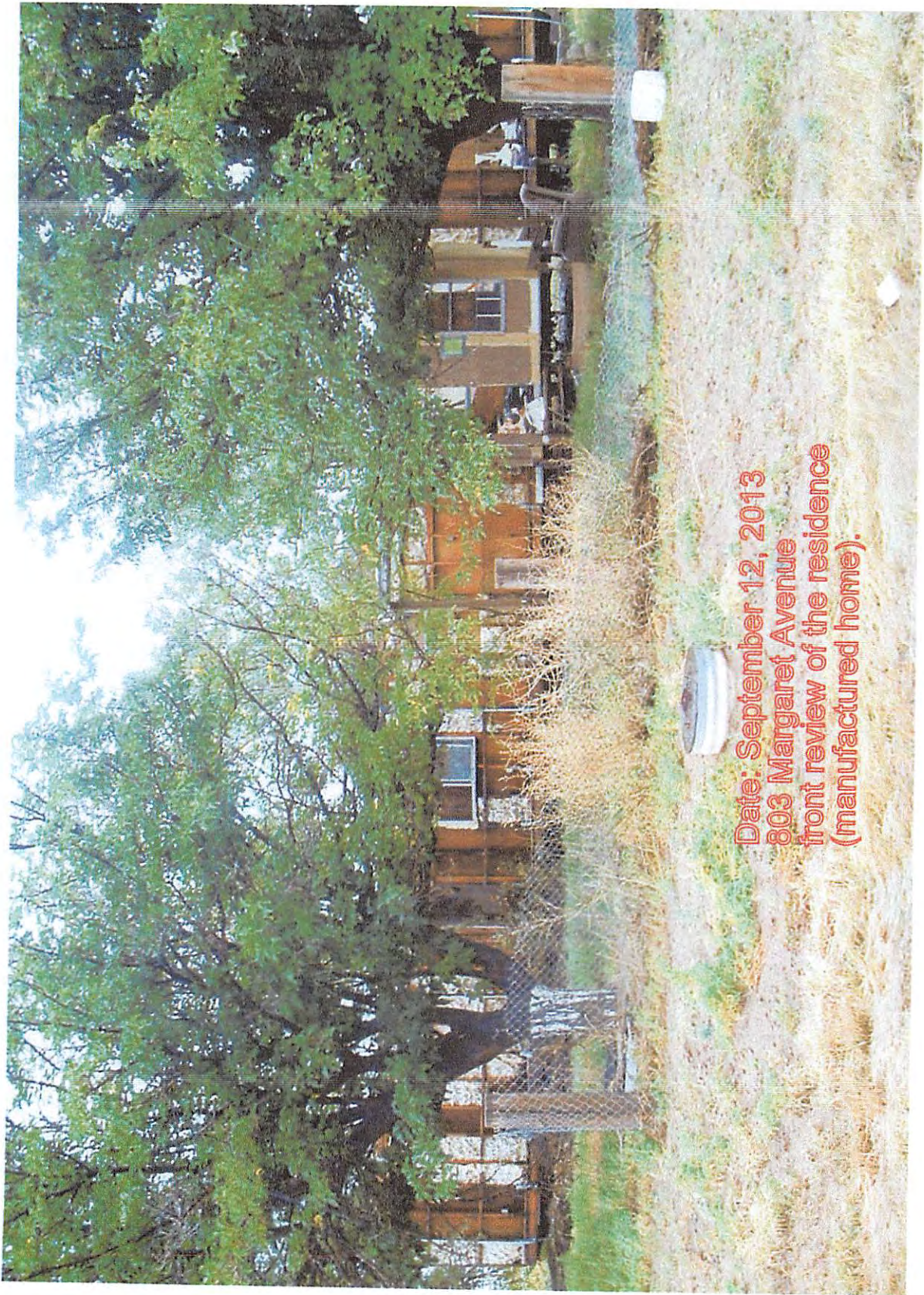
*DO NOT
FORWARD*

→ Nick & Rita Torrez
c/o Helen Torrez
319 van Buren St.
