

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
BUILDING SAFETY DIVISION

600 2nd Street NW Room 190
Albuquerque, NM 87102
Tel: (505) 924-3320



April 20, 2026

UNSAFE STRUCTURE
BSC-2026-00229
UPC: 101405712642323105

VATOSEOW LLC
500 CENTRAL AVE SW,
ALBUQUERQUE NM 87102

Dear Property Owner:

On April 20, 2026 A Red Tag was issued for an **Unsafe Structure** at the following address:

500 CENTRAL AVE SW, ALBUQUERQUE NM 87102, Legally described as * 001 019N.M.T. ADD & L 2. Please be advised that **Unsafe Structures** are in violation of Section 106.1 and Section 106.4 of the 2015 Albuquerque Uniform Administrative Code; 106.1 Inadequate Structure and Egress – Buildings or structures regulated by this Code and the Technical Codes which are structurally inadequate or have inadequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life are for the purpose of this section, unsafe buildings.

106.4 Abatement – **Unsafe Buildings; structures or appendages and building service equipment are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures set forth in the 2023 Uniform Code for the Abatement of Dangerous Buildings or such alternate adopted by this jurisdiction. As an alternative, the Building Official or other employee or official of this jurisdiction as designated by the governing body may institute any other appropriate action to prevent, restrain, correct or abate the violation.**

113.1 – Construction, or work for which a permit is required shall be subject to inspection by the Building Official, and the construction, or work shall remain accessible, and exposed for inspection purposes until approved by the Building Official.

Continued...

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Initial Print Date: April 20, 2026

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SECTION 108 -- VIOLATIONS AND PENALTIES

It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, convert or demolish, equip, use, occupy, or maintain any building or structure or building service equipment in the City of Albuquerque, or cause or permit the same to be done, contrary to or in violation of any of the provisions of this Code and the Technical Codes.

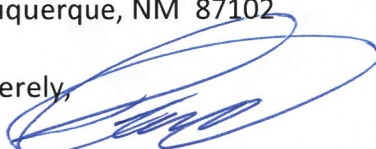
The Building Official may for any violation of this Code and the Technical Codes, take one or more of the following actions:

1. Revoke one or all permits issued to the owner or contractor for the project in violation until the violation is corrected.
2. Refuse to issue any more permits to the owner or contractor until the violation is corrected.
3. Charge double permit fee if work is started without a permit.
4. Charge a re-inspection fee.
5. Refuse to authorize installation of gas, electric or water service until the violation is corrected.
6. Have gas, electric or water service removed until the violation is corrected.
7. Issue an Ordinance Violation Citation in accordance with the provisions of Section 1-1-98 R.O.A. 1994; or take any legal action at his disposal.
8. Assess Civil Fines.

A violation of this code shall be considered a separate offense for each and every day, or portion thereof the violation is committed, continued, or permitted.

You have **14 days** from the date of this notice to respond to our office, submit structural engineer's report, acquire a building permit, take corrective action, and comply. Reference the File Number **BSC-2026-00229** if you have any further questions, please contact our office at (505)924-3319, or 600 2nd St., NW, Room 500, Albuquerque, NM 87102

Sincerely,


Diego E. Gonzales
Building Complaints Inspector
(505) 924.3319

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Violation at Property

Address: **500 CENTRAL AVE SW, ALBUQUERQUE NM 87102 UPC: 101405712642323105**

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

| Violation Type | Violation Description | Violation Special Instructions | Resolve By |
|--|--|--|-------------|
| Building Safety Violation Uniform Administrative Code (2023) Section 106.1 Inadequate Structure and Egress | At the time of investigation hazard conditions were found due to years of neglect and lack of maintenance. The Northeast exterior wall is in hazard of collapse into the public right away. The lateral supports have been severely compromised, and now the roof and the second floor are sagging and is in hazard of collapse. Structural supports were installed in 1995 however, those applications are starting to fail as the exterior wall is leaning further out into the public right away. | You shall supply the City with an engineer's report for the abatement of the life safety hazards, a building permit is required to build or repair the unsafe commercial structure. Fencing is required to barricade the public from the unsafe structure. Failure to do so will result in the City erecting the fence and a lien will be placed on the property for the associated costs for the fence. | May 4, 2026 |

| Code Sections | Code Description |
|------------------|---|
| unsafe structure | 106.1 Inadequate Structure and Egress. Buildings or structures regulated by this Code and the Technical Codes which are structurally inadequate or have inadequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life are for the purpose of this section, unsafe buildings. |

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Notificación de Infracción

La presente notificación es para informarle que su propiedad infringe las leyes de construcción de la Ciudad de Albuquerque. Debe tomar medidas para subsanar la infracción o puede enfrentar multas o sanciones. La información sobre la infracción y cómo evitar sanciones adicionales se incluye en la primera página de la presente notificación.

Por favor, comuníquese con el Inspector de Seguridad en la Construcción al número que aparece en la primera página de la presente notificación para consultar lo que debe realizar para cumplir con la ley. Se ofrecen servicios de intérprete.

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 về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại 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。