

# **Code Enforcement Division**

## **Comprehensive Motel Enforcement History Report**

**June 2025**

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### **Introduction**

This report outlines the enforcement history, including the summary of documented complaints and inspection activities, for the seven motel properties in Albuquerque closed by Code Enforcement. The narratives highlight recurring Code violations, health and safety hazards, and years long enforcement actions.

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### **1. Bow and Arrow Lodge**

**Address:** 8300 Central SE

#### **Historical outline of Complaints:**

- Complaints date back to 2017, beginning with a 311 report concerning sewer lines draining into room floors, indicating early sanitation problems.
  - Throughout 2018 and 2019, multiple inspections noted excessive trash accumulation and outdoor storage issues, including littering on sidewalks and adjacent property areas.
  - From 2021 to 2023, structural hazards became a prominent concern, with the lodge's advertising sign reported as leaning dangerously toward the street and potentially threatening public safety.
  - Several homeless encampments were reported on or near the property over the years, with associated trash and sanitation issues. These encampments included multiple tents and belongings left on sidewalks and adjacent streets.
  - Recurrent violations included unsafe structural conditions, health hazards from trash and waste, homeless encampments, and noncompliance with permit requirements for construction work. These issues led to ongoing enforcement and monitoring efforts.
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### **2. Loma Verde Motel**

**Address:** 7503 Central NE

#### **Historical outline of Complaints:**

- Beginning in 2017, the property was the subject of multiple complaints involving unsafe and unsanitary living conditions, including broken furniture, mattress dumping, blocked sidewalks, and accumulation of trash.
- Between 2018 and 2020, reports escalated to include serious housing code violations such as roof leaks, electrical hazards, lack of heating, presence of rodents, and an absence of essential fire safety equipment like smoke detectors and fire extinguishers.
- Tenants and visitors reported bed bug infestations, syringes found inside rooms, and the property owner's failure to respond to maintenance requests, despite repeated notifications.
- Multiple calls documented a lack of hot water and broken appliances, compounded by the presence of cockroaches and potential bed bug infestations, creating a hazardous environment for residents.
- In 2021, the property was deemed substandard, resulting in Code Enforcement placing liens against the owner and issuing a Notice to Vacate due to the unsafe living conditions and unresolved violations.
- Persistent failure by property management to correct these conditions over multiple years necessitated escalating enforcement actions.

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### 3. Tewa Lodge

**Address:** 5715 Central NE

#### **Historical outline of Complaints:**

- Since 2017, the Tewa Lodge has been repeatedly cited for weed and litter violations, with inspections confirming overgrown vegetation and substantial trash accumulation around the property and alleyways.
- Between 2022 and 2024, the property faced concerns related to illegal dumping and overflowing trash, leading to environmental and public health risks.
- The presence of bed bugs and infestations was documented by multiple tenants and community members, exacerbating health risks.
- Structural issues such as breaches in perimeter fencing on the south side of the building, compromised site security, and created access points for unauthorized individuals.
- These persistent issues significantly impacted tenant safety and neighborhood livability.

## **4. Motel 6 Iliff**

**Address:** 6015 Iliff Rd NW

### **Historical outline of Complaints:**

- The Motel 6 property has a documented history of sanitation and safety concerns beginning in 2020, including overflowing trash cans, litter strewn across property grounds, and animal feces contaminating walking paths.
  - Homeless encampments and abandoned shopping carts on and near the property were frequently reported between 2021 and 2023, indicating ongoing challenges with unauthorized occupancy and waste management.
  - Repeated complaints were made regarding the lack of fire detectors, broken fences, and general deterioration of building maintenance.
  - In 2023 through 2025, joint inspections by Code Enforcement and ADAPT focused on the property's compliance with housing and safety codes.
  - The accumulation of unresolved violations and ongoing health hazards triggered increased scrutiny and enforcement actions.
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## **5. Days Inn Iliff**

**Address:** 6031 Iliff Rd NW

### **Historical outline of Complaints:**

- From 2019 onward, the Days Inn property experienced numerous weed and litter complaints, with large amounts of trash accumulating in adjacent fields and along sidewalks.
  - Homeless encampments near the property caused safety and sanitation concerns in manners that endangered the property, including the theft of electricity from property infrastructure and damage to signage.
  - In late 2023, tenants and community members reported that the motel had a minimal water supply and lacked hot water for extended periods, further compromising health standards while violating City ordinances.
  - These enforcement activities highlighted persistent issues with sanitation, safety, and unauthorized occupancy.
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## 6. Court John Motel

**Address:** 2700 4th St NW

### **Historical outline of Complaints:**

- The Court John Motel has been subject to numerous complaints regarding property neglect and safety hazards since 2019.
- Illegal dumping of soil, concrete debris, and other waste was reported in the alley behind the property, creating environmental and public health concerns.
- Structural concerns included a missing 8 to 10-foot wall, described as makeshift and unstable, posing a significant risk to residents and the public.
- Stucco repairs noted in 2020 indicate intermittent attempts at property maintenance, but ongoing issues with broken windows and oil spills persisted.
- Reports from 2020 to 2021 detail persistent trash accumulation, weed growth, and nuisance behaviors associated with homelessness on or near the property.
- In 2022, an ADAPT inspection reflected ongoing violations and unsafe conditions, signaling inadequate property management.

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## 7. Barcelona Suites

**Address:** 900 Louisiana NE

### **Historical outline of Complaints:**

- The Barcelona Suites motel has a long history of weed and litter violations dating back to 2017, with frequent overgrown vegetation and trash obstructing sidewalks and neighboring streets.
- Zoning violations were documented in 2018 and 2019 related to the illegal offering of long-term leases inconsistent with the property's designation, coupled with allegations of criminal activity involving employees.
- Throughout 2019 and 2020, residents reported electrical failures, non-functional air conditioning, and prolonged outages of hot water, severely impacting tenant health and comfort.
- Complaints in late 2024 and early 2025 detailed persistent lack of hot water for several days, repeated trash accumulation, drug debris, and fires, all posing public health hazards.

- The motel's failure to meet health and safety standards led to sustained enforcement actions to protect residents and the community.

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## **Conclusion**

The properties documented in this report demonstrated a pattern of chronic violations involving sanitation, structural integrity, fire safety, and illegal long-term occupancy. Recurring issues such as trash accumulation, pest infestations, illegal encampments, and failure to meet legally required housing standards placed occupants and neighborhoods at risk. Code Enforcement's progressive interventions included complaint-based inspections, civil liens, Notices of Violation, and Notices to Vacate in cooperative attempts to promote compliance. None of the above properties succeeded in self-management to stop the violations, which led to Code Enforcement taking the necessary steps of ordering closures to protect the public.