

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



May 30, 2025

NOTICE AND ORDER WITH APPEAL

**ROCKHILL CAPITAL PARTNERS LLC
7278 GLENVIEW DR NW
RICHLAND HILLS, TX 76180**

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:

900 LOUISIANA BLVD NE, Albuquerque, NM 87110 (UPC): 101905801704030104 on May 29, 2025.

The Property is more particularly described as:

TR A BLK 32 PLAT OF TRACT A OF PETERMANS SUBD OF BLOCK 32 MESA DEL NORTE
BEING A REPLAT OF LOTS 12-29 BLOCK 32 EXCEPTING A PORTION OF LOT 12 BLOCK 32
CONT 2.7864 AC

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,

Ruben Chavez
Code Enforcement Specialist
505-252-1460
rdchavez@cabq.gov

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

Address: **900 LOUISIANA BLVD NE, Albuquerque, NM 87110 (UPC): 101905801704030104**

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
14-3-4-4 Nuisance	Due to the violations listed in this Notice and Order, it has been determined that the structure is substandard and is creating a nuisance to the neighborhood and surrounding community. Structure 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.	May 30, 2025

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14-3-4-3 Structural Hazards	<p>At time of inspection, property is in violations of multiple structural hazards. All violations are not limited to these units. All structural hazards will need to be repaired or replaced throughout property.</p> <p>If required permits must be obtained and inspected by a licensed professional.</p> <p>102 - Peeling ceiling paint, exposed studs missing drywall, floor pulling up, missing broken tile. 103 – Holes in wall 104 – Missing paint throughout unit 111 – Holes in closet doors, Holes on the ceiling in the drywall. Exposed studs in wall near the refrigerator. 115 – Exposed studs inside room 117 - Holes in wall 119 - Drywall damage, Holes in ceiling. 130 – Large hole in drywall with exposed plumbing for the unit above 136 – Drywall damaged. 138 – Drywall is damaged on the ceiling and in the bathroom ceiling as well 143 – Drywall damaged in the bathroom 144 – Holes located in the walls on the drywall 167 – Damage to wall behind the entry door. 178 – Open holes and penetrations located on the ceiling near the south windows. 188 – Open holes and penetrations on drywall throughout unit. 189 – Drywall damaged with large holes with exposed wiring and plumbing. 194 – Large holes in the drywall. 197 – Parts of the wall in the living room is missing. 205 – Holes in the drywall and missing paint in the bedroom. 206 – Drywall damaged in living room 210 – Drywall damaged, holes in drywall. 230 – Holes in the kitchen wall, Damaged drywall in the bathroom. 234 – damaged drywall in the ceiling. 252 – Damaged drywall under sink 282 – Holes in the living room drywall. 289 – Holes in the drywall 290 – Damaged drywall on the ceiling of the bathroom 297 – Damage to wall in the living room area. Storage 1111 – Drywall damage to the ceiling.</p>	May 30, 2025
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14-3-4-2 Inadequate Sanitation	<p>At time of inspection, multiple inadequate sanitation violations were observed throughout property. Listed below are each unit and the violations observed.</p> <p>All violations are not limited to these units and will need to be repaired or replace throughout property.</p> <p>Majority of the units are missing a kitchen sink which is making tenants wash and sanitize food in the bathroom sink causing plumbing to be clogged and not function as designed.</p> <p>If required permits must be obtained and inspected by a licensed professional.</p> <p>110 - inoperable sinks, tenants are unable to clean and sanitize their persons, food, and eating utensils. 136 - Missing fart fan, and bathroom has evidence of water leak on ceiling 160 - Bathroom sink is being used as a kitchen sink toilet is not functioning.</p>	May 30, 2025
14-3-4-3 Structural Hazards	<p>At time of inspection, property is in violations of multiple structural hazards. All violations are not limited to these units. All structural hazards will need to be repaired or replaced throughout property.</p> <p>All sagging and rotted areas of floor shall be repaired. All areas of flooring shall be repaired or replaced.</p> <p>If required permits must be obtained and inspected by a licensed professional.</p> <p>102 - floor pulling up, missing broken tile. 117- Missing floor boards 119 – Holes in flooring in bathroom 144 – Holes located on floors 146 - extreme damage to the floor supports. 192 – Damaged floor and ripped up carpets causing tripping hazards. 194 – Flooring is missing. 274 – Flooring is missing. 289 – Carpet was removed and tack strips are exposed. 290 – Damaged flooring located in the bathroom. 297 – Damaged or lifted carpet in unit.</p>	May 30, 2025

