



2310 CREWS ST - RESIDENTIAL STRUCTURE

- Substandard case started 12/9/2024.

Structure deemed substandard based on the following findings:

- Structure does not meet the minimum requirements and standards as set forth in the International Property Maintenance Code.
- Exterior structure is not in good repair, is not structurally sound, and does not prevent the elements or rodents from entering the structure.
- Interior of the structure is not in good repair, is not structurally sound, and is not in a sanitary condition.
- Structure is unfit for human occupancy and found to be dangerous to the life, health, and safety of the public.

City Recommendation: Demolition of residential structure (Building Survey attached)

Property located in a residential area and a main thoroughfare street. (Headley rd)

According to NCAD, Mike & Eva Rivera are listed as the owner although there is no recorded deed on file for the property.

Case, Abatement, and Citation History

Total number of Code complaints: 3

Total number of cases: 14

Owner Compliance: 0

City Abatements: 13

Citations issued: 0



2310 CREWS ST - RESIDENTIAL STRUCTURE

Date	Case Type	Violation(s)	Status
8/18/11	Vacant Building	TALL WEEDS, LITTER	COMPLIANT
11/7/11	Unsecured Vacant Building	DUTY TO SECURE VACANT BUILDING	COMPLIANT
10/31/12	Vacant Building	TALL WEEDS, LITTER, & UNKEPT KEEP SIDEWALKS, CURBS, AND GUTTERS	CLOSED
8/8/14	Vacant Building	UNKEPT KEEP SIDEWALKS, CURBS, AND GUTTERS	CLOSED
10/9/14	Emergency Board Up	Chapter 13, ARTICLE III VACANT BUILDINGS	COMPLIANT
10/21/15	Vacant Building	TALL WEEDS, LITTER, & UNKEPT KEEP SIDEWALKS, CURBS, AND GUTTERS	CLEANED BY CITY
3/10/17	Vacant Building	TALL WEEDS, LITTER, & UNKEPT KEEP SIDEWALKS, CURBS, AND GUTTERS	CLOSED
7/3/18	Vacant Building	TALL WEEDS, LITTER, & UNKEPT KEEP SIDEWALKS, CURBS, AND GUTTERS	CLOSED
7/19/19	Vacant Building	TALL WEEDS & LITTER	CLOSED
7/6/20	Dangerous Weeds	ABATE DANGEROUS WEEDS	CLOSED
8/5/20	Vacant Building	TALL WEEDS & UNKEPT KEEP SIDEWALKS, CURBS, AND GUTTERS	CLOSED
11/11/21	Vacant Building	TALL WEEDS, LITTER, & UNKEPT KEEP SIDEWALKS, CURBS, AND GUTTERS	CLEANED BY CITY
6/28/24	Vacant Building	TALL WEEDS & UNKEPT KEEP SIDEWALKS, CURBS, AND GUTTERS	IN PROGRESS
12/10/24	Substandard Structure	Dangerous Structure or Premises	IN PROGRESS



2310 CREWS ST - RESIDENTIAL STRUCTURE

Abatement history for 2310 Crews St.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 6/18/12	\$238.20	Mowing & Cleaning
2. 9/10/12	\$168.40	Mowing & Cleaning
3. 2/26/13	\$154.00	Mowing & Cleaning
4. 6/25/13	\$110.80	Mowing & Cleaning
5. 11/16/17	\$220.83/\$73.00	Mowing & Cleaning
6. 9/4/18	\$168.40/\$125.00	Mowing & Cleaning
7. 4/17/19	\$168.40/\$125.00	Mowing & Cleaning
8. 7/19/19	\$168.40/\$125.00	Mowing & Cleaning
9. 11/5/19	\$168.40/\$125.00	Mowing & Cleaning
10. 11/30/20	\$168.40/\$125.00	Mowing & Cleaning
11. 1/7/22	\$184.20/\$125.00	Mowing & Cleaning
12. 10/25/24	\$320.00/\$125.00	Mowing & Cleaning
13. 4/30/25	\$160.00/\$125.00	Mowing & Cleaning

Total: **\$3,471.43**

CCPD calls to property:

Nature of Call	2310 Crews St.
NO CCPD CALLS FOR SERVICE	
Grand Total	0

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
		DECEASED OWNER

6/30/2025

Code Compliance Supervisor: Roland Maldonado

Case# V248871-121024

Property Owner: RIVERA MIKE & EVA

Address (☒Residential ☐Commercial): 2310 Crews

Staff Recommendation(s): **Demolition**

☒Residential Structure only

☐Residential and Accessory Structure

☐Commercial Structure only

☐Commercial and Accessory Structure

Under the provisions of Section 13-22 (H)(1)(c) of the Corpus Christi Property Maintenance Code and due to substandard and dilapidated condition of the structure(s), a hazard to the health, safety, and welfare of the public is henceforth declared.

Therefore, the owner be required to **demolish** the structure(s) within thirty (30) days. If demolition is not started and completed as required, then the City be authorized to demolish.

Notices

1. Letters of substandard conditions sent by certified mail.
2. Final notice sent by certified mail.
3. Certified letter of hearing sent by certified mail
4. Notice of hearing published in newspaper.

