

PLAT DOCUMENTATION



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat (Forms PLT & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms PLT & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Waiver to DPM (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Final Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	APPEAL
	<input type="checkbox"/> Decision of DHO (Form A)

BRIEF DESCRIPTION OF REQUEST

APPLICATION INFORMATION		
Applicant/Owner:	Phone:	
Address:	Email:	
City:	State:	Zip:
Professional/Agent (if any):	Phone:	
Address:	Email:	
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

LOCATION OF PROPERTY BY STREETS		
Site Address/Street:	Between:	and:

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

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.

Signature:	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FORM S1: SUBDIVISION OF LAND – MAJOR

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

_ MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**_ MAJOR AMENDMENT TO PRELIMINARY PLAT****_ BULK LAND SUBDIVISION**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

PLAT DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S1 with all the submittal items checked/marked
- ___ 3) Form PLT with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Preliminary Plat including the Grading and Drainage Plan with the surveyor's, property owner's, and City Surveyor's signatures on the Plat. If submitting a Bulk Land Plat, the Plat must also include utility and AMAFCA signatures
- ___ 6) Sidewalk Exhibit and/or cross sections of proposed streets
- ___ 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- ___ 8) Infrastructure List, if required for building of public infrastructure
- ___ 9) Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)
(The Sensitive Lands Site Analysis form can be obtained online at):
https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf

SUPPORTIVE DOCUMENTATION

- ___ 10) Letter of authorization from the property owner if application is submitted by an agent
- ___ 11) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)(3)
- ___ 12) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
(*not required for Extension*)

- 13) Proof of Sketch Plat per IDO Section 14-16-6-6(L)(2)(b)
- 14) Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2)(d) if site is within a designated landfill buffer zone

PUBLIC NOTICE DOCUMENTATION

- 15) Sign Posting Agreement
- 16) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
- Office of Neighborhood Coordination notice inquiry response
- Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by the Planning Department
- Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- Proof of emailed notice to affected Neighborhood Association representatives
- Proof of first class mailing to affected Neighborhood Association representatives and property owners within 100 feet
- 17) Interpreter Needed for Hearing? if yes, indicate language:

_ EXTENSION OF PRELIMINARY PLAT

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- 1) DHO Application form completed, signed, and dated
- 2) Form S1 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 4) Preliminary Plat
- 5) Copy of DRB approved infrastructure list
- 6) Letter of authorization from the property owner if application is submitted by an agent
- 7) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- 8) Interpreter Needed for Hearing? if yes, indicate language:

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal/Request Descriptions & Location: TR A BULK LAND PLAT FOR MCMAHON COMMONS CONT 5.9209 AC

UPC: 101006613928820921

Subdivision Major - Universe & McMahon

Hydrology:

- Sensitive Lands Analysis (5-2(C)) Approved NA
- Grading and Drainage Plan Approved NA
- AMAFCA Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA
- MRGCD Approved NA

Hydrology Department

Date

Transportation:

- Traffic Circulations Layout (TCL) Approved NA
- Traffic Impact Study (TIS) Approved NA
- Neighborhood Impact Analysis (NIA) Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA

Ernest Armyo
Transportation Department

5/23/2024
Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement: Approved NA
- Development Agreement: Approved NA
- If None Explain: _____

ABCWUA

Date

- Infrastructure Improvements Agreement (IIA*) Approved
- AGIS (DXF File**) Approved

Signatures on Plat:

- Owner(s) Yes
- City Surveyor Yes
- AMAFCA*** Yes NA
- NM Gas*** Yes
- PNM *** Yes
- COMCAST*** Yes
- MRGCD*** Yes NA

* Prior to **Final Plat** submittals (include a copy of the recorded IIA)

** DXF file required for **Preliminary/Final Plat** and **Final Plat** approval submittals and not required for **Preliminary Plat** application

*** Signatures required for **Preliminary/Final Plat** and **Final Plat** applications and not required for **Preliminary Plat** application

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal/Request Descriptions & Location: TR A BULK LAND PLAT FOR MCMAHON COMMONS CONT 5.9209 AC

UPC: 101006613928820921

Subdivision Major - Universe & McMahon

Hydrology:

