

# CITY of ALBUQUERQUE

## TWENTY THIRD COUNCIL

COUNCIL BILL NO. R-19-217 ENACTMENT NO. \_\_\_\_\_

SPONSORED BY: Pat Davis, by request

1 RESOLUTION

2 A NUISANCE, SUBSTANDARD DWELLING OR STRUCTURE IN NEED OF  
3 ABATEMENT AT 318 MESILLA ST NE 87108 WITHIN THE CITY LIMITS OF  
4 ALBUQUERQUE, NEW MEXICO IS SO RUINED, DAMAGED AND DILAPIDATED  
5 AS TO BE A MENACE TO THE PUBLIC COMFORT, HEALTH, PEACE OR  
6 SAFETY AND THAT IT IS TO BE REQUIRED TO BE REMOVED.

7 WHEREAS, the building, structure or premises is located at 318 MESILLA  
8 ST NE ALBUQUERQUE NM 87108, which is located and is more particularly  
9 described as: SO 5FT OF LOT 19 & ALL LOT 20 & NO 15FT OF LOT 21 BLK 2  
10 DELNORTE SUBD; and

11 WHEREAS, the Planning Department, Code Enforcement Division of the  
12 City of Albuquerque has investigated the condition of said building, structure  
13 or premises and has found same to be so ruined, damaged and dilapidated  
14 that it constitutes a menace to the public comfort, health, peace or safety and  
15 warrants abatement and removal.

16 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
17 ALBUQUERQUE:

18 Section 1. That the findings of said Code Enforcement, in regard to said  
19 building, structure or premises, be and are hereby approved and adopted and  
20 that said building, structure or premises is found to be ruined, damaged and  
21 dilapidated, as to be a menace to the public comfort, health, peace or safety  
22 pursuant to Section 3-18-5, N.M.S.A., 1978.

23 Section 2. That GALLEGOS JUAN B & DIANE M & GALLEGOS JOHN V,  
24 record owner of said building, structure or premises shall commence removal  
25 of same within ten (10) days after service of a copy of this Resolution or within  
26 said ten (10) day period, file written objection to findings herein with the City

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



1 Clerk/Recorder of the City of Albuquerque, asking for a hearing before the City  
2 Council.

3 Section 3. If there is a failure of compliance with the provision of Section  
4 2 herein, the City of Albuquerque shall proceed to remove said building,  
5 structure or premises and abate said unsafe condition and the cost thereof  
6 shall constitute a lien against such property so removed and against said lot  
7 or parcel of land from which such removal be made, all as required and  
8 allowed by law

9 Section 4. SEVERABILITY CLAUSE. If any section, paragraph, sentence,  
10 clause, word or phrase of this resolution is for any reason held to be invalid or  
11 unenforceable by any court of competent jurisdiction, such decision shall not  
12 affect the validity of the remaining provisions of this resolution. The Council  
13 hereby declares that it would have passed this resolution and each section,  
14 paragraph, sentence, clause, word or phrase thereof irrespective of any  
15 provisions being declared unconstitutional or otherwise invalid.

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[Bracketed/Strikethrough Material] - Deletion





**CITY OF ALBUQUERQUE**  
**Albuquerque, New Mexico**  
**Office of the Mayor**

Mayor Timothy M. Keller

**INTER-OFFICE MEMORANDUM**

Date: October 21, 2019

**TO:** Klarissa J. Peña, President, City Council

**FROM:** Timothy M. Keller, Mayor *K*

**SUBJECT:** Resolution of Nuisance Abatement of a Substandard Building at: 318 Mesilla St NE

The attached resolution requests that the building located at 318 Mesilla St NE Albuquerque, New Mexico 87108, be abated and removed. Council approval is required according to N.M.S.A. Section 3-18-5, 1978.

In the event that the owners fail to demolish the condemned structure, the Planning Department will contract for the demolition and place a lien on the property. The estimated cost for demolition is \$24,500.

I am submitting this resolution to the City Council for their consideration and action.