Additional

1. Owner Deceased: ☐ No ☒ Yes If deceased verification by: ☒Obituary ☐Death Certificate
2. Structure Entered by: ☐Search Warrant ☐Consent Given by: Owner ☐Unsecure
3. Taxes due: ☐ Current ☒Past due -Amount owed: \$6,696.68
4. Utilities: ☐Active ☒Inactive-Last active date: 4/16/2003
5. Year Structure Built: 1955
6. Lawsuits: ☒Yes ☐No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

COMPLAINT

Monday June 30, 2025

Building Standards Board
City of Corpus Christi
2406 Leopard St.
Corpus Christi, Texas 78408

RE: 2310 Crews

Case # V248871-121024

OWNER: Mike & Eva Rivera

**Code Compliance Supervisor
Roland Maldonado**

Dear Board Members:

Pursuant to Article II and in accordance with Section 13-22(B), of the Corpus Christi Property Maintenance Code, this Department has initiated and prepared the above listed case for your review and consideration. On **March 25, 2025** the code official determined that there were reasonable grounds to believe there was a violation(s) of the Corpus Christi Property Maintenance Code or any rule or regulation concerning the health, safety, or general welfare adopted by the city as it relates to structures or premises and gave notice of such alleged violation to the owner of the property. Thirty days have elapsed since the notice of violation(s) was provided and such violation(s) have not been cured.

Staff recommends a hearing be set for not less than ten (10) days or more than forty-five (45) days from the date of this complaint. At this hearing staff recommendation for the above listed property will be repair/**demolition**.

If you have any questions concerning the above, please call (361) 826-3046.

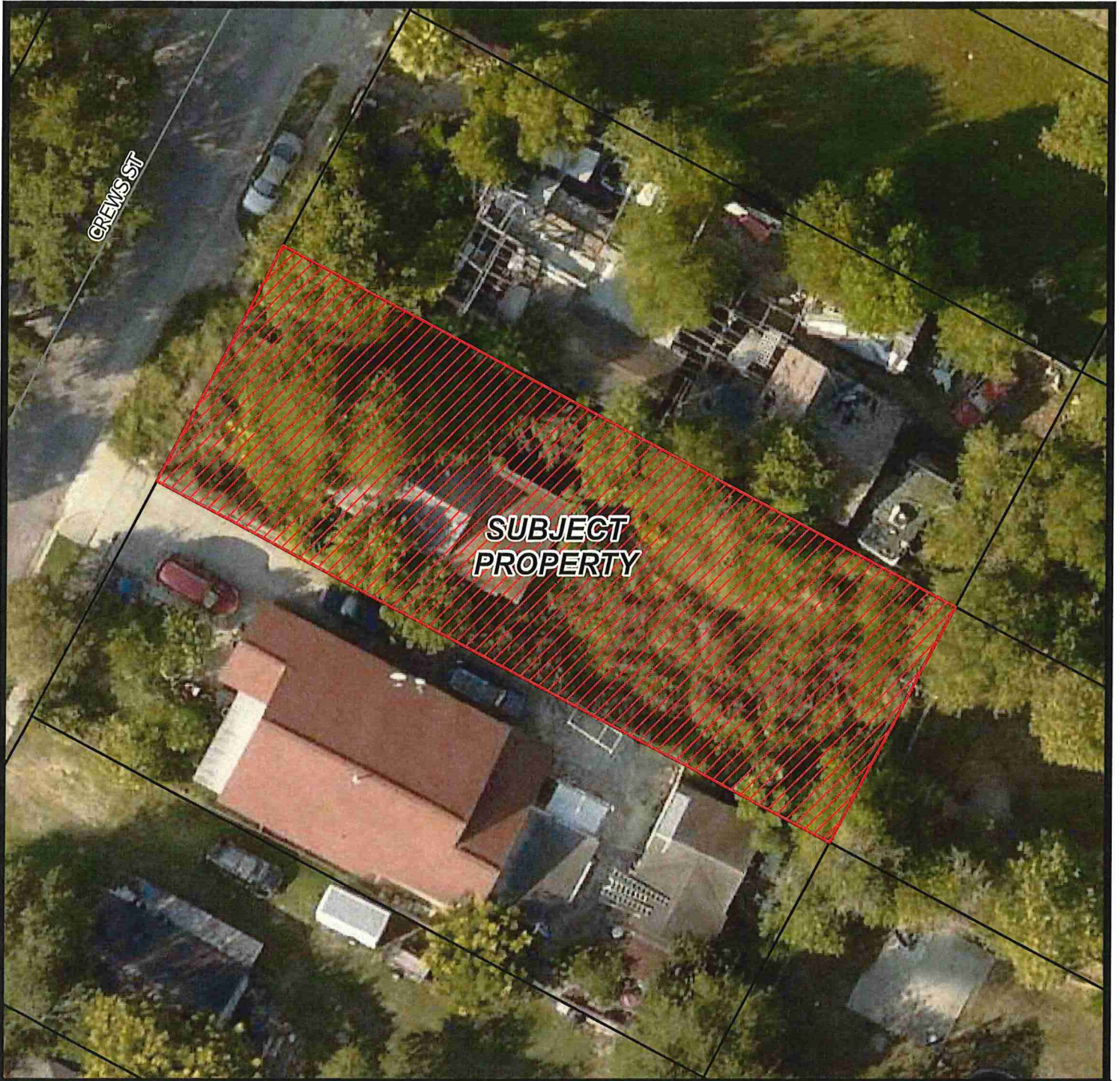


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

cc: Carlos Martinez, John Solberg, Merced V. Pena, William B. Ewing Jr,
Chic G. Henderson, Lynne Hurlburt

