

# CITY OF ALBUQUERQUE

## CODE ENFORCEMENT

Plaza Del Sol Building, Suite 500  
600 2nd Street NW  
Albuquerque, NM 87102  
Tel: (505) 924-3850 Fax: (505) 924-3847



May 1, 2025

### NOTICE AND ORDER WITH APPEAL

**PATEL ARVIND N & PATEL DEVAYANI A & PATEL RAJAN A**  
**2700 4TH ST NW**  
**ALBUQUERQUE, NM 87107**

Dear Property Owner:

The City of Albuquerque Planning Department, Code Enforcement Division, made an inspection of the building or structure owned, occupied, or controlled by you at:

**2700 4TH ST NW, Albuquerque, NM 87107 (UPC): 101405932937310813** on April 30, 2025.

The Property is more particularly described as:

THE S'LY 8 FT OF LT 3 & ALL OF LTS 4, 5, 6 & 7 BLK 8 MANDELLADDN NO. 2

Violations of the Uniform Housing Code, hereafter 'Code', City Council Enactment Ordinance No. 25-2018 and codified at 14-3-1-1 et seq ROA 1994, were found that must be corrected in order to maintain the accepted standards of health and safety provided for in the Code.

### FINDINGS

The Code Enforcement Section has found the units to be substandard under the provisions of the Code. The findings of the inspection are as listed on the following page.

You may be eligible for assistance in resolving the noted violations. Please call 768-HELP for further information.

Sincerely,

Michael Mauro  
Code Enforcement Specialist  
505-803-3975  
mmauro@cabq.gov

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Description of Violation(s) found on the property located at:

Address: **2700 4TH ST NW, Albuquerque, NM 87107 (UPC): 101405932937310813**

The above described premises have been inspected and the following violations of City laws and regulations have been found:

Violation Type	Violation Description	Resolve By Date
14-3-4-7 Hazardous Mechanical Equipment	At time of inspection, rooms 103, 104, 106, 107, 117, 122, 123, were observed with kitchen ranges/stoves with inoperable burners. All mechanical and mechanical components shall be tested and inspected by a licensed contractor and all necessary repairs shall be made. All required permits shall be obtained prior to work commencing.	Apr 30, 2025
14-3-4-2 Inadequate Sanitation	At time of inspection, room 106 was observed with no hot or cold water supply to the kitchen sink. Fix, repair or replace to restore hot and/or cold water to all fixtures as required by this code.	Apr 30, 2025
14-3-4-2 Inadequate Sanitation	At time of inspection, room 105 and 117 were observed with a shower located separate from the toilet compartment and no mechanical ventilation or openable window near the vicinity of the shower. the ceiling above the shower was observed with moisture spotting due to the lack of ventilation. A licensed contractor shall install appropriate mechanical ventilation as required by code with any required permits pulled before work begins.	Apr 30, 2025
14-3-4-4 Nuisance	Due to the violations listed in this Notice and Order, it has been determined that the property is substandard and is creating a nuisance to the neighborhood and surrounding community. Long term stay was observed through much of the property in violation of the Certificate of Occupancy granted by the City. The property has been in a dilapidated state for an extended period of time without adequate maintenance and is creating a nuisance to the neighborhood and surrounding community.	Apr 30, 2025
14-3-4-3 Structural Hazards	At time of inspection, rooms 101, 102, 103, 104, 105, 106, 107, 108, 110, 112, 117, 120, 121, 123, the east laundry room, and the management living quarters were observed with holes and/or cracks in the walls and/or ceilings. All missing, damaged, and rotted interior wall coverings shall be repaired or replaced to include drywall/tape, plaster, texture and paint. As required.	Apr 30, 2025
14-3-4-3 Structural Hazards	At time of inspection, rooms 101, 102, 103, 104, 105, 106, 107, 108, 110, 111, 112, 114, 115, 116, 117, 119, 120, 121, 123, 124, 125, and north laundry room were all observed with broken, missing, sagging or deteriorated flooring. All sagging, rotted and damaged/missing areas of flooring shall be repaired or replaced to be in compliance.	Apr 30, 2025