Resolution of Nuisance Abatement of a Substandard Building at: 318 Mesilla St NE,  
Albuquerque, New Mexico 87108

Approved:

Approved as to Legal Form:

*SN*  
\_\_\_\_\_  
Sarita Nair  
Chief Administrative Officer

*11/27/19*  
\_\_\_\_\_  
Date

*ES*  
\_\_\_\_\_  
Esteban A. Aguilar, Jr. ESQ.  
City Attorney

*10-28-19*  
\_\_\_\_\_  
Date

Recommended:

*B Williams*  
\_\_\_\_\_  
Brennon Williams  
Planning Director

*21. OCT. 2019*  
\_\_\_\_\_  
Date



## **Cover Analysis**

### **1. What is it?**

**A substandard, nuisance structure located at 318 Mesilla St NE, 87108 and legally described as, SO 5FT OF LOT 19 & ALL LOT 20 & NO 15FT OF LOT 21 BLK 2 DEL NORTE SUBD, in the City of Albuquerque.**

### **2. What will this piece of legislation do?**

**Enable the removal of an unsafe, substandard, nuisance structure by a City Agency.**

### **3. Why is this project needed?**

**Council approval is required for demolition of a Nuisance structure according to N.M.S.A. Section 3-18-5, 1998 and City Ordinance**

### **4. How much will it cost and what is the funding source?**

**The estimated cost is \$24,500 from the General Fund. Upon completion of demolition, a lien will be filed which includes a demand for payment addressed to said owner(s).**

### **5. Is there a revenue source associated with this Plan? If so, what level of income is projected?**

**None**



## FISCAL IMPACT ANALYSIS

TITLE: 318 Mesilla St NE  
SO 5FT OF LOT 19 & ALL LOT 20 & NO 15FT OF LOT 21 BLK 2 DELNORTE SUBD

R: X O:

FUND: 110

DEPT: Planning

- ☒ No measurable fiscal impact is anticipated, i.e., no impact on fund balance over and above existing appropriations.
- ☐ (If Applicable) The estimated fiscal impact (defined as impact over and above existing appropriations) of this legislation is as follows:

		2020	Fiscal Years 2021	2022	Total
Base Salary/Wages					-
Fringe Benefit:	30.440%		-	-	-
Subtotal Personnel		-	-	-	-
Operating Expenses			-		-
Property			-	-	-
Indirect Costs	%				-
Total Expenses		\$ -	\$ -	\$ -	\$ -
<input type="checkbox"/> Estimated revenues not affected					
<input checked="" type="checkbox"/> Estimated revenue impact			-	-	-
					-
					-
Total Revenue		\$ -	\$ -	\$ -	\$ -

These estimates do not include any adjustment for inflation.

\* Range if not easily quantifiable.


Number of Positions created

### COMMENTS :


Structure poses an extreme hazard and is substandard and a nuisance to the neighborhood surrounding community and to inquisitive minors. The structure will continue to dilapidate causing life safety issues. This is a substandard and a nuisance property.

### COMMENTS ON NON-MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:

PREPARED BY:

  
FISCAL ANALYST

APPROVED:

 21-OCT-2019  
DIRECTOR (date)