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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. The structure was secured and a lien will be filed for the costs. It is the opinion of this inspector that due to the life and safety hazards of the property and structure(s) on the property that it is an imminent hazard and unfit for occupancy.	May 30, 2025
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14-3-4-2 Inadequate Sanitation	<p>At time of inspection, it was observed the following units water temperature was below the minimum requirements of 110 degrees.</p> <p>Violations are not limited to only these units, make repairs throughout property.</p> <p>If required permits must be obtained and inspected by a licensed professional.</p> <p>105 - Had a max water temperature of 102 degrees F 107 - Had a max water temperature of 69 degrees F 109 - Had a max water temperature of 66 degrees F 116 - Had a max water temperature of 97 degrees F 117 - Had a max water temperature of 90.7 degrees F 180 - Water temperature is below minimal standard of 110 degrees. 182 - Water temperature is below minimal standard of 110 degrees. 191 - Bathroom water temperature is below minimal standard of 110 degrees. 201 - Had a max water temperature of 83 degrees F 204 - Bathroom water temperature below minimal standard of 110 degrees. 209 - Had a max water temperature of 102 degrees F 211 - Hot water, not reaching proper temperatures 235 - Had a max water temperature of 73 degrees F 236 - Had no hot water to unit. 238 - Bathroom water temperature not reaching minimal standard of 110 degrees. 246 - Bathroom water temperature is below minimal standard of 110 degrees. 255 - Bathroom water temperature is below minimal standard of 110 degrees. 258 - Water temperature is below minimal standard of 110 degrees. 262 - Water temperature is below minimal standard of 110 degrees. 263 - Water temperature is below minimal standard of 110 degrees. 265 - Water temperature is below minimal standard of 110 degrees. 267 - Water temperature is below minimal standard of 110 degrees. 270 - Water temperature is below minimal standard of 110 degrees. 274 - Water temperature is below minimal standard of 110 degrees. 291 - Water temperature is below minimal standard of 110 degrees. 293 - Water temperature is below minimal standard of 110 degrees.</p>	May 30, 2025
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14-3-4-3 Structural Hazards	<p>All stairs, interior and exterior need to be maintained. Exterior stairs in each wing are rounded, bullnosed, and appeared to have large cracks and rust. Stairs will need to be repaired or replaced with squared off edges.</p> <p>If required permits must be obtained and inspected by a licensed professional.</p>	May 30, 2025
14-3-4-5 Hazardous Wiring	<p>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.</p> <p>All structures and structure 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.</p> <p>All electrical work must be done by a licensed contractor and inspected before any persons shall attempt to live in the units/structures.</p> <p>All light fixtures shall be installed and operate as designed including no missing bulbs or exposed wiring which leaves a live socket exposed causing a hazard. Follow manufacture design and installation process.</p> <p>At the time of inspection, the property was found to have hazardous wiring violations. These issues are not limited to the rooms listed but are present throughout the entire property. All violations must be corrected.</p> <p>Room 102- broken light fixture and burnt-out light bulb in bathroom Room 105- Broken light fixtures Room 107- exposed wiring connected to thermostat, electrical panels in unit unsecure Room 110- exposed wiring found inside the unit Room 113 -exposed wiring found above the smoke detector, missing light bulbs throughout the unit Room 115- exposed wiring visible in the unit, light bulbs missing throughout unit Room 121- missing outlet cover in den area of unit, broken light bulbs throughout unit Room 130- breaker box has missing breaker covers Room 131- Striking and scarring on the outlets for electrical sparking appears to have been occurring. Breaker box in the hallway area is missing and has vacant breakers.</p>	May 30, 2025