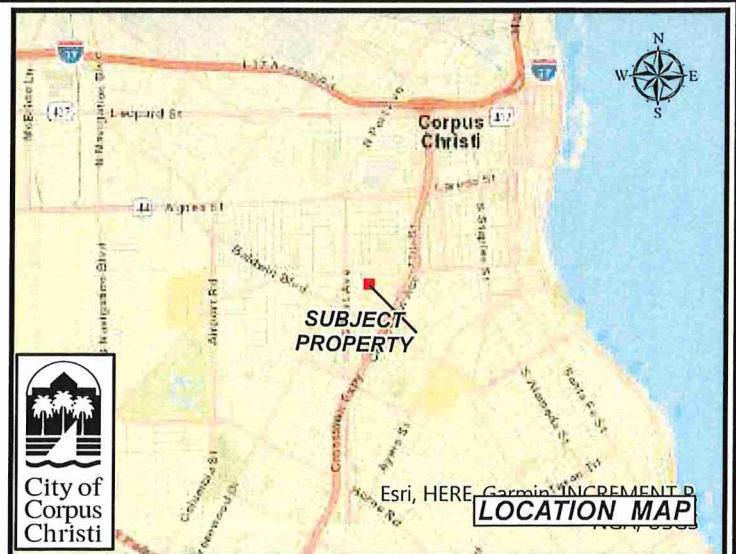
CASE TIMELINE FOR 2310 CREWS

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	12/9/2025	n/a	n/a
Initial Inspection Completed	2/11/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	3/26/2025	When there are reasonable grounds to believe there is a violation	City Ordinance Sec. 13-22(A) & (D)(2)
Notice of Violation Posted in Newspaper	5/16/2025 & 5/19/2025	When owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13-22(A) & (D)(3)
Deadline to comply with Newspaper Notice of Violation	6/17/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	4/21/2025	Return mail rec'vd 4/21/2025 return to sender, undeliverable as addressed, unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	5/27/25-5/30/25 & 6/2/25-6/6/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(A) & (D)(4)
Deadline to comply with Mailed Notice of Violation	3/27/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	6/23/2025	Not less than 30 days from receipt of the notice or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)
Complaint filed with BSB	6/30/2025	When owner refused to comply; when not cured within 30 days from receipt of notice or any further agreed time; or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)(2)
Notice of Hearing Mailed to Last Known Address	7/1/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	6/30/2025 & 7/1/2025	At least 10 days prior to hearing when owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13-22(C) & (D)(3)
Notice of Hearing Filed with County Clerk	7/1/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & Tx Local Gov't Code 214.001€
Returned Notice of Hearing Posted at Front Door of Property	7/14/25-7/18/25 & 7/21/25-7/23/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	7/18/2025	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	7/24/2025	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)

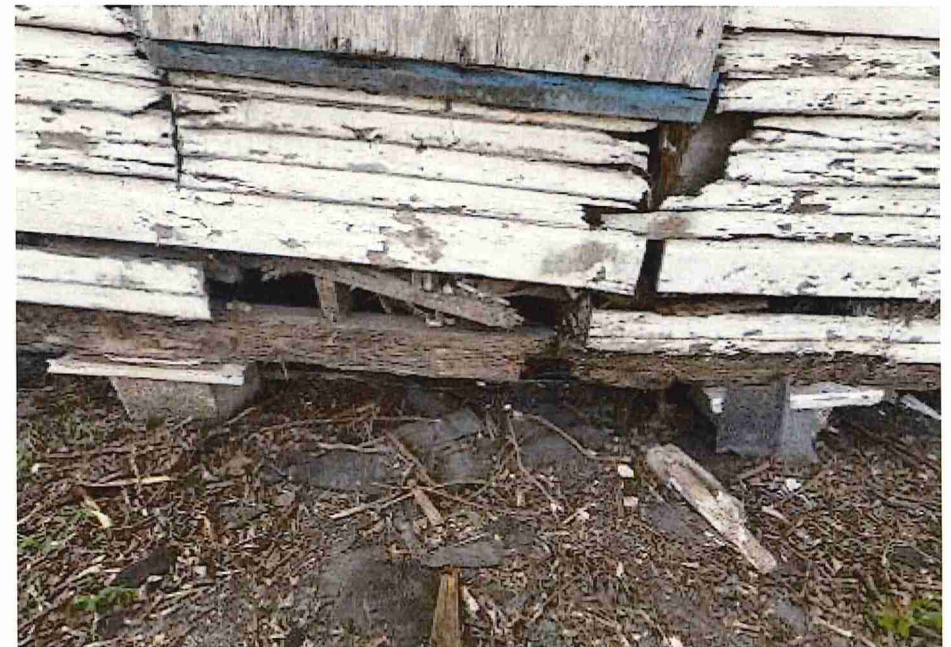
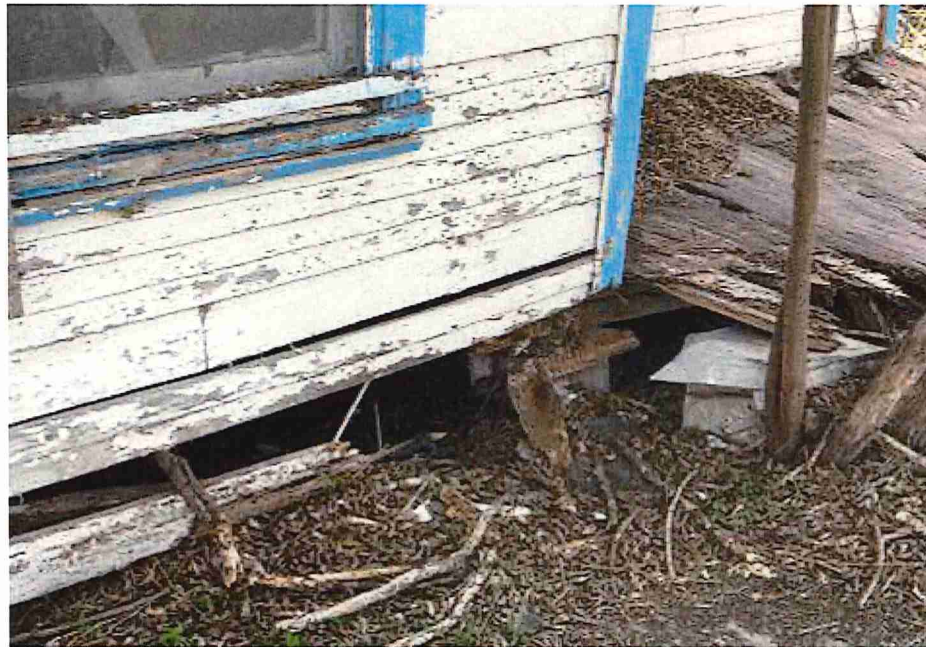
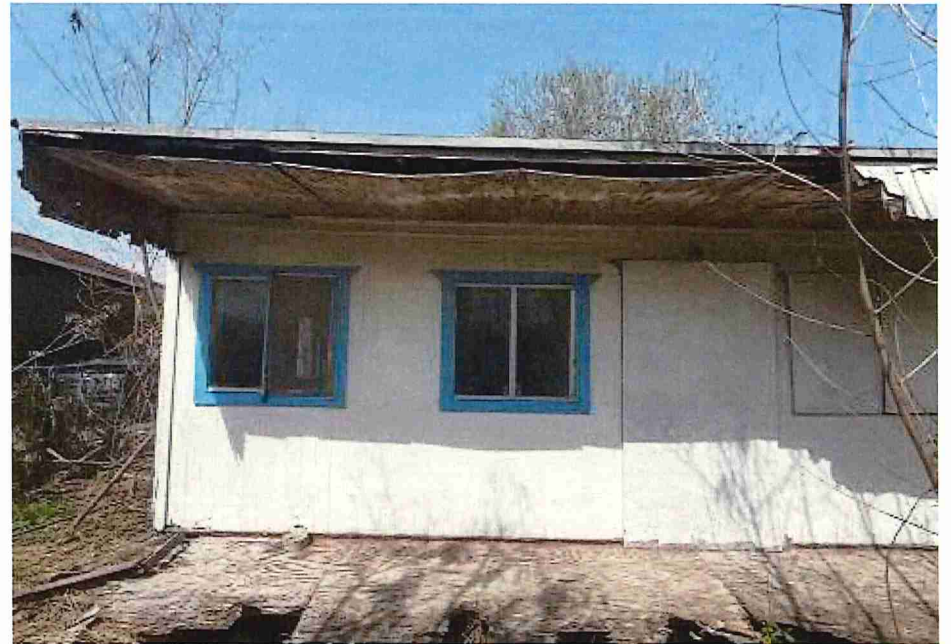