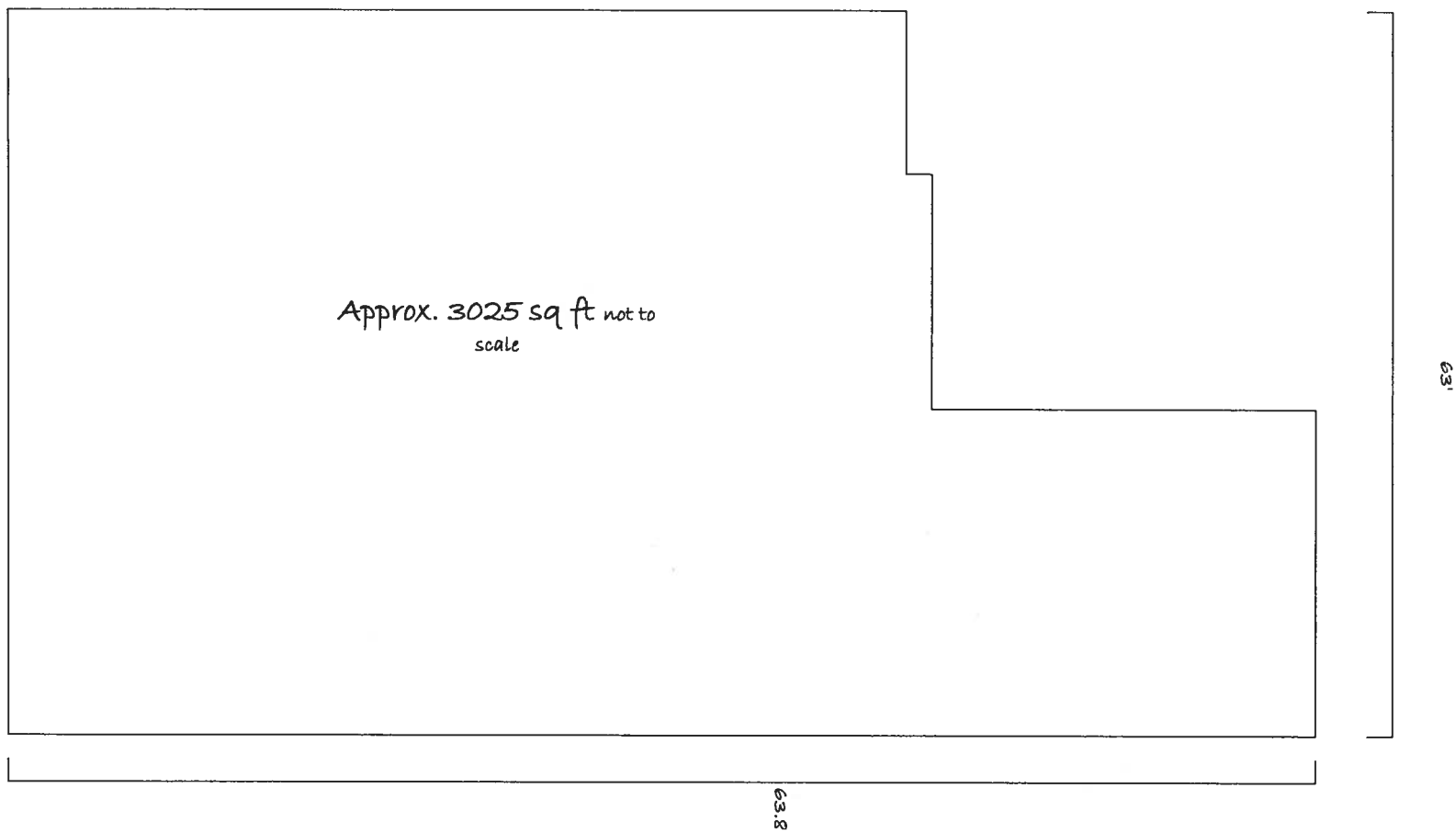
REVIEWED BY:

  
EXECUTIVE BUDGET ANALYST

 11/4/2019  
BUDGET OFFICER (date)

 11/4/19  
CITY ECONOMIST





318 Mesilla St NE Legal  
Description: SO 5FT OF  
LOT 19 & ALL LOT 20 &  
NO 15FT OF LOT 21  
BLK 2 DEL NORTE  
SUBD



# CITY OF ALBUQUERQUE

## CODE ENFORCEMENT

Plaza Del Sol Building, Suite 500

600 2<sup>nd</sup> Street NW

Albuquerque, NM 87102

Tel: (505) 924-3850 Fax: (505) 924-3847



Richard J. Berry, Mayor

May 4, 2017

### NOTICE AND ORDER WITH APPEAL

**GALLEGOS JUAN B, DIANE M & GALLEGOS JOHN V  
318 MESILLA NE  
ALBUQUERQUE, NM 87108**

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: 318 MESILLA ST NE, Albuquerque, NM on May 4, 2017

The Property is more particularly described as:

SO 5FT OF LOT 19 & ALL LOT 20 & NO 15FT OF LOT 21 BLK 2 DEL NORTE SUBD LOT 21, BLOCK 2, SUBDIVISION DEL NORTE

Violations of the Uniform Housing Code, hereafter 'Code', City Council Ordinance No. 34-1986 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.

