

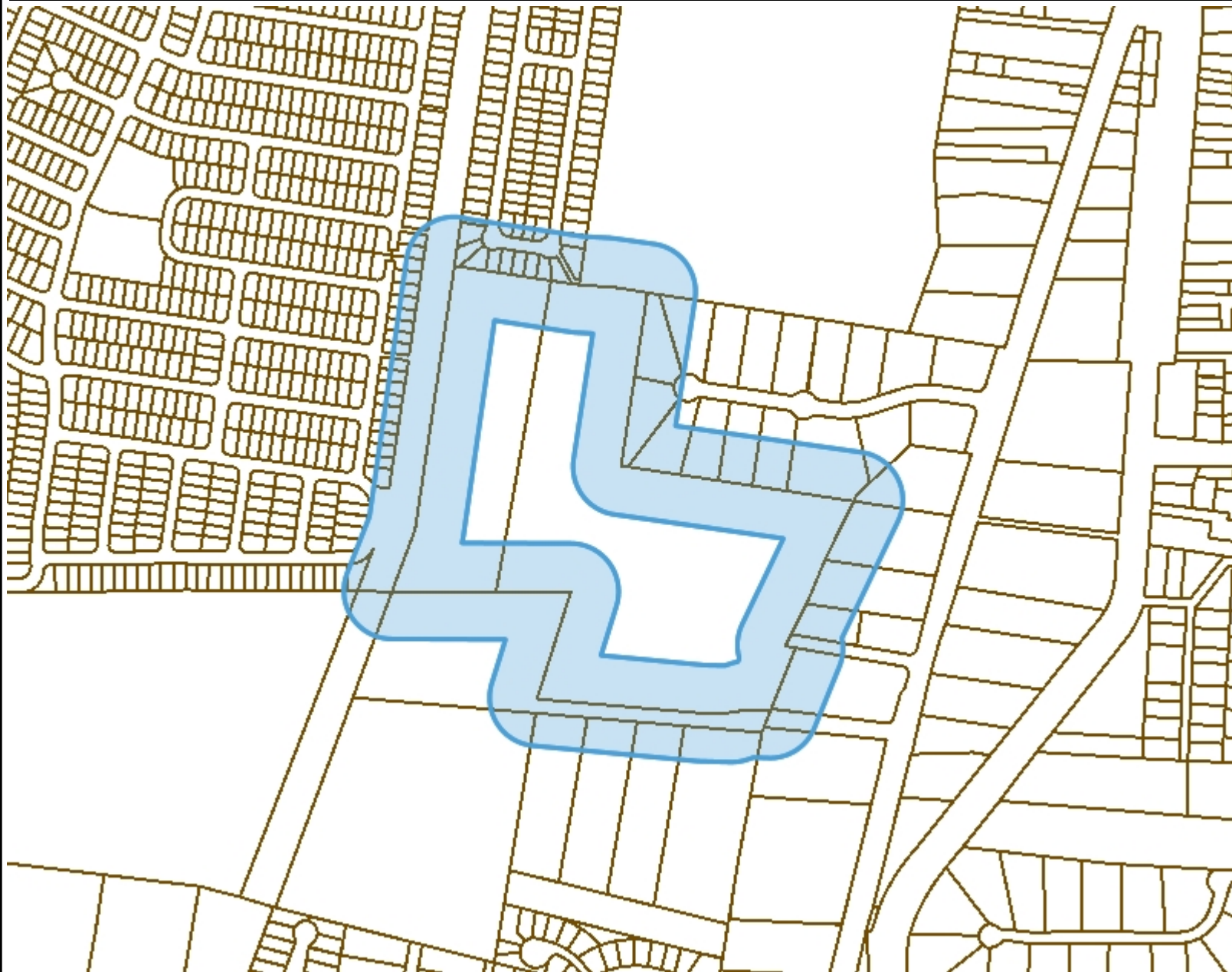


2911 ERVIEN LN SW



Legend

■ Bernalillo County Parcels



Notes

Buffer: 190 Ft.
ROW: Ervin Ln SW; 90 Ft.

1,165 0 583 1,165 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
10/25/2023 © City of Albuquerque

1: 6,991

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

JUAREGUI JESUS CARLOS & ALMA
7200 LUNA AZUL AVE SW
ALBUQUERQUE NM 87121

LOPEZ FREDDIE C/O F & J HOME
BUILDERS
3312 RIO SECO DR SW
ALBUQUERQUE NM 87121-9365

ESPINOZA EVELIN SARAHI CASTILLO &
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7300 SPRING FLOWER RD SW
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LOZANO REANETTE ATTN: ANSON
STREET LLC
110 QUENTIN ROOSEVELT BLVD #204
GARDEN CITY NY 11530-0000

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ANDERSON DONALD W
2200 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