- Sensitive Lands Analysis (5-2(C)) Approved NA
- Grading and Drainage Plan Approved NA
- AMAFCA Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA
- MRGCD Approved NA

Heqin Chen
Hydrology Department

9/5/2024
Date

Transportation:

- Traffic Circulations Layout (TCL) Approved NA
- Traffic Impact Study (TIS) Approved NA
- Neighborhood Impact Analysis (NIA) Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA

Transportation Department

Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- ~~Availability Statement:~~ Approved NA
- Serviceability Letter (231019) Approved NA
- Development Agreement: Approved NA
- If None Explain: _____

Randall J. Canoll
ABCWUA

7/22/2024
Date

- Infrastructure Improvements Agreement (IIA*) Approved
- AGIS (DXF File**) Approved

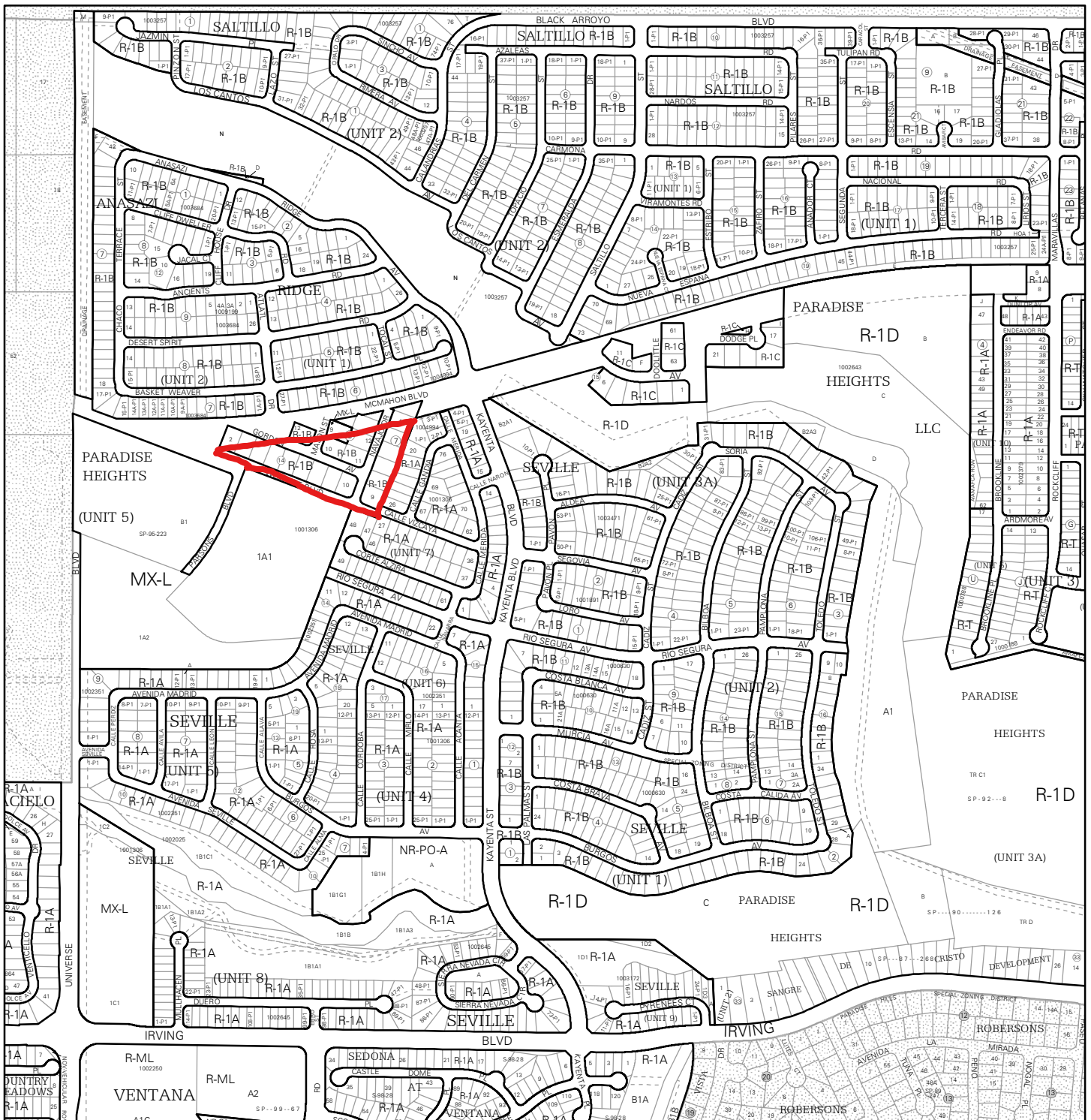
Signatures on Plat:

- Owner(s) Yes
- City Surveyor Yes
- AMAFCA*** Yes NA
- NM Gas*** Yes
- PNM *** Yes
- COMCAST*** Yes
- MRGCD*** Yes NA

* Prior to **Final Plat** submittals (include a copy of the recorded IIA)

** DXF file required for **Preliminary/Final Plat** and **Final Plat** approval submittals and not required for **Preliminary Plat** application

*** Signatures required for **Preliminary/Final Plat** and **Final Plat** applications and not required for **Preliminary Plat** application



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018

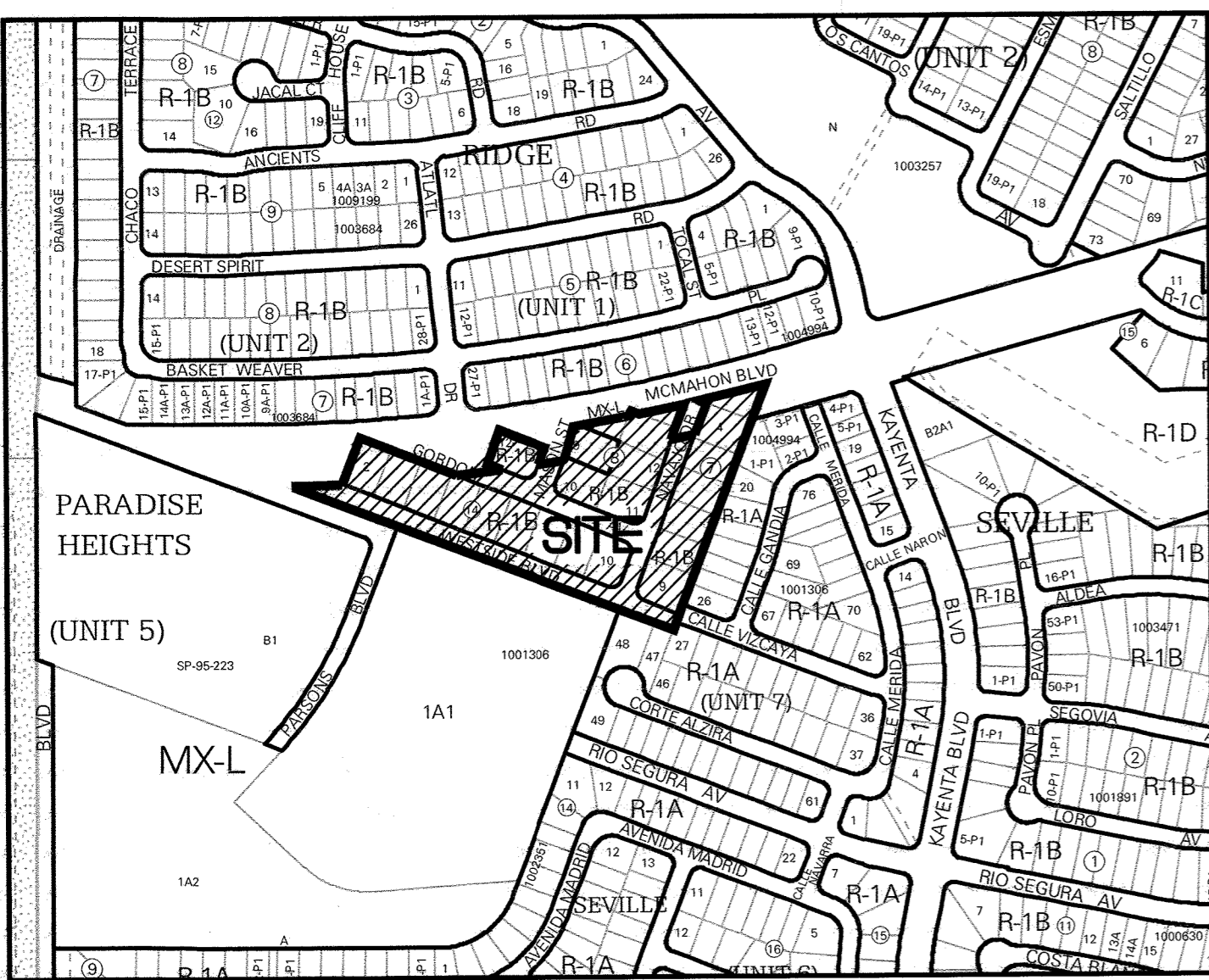
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:
A-10-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading Represents Area Outside of the City Limits