Sincerely,

Christopher Romero  
Code Enforcement Specialist  
(505) 924-3363

File Number: CF-2017-018991

Job Number: 043119022-001

Initial Print Date: May 4, 2017



# CITY OF ALBUQUERQUE

## CODE ENFORCEMENT

Plaza Del Sol Building, Suite 500

600 2<sup>nd</sup> Street NW

Albuquerque, NM 87102

Tel: (505) 924-3850 Fax: (505) 924-3847



Richard J. Berry, Mayor

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

Address: **318 MESILLA ST NE, Albuquerque, NM**

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

Violation Type	Violation Description
14-3-5-12 Substandard Buildings	Due to the violations listed in this Notice and Order, it has been determined that the subject property is substandard.
14-3-4-1 Substandard Building Defined	<p>An inspection of the subject property was performed on May 3, 2017 where Mr. Gallegos stated to field supervisors that his mother stayed on the property at night and Mr. Gallegos would access the property during daytime hours. On this date at least two dogs could be heard inside the home and in the rear yard.</p> <p>While posted substandard, the dwelling shall remain vacant and secure with the exterior free of weeds and litter. Animals shall not be on the premises while posted substandard.</p> <p>An occupied dwelling shall have all utilities active and supplied by the appropriate utility company. If any gas supplied appliances are red tagged by the NM Gas Company, all corrections shall be completed by a licensed plumber with the required permits obtained with the Building and Safety Division prior to the home being reoccupied.</p>
14-3-4-2 Inadequate Sanitation	It has been determined that the subject property lacks electrical utility services to the home. An occupied dwelling shall have all utilities active and supplied by the appropriate utility company.
14-3-4-2 Inadequate Sanitation	It has been determined that the subject property lacks water services to the home and has been without services for an extended period of time. An occupied dwelling shall have connection to a required sewage disposal system.
14-3-4-2 Inadequate Sanitation	It has been determined that the subject property lacks water services to the home and has been without services for an extended period of time. An occupied dwelling shall have a properly operative water closet, lavatory, bathtub or shower in a dwelling unit.

File Number: CF-2017-018991

Job Number: 043119022-001

Initial Print Date: May 4, 2017



# CITY OF ALBUQUERQUE

## CODE ENFORCEMENT

Plaza Del Sol Building, Suite 500

600 2<sup>nd</sup> Street NW

Albuquerque, NM 87102

Tel: (505) 924-3850 Fax: (505) 924-3847



Richard J. Berry, Mayor

14-3-4-2 Inadequate Sanitation	It has been determined that the subject property lacks water and gas services to the home and has been without services for an extended period of time. An occupied dwelling shall have hot and cold running water to plumbing fixtures in a dwelling unit.
14-3-4-2 Inadequate Sanitation	It has been determined that the subject property lacks water and gas services to the home and has been without services for an extended period of time. An occupied dwelling shall have a properly operative kitchen sink.

Code Sections	Code Description
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 shall 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>
14-3-4-1	Any building or portion thereof, including any dwelling unit, guest room or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions [set forth in §§ 14-3-4-2 et seq.] to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof shall be deemed and declared a SUBSTANDARD BUILDING.
14-3-4-2(J)	Lack of required electrical lighting.
14-3-4-2(M)	Lack of connection to required sewage disposal system.
14-3-4-2(A)	Lack of, or not properly operative water closet, lavatory, bathtub or shower in a dwelling unit.
14-3-4-2(E)	Lack of hot and cold running water to plumbing fixtures in a dwelling unit.
14-3-4-2(C)	Lack of, or not properly operative kitchen sink.

You, as the owner of the building or structure, are hereby ordered to:

File Number: CF-2017-018991

Job Number: 043119022-001

Initial Print Date: May 4, 2017



# CITY OF ALBUQUERQUE

## CODE ENFORCEMENT

Plaza Del Sol Building, Suite 500

600 2<sup>nd</sup> Street NW

Albuquerque, NM 87102

Tel: (505) 924-3850 Fax: (505) 924-3847



Richard J. Berry, Mayor

Restore the utilities or vacate the building or structure on or before May 7, 2017. After vacating the building or structure, you must then secure all accessible openings and entrances to the building(s). 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. The repairs must be completed by May 07, 2017.

### NOTICE ADMINISTRATIVE REMEDIES

IF THE PROPERTY IS NOT SECURED BY May 7, 2017 AT 5:00 PM, AND IF NO APPEAL IS FILED BY THE EFFECTIVE DATE OF THIS NOTICE AND ORDER, THE CITY MAY CAUSE ANY STRUCTURES TO BE SECURED AND ALL TRASH AND DEBRIS REMOVED WITHOUT FURTHER NOTICE TO ANY PARTY, AND A LIEN WILL BE PLACED AGAINST THE PROPERTY FOR THE CITY'S COSTS ASSOCIATED WITH CAUSING THE PROPERTY TO BE SECURED AND/OR CLEANED. THE REMEDIES CONTEMPLATED IN THIS PARAGRAPH ARE IN ADDITION TO ANY OTHER REMEDIES PROVIDED BY LAW.