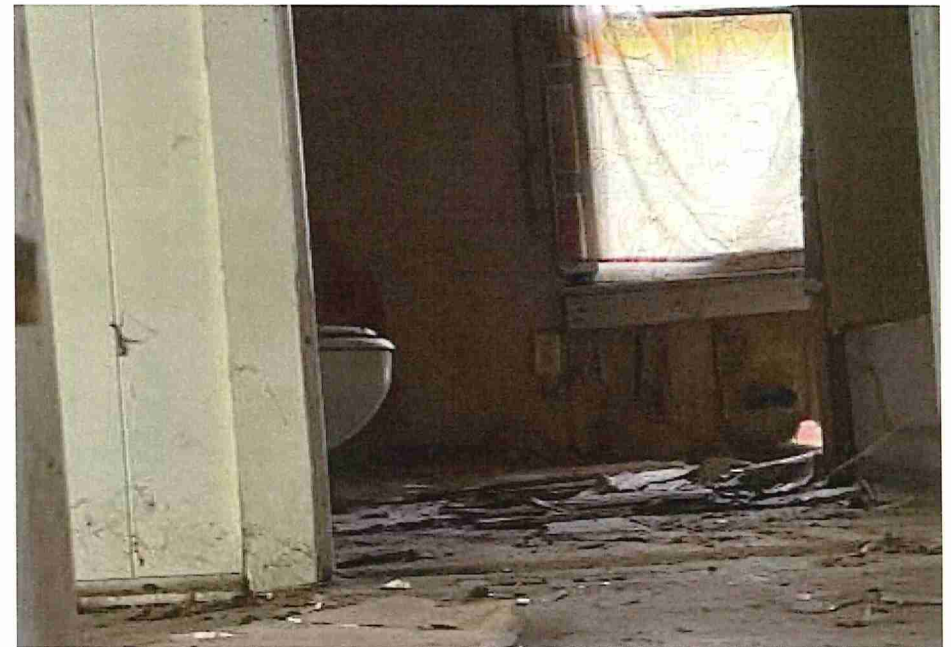
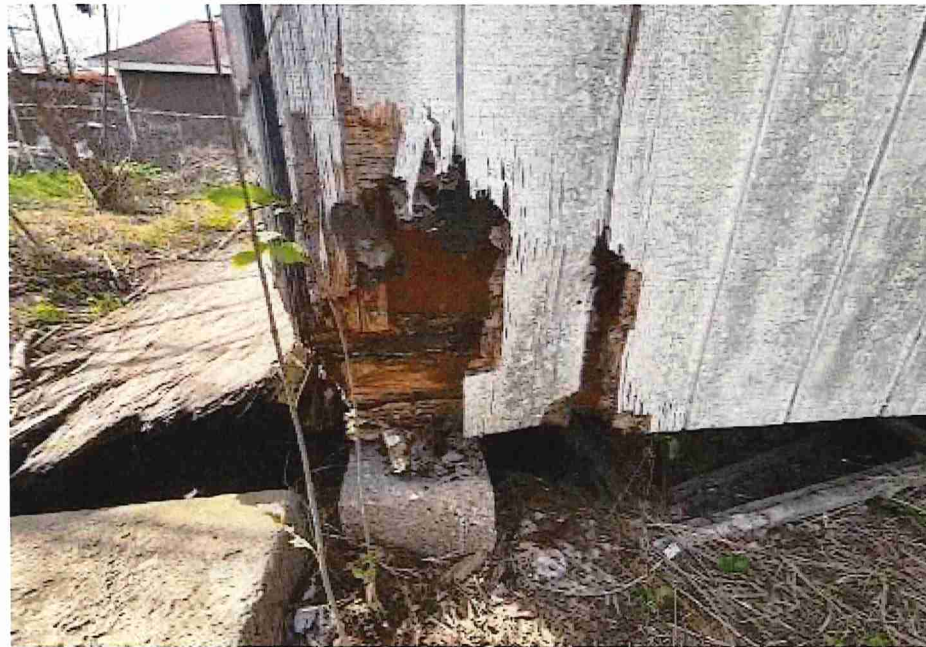
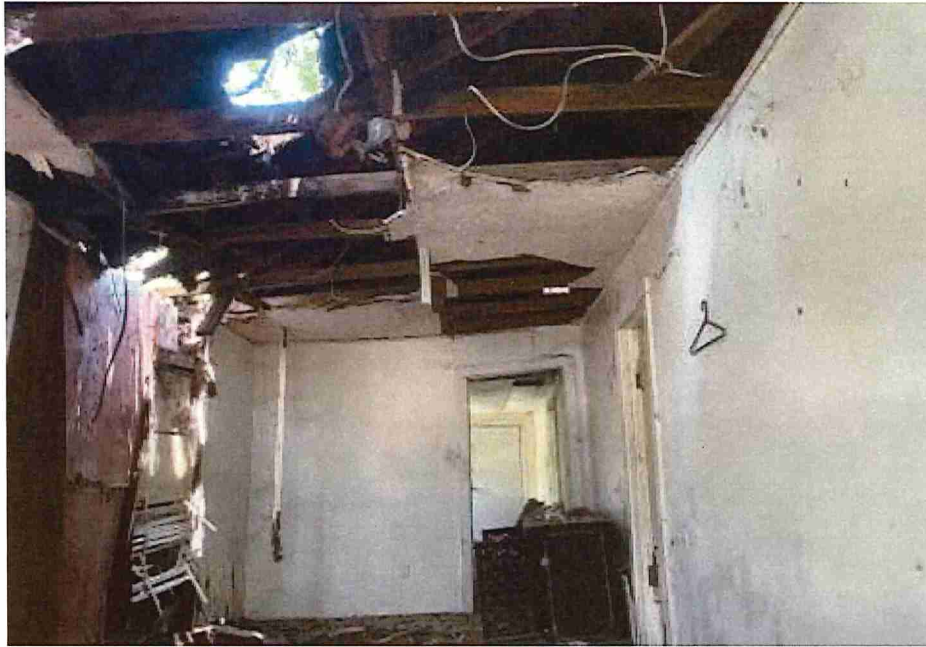
2310 CREWS