Feet
0 250 500 1,000



Vicinity Map - Zone Atlas A-10-Z

Documents

- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1707955 AND AN EFFECTIVE DATE OF FEBRUARY 9, 2018.
- TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. O-SPO00055585 AND AN EFFECTIVE DATE OF JULY 16, 2019.
- PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 12, 1973 IN VOLUME D5, FOLIO 112.
- PLAT OF TRACT L, M, AND N, ANASAZI RIDGE UNIT 1 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 29, 2006 IN BOOK 2006C, PAGE 207.
- WARRANTY DEED FILED THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 16, 2019 AS DOCUMENT NO. 2019059297.
- SPECIAL WARRANTY DEED FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE MARCH 9, 2018 AS DOCUMENT NO. 2018020933.

DOCH 2020077979

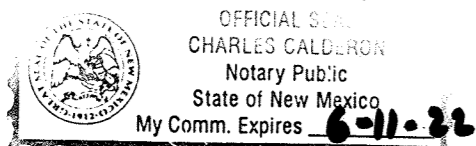
09/17/2020 10:11 AM Page: 1 of 3
 PLAT R: \$25.00 B: 2020C P: 0076 Linda Stover, Bernalillo County

Free Consent and Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF WHO HEREBY GRANT THE PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR DISTRIBUTION LINES, CONDUITS AND PIPES. INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION, INSPECTION, AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Michael Fietz 1/27/2020
 MICHAEL FIETZ, MANAGING MEMBER WESTWAY HOMES, LLC DATE

STATE OF NEW MEXICO }
 COUNTY OF Sandoval } SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 27th January, 2020
 BY: MICHAEL FIETZ, MANAGING MEMBER, WESTWAY HOMES, LLC

By: *Charles Calderon*
 NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2022

Indexing Information

Projected Section 3, Township 11 North, Range 2 East, N.M.P.M. Town of Alameda Grant
 Subdivision: Paradise Heights Unit 5 (Lots 4-9, Block 7, Lots 10, 11, and 13, Block 8, Lot 12, Block 9, and Lots 2-10, Block 14)
 Anasazi Ridge Unit 1 (Tracts L, M, and N)
 Owner: Westway Homes LLC
 UPC #: 101006614331520906 (Tract L)
 101006615831820905 (Tract M)
 101006617632121135 (Tract N)
 101006617531721136 (Lot 4, Block 7)
 101006617231021137 (Lot 5, Block 7)
 101006616930221138 (Lot 6, Block 7)
 101006616629521139 (Lot 7, Block 7)
 101006616428821140 (Lot 8, Block 7)
 101006616027821141 (Lot 9, Block 7)
 101006613930520901 (Lot 10, Block 8)
 101006615030020902 (Lot 11, Block 8)
 101006615631620904 (Lot 13, Block 8)
 101006612331020802 (Lot 12, Block 9)
 101006608630721002 (Lot 2, Block 14)
 101006609430521003 (Lot 3, Block 14)
 101006610030221004 (Lot 4, Block 14)
 101006610929921005 (Lot 5, Block 14)
 101006611529621006 (Lot 6, Block 14)
 101006612229321007 (Lot 7, Block 14)
 101006613029121008 (Lot 8, Block 14)
 101006613928821009 (Lot 9, Block 14)
 101006614628521010 (Lot 10, Block 14)