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Room 134- missing face plates, electrical outlets.
Room 139- exposed electrical throughout the unit
Room 142- exposed electrical throughout unit, lighting fixtures not working
Room 143- inoperable lighting, not functioning in the entire unit
Room 144- unusable no electrical functioning in the entire unit
Room 145- exposed wire missing electrical face plates in living area
Room 147- exposed wiring and electrical outlets missing plate covers, missing light fixtures room
Room 152- GFI is inoperable in master bathroom sink
Room 155- GFI not operable in master bathroom
Room 158- missing knockout covering electrical panel
Room 160- additional power on the interior of the room electrical wire is running through route
Room 166- The outlet in the bathroom sink is not operable
Room 167- Electrical panel missing knockout covers
Room 168- electrical damaged walls, hazardous electrical, exposed wiring in master bedroom. Lightbulbs missing in restroom
Room 178- damaged by the electrical outlet in the Bathroom.
Room 181- Breaker panel is missing blank inserts to cover exposed wires.
Room 182- Sink light over bedroom not working
Room 189- exposed wiring throughout unit, outlets are missing face plates
Room 190- breaker boxes are missing breakers, exposed wiring in the kitchen
Room 192- damaged electrical throughout unit
Room 197- missing electrical wires exposed light fixtures
Room 204- sink lights not working in bathroom
Room 206- Outlet cover missing a GFCI in bathroom
Room 209- missing electrical covers
Room 210- Multiple outlets covers missing damage
Room 219- Light fixture broken above sink
Room 230- GFI and bathroom is not operable
Room 233- broken lights, broken outlets
Room 234- Missing face plates, missing electrical face plate
Room 242- Missing bulbs in bathroom, exposed wiring
Room 243- Exposed wiring damage electrical receptacle in living room area
Room 244- renovation missing outlet covers exposed wires
Room 245- exposed wiring in kitchen area
Room 246- missing thermostat, exposed wires, missing thermos heater, cover, lightbulbs not working in bathroom
Room 252- covers missing in electrical panel
Room 257- Open ground noted outlet in kitchen
Room 259- missing breakers within breaker box open slots in the breakers
Room 272- Breaker box is missing blank inserts to cover exposed wires.
Room 276- Exposed wiring throughout unit.
Room 281- exposed wire in kitchen, exposed wire in kitchen
Room 282- expose wiring in kitchen area
Room 289- Light is not functioning in bedroom area

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	<p>Room 293- Electrical outlets are missing faceplates.</p> <p>Room 297- Outlet cover in living room area missing. Knock out covers missing an electrical panel. Light fixture in bathroom not properly operational stays on after light switches turned off.</p>	
14-3-4-6 Hazardous Plumbing	<p>At time of inspection, multiple hazardous plumbing violations were observed throughout property. Violations are not limited to only these units, repair or replace all Hazardous plumbing throughout property.</p> <p>A licensed professional shall inspect the property and make necessary repairs.</p> <p>If permits are required, they shall be obtained prior to work starting.</p> <p>Listed below are each unit and the violations observed.</p> <p>110 – Sinks in unit are inoperable and not operating as designed.</p> <p>130 - Bathroom toilet and sink are clogged and not draining. appears as if there's a significant water leak above shower. water is not functioning as it should be.</p> <p>136 - Inoperable toilet</p> <p>138 - Unit has evidence of a water leak as there is major drywall ceiling damage in the kitchen area.</p> <p>147 – Missing toilet missing sink in auxiliary bathroom master bedroom sink is missing P-trap</p> <p>160 – Water leak inside bathroom.</p> <p>178 - Appears to be water damage coming from the bathroom on the carpet, the bathtub and sink bathtub appears to have not been draining for an extensive amount of time. What appears to be water damaged by the electrical outlet in the Bathroom.</p> <p>180 - Bathroom sink no hot water and no drain covers</p> <p>182- Water damage is mold under kitchenette sink.</p> <p>187 - Sink is clogged and not draining as designed.</p> <p>188 - Sink water damage toilet is non-functioning bathroom is missing drains.</p> <p>190 - Missing fixtures in bathroom and bathroom area at the tub sink appears rotted through light non-functioning in the bathroom area. Evidence of a water leak at flooring the evidence by staining underneath the newly installed flooring.</p> <p>204 – Plumbing is missing or not properly connected under the sinks.</p> <p>206 - Sink in bedroom area not properly draining. Supply valve handle on hot side of bathroom sink in bedroom damaged and missing. Hot water handle on sink in bathroom is not operational. Supply valve supply valves at bathroom sink reversed. The sink in kitchen area clogged and not draining as designed.</p> <p>210 - Fixtures in bathroom area are all not functional, No cold water at sink fixture in kitchen. sink in bedroom area, not functional.</p> <p>211 - Evidence of leakage noted under the kitchen sink.</p>	May 30, 2025