A CERTIFICATE OF SUBSTANDARD HAS BEEN FILED AT THE COUNTY CLERKS OFFICE. A LIEN WILL BE PLACED AGAINST THE PROPERTY ASSOCIATED WITH THESE ACTIONS.

Pursuant to Section 14-3-5-3 a 2 d ROA 1994, you or any person having any title or legal interest in the building or structure may appeal this Notice and Order or any action of the Code Enforcement Section to the Housing Advisory and Appeals Committee. 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 Mayor's office prior to the effective date of this order. The effective date of this order is: May 4, 2017.

A form for filing an appeal is available in the Code Enforcement Section office at 600 2<sup>nd</sup> St. NW, Suite 500. The form is not necessary as long as the required information is included in the appeal. Pursuant to Section 14-3-5-4 ROA 1994, the required information includes: the names of all appellants participating in the appeal; a brief statement setting forth the legal interest of each of the appellants in the building or the land involved in the appeal; a brief statement of the specific or action protested, together with any material facts supporting the appellant's contentions; a brief statement of the relief sought, and the reasons why it is claimed the protested order or action should be reversed, 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 and adjudication of Housing Advisory and Appeals Committee will be scheduled within ten (10) to sixty (60) days after receipt of the appeal. You will receive written notice of the time and place not less than ten (10) days prior to the date of the hearing. Only those matters or issues specifically raised by the appellant shall be considered in the hearing.

If you have any questions concerning this Notice and Order, or the cited violations, please call me at: (505) 924-3363. Please reference Notice and Order number CF-2017-018991.

Christopher Romero  
Code Enforcement Specialist  
(505) 924-3363

File Number: CF-2017-018991

Job Number: 043119022-001

Initial Print Date: May 4, 2017

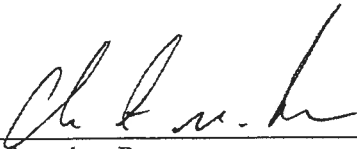


AFFIDAVIT OF SERVICE  
FOR POSTING AND MAILING  
OF NOTICE AND ORDER

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS

I, Christopher Romero, being duly sworn upon Oath, state that on 5/5/2017, posted a copy of the Notice and Order at 318 MESILLA ST NE, Albuquerque, NM, and mailed a copy of the Notice and Order by certified mail to the owner on 5/5/2017.

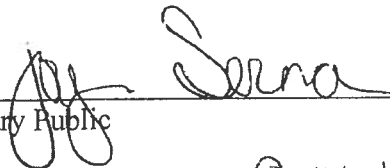
Addressed to: **GALLEGOS JUAN B, DIANE M & GALLEGOS JOHN V**  
**318 MESILLA NE**  
**ALBUQUERQUE, NM 87108**



Christopher Romero  
Code Enforcement Specialist  
Code Enforcement Division  
Planning Department  
City of Albuquerque  
(505) 924-3363

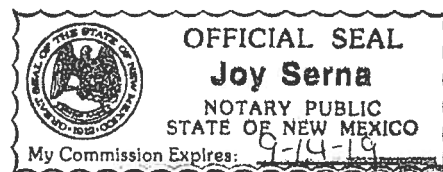
SUBSCRIBED AND SWORN TO me on this 9<sup>th</sup> day of November, 2017,

by Christopher Romero.



Notary Public

My commission expires 9-14-19.





# CERTIFICATION OF SUBSTANDARD BUILDING

In accordance with City Housing Code, which is City Ordinance enactment No. 34-1986 and codified at 14-3-1-1 ET. Seq. ROA 1994, the City of Albuquerque certifies that the property described below is a substandard building and that the owner(s) has/have been so notified.