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14-3-4-2 Inadequate Sanitation	At time of inspection, rooms 103, 107, 110, 117, 119, were observed with heating/cooling combo units that were not properly operative. Fix, repair or replace heating as required by this code. If permits are required they shall be obtained prior to work starting.	Apr 30, 2025
14-3-4-1 Substandard Building	It is the opinion of this inspector that due to the violations observed on the property, an imminent hazard to the health and safety of all occupants of the motel is present. The property is unfit for occupancy and shall be immediately vacated and secured by the City, with a lien filed for the costs as required in this code. The property shall remain clean and secure at all times.	Apr 30, 2025
14-3-4-11 Inadequate Exits	Exit(s) are blocked with goods and/or storage. Remove all items blocking Exit(s) and cease storage activities around Exit (s). Rooms 101, 105, 107, 110.	Apr 30, 2025
14-3-4-8 Inadequate Weather Protection	All broken and or missing windows and doors, to include boarded over and blocked out windows (throughout the property) shall be repaired or replaced to open close and lock as designed.	Apr 30, 2025
14-3-4-2 Inadequate Sanitation	At time of inspection, rooms 101, 105, 112, 115, 120, 125 were observed with missing vent registers, damaged kitchen counter backsplashes, broken lavatory sinks, damaged cabinets, damaged interior doors. Fix or repair noted damage to be in compliance.	Apr 30, 2025
14-3-4-8 Inadequate Weather Protection	All damaged or missing areas of exterior walls shall be repaired. If permits are needed they shall be obtained prior to work starting.	Apr 30, 2025
14-3-4-5 Hazardous Wiring	At time of inspection, all units were observed with one or more missing light fixture covers, this also included multiple exterior lights under the motel awning, rooms 101, 103, 108, 111, 117, 119, 121, all observed with broken/missing receptacle/ switch plate covers, rooms 105, 106, 107, 112, 116, 121, 123, and east laundry room had overloaded circuits and/or extension cords running from outlets to appliances. Rooms 103, 105, 117, and north laundry room were observed with receptacles and or switches with exposed wiring, improperly secured to the wall or recessed into the wall. The management living quarters was observed with an overloaded outlet with missing cover plate in the kitchen, left side bathroom GFCI inoperable. and open ground through out the wiring in the living quarters. all electrical wiring, wiring components and equipment shall be inspected by a licensed professional and all necessary repairs shall be made. All required permits shall be obtained prior to work commencing.	Apr 30, 2025
14-3-4-2 Inadequate Sanitation	At time of inspection, rooms 101, 102, 103, 106, 110, 114, 124, were all observed with inoperable toilet compartments due to either inoperable toilets, loose or damaged lavatories, toilet compartment doors that didn't lock or latch. A licensed professional shall fix or replace all noted issues in toilet compartments to be in compliance.	Apr 30, 2025

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14-3-4-6 Hazardous Plumbing	At time of inspection, rooms 101, 102, 103, 104, 106, 107, 110, 112, 115, 121, 123, 125 were observed with leaking, missing, or clogged plumbing piping and/or fixtures. All plumbing and plumbing components shall be inspected by a licensed contractor and all necessary repairs shall be made. All required permits shall be obtained prior to work commencing.	Apr 30, 2025
UHC	Your building has been determined to be Substandard under this Code. You must fix, replace or repair all items listed in this Notice. The property must remain clean and secure at all times.	Apr 30, 2025

Code Sections	Code Description
14-3-4-7	<p>HAZARDOUS MECHANICAL EQUIPMENT shall include any mechanical equipment that does not conform to all applicable laws and codes in effect at the time of installation and which has been maintained in a good and safe condition.</p> <p>All dwellings and dwelling units that use gas shall be provided with gas service. Gas facilities connected to or in any building or structure are to be maintained hazard-free and in a state of good repair. All heating facilities shall be free from health hazards associated with ventilation, mounting, and gas connections and other defects. Unvented fuel-burning heaters must be of a listed and approved type and are prohibited as the sole source of heating. Ovens, stoves or ranges, or other cooking appliances shall not be used for the purpose of heating any portion of a dwelling. Listed, approved portable space heaters may only be used as the sole source of heating on a temporary basis when the permanent heating system is being repaired or replaced.</p>
14-3-4-2(D)	(D) Lack of hot and cold running water to plumbing fixtures in a motel/hotel/bed & breakfast.
14-3-4-2(G)	(G) Lack of, or improper operation of required ventilating equipment.
14-3-4-4(C)	(C) Any property or condition meeting definition of a nuisance as described under § 14-3-1-4 of this code.
14-3-4-3(K)	(K) Every interior wall and ceiling is free of holes and large cracks. Every interior wall and ceiling is free of loose plaster and other structural material, the collapse of which might constitute an accident hazard. Plaster, paint, and all other surface materials are of such character as to be easily cleanable and are reasonably smooth, clean, and tight.
14-3-4-3(B)	(B) Defective or deteriorated flooring or floor supports.
14-3-4-2(F)	(F) Lack of, or not properly operative adequate heating facilities.
14-3-4-1(B)(1)	(1) Notwithstanding any other provision in this code if, in the opinion of the inspector, the conditions at a property constitute an imminent hazard, the inspector may order immediate abatement of the hazard without notice. Such abatement of an imminent hazard shall be limited to the minimum work necessary to remove the hazard, and may include disconnection of utilities, securing of the structures or emergency cleaning of the property to abate any violations found.
14-3-4-11(B)	(B) When an unsafe condition exists through lack of exits, the blocking of required exits or improper location of exits, additional exits may be required to be installed.