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.
- GRANT EASEMENT(S) AS SHOWN HEREON.
- VACATE EASEMENT(S) AS SHOWN HEREON.
- VACATE RIGHT-OF-WAY AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 7.1015 ACRES
 ZONE ATLAS PAGE NO. A-10-Z
 NUMBER OF EXISTING LOTS. 21
 NUMBER OF LOTS CREATED. 1
 MILES OF FULL-WIDTH STREETS. 0 MILES
 MILES OF HALF-WIDTH STREETS. 0 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 1.1806 ACRES
 DATE OF SURVEY. JANUARY 2020

Notes

- FIELD SURVEY PERFORMED IN AUGUST 2019.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS
- LOTS 9 AND 12, BLOCK 8, WERE ACQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PURPOSE OF THE RIGHT OF WAY OF MCMAHON BLVD. NW. PER THE CITY OF ALBUQUERQUE REAL PROPERTIES.
- AREA OF WESTSIDE BLVD NW, NAVAJO DR. NW, GORDON AVE NW AND THOSE PORTIONS OF LOT 9 AND 12, BLOCK 8 (SEE NOTE 5) TO BE VACATED BY THIS PLAT IS 2.4573 ACRES (107,042 SQ FT.) MORE OR LESS.

Bulk Land Variance Note

THE PLAT FOR TRACTS A, MCMAHON COMMONS SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER OF WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY AND AMAFCA (WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION, THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RESTORABLE DOCUMENT, REMOVING SUCH CONDITIONS FORM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

IN SIGNING THIS PLAT, THE OWNER HEREBY ACKNOWLEDGES THAT BUILDING PERMITS CAN NOT BE ISSUED BEFORE FURTHER SUBDIVISION AND THAT RECORDING OF THE FINAL SUBDIVISION PLAT FOR THE SUBJECT AREA HAS BEEN COMPLETED.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 101006614331520906
 101006615831820905
 101006617632121135
 101006617531721136
 101006617231021137
 101006616930221138
 101006616629521139
 101006616428821140
 101006616027821141
 101006613930520901
 101006615030020902
 101006615631620904
 101006612331020802
 101006608630721002
 101006609430521003
 101006610030221004
 101006610929921005
 101006611529621006
 101006612229321007
 101006613029121008
 101006613928821009
 101006614628521010

PROPERTY OWNER OF RECORD
Westway Homes LLC
 BERNALILLO COUNTY TREASURER'S OFFICE

Bulk Land Plat for McMahon Commons Being Comprised of
 Tracts L, M, and N, Anasazi Ridge Unit 1, Lots 4 thru 9, Block 7, Portions of Lots 9 and 12 and Lots 10, 11, and 13, Block 8 and Lot 12, Block 9, and Lots 2 thru 10, Block 14
 Paradise Heights Unit 5 and Portions of Vacated rights-of-way for Westside Boulevard N.W., Navajo Drive N.W. and Gordon Ave. N.W.
 City of Albuquerque
 Bernalillo County, New Mexico
 February 2020

Project Number: PR-2018-001499

Application Number: VA-2020-00026

Plat Approvals:

Rita 2/12/2020
 PNM Electric Services
Don Durbin 2/12/2020
 Qwest Corp. /b/a CenturyLink QC
Jeffrey 2/7/2020
 New Mexico Gas Company
Jeffrey 2/12/20

City Approvals:

Steven M. Reinhardt P.S. 1/27/2020
 City Surveyor
Jim Miller 2-5-20
 Traffic Engineer
Kristopher Cadena 02-10-20
 ABCWA
CF 2.5.20
 Code Enforcement
Nicole Friedt 2/12/2020
 AMAFCA
Scott 2-5-2020
 City Engineer
Scott 02-05-2020
 Parks and Recreation
Scott 5-15-2020
 DRB Chairperson, Planning Department
Scott 5-12-2020
 Real Property

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS WITHIN THE CITY OF ALBUQUERQUE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr. 1/24/2020
 Will Plotner Jr. Date
 N.M.R.P.S. No. 14271