Roswell, NM 88203

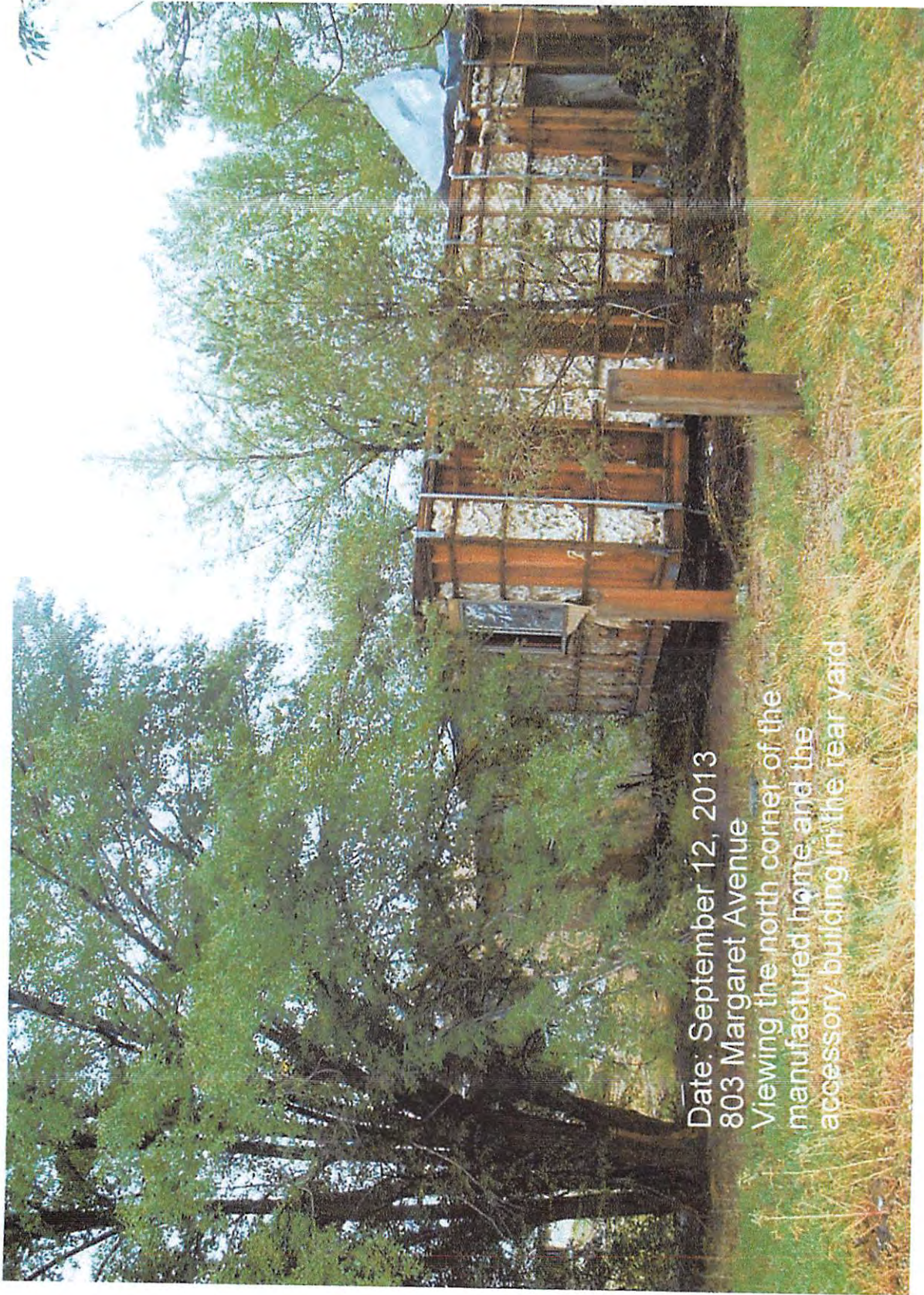
NIXIE 750 DE 1009 0009/09/13
RETURN TO SENDER
REFUSED
UNABLE TO FORWARD

