



City of Albuquerque

City of Albuquerque
Government Center
One Civic Plaza
Albuquerque, NM 87102

Legislation Details (With Text)

File #: R-19-192
Type: Resolution
Status: Enacted
File created: 9/18/2019
In control: City Council
Final action: 11/4/2019
Enactment date: 11/19/2019
Enactment #: R-2019-084
Title: Declaring The Property At 3801 Central Avenue North East A Public Nuisance; Directing The Owner Enter Into A Nuisance Abatement Agreement With The City; Directing The City Attorney To File Nuisance Proceedings With The Court For Noncompliance (Davis)

Sponsors:

Indexes:

Code sections:

Attachments: 1. R-192.pdf, 2. R-192Enacted

Date	Ver.	Action By	Action	Result
11/19/2019	1	City Clerk	Published	
11/18/2019	1	Mayor	Signed by the Mayor	
11/8/2019	1	City Council	Sent to Mayor for Signature	
11/4/2019	1	City Council	Passed as Amended	Pass
11/4/2019	1	City Council	Amended	Pass
10/21/2019	1	City Council	Accepted with a Recommendation Do Pass	
10/14/2019	1	Finance & Government Operations Committee	Sent to Council with a recommendation of Do Pass	Pass
9/18/2019	1	President	Referred	
9/18/2019	1	City Council	Introduced and Referred	

CITY of ALBUQUERQUE TWENTY THIRD COUNCIL

COUNCIL BILL NO. R-19-192 ENACTMENT NO. _____

SPONSORED BY: Patrick Davis

RESOLUTION

Declaring The Property At 3801 Central Avenue North East A Public Nuisance; Directing The Owner Enter Into A Nuisance Abatement Agreement With The City; Directing The City Attorney To

File Nuisance Proceedings With The Court For Noncompliance (Davis)
DECLARING THE PROPERTY AT 3801 CENTRAL AVENUE NORTH EAST A PUBLIC
NUISANCE; DIRECTING THE OWNER ENTER INTO A NUISANCE ABATEMENT AGREEMENT
WITH THE CITY; DIRECTING THE CITY ATTORNEY TO FILE NUISANCE PROCEEDINGS
WITH THE COURT FOR NONCOMPLIANCE.

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

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

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

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

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

WHEREAS, COA COO 11-1-1-3(A), the "Nuisance Abatement Ordinance,"
defines a nuisance as, among other things, "Any parcel of real property, commercial or
residential, any personal property, or any vehicle on or in which any of the following illegal
activities occurs, or which is used to commit, conduct, promote, facilitate, or aid the
commission of or flight from any of the following activities," and includes incidents which
have occurred on the property to include:

- “(23) Incidents of assault**
- (24) Aggravated assault**
- (25) Assault with the intent to commit a violent felony**
- (26) Battery**

- (27) Aggravated battery**
- (29) Assault against a household member**
- (30) Aggravated assault against a household member**
- (31) Assault against a household member with intent to commit a violent felony**
- (32) Battery against a household member**
- (33) Aggravated battery against a household member**
- (50) Incidents of littering**
- (60) Criminal damage to property**
- (61) Unauthorized graffiti on personal or real property**
- (62) Larceny**
- (68) Shoplifting”; and**

WHEREAS, COA COO 11-1-1-1, the "Nuisance Abatement Ordinance," also defines a nuisance as, among other things, "11-1-1-3(0), A public nuisance shall include and is further defined as any parcel of real property, commercial or residential, that is the subject of or that has been involved with calls for service to any law enforcement agency(ies) for violations of the criminal statutes cited in § 11-1-1-3(A) defining public nuisance and shall include a repeated pattern of calls for service and complaints of vagrants, suspicious persons, suspicious cars, general calls for welfare checks, disorderly conduct, domestic violence, domestic altercations, domestic disputes, loud parties, loud music, neighborhood complaints, noise ordinance violations, and public drunkenness and shall be subjected to the imposition of penalties for public nuisance as provided by §11-1-1-11 ROA 1994; and

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

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

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

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

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

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

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