

## AGENDA ITEM

**SUBJECT:** 1009 E Standifer Street

**NAME OF OWNER'S:** Bluemountain Texas LLC

**NAME OF INTERESTED PARTIES:** Gunlock Capital LLC

**OWNER'S ADDRESS:** 2441 S 1560 W, Woods Cross, UT

**DATE NOTICE OF HEARING LETTER MAILED:** January 13, 2021

**LEGAL DESCRIPTION OF THE PROPERTY:** W J Russell 1<sup>st</sup> Addition\*\*, Blk 15, Lot 30b

**GENERAL DESCRIPTION OF STRUCTURE:** Single Story Woodframe Structure

**ZONING DISTRICT:** "RS60" Single Family Residence

**DATE STRUCTURE WAS TAGGED:** October 30, 2018

**CAUSE FOR STRUCTURE TO BE DEMOLISHED:** See Inspector's Report

**SUPPORT DOCUMENTATION:**

Pictures and Inspection Report

**STAFF RECOMMENDATION:**

Staff recommends owner of the property obtain a building permit within thirty days and have the work completed and inspected within 90 days or obtain a demolition permit and demolish the structure, clean and grade the lot with proper drainage within thirty days of the ordered action. Failure of the owner to take the ordered action within the specified time may result in the city taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property.

**COMMENTS:**

The property was inspected from the exterior by Code Enforcement Officer Ray Durrett on October 30, 2018. On November 27, 2018, Chief Building Inspector Jackie Buckett inspected the property and verified that the structure was substandard. Code Staff worked with former owner Mark Harris to resolve the issues before the COVID-19 pandemic. On June 1, 2020, Mr. Harris sold the property to Blue Mountain Texas LLC. Staff notified the new owner that they were required to resolve all outstanding issues.

Due to lack of further communication, a Notice and Order was issued to Bluemountain Texas requesting they obtain permits to rehabilitate or demolish the structure. Upon receipt of the letter, Mr. Paul Alvarado, Director of Operations, contacted Code Services to advise them that he is working with the Building Department and an architect to obtain the appropriate permits to rehabilitate the structure.

The City of McKinney supports the rehabilitation of the property but requests it begin in a timely manner.