8C: 88202181717 *2934-01838-05-00

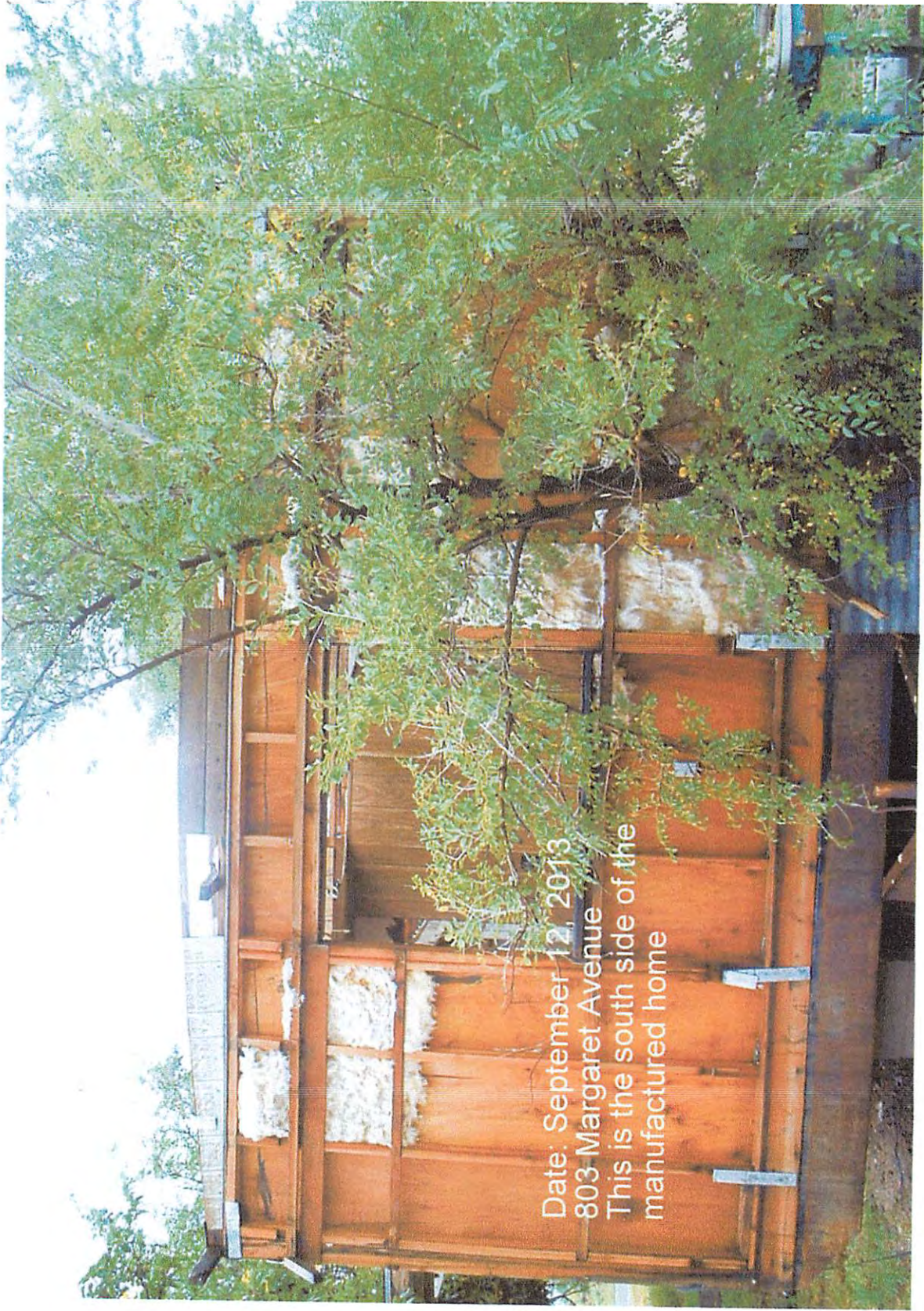
9.