Address of substandard building/legal description:

Property Address: **318 MESILLA ST NE, Albuquerque, NM**

Legal Description: **SO 5FT OF LOT 19 & ALL LOT 20 & NO 15FT OF LOT 21 BLK 2 DEL NORTE SUBD LOT 21, BLOCK 2, SUBDIVISION DEL NORTE**

Parcel Number (UPC): **10-190-5711029320415**

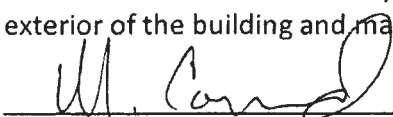
Owner & Owner's Address: **GALLEGOS JUAN B, DIANE M & GALLEGOS JOHN V  
318 MESILLA NE  
ALBUQUERQUE, NM 87108**

Processing Fee: \$50.00  
Filing Fee: \$25.00

The property described above is in violation of the City Housing Code: **Notice and Order** dated **May 4, 2017**

## Attached Are Copies of Findings

Notice of the condition of the property was given to the owner in the following manner: Posted onto the front exterior of the building and mailed certified mail.

  
Code Compliance Administrator  
Planning, Code Enforcement Division  
City of Albuquerque

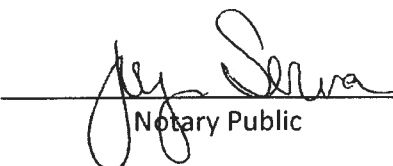
Doc# 2017108738

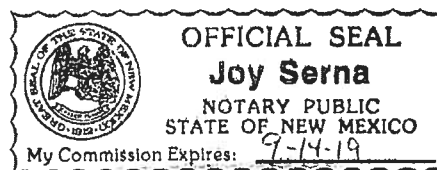
11/14/2017 09:43 AM Page: 1 of 6  
NOT R: \$25.00 Linda Stover, Bernalillo County



STATE OF NEW MEXICO } SS  
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me by Matthew Conrad this 9<sup>th</sup> day of November 2017

  
Notary Public  
My Commission Expires 9-14-19











OBSTACLE  
BUILDING  
NO ENTRY

LID MUST  
BE CLOSED  
WHEN MOVING

PLACE CONTAINER WITH ARROWS FACING  
STREET FOR COLLECTION











**SUBSTANDARD  
BUILDING  
DO NOT ENTER  
UNSAFE TO OCCUPY**  
City of Albany  
Department of Public Works  
Engineering Division  
1000 Broadway  
Albany, NY 12242  
518.462.3333  
**NO TRESPASSING**



AquaticLife



































SUBSTANDARD  
BUILDING  
DO NOT ENTER  
NO TRESPASSING

WASTE  
MIL  
TONE4U.COM  
Up & Fuel Energy





NO TRESPASSING  
NO BUILDING  
DO NOT ENTER  
UNLAWFUL TO ADJACENT  
NO TRESPASSING

MAILBOX

Bread  
Crumbs





















CITY of ALBUQUERQUE

SOLID WASTE MANAGEMENT DEPARTMENT

CERRO COLORADO LANDFILL (505)761-8306

18000 CERRO COLORADO

ALBUQUERQUE NM 87121

ORIGINAL

TICKET#: 1,739,780

DATE: 07/29/2019

TIME IN: 11:17:47 AM

TIME OUT: 11:30:13 AM

CUSTOMER: CITY OF ALBUQUERQUE

ACCOUNT#: 999TK

BILL TO: CITY OF ALBUQUERQUE

HAULER: CITY OF ALBUQUERQUE

TRUCK#: 115302

CONTAINER:

PROFILE:

MATERIAL: MUNICIPAL SOLID WASTE

COMMENT: 318 MESSILLANE // PRIVATE RESIDENCE

--- Driver On Scale (Yes if checked)

	POUNDS	TONS
GROSS:	48,920	24.46

TARE:	37,260	18.63
-------	--------	-------

NET:	11,660	5.83
------	--------	------

PRODUCT COST:	\$0.00
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SPECIAL FEE:	\$0.00
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TAX:	\$0.00
------	--------

WEIGHER: swdsdn

TOTAL COST:	\$0.00
-------------	--------

CUSTOMER SIGNATURE: \_\_\_\_\_











































CITY of ALBUQUERQUE  
SOLID WASTE MANAGEMENT DEPARTMENT  
CERRO COLORADO LANDFILL (505)761-8306  
18000 CERRO COLORADO  
ALBUQUERQUE NM 87121