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 wplotnerjr@gmail.com

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES	●	FOUND MONUMENT AS INDICATED
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT ENTITLED ANASAZI RIDGE UNIT 1 (6/29/2006, 2006C-207)	○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
[(N 90°00'00" E)]	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (2/26/2004, 2004C-63)	△	FOUND CENTERLINE MONUMENT AS INDICATED
{(N 90°00'00" E)}	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (3/16/2007, 07C-67)		
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (3/12/1973, D5-112)		

Easement Notes

- 5' PUE (TYP.) 7' PUE (TYP.) (3/12/1973, D5-112) VACATED BY THE FILING OF THIS PLAT
- 50' FLOATING ACCESS EASEMENT TO BE THROUGH FUTURE DRIVE AISLES OR TO BE DEFINED THROUGH FUTURE DRIVE AISLES OR STREETS BENEFITING TRACT 1-A-1, SEVILLE, UNTIL SUCH TIME THAT THE PROPERTY MAY HAVE EITHER DIRECT OR INDIRECT ACCESS FROM OTHER FUTURE DEVELOPMENT OR STREETS TO BE MAINTAINED BY THE OWNER OF TRACT A, GRANTED WITH THE FILING OF THIS PLAT

**Bulk Land Plat for
McMahon Commons**

Being Comprised of
 Tracts L, M, and N, Anasazi Ridge Unit 1,
 Lots 4 thru 9, Block 7, Portions of Lots 9 and 12 and
 Lots 10, 11, and 13, Block 8 and Lot 12, Block 9,
 and Lots 2 thru 10, Block 14
 Paradise Heights Unit 5 and Portions of Vacated
 rights-of-way for Westside Boulevard N.W., Navajo Drive
 N.W. and Gordon Ave. N.W.
 City of Albuquerque
 Bernalillo County, New Mexico
 February 2020

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer
 In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 wplotnerjr@gmail.com

ACS Monument "6-A9"
 NAD 1983 CENTRAL ZONE
 X=1495079.775*
 Y=1531949.235*
 Z=5461.677* (NAVD 1988)
 G-G=0.999666320
 Mapping Angle=-0°16'49.93"

*U.S. SURVEY FEET

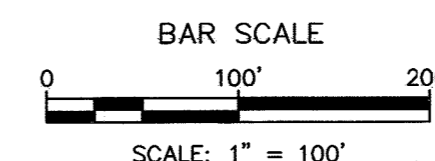
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	1163.62'	5078.01'	13°07'45"	1161.07'	N 82°07'53" E
C2	136.39'	5078.01'	1°32'20"	136.38'	N 87°55'36" E
C3	281.44'	5078.01'	3°10'32"	281.40'	S 85°34'10" W
C4	108.50'	5078.01'	1°13'27"	108.50'	N 83°22'11" E
C5	57.42'	5078.01'	0°38'52"	57.42'	N 81°22'44" E
C6	34.19'	5078.01'	0°23'09"	34.19'	S 80°51'44" W
C7	155.25'	5078.01'	1°45'06"	155.25'	N 79°47'37" E
C8	126.32' [125.91']	5000.01' [5000.00']	1°26'51"	126.32'	N 79°39'38" E
C9	114.99' [114.59']	5000.01' [5000.00']	1°19'04"	114.99'	N 77°57'40" E
C10	59.81'	5078.01'	0°40'29"	59.81'	N 77°32'46" E
C11	168.65' [168.71']	5000.01' [5000.00']	1°55'57"	168.65'	N 75°53'56" W
C12	145.51'	5078.01'	1°38'30"	145.50'	S 76°23'16" W
C13	91.65'	5078.01'	1°02'03"	91.65'	S 78°24'02" W
C14	93.47'	5078.01'	1°03'17"	93.47'	S 82°13'49" W