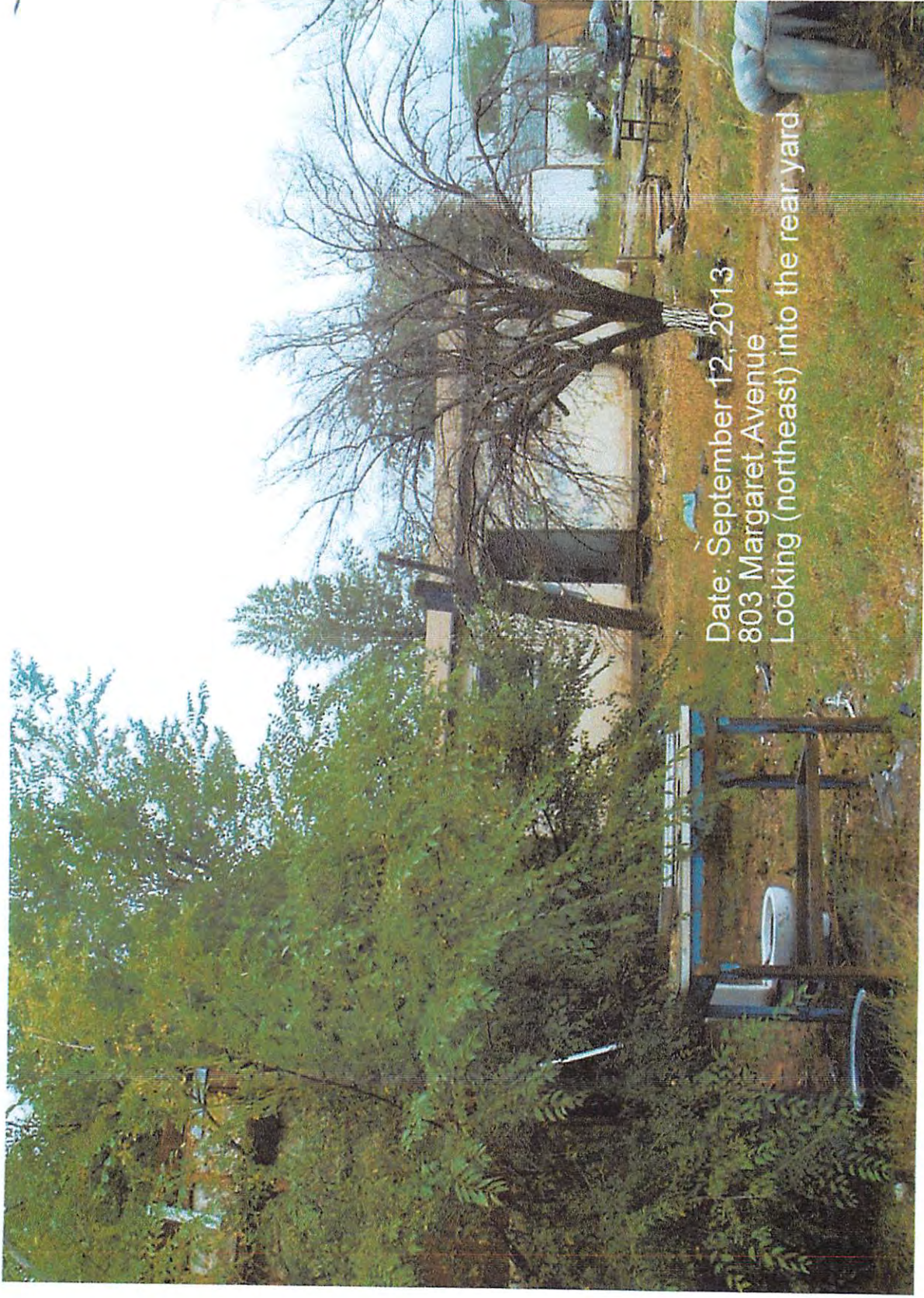
Date: September 12, 2013
803 Margaret Avenue
front view of the residence
(manufactured home).



Date: September 12, 2013
803 Margaret Avenue
Viewing the north corner of the
manufactured home and the
accessory building in the rear yard.



Date: September 12, 2013
803 Margaret Avenue
This is the south side of the
manufactured home



Date: September 12, 2013
803 Margaret Avenue
Looking (northeast) into the rear yard