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14-3-4-8(A)	(A) Deteriorated or ineffective waterproofing of exterior walls, roof, foundations or floors, including broken windows, doors and basement hatchways.
14-3-4-2(L)	(L) Lack of adequate maintenance or the presence of general dilapidation.
14-3-4-8(C)	(C) Broken, rotted, split or buckled exterior wall coverings or roof coverings.
14-3-4-5	HAZARDOUS WIRING shall include all wiring except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good condition and is being used in a safe manner. All dwellings and dwelling units shall be provided with electrical service. Electrical facilities connected to or in any building or structure are to be maintained hazard-free and in a state of good repair. The electrical system shall be free from such hazards as bare wiring; overloaded circuits or services; equipment not properly grounded; over-fused circuits; misuse of wiring, including the use of extension cords in lieu of permanent wiring; non-approved wiring; and wiring exposed to moisture or extreme heat. Broken, loose, frayed, inoperable, defective or missing portions of the electrical service, lines, switches, outlets, fixtures and fixture coverings shall be repaired or replaced.
14-3-4-2(B)	(B) Lack of, or not properly operative toilet compartments, lavatories and bathtubs or showers in a motel/hotel/bed & breakfast.
14-3-4-6(A)	(A) All dwellings and dwelling units shall be provided with water service. Water facilities connected to or in any building or structure are to be maintained hazard-free and in a state of good repair. The water system shall be free from such hazards with the connections free from leaks, blockages, or other defects. All plumbing fixtures shall be connected to an approved system of water supply and provided with hot and cold running water necessary for its normal operation.
14-3-5-12	<p>All buildings or portions thereof which are determined to be substandard as defined in this code are hereby declared to be nuisances and shall be abated by repair, rehabilitation, demolition, removal or securing all accessible openings and entrances to building in accordance with the procedure as provided herein.</p> <p>Any building that has been determined to be substandard and which has been abated by securing all accessible openings and entrances shall be repaired, rehabilitated, demolished or removed within 12 months of being secured. The failure to repair, rehabilitate, demolish or remove such building within 12 months shall be prima facie evidence that the building is a menace to the public comfort, health, peace or safety and should be condemned. At the first City Council meeting following the 12 month period the administration may present the City Council with a Resolution of Condemnation as provided for in Section 3-18-5 NMSA 1978 and proceed with condemnation as provided for under that statute.</p>

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### NOTICE OF ADMINISTRATIVE REMEDIES

Pursuant to Section 14-3-5-4(A)(1), you or any person having any title or legal interest in the building or structure may dispute the violations and findings listed above by appealing this Notice and Order or any action of the Department to the Office of the City Clerk. In the case of demolition, the appeal procedure shall be as set forth in Section 3-18-5 NMSA 1978. The appeal must be in writing and filed with the City Clerk's Office prior to the effective date of this order. The effective date of this order is fifteen (15) days from April 30, 2025.

A form for filing an appeal is available in the City Clerk Office at 600 2nd St. NW. Suite 720. The form is not necessary as long as the required information is included in the appeal. Pursuant to Section 14-3-54 RDA 1994, the required information includes: the names of all appellants participating in the appeal; a brief statement in ordinary and concise language of that specific order or action protested along with a copy of the order, notice, or action together with any material facts claimed to support the contentions of the appellant; a brief statement of the relief sought and the reasons why it is claimed the protested order or action should be, modified or otherwise set aside; the signatures of all parties named as appellants and their official mailing addresses; and a verification, by declaration under penalty of perjury, of at least one appellant as to the truth of the matters stated in the appeal.

An appeal of the Notice and Order will stay enforcement of that Notice and Order. Failure to file an appeal, however, shall, constitute a waiver of the right to an administrative hearing. Adjudication by the Office of Administrative Hearings shall schedule the hearing to a date and time not to exceed fifteen (15) business days from the date of the filing of the appeal. Written notice of the time and place of the hearing shall be given at least ten (10) business days prior to the date of the hearing to each appellant either lay causing a copy of such notice to be delivered to the appellant personally or try mailing a copy thereof, postage prepaid, addressed to the appellant at his address shown on the appeal. Only those matters or issues specifically raised by the appellant shall be considered at the hearing.

