

CITY OF ALBUQUERQUE

CODE ENFORCEMENT

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



March 11, 2025

NOTICE AND ORDER WITH APPEAL

**HOTEL GP ILIFFE ABQ LLC
6015 ILIFF RD NW
ALBUQUERQUE, NM 87121**

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:
6015 ILIFF RD NW, Albuquerque, NM 87121 (UPC): 101105907708330801 on March 11, 2025.

The Property is more particularly described as:

TR A LANDS OF M D / FURRS SUMMARY PLAT OF PORS OF TRS 285 & 286 ATRISCO GR ANT
& VACATED ESANCIA DR

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,

Lalia Candelaria
Code Enforcement Specialist
505-252-1474
laliacandelaria@cabq.gov

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

Address: **6015 ILIFF RD NW, Albuquerque, NM 87121 (UPC): 101105907708330801**

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
14-3-2-3 Sanitation	Property is lacking a kitchen sink. Install kitchen sink as required. If permits are needed they must be obtained prior to installation. Several units within property do not contain a dedicated kitchen or kitchen sink. Sinks within units were inoperable, did not drain, or missing equipment to operate as designed.	
14-3-4-2 Inadequate Sanitation	At time of inspection, rooms were missing lighting fixtures missing bulbs, components or lights completely inoperable.	
14-3-4-10 Inadequate Maintenance	At time of inspection, property has signs of deterioration and general dilapidation due to lack of maintenance. To include but not limited to missing light bulbs and fixtures, graffiti present throughout exterior of property, lifting or deteriorated flooring materials, damaged doorways and stairways.	
14-3-4-5 Hazardous Wiring	At time of inspection, () rooms had exposed wiring. Missing smoke alarms the wires were exposed and live creating a hazard. There were missing light fixtures, exposed wires from walls, outlets covers were missing exposing interior wires. A/C Units were either missing, broken or deteriorated with interior wires exposed creating a hazard.	
14-3-4-2 Inadequate Sanitation	At time of inspection, property contained multiple rooms with defective toilet, sink and shower components.	
14-3-4-6 Hazardous Plumbing	At time of inspection. including but not limited to rooms 106, 105, 108, all had blockages in the toilets and/or sinks due to an accumulation of human excrement overflowing into floors and/or counters creating a biohazard. Remove blockages and keep plumbing free of blockages and defects.	
14-3-5-12 Substandard Buildings	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.	
14-3-4-2 Inadequate Sanitation	At time of inspection, rooms were missing weather stripping on doors and windows were damaged, peeling or missing entirely allowing exposure of elements into rooms. Replace all weather stripping to appropriately seal interior from outside elements.	
14-3-4-4 Nuisance	At time of inspection, an accumulation of broken doors, missing or defective strike plates. Missing latches, broken or damaged door frames, as well as broken and defective doors were observed. Repair or replace all doors, doorframes, strike plates, and lock to function as designed. The property must be secured, brought up to code, and restored to a safe habitable condition.	

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14-3-4-2 Inadequate Sanitation	At time of inspection, multiple rooms were missing exhaust fans or were nonfunctioning. Replace with functioning exhaust fans with covers to all defective bathrooms.	
14-3-4-4 Nuisance	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 shall be 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.	
14-3-4-2 Inadequate Sanitation	Kitchen Sink is non functioning. Fix, repair or replace so that sink works as designed.	
14-3-4-1 Substandard Building	At the time of inspection, the property has been determined to be an imminent hazard due to a severe accumulation of violations that are a danger to human health and safety. Property was also observed having several units throughout the property to be unsecure or lack the ability to be property secured.	
14-3-4-1 Substandard Building	Due to violations listed in this Notice and Order, your property is Substandard thereby creating a nuisance for the neighborhood and surrounding community. The property must be secured, brought up to code, and restored to a safe habitable condition. This property is to remain secured and clean at all times. A lien will be filed against the property for the securing and or cleaning of your property when necessary.	
14-3-4-2 Inadequate Sanitation	Dwelling lack heating facilities. Fix, repair or replace heating as required by this code. If permits are required they shall be obtained prior to work starting.	

Code Sections	Code Description
14-3-2-3(B)	(B) Kitchen. Each dwelling unit shall be provided with a kitchen. Every kitchen shall be provided with a kitchen sink. Wooden sinks or sinks of similarly absorbent material shall not be permitted.
14-3-4-2(J)	(J) Lack of required electrical lighting.
14-3-4-10	INADEQUATE MAINTENANCE shall include any building or portion thereof which is determined to be an unsafe building in accordance with § 106 of the UAC - Unsafe Buildings, Structures, or Building Service Equipment.
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

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	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>
14-3-4-2(K)	(K) Lack of adequate weather protection that results in dampness of habitable rooms.
14-3-4-4(A)	(A) Unsecured doorways or window openings or holes in the exterior of the building or structure that permit entry of unauthorized persons and without a legal responsible party immediately available to take position of or secure the structure.
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.
14-3-4-2(C)	(C) Lack of, or not properly operative kitchen sink.
14-3-4-1(B)(4)	(4) Whenever the inspector finds that any structure contains an imminent hazard or health hazard, the inspector may declare such structure unfit for human occupancy and order it to be vacated or to remain vacant. A structure declared unfit for occupancy and ordered vacated or to remain vacant under the provisions of this section shall not be leased, rented or occupied, until it has been inspected and deemed fit for occupancy by the city. The city shall reinspect, for the purpose of re-occupancy, within three business days of the receipt of a written request by the owner, their agent or responsible party.
14-3-4-1(A)	(A) No person shall occupy and no owner or operator of a dwelling or dwelling unit shall give consent to any person to occupy any dwelling, dwelling unit or structure that is not maintained in a safe and sanitary manner. Safe and sanitary means a condition free of visible dirt, debris, clutter, rubbish, trash, human or animal waste and free from other substances, contaminants, materials, or environmental conditions harmful to human health.
14-3-4-2(F)	(F) Lack of, or not properly operative adequate heating facilities.

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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 March 11, 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 **March 11, 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: 505-252-1474. Please reference Notice and Order number: UHC-2025-00166.

Lalia Candelaria
Code Enforcement Specialist
505-252-1474
laliacandelaria@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 nihihgii 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。