Line #	Direction	Length (ft)
L1	S 19°28'54" W [(S 20°50'22" W)]	52.88' [(53.00)]
L2	N 69°11'19" W	7.16'
L3	N 20°48'41" E	120.00'
L4	N 69°11'19" W	37.93'
L5	N 20°49'38" E [(S 20°50'24" E)]	90.03' [(90.00)]
L6	S 69°10'22" E [(S 69°09'36" E)]	120.00' [(119.92)]
L7	S 20°49'38" W	45.28'
L8	N 20°49'38" E	17.07'
L9	S 69°11'19" E	29.62'
L10	N 69°11'19" W	150.73'
L11	N 20°49'38" E [N 20°50'24" E]	14.66' [14.80']
L12	S 69°11'19" E [S 69°09'36" E]	23.42' [23.63']
L13	S 20°49'38" W [S 20°49'18" W]	93.25'
L14	N 20°49'38" E	81.63'
L15	N 69°09'57" W	18.27'
L16	S 20°49'38" W [S 20°49'18" W]	95.90' [96.61]

ABCWUA Note

THE INSTALLATION OF PUBLIC WATERLINE AND PUBLIC SANITARY SEWER WILL BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL, ONCE THE WATER SERVICE, FIRE PROTECTION AND SANITARY SEWER SERVICE REQUIREMENTS OF ANY FUTURE DEVELOPMENT IS KNOWN.

DOCH 2020077979
 08/17/2020 10:11 AM Page 2 of 3
 PLAT # 2020077979 B. 2020077979 Linda Stover, Bernalillo County



2020C-76

(2)

Legal Description

TRACTS L, M, & N OF THE PLAT FOR ANASAZI RIDGE UNIT 1, WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 29, 2006, IN PLAT BOOK 2006C, PAGE 207, AS NO. 2006096076.

AND

LOTS NUMBERED FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8) AND NINE (9) IN BLOCK NUMBERED SEVEN (7); PORTIONS OF LOTS NUMBERED NINE (9) AND TWELVE (12) AND ALL OF LOTS NUMBERED TEN (10), ELEVEN (11) AND THIRTEEN (13) IN BLOCK NUMBERED EIGHT (8); LOT NUMBERED TWELVE (12) IN BLOCK NUMBERED NINE (9) AND LOTS NUMBERED TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9) AND TEN (10) IN BLOCK NUMBERED FOURTEEN (14) OF PARADISE HEIGHTS UNIT 5, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 12, 1973 IN VOLUME D5, FOLIO 112 AND VACATED RIGHTS-OF-WAY FOR WESTSIDE BLVD. NW, NAVAJO DR. NW AND GORDON AVE NW.

ALL DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY OF MCMAHON BOULEVARD NW, MARKED BY A PK NAIL "LS 7719", WHENCE A TIE TO ACS MONUMENT "6-A9", BEARS S 77°29'25" W, A DISTANCE OF 3385.35 FEET;

THENCE, FROM THE POINT OF BEGINNING, COINCIDING SAID MCMAHON BLVD. NW RIGHT-OF-WAY THE FOLLOWING 24 COURSES:

136.39 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5078.01 FEET, A DELTA OF 01°32'20", AND A CHORD BEARING OF N 87°55'36" E, A DISTANCE OF 136.38 FEET, TO AN ANGLE POINT;

N 69°11'19" W, A DISTANCE OF 7.16 FEET TO AN ANGLE POINT;

N 20°48'41" E, A DISTANCE OF 120.00 FEET TO AN ANGLE POINT;

S 69°11'19" E, A DISTANCE OF 261.69 FEET TO AN ANGLE POINT BEING A POINT OF CURVATURE;

108.50 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5078.01 FEET, A DELTA OF 01°13'27", AND A CHORD BEARING OF N 83°22'11" E, A DISTANCE OF 108.50 FEET TO AN ANGLE POINT;

N 69°11'19" W, A DISTANCE OF 37.93 FEET TO AN ANGLE POINT;

N 20°49'38" E, A DISTANCE OF 90.03 FEET TO AN ANGLE POINT;

S 69°10'22" E, A DISTANCE OF 120.00 FEET TO AN ANGLE POINT;

S 20°49'38" W, A DISTANCE OF 45.28 FEET TO AN ANGLE POINT BEING A POINT OF CURVATURE;

57.42 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5078.01 FEET, A DELTA OF 00°38'52", AND A CHORD BEARING OF N 81°22'44" E, A DISTANCE OF 57