The department may impose a civil fine, notice of which shall be appealable under the administrative appeal procedures of this article, of \$200 for a first violation of this article, and \$300 for a second violation of this article and \$500 for a third or subsequent violation of this article. Failure to pay the fine, appeal the fine, or prevail at an administrative hearing challenging the fine shall allow the Department to place a lien upon the subject property or any asset owned by the owner. The Department may also choose to collect on the fine through any other method allowed by law. Pursuant to Albuquerque, N.M., Rev. Ordinances §14-3-5-99.

A re-inspection fee shall be assessed failed inspections after the compliance date on the Notice and Order. This fee shall be \$50 per inspection pursuant to Albuquerque, N.M., Rev. Ordinances §14-3-5-8(8). Failure to pay the fine, appeal the fine, or prevail at an administrative hearing challenging the fine shall allow the Department to place a lien upon the subject property or any asset owned by the owner. The Department may also choose to collect on the fine through any other method allowed by law.



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### ORDER

IF THE PROPERTY IS NOT VACATED, SECURED, AND THE VIOLATIONS LISTED ABOVE REMAIN OUTSTANDING BY 5.00 PM ON THE EFFECTIVE DATE OF THIS NOTICE AND ORDER, AND IF NO APPEAL IS FILED PRIOR TO THE EFFECTIVE DATE OF THIS NOTICE AND ORDER. THE CITY MAY CAUSE ANY STRUCTURES TO BE SECURED AS WELL AS ANY TRASH/DEBRIS REMOVED WITHOUT FURTHER NOTICE TO ANY PARTY, AND A LIEN WILL BE PLACED AGAINST THE PROPERTY FOR THE CITY'S COSTS ASSOCIATED WITH SECURING AND/OR CLEANING THE PROPERTY. THE REMEDIES CONTEMPLATED IN THIS PARAGRAPH ARE IN ADDITION TO ANOTHER REMEDIES PROVIDED BY LAW.

ADDITIONALLY, A CERTIFICATE OF SUBSTANDARD BUILDING WILL BE FILED AT THE COUNTY CLERK'S OFFICE. A LIEN WILL BE PLACED AGAINST THE PROPERTY ASSOCIATED WITH THESE ACTIONS.

AS THE OWNER OF THE BUILDING OR STRUCTURE, YOU WILL HEREBY BE ORDERED TO SECURE THE BUILDING IN THE FOLLOWING MANNER SHOULD (1) YOU FAIL TO TIMELY APPEAL THIS NOTICE AND ORDER TO THE CITY CLERK'S OFFICE OR (2) THE OFFICE OF ADMINISTRATIVE HEARINGS AFFIRMS THIS NOTICE AND ORDER:

VACATE THE BUILDING OR STRUCTURE ON THE EFFECTIVE DATE OF THE ORDER. AFTER VACATING THE BUILDING OR STRUCTURE, YOU MUST THEN SECURE ALL ACCESSIBLE OPENINGS AND ENTRANCES TO THE BUILDING IS WITHIN ONE (1) DAY OF THE EFFECTIVE DATE OF THE ORDER. FAILURE TO COMPLY WITH THIS ORDER WILL RESULT IN THE CITY SECURING THE BUILDING AND FILING A LIEN AGAINST THE PROPERTY FOR THE COST OF SECURING THE BUILDING. YOU MUST THEN REPAIR OR DEMOLISH THE BUILDING OR STRUCTURE. IN REPAIRING OR DEMOLISHING THE BUILDING OR STRUCTURE. OBTAIN ALL REQUIRED PERMITS AND PHYSICALLY COMMENCE WITHIN ONE (1) DAYS OF THE EFFECTIVE DATE OF THIS ORDER. THE REPAIRS MUST BE COMPLETED BY **April 30, 2025**. A FINAL INSPECTION BY THIS DEPARTMENT IS REQUIRED PRIOR TO RE-OCCUPANCY OF THE BUILDING STRUCTURE. A FEE WILL BE ASSESSED FOR THE FINAL INSPECTION.

If you have any questions concerning this Notice and Order, or the cited violations, please call me at: 505-803-3975. Please reference Notice and Order number: UHC-2025-00427.

Michael Mauro  
Code Enforcement Specialist  
505-803-3975  
mmauro@cabq.gov

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Language Access Notice. We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico. Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

Thông báo v? cách Ti?p c?n Ngôn ng?. Chúng tôi cung c?p các d?ch v? thông d?ch mi?n phí d? giúp quý v? giao ti?p v?i chúng tôi. N?u quý v? c?n giúp d?, quý v? có th? yêu c?u thông d?ch t?i b?t c? qu? y d?ch v? nào trong S? c?a chúng tôi, t?a l?c t?i tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的 任何服務台請求口譯，服務台位於Plaza Del Sol大樓， 600 2nd Street NW,阿爾伯克基，NM 87102。