VHS HOLDINGS LLC ATTN: HAGGAR
GROUP LLC
31225 LA BAYA DR SUITE 206
WESTLAKE VILLAGE CA 91362-6326

NMAL RIVERSIDE MHP LLC
110 NW 2ND ST
CEDAREDGE CO 81413-4304

CARRETE ALFONSO A & SYLVIA
9405 RIVERFRONT DR NW
ALBUQUERQUE NM 87114-4141

MORA LAWRENCE & DELTA
3812 ERVIEN LN SW A
ALBUQUERQUE NM 87121-2537

MORA LAWRENCE & DELTA
5712 PIEDRA RD NW
ALBUQUERQUE NM 87114-4735

RUIZ FIDEL & RUIZ GLORIA
2516 WILLIAM ST SE
ALBUQUERQUE NM 87102-5035

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

VHS HOLDINGS LLC C/O HAGGAR GROUP
LLC
31225 LA BAYA DR SUITE 206
THOUSAND OAKS CA 91362-6326

TERRA WEST LLC

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**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type:

Decision-making Body:

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No No NAs within project boundaries

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☒ Yes ☐ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: 9500 Montgomery Blvd NE

Name of property owner: RIVERSIDE, LLC

Name of applicant: Tierra West, LLC

Date, time, and place of public meeting or hearing, if applicable: Thursday, December 21, 2023 8:40AM, Zoom

Address, phone number, or website for additional information: SLozoya@tierrawestllc.com

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

☒ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

(Applicant signature)

11/2/2023

(Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

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PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☒ a. Location of proposed buildings and landscape areas.
- ☒ b. Access and circulation for vehicles and pedestrians.
- ☒ c. Maximum height of any proposed structures, with building elevations.
- ☒ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

From: [PLNBufferMaps](#)
To: [Donna Bohannon](#)
Cc: [Sergio Lozoya](#); [Adam Johnstone](#)
Subject: RE: [#2022056] 2022056 Riverside MHP 100" Buffer Map & Property Owners Request
Date: Wednesday, December 6, 2023 7:58:59 AM
Attachments: [image001.png](#)
[2911 ERVIEN LN SW.pdf](#)
[2911 ERVIEN LN SW - Labels.docx](#)
[2911 ERVIEN LN SW - Labels.csv](#)
[2911 ERVIEN LN SW - 8.5x11 - Scale in Feet.pdf](#)

December 6, 2023

Ms. Bohannon:

Good morning. Attached is your Buffer Map with all associated documents for the subject matter.

If you have any questions, please let me know. Thank you and have a wonderful day.

Respectfully submitted,

cid:image001.png@01D5B410.C8FCBA20



MISA K. BLOOM

(she / hers)

associate planner

urban design & development

o 505.924.3662

e mbloom@cabq.gov

cabq.gov/planning

From: Donna Bohannon <djb@tierrawestllc.com>
Sent: Tuesday, December 5, 2023 9:16 AM
To: PLNBufferMaps <plnbuffermaps@cabq.gov>
Cc: Sergio Lozoya <SLozoya@tierrawestllc.com>; Adam Johnstone <AJohnstone@tierrawestllc.com>
Subject: [#2022056] 2022056 Riverside MHP 100' Buffer Map & Property Owners Request

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Good Morning,

Can you please provide the 100' buffer map and property owner's list for the attached highlighted property? Below is the legal description and physical address of the subject site. Please let us know if you have any questions.

Legal Description

TRACT 1 OF SUMMARY PLAT LAND DIVISION OF WESTLAND DEVELOPMENT INC. TOGETHER WITH A TRACT OF LAND WITHIN SECTION 34 T10N R2E; AND TRACT OF LAND EAST OF AMOLE DEL NORTE DIVERSION CHANNEL NORTH OF SECTION LINE OF SECTION 34 AND 3

Physical Address

2911 ERVIEN LN SW
ALBUQUERQUE, NM

Site Cross Streets

COORS BLVD SW & ARENAL RD SW

Zone Atlas Page

M-10-Z

Donna J. Bohannon
Owner
Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109
505-858-3100
505-858-1118 (fax)
djb@tierrawestllc.com
www.tierrawestllc.com

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[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: December, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: Aguilera-Chacon Ann Laura

Mailing Address*: 7228 Luna Azul Ave SW ABQ NM 87121-9108

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 2911 Ervien Ln SW ABQ NM
Location Description Coors Blvd SW & Arenal Rd NW
2. Property Owner* NMAL Riverside MHP LLC
3. Agent/Applicant* [if applicable] Tierra West LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ **Site Plan**
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request¹*:

An expansion of approximately 100 spaces to the existing mobile home park.

5. This application will be decided at a public meeting or hearing by*:
 - ☐ Zoning Hearing Examiner (ZHE)
 - ☐ Development Hearing Officer (DHO)
 - ☐ Landmarks Commission (LC)
 - ☒ Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: Thursday, January 18, 2024 8:40AM

Location*²: City of Albuquerque Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*³:

Tierra West LLC - Sergio Lozoya (slozoya@tierrawestllc.com)

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ M-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No meeting occurred because there are no registered Neighborhood Associations in this area.

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas.*
- ☒ b. Access and circulation for vehicles and pedestrians.*
- ☒ c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- ☒ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.5432 Acres
 2. IDO Zone District RM-C
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Existing mobile home park/vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>