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	<p>219 - Damaged drain pipe noted at sink and bedroom area. Toilet and sink and bathroom area not functional. Bathtub faucet drips while an off position. Damaged wall under sink from plumbing repair and bathroom.</p> <p>229 - Stopper missing in tub in right side bathroom</p> <p>235 - Sink in bedroom area, hot and cold reversed. bathroom sink clogged not properly draining. Drainage piping under sink in bedroom improper.</p> <p>237 - Leak in the sink in the bedroom.</p> <p>243 - Toilet is missing handle, does not operate as designed.</p> <p>288 – Sinks are clogged and not draining, does not operate as designed.</p> <p>289 – Toilet is clogged, does not operate as designed.</p> <p>290 – Sinks in the unit are disconnected and not operating as designed.</p> <p>293 – Sink in the bedroom is leaking, plumbing is not properly installed. Unit toilet is loose and not properly installed.</p> <p>295 - bathroom sink is not draining and operating as designed. Toilet and bathroom loose at the base. Tub faucet dripping when in off position.</p>	
14-3-4-2 Inadequate Sanitation	At time of inspection, it was observed animal and or human feces were located throughout the property and parking structure. Clean all hazardous waste to maintain compliance.	May 30, 2025
UHC	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.	May 30, 2025
14-3-4-8 Inadequate Weather Protection	<p>At time of inspection, property is in violation of multiple inadequate weather protection. Violations are not limited to these units.</p> <p>All broken and or missing windows and doors shall be repaired or replaced to open close and lock as designed.</p> <p>Due to evident water damage to the interior ceiling and walls in unit.</p> <p>A licensed contractor shall inspect and repair all roof leaks with required permits being attained and all required inspections conducted.</p> <p>All doors and windows leading outside shall be properly weather protected with weather stripping to help keep the outside elements out.</p> <p>110 - broken windows, water damage in ceiling.</p> <p>134 – Front door is missing weather stripping.</p> <p>136 - In adequate weather stripping on front door. Evidence of water leak on ceiling.</p> <p>142 – Windows are damaged with screws on the frames.</p> <p>143 – Windows are not opening and closing, Windows have been replaced and different materials and are taped shut, they</p>	May 30, 2025

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do not operate as designed.
145 – Front door is deteriorated and needs to be replaced.
146 - Water damage along the northern edge, extreme damage to the floor supports
151 - Door is in need of weatherstripping on the front door as daylight can be seen coming through.
152 - In adequate weather stripping on the front door as daylight can be seen through coming into the edge's door trim is in need of replacement.
157 - Right side window and bedroom area, not properly closing and locking. Damage seal around the interior of the window. Lock at front courtyard window, damaged window, not operational.
161 - Right side window and bedroom area do not open and close as designed.
168 - Front door is in need of weatherstripping.
181 – Missing weather stripping around windows need to be replaced, Windows are screwed shut.
185 – Needs front door weather stripping, windows to the exterior on the west side have damaged and or screwed functions and locks appears that there is an additional AC window AC unit has been installed cooling space with taped up blinds and cardboard used as it means to keep the window seal.
187 – Windows are damaged with screws on frame causing an egress issue.
188 – Windows seals are damaged and does not open and closed as designed.
210 - Window locks at bedroom windows are damaged and broken.
229 - Window in living room area facing courtyard will not remain open on its own. weatherstripping around the entry door damaged and missing.
235 - Window and living room area facing courtyard damaged counterbalances window will not remain open on its own.
237 – Windows are broken, Repair or replace.
267 - Windows are broken, Repair or replace.
288 - Appears to be water damage along windows and window trim exterior windows.
289 – Windows are not opening and closing as designed.
293 - Window lock at living room window, facing courtyard damaged window, not operational. Left side window pane in bedroom cracked/damage. right side window and bedroom lock damaged will not properly secure.
295 - Right side window in bedroom, inoperable does not open and close as designed damaged improper pane installed. Right side of entry door into unit. living area window facing courtyard counterbalance is damaged window will not remain open on its own.

Code Sections	Code Description
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.

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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.
14-3-4-2(A)	(A) Lack of, or not properly operative toilet compartment, lavatory, bathtub or shower in a dwelling unit.
14-3-4-3(B)	(B) Defective or deteriorated flooring or floor supports.
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.
14-3-4-2(D)	(D) Lack of hot and cold running water to plumbing fixtures in a motel/hotel/bed & breakfast.
14-3-4-3(J)	(J) Every inside and outside stair, every porch, and every appurtenance thereto shall be safe to use and capable of supporting the load that normal use may cause to be placed thereon.
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.
14-3-4-6(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.
14-3-4-2	INADEQUATE SANITATION shall include but not be limited to the following:
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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14-3-4-8(A)

(A) Deteriorated or ineffective waterproofing of exterior walls, roof, foundations or floors, including broken windows, doors and basement hatchways.

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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 May 29, 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(S) 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 **May 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: 505-252-1460. Please reference Notice and Order number: UHC-2025-00554.

Ruben Chavez
Code Enforcement Specialist
505-252-1460
rdchavez@cabq.gov

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



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。