Aerial View











City of Corpus Christi – BUILDING SURVEY

Tax Account Number: 7886-0018-0090

Inspection Date: 12/9/2024

Zoning Use: RS-6

Revised Date: 3/25/2025

Officer: MICHAEL GUTIERREZ

Property Address: 2310 CREWS ST

Legal Description: SEGREST LT 9 BLK 18 & POR OF ALLEY

Owner: MIKE & EVA RIVERA

Mail to: 6157 N SHERIDAN RD APT 23C

City, State, Zip: CHICAGO, IL 60660-2826

<input checked="" type="checkbox"/> Dwelling	<input type="checkbox"/> Commercial	<input type="checkbox"/> Accessory	7,200 Sq. Ft.	1 Story
<input checked="" type="checkbox"/> Wood Frame	<input type="checkbox"/> Masonry	<input type="checkbox"/> Fire Damage	1 # of Units	<input checked="" type="checkbox"/> Inside Inspection
<input checked="" type="checkbox"/> Vacant	<input type="checkbox"/> Occupied	<input type="checkbox"/> Open	<input checked="" type="checkbox"/> Placard	

Placard Posted on:

Corrections must be made to the item(s) checked below to comply with the Corpus Christi Property Maintenance Code and/or ordinances of the City of Corpus Christi. The following city ordinances are applicable: Building, Plumbing, Electrical, Mechanical, Fire, Health and Zoning.

Permits Required:

<input checked="" type="checkbox"/> Building	<input checked="" type="checkbox"/> Plumbing	<input checked="" type="checkbox"/> Electrical	<input type="checkbox"/> Mechanical
<input type="checkbox"/> Fire	<input type="checkbox"/> Health	<input type="checkbox"/> Other:	

Smoke Alarms:

<input type="checkbox"/> Missing	<input type="checkbox"/> Inoperative	<input type="checkbox"/> Improperly Located	<input type="checkbox"/> Additional Alarms Required
----------------------------------	--------------------------------------	---	---

OUTSIDE WALL:

(304.1, 304.2 304.4 & 304.6)

Type:

<input type="checkbox"/> Charred Wood
<input checked="" type="checkbox"/> Rotten Wood
<input checked="" type="checkbox"/> Rotten Corner Boards
<input checked="" type="checkbox"/> Missing Boards
<input checked="" type="checkbox"/> Badly in Need of Paint
<input checked="" type="checkbox"/> Siding Broken / Missing
<input checked="" type="checkbox"/> Holes
<input checked="" type="checkbox"/> Cracks
<input checked="" type="checkbox"/> Buckled
<input checked="" type="checkbox"/> Leans
<input type="checkbox"/> Missing Brick
<input type="checkbox"/> Loose Brick
<input checked="" type="checkbox"/> Damaged Exterior Trim
<input type="checkbox"/> Other:

ROOF:

(304.1 & 304.7)

Type:

<input type="checkbox"/> Charred Wood
<input checked="" type="checkbox"/> Rotten Eaves
<input checked="" type="checkbox"/> Rotten Rafter Tails
<input checked="" type="checkbox"/> Rotten Decking
<input checked="" type="checkbox"/> Missing Shingles
<input checked="" type="checkbox"/> Deteriorated Shingles
<input checked="" type="checkbox"/> Leaks
<input checked="" type="checkbox"/> Sags
<input checked="" type="checkbox"/> Buckled
<input checked="" type="checkbox"/> Collapsed
<input checked="" type="checkbox"/> Worn
<input type="checkbox"/> Torn
<input checked="" type="checkbox"/> Holes
<input type="checkbox"/> Other:

FOUNDATION:

(304.1, 304.4 & 304.5)

Type:

<input type="checkbox"/> Inadequate Support
<input checked="" type="checkbox"/> Rotten Wood
<input type="checkbox"/> Piers Lean
<input type="checkbox"/> Piers Missing
<input checked="" type="checkbox"/> Cracks/Perimeter Wall
<input checked="" type="checkbox"/> Cracks/Slab
<input type="checkbox"/> Pads Missing/Cracked
<input type="checkbox"/> Missing Skirting
<input type="checkbox"/> Missing Access Cover
<input type="checkbox"/> Exposed Sills
<input type="checkbox"/> Rotten Sills
<input type="checkbox"/> Damaged Floor Joist
<input checked="" type="checkbox"/> Sagging Floor Joist
<input type="checkbox"/> Other:

WINDOWS: (304.1, 304.2 304.13, 304.13.1, 304.13.2, 304.14 & 304.17)

☐ Charred Wood
☒ Broken Glass
☐ Missing Screens
☒ Torn Screens
☐ Missing / Broken Sash
☐ Do Not Open
☒ Rotten Sills
☒ Rotten / Broken Frames
☐ Other:

PORCHES: (304.1, 304.2, 304.10, 304.12, 305.4, 305.5 & 307.1)

☐ Charred Wood
☒ Missing / Broken Boards
☒ Loose
☒ Rotten Wood
☒ Inadequate Support
☒ Support Post Missing
☒ Support Post Loose
☒ Faulty Weather Protection
☐ Other:

DOORS: (304.1, 304.2, 304.13, 304.14, 304.15, 304.16, 304.18, 305.6 & 702.1)

☐ Charred Wood
☐ Missing
☐ Damaged
☐ Poor Fit
☐ Damaged / Missing Screen(s)
☐ Off Hinges
☐ Blocked Exit
☐ Rotten
☐ Other:

STEPS: (304.1, 304.2 304.10, 304.12, 305.4 & 305.5)

☐ Charred Wood
☒ Rotten Wood
☒ Missing Boards
☒ Inadequate Support
☒ Missing Handrails
☐ Faulty Weather Protection
☐ Other:

PLUMBING: BATHTUB / SHOWER

(403.2, 502.1, 502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1, & 505.3)

☐ Missing
☐ Faucets Loose / Broken / Missing
☐ No Anti-Siphon Faucets
☐ Missing Overflow Plate
☐ Missing Tap
☐ Missing Shower Head
☐ Not Vented
☐ Disconnected
☐ Stopped Up
☐ Damaged Shower Stall
☐ Other:

PLUMBING: WATER CLOSET

(404.4.3, 502.1, 502.2, 502.3, 502.4, 503.1, 503.4, 504.1, 504.2, 504.3, 505.1.1, 506.1 & 506.2)

☐ Missing
☐ No Anti-Siphon Ballcock
☐ Stopped Up
☐ Poorly Anchored
☐ Seeps Around Bowl
☐ Water Supply Line Leaks
☐ Flush Ell Leaks
☐ Runs Constantly
☐ Tank Broken / Cracked
☐ Bowl Broken / Cracked
☐ Disconnected
☐ Missing Flush Handle
☐ Missing Flapper
☐ Urinal; No Back-Flow Preventive
☐ No Elongated Bowl / Open-end Seat
☐ Other:

WATER HEATER:

(505.4, 603.1, 603.2, 603.3, 603.4 603.5 & 603.6)

☐ Gas
☐ Electric
☐ Missing
☐ Disconnected
☐ Temperature Pressure Release Valve Missing
☐ Temperature Pressure Release Valve Broken
☐ Drain Line Missing
☐ Not Approved Pipe
☐ Not Extended Outside
☐ Elbowed Down
☐ Vent Missing / Loose
☐ No Double Wall Pipe / Attic
☐ Nonconforming Vent
☐ Inadequate Combustion Air
☐ Thermostat Missing / Damaged
☐ No Gas Cut Off
☐ Missing Firebox Door
☐ Gas Supply Line Not Approved Pipe
☐ Gas Fired – Located in Bathroom
☐ Gas Fired – Located in Bedroom
☐ Fire Damaged
☐ Other:

LAVATORY: (404.4.3, 502.1, 502.2, 502.3
502.4, 504.1, 504.2, 504.3, 505.1.1,
506.1 & 506.2)

- ☐ Missing
☐ No Anti-Siphon Faucets
☐ Faucets Leak / Broken / Missing
☐ "P" Trap Leaks / Missing
☐ Defective Trap
☐ Stopped Up
☐ Water Supply Line Leak
☐ Loose from Wall
☐ Nonconforming Waste Line
☒ Disconnected
☐ Other:

KITCHEN SINK: (305.1, 305.3, 502.1,
505.1.1, 506.1 & 506.2)

- ☐ Defective Trap
☐ Faucets Loose / Broken
☐ Faucets Missing
☐ "P" Trap Rubber Hose
☐ Trap Leaks / Missing
☐ Stopped Up
☐ Disconnected
☐ Damaged Countertop
☐ Damaged Back Splash
☐ Other:

ELECTRICAL SERVICE: (604.1, 604.2
604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1
605.1, 605.2 & 605.3)

- ☐ Service Panel Burned
☒ Service Missing
☐ Service Appears Below Code
☐ Two-Wire Service
☐ Inadequate
☐ Defective
☐ Disconnected
☐ Service Not Grounded
☐ Missing Breakers / Fuses
☐ Missing Interior / Exterior Panel Cover
☐ Exposed Wiring
☐ Nonconforming Wiring in Panel
☐ Drops Too Low
☐ Other:

GAS SYSTEM: (602.1, 602.2, 602.3, 602.5
603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)

- ☐ Gas Pressure Test Required
☐ Gas Leak
☐ Line Appears to Enter Building Below Grade Level
☐ Gas Supply Not Approved Pipe
☐ Rubber Hose to Space Heaters
☐ Non-Rigid Pipe Run Through Partition Wall
☒ Other: PULLED METER

PLUMBING MISCELLANEOUS:

(504.1, 504.2, 504.3, 505.3, 506.2 & 507.1)

- ☐ Open Clean Out / Water Leak; Yard / Under House
☐ Vent Stack Missing / Broken
☐ Vent Stack Not Extended Through Roof
☐ Rain Guard Damaged / Missing
☒ Exposed Exterior PVC Pipe
☐ PVC Water Supply Lines
☐ Washer No "P" Trap / Not Vented / Not Cut Offs
☐ Sewer Line Stopped Up
☐ Sewer Running Out on Ground
☐ Other:

INSIDE WALLS AND CEILINGS:

(305.1, 305.2, 305.3 & 404.3)

- ☐ Charred Wood
☐ Paint Deteriorated
☒ Cracks
☒ Holes
☒ Torn Wallpaper
☒ Damaged Paneling
☒ Sheetrock Broken / Missing / Holes, 506.1 & 506.2
☐ Sheetrock Mildewed / Buckled
☒ Ceiling Damaged / Missing
☒ Water Damaged / Smoke Damaged
☐ Impervious Material Around Tub
☐ Enclosure Damaged / Missing
☐ Walls Around Tub Not Water Resistant
☐ Inadequate Ceiling Height
☐ Other:

SYSTEM:

(604.3.2, 604.3.2.1, 605.1, 605.2 & 605.3)

- ☐ Burned Wiring / Plugs / Switches
☐ Burned Fixtures
☐ Less Than 1 Duplex Recept. /20 liner ft-
☐ Bedroom/Living Rm/Dining Rm/Den/Kitchen
☐ No Small Appliance Circuits Over Kitchen
☐ Counter Space with GFCI
☐ Only One Small Appliance Circuit Over Kitchen
☐ Counter Space with NO GFCI
☐ Kitchen Appliance Circuits – No GFCI
☐ Plugs Missing / Loose / Broken
☐ Switches Missing / Loose / Broken
☐ Fixtures Missing / Loose / Broken
☐ Missing Switch Cover / Plug Covers
☐ Extension Cords in Place of Permanent Wiring
☐ Bathroom Circuit NO GFCI
☐ Conduit Broken / Loose / Missing
☐ No Separate Circuit For
☐ No Disconnect for Air Conditioner
☐ Exterior Lights Missing; Front / Back / Side Porch Lights Broken / Missing / Loose
☐ Other:

INTERIOR FLOORS:

(305.1, 305.2, 305.3 & 305.4)

- ☐ Charred Wood
☒ Rotten Wood
☒ Missing Boards
☒ Holes
☒ Cracks
☐ Not Level
☐ Buckled
☐ Torn
☐ Damaged
☐ Other:

MECHANICAL:

(403.1, 403.2, 603.1 & 603.6)

- ☐ Vented Wall Heater Damaged / Missing
☐ Floor Furnace Damaged / Missing
☐ Nonconforming Gas Line to Space Heater
☐ Wall Heater with No Vent in Bathroom
☐ Thermostat Damaged / Missing
☐ Gas-Fired Heating Appliance within 2' of
☐ Tub / Shower / Water Closet
☐ Condensing Unit Damaged / Missing
☐ No Vent Fan or Window in Bathroom
☐ Vent Fan Missing / Not Operable
☐ Heat with No Vent in Commercial Building
☐ Fire Damage
☐ Other:

ACCESSORY SURVEY:

(302.7, 304.1, 304.2, 304.4, 304.5, 304.6 & 305.2)

- TYPE: NONE
☐ Roof Type:
☐ Rotten
☐ Loose
☐ Torn
☐ Holes
☐ Missing
☐ Walls Type:
☐ Rotten
☐ Leaning
☐ Buckled
☐ Missing
☐ Other:

UNSANITARY CONDITIONS:

(308.3, 309.1, 504.1 & 505.1.2)

- ☒ No Hot and Cold-Water Supply
☐ Insect, Roach, Rodent Infestation
☐ Lacks Adequate Garbage Containers
☐ Other:

- ☐ Foundation Type:
☐ Sunken
☐ Rotten Sills
☐ Other:

VIOLATION(S): 2310 CREWS ST.

108.1 General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found to be an unlawful structure, the structure or equipment shall be deemed a threat to the public health, safety or welfare.

108.1.1 Building Standards: For Building Standards refer to City Code §13-20 et seq and City Of Corpus Christi Technical Construction Codes.

108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and 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.

