

CITY of ALBUQUERQUE

TWENTY THIRD COUNCIL

COUNCIL BILL NO. R-19-192 ENACTMENT NO. R-2019-084

SPONSORED BY: Patrick Davis

1 RESOLUTION

2 DECLARING THE PROPERTY AT 3801 CENTRAL AVENUE NORTH EAST A
3 PUBLIC NUISANCE; DIRECTING THE OWNER ENTER INTO A NUISANCE
4 ABATEMENT AGREEMENT WITH THE CITY; DIRECTING THE CITY ATTORNEY
5 TO FILE NUISANCE PROCEEDINGS WITH THE COURT FOR
6 NONCOMPLIANCE.

7 WHEREAS, the building, structure or premises is located at 3801 Central
8 Avenue Northeast, which is located and is more particularly described as:
9 003LOTS 1 THRU 6 COLLEGE VIEW BUSINESS ADD; and

10 WHEREAS, the Police Department has responded to this property 437
11 times between January 1, 2018 and April 30, 2019 (16 months), for calls
12 including:

- 13 • 1 stabbing
- 14 • 18 other assaults
- 15 • 4 felony warrant arrests
- 16 • 41 incidents of shoplifting, grab and runs, and forgery
- 17 • 125 calls for suspicious activity
- 18 • 2 calls for vandalism
- 19 • 246 disturbance calls to include fights, panhandler, shots fired; and

20 WHEREAS, the Fire Department has responded to this property 119 times
21 between January 1, 2018 and April 30, 2019 (16 months), for medical and fire
22 related calls; and

23 WHEREAS, The City of Albuquerque's 3-1-1 center has received 436
24 complaints from residents reporting incidents within a one block radius of this
25 location in the past two years; and

26 WHEREAS, COA COO 11-1-1-3(A), the "Nuisance Abatement Ordinance,"

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

1 defines a nuisance as, among other things, "Any parcel of real property,
2 commercial or residential, any personal property, or any vehicle on or in which
3 any of the following illegal activities occurs, or which is used to commit,
4 conduct, promote, facilitate, or aid the commission of or flight from any of the
5 following activities," and includes incidents which have occurred on the
6 property to include:

7 "(23) Incidents of assault

8 (24) Aggravated assault

9 (25) Assault with the intent to commit a violent felony

10 (26) Battery

11 (27) Aggravated battery

12 (29) Assault against a household member

13 (30) Aggravated assault against a household member

14 (31) Assault against a household member with intent to commit a violent
15 felony

16 (32) Battery against a household member

17 (33) Aggravated battery against a household member

18 (50) Incidents of littering

19 (60) Criminal damage to property

20 (61) Unauthorized graffiti on personal or real property

21 (62) Larceny

22 (68) Shoplifting"; and

23 WHEREAS, COA COO 11-1-1-1, the "Nuisance Abatement Ordinance," also
24 defines a nuisance as, among other things, "11-1-1-3(0), A public nuisance
25 shall include and is further defined as any parcel of real property, commercial
26 or residential, that is the subject of or that has been involved with calls for
27 service to any law enforcement agency(ies) for violations of the criminal
28 statutes cited in § 11-1-1-3(A) defining public nuisance and shall include a
29 repeated pattern of calls for service and complaints of vagrants, suspicious
30 persons, suspicious cars, general calls for welfare checks, disorderly conduct,
31 domestic violence, domestic altercations, domestic disputes, loud parties,
32 loud music, neighborhood complaints, noise ordinance violations, and public

1 drunkenness and shall be subjected to the imposition of penalties for public
2 nuisance as provided by §11-1-1-11 ROA 1994; and

3 WHEREAS, the business operating at the property operates 24 hours a day,
4 seven days a week, year-round and has representatives on site to observe the
5 listed activities, and police and fire reports indicate multiple contacts with
6 staff on site regarding the calls for service outlined here, demonstrating that
7 the management and/or owner knows or should know of the many public
8 safety responses to the property; and

9 WHEREAS, the Nuisance Abatement Ordinance allows the City to enter into
10 a nuisance abatement agreement with the owner of a nuisance property, or to
11 file legal action against a nuisance property owner for non-compliance.

12 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
13 ALBUQUERQUE:

14 SECTION 1. That the findings of the City Council, in regard to said property
15 at 3801 Central Avenue Northeast, it is found to be a nuisance property
16 pursuant to § 11-1-1-11 ROA 1994, "The Nuisance Abatement Ordinance."

17 SECTION 2. That SOUTHWEST CONVENIENCE STRS INC C/O K E
18 ANDREWS & COMPANY of ROWLETT, TX, record owner of said property or
19 the current owner shall enter into a nuisance abatement agreement of same
20 within fifteen (15) days after service of a copy of this Resolution or within said
21 fifteen (15) day period, file written objection to findings herein with the City
22 Clerk/Recorder of the City of Albuquerque, asking for a hearing before the City
23 Council.

24 SECTION 3. If there is a failure of compliance with the provision of Section
25 2 herein, the City Attorney is directed to pursue appropriate legal remedies to
26 abate the nuisance.

27 SECTION 4. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
28 clause, word or phrase of this resolution is for any reason held to be invalid or
29 unenforceable by any court of competent jurisdiction, such decision shall not
30 affect the validity of the remaining provisions of this resolution. The Council
31 hereby declares that it would have passed this resolution and each section,
32 paragraph, sentence, clause, word or phrase thereof irrespective of any
33 provisions being declared unconstitutional or otherwise invalid.

1 PASSED AND ADOPTED THIS 4th DAY OF November, 2019
2 BY A VOTE OF: 9 FOR 0 AGAINST.

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9 Klarissa J. Peña, President
10 City Council

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13 APPROVED THIS 18 DAY OF November, 2019

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16 Bill No. R-19-192

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20 Timothy M. Keller, Mayor
21 City of Albuquerque

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26 ATTEST:

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29 Katy Duhigg, City Clerk
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