ORIGINAL

TICKET#: 1,739,842

DATE: 07/29/2019  
TIME IN: 12:43:58 PM  
TIME OUT: 01:10:10 PM

CUSTOMER: CITY OF ALBUQUERQUE  
ACCOUNT#: 999TK  
BILL TO: CITY OF ALBUQUERQUE  
HAULER: CITY OF ALBUQUERQUE  
TRUCK#: 155301

CONTAINER:  
PROFILE:

MATERIAL: MUNICIPAL SOLID WASTE  
COMMENT: 318 MESILLA NE // PRIVATE RESIDENCE // LOUIS M

--- Driver On Scale (Yes if checked)

	POUNDS	TONS
GROSS:	51,140	25.57
TARE:	37,180	18.59
NET:	13,960	6.98

PRODUCT COST: \$0.00  
SPECIAL FEE: \$0.00  
TAX: \$0.00

WEIGHER: swdsdn

TOTAL COST: \$0.00

CUSTOMER SIGNATURE: \_\_\_\_\_

CITY of ALBUQUERQUE  
SOLID WASTE MANAGEMENT DEPARTMENT  
CERRO COLORADO LANDFILL (505)761-8306  
18000 CERRO COLORADO  
ALBUQUERQUE NM 87121

ORIGINAL

TICKET#: 1,739,780

DATE: 07/29/2019  
TIME IN: 11:17:47 AM  
TIME OUT: 11:30:13 AM

CUSTOMER: CITY OF ALBUQUERQUE  
ACCOUNT#: 999TK  
BILL TO: CITY OF ALBUQUERQUE  
HAULER: CITY OF ALBUQUERQUE  
TRUCK#: 115302

CONTAINER:  
PROFILE:

MATERIAL: MUNICIPAL SOLID WASTE  
COMMENT: 318 MESSILLA NE // PRIVATE RESIDENCE

--- Driver On Scale (Yes if checked)

	POUNDS	TONS
GROSS:	48,920	24.46
TARE:	37,260	18.63
NET:	11,660	5.83

PRODUCT COST: \$0.00  
SPECIAL FEE: \$0.00  
TAX: \$0.00

WEIGHER: swdsdn

TOTAL COST: \$0.00

CUSTOMER SIGNATURE: \_\_\_\_\_



**CITY OF ALBUQUERQUE**  
CODE ENFORCEMENT  
P.O. Box 200, Albuquerque, NM 87103  
Tel: (505) 243-3363 Fax: (505) 243-3363

**NOTICE OF VIOLATION** Mar 7, 2018

Dear Property Owner:

A recent inspection was made of your property located at **318 MESILLA ST NE, Albuquerque, NM**. This inspection revealed one or more violations of the Comprehensive City Zoning Code and/or the Albuquerque Weed and Litter Ordinance. The City considers these violations to be a breach of the Stipulated Settlement and Permanent Injunction Order entered into on February 20, 2017 and attached hereto. Under paragraph 7 of the Order, the City is required to give you ten (10) days to cure the violations described herein after service of this notice. If the violations are not cured within ten (10) days, the City will enter upon the property and bring the property into compliance and place a lien upon the property for its costs.

Do not hesitate to contact me if you have questions concerning this matter, or if you bring the property into compliance before the ten (10) day period has elapsed. When contacting me please reference Notice of Violation File Number **CF-2016-007676** and address. Because I am a field inspector, the best time to reach me is before 9:00 a.m. or after 3:30 p.m. Monday-Friday.

Thank you for your cooperation on this matter.

Sincerely,  
Christopher Romero  
Code Enforcement Specialist  
(505) 924-3363

Violation at Property  
Address: **318 MESILLA ST NE, Albuquerque, NM**

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
File Number:	CF-2016-007676	Job Number: 019161763-001
Initial Print Date:	Mar 7, 2018	Page 1 of 2

**SUBSTANDARD BUILDING**  
Sec. 14-3-4-1 Uniform Housing Ordinance  
**DO NOT ENTER**  
**UNSAFE TO OCCUPY**

Date Posted: July 12, 2018  
Posted By: CHRISTOPHER ROMERO  
Phone No.: (505) 924-3363

It is a misdemeanor to occupy this building or to remove or to deface this notice.

**Code Enforcement**  
**City of Albuquerque**