108.1.5 Dangerous structure or premises. For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below, but which is not limited to those described below, shall be considered dangerous and may be deemed substandard:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of this City as related to the requirements for existing buildings.
2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged, or which cannot be expected to withstand winds of hurricane force.
4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light. Ventilation, electrical, mechanical, or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease, including all conditions conducive to the harboring of rats or mice or other disease-carrying animals or insects reasonably calculated to spread disease.
10. Any building or structure, because of a lack of sufficient or proper fire- resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.
11. All buildings or structures which have pit privies where the same are not permitted by law or which are not connected to the city sewer when required by law or where inadequate and unsanitary pit privies or

septic tanks exist.

12. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.



CASE DOCUMENTATION FOR VIOLATION LETTERS MAILED FOR BSB HEARING
[ALL LETTERS ARE MAILED CERTIFIED AND FIRST CLASS]

Case No: B1 Letters, V248871-121024

ADDRESS: 2310 CREWS ST

Tax Account No: 7886-0018-0090

LAST UPDATED ON: Monday, April 28, 2025

Owner(s): MIKE & EVA RIVERA

LETTERS MAILED from 3/26/2025-3/26/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
RIVERA MIKE & EVA % THOMAS RIVERA 6157 N. SHERIDAN RD APT 23C CHICAGO, IL 60660-2826	Owner	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/21/2025 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
RIVERA MIKE & EVA % THOMAS RIVERA 2310 CREWS ST CORPUS CHRISTI TX 78405	Owner	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/21/2025 RETURN TO SENDER UNDELIVERABLE AS ADDRESSED UNABLE TO FORWARD
MIKE RIVERA AKA MIKE A RIVERA 6157 N. SHERIDAN RD APT 23C CHICAGO, IL 60660-2826	Owner	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/21/2025 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
MIKE RIVERA AKA MIKE A RIVERA 2310 CREWS ST CORPUS CHRISTI TX 78405	Owner	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/4/2025 RETURN TO SENDER NO MAIL RECEPTACLE UNABLE TO FORWARD
UNKNOWN HEIRS OF MIKE RIVERA AKA MIKE A RIVERA 6157 N. SHERIDAN RD APT 23C CHICAGO, IL 60660-2826	DECEASED OWNER UNKNOWN HEIRS	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/21/2025 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
UNKNOWN HEIRS OF MIKE RIVERA AKA MIKE A RIVERA 2310 CREWS ST	DECEASED OWNER UNKNOWN HEIRS	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/7/2025

CORPUS CHRISTI TX 78405		RETURN TO SENDER UNDELIVERABLE AS ADDRESSED UNABLE TO FORWARD
EVA RIVERA AKA EVA C RIVERA 6157 N. SHERIDAN RD APT 23C CHICAGO, IL 60660-2826	Owner	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/21/2025 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
EVA RIVERA AKA EVA C RIVERA 2310 CREWS ST CORPUS CHRISTI TX 78405	Owner	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/11/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF EVA RIVERA AKA EVA C RIVERA 6157 N. SHERIDAN RD APT 23C CHICAGO, IL 60660-2826	DECEASED OWNER UNKNOWN HEIRS	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/21/25 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
UNKNOWN HEIRS OF EVA RIVERA AKA EVA C RIVERA 2310 CREWS ST CORPUS CHRISTI TX 78405	DECEASED OWNER UNKNOWN HEIRS	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/14/25 RETURN TO SENDER NO MAIL RECEPTACLE UNABLE TO FORWARD
FRANCES DE LA O 6157 N. SHERIDAN RD APT 23C CHICAGO, IL 60660-2826	Heir	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/30/25 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
FRANCES DE LA O 2310 CREWS ST CORPUS CHRISTI TX 78405	Heir	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/7/25 RETURN TO SENDER UNDELIVERABLE AS ADDRESSED UNABLE TO FORWARD
FRANCES DE LA O 2600 NW 112TH MIAMI FLORIDA 33167-3406	Heir	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/14/25 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
REUBEN RIVERA 6157 N. SHERIDAN RD APT 23C CHICAGO, IL 60660-2826	Heir	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/21/25 RETURN TO SENDER

		ATTEMPTED NOT KNOWN UNABLE TO FORWARD
REUBEN RIVERA 2310 CREWS ST CORPUS CHRISTI TX 78405	Heir	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/7/25 RETURN TO SENDER UNDELIVERBALE AS ADDRESSED UNABLE TO FORWARD
REUBEN RIVERA 976 GRANT AVE ROCKFORD, IL. 61103	Heir	B1 Letter Mailed on 3/26/2025
MICHAEL J RIVERA 6157 N. SHERIDAN RD APT 23C CHICAGO, IL 60660-2826	Heir	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/21/25 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
MICHAEL J RIVERA 2310 CREWS ST CORPUS CHRISTI TX 78405	Heir	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/11/25 RETURN TO SENDER VACANT UNABLE TO FORWARD
MICHAEL J RIVERA 2234 N 76 TH AVE ELMWOOD PARK, IL. 60707-3038	Heir	B1 Letter Mailed on 3/26/2025 SIGNED AND REC'VD LEFT BLANK DATE OF DELIVERY 4/11/25
THOMAS RIVERA 6157 N. SHERIDAN RD APT 23C CHICAGO, IL 60660-2826	Heir	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/28/2025 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
THOMAS RIVERA 2310 CREWS ST CORPUS CHRISTI TX 78405	Heir	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/11/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
DAVID RIVERA 6157 N. SHERIDAN RD APT 23C CHICAGO, IL 60660-2826	Heir	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/21/2025 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
DAVID RIVERA 2310 CREWS ST CORPUS CHRISTI TX 78405	Heir	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/7/2025 RETURN TO SENDER

		VACANT UNABLE TO FORWARD
DAVID RIVERA 4840 N LINDER AVE APT 416 CHICAGO,IL. 60630-3433	Heir	B1 Letter Mailed on 3/26/2025 RETURN MAIL REC'VD 4/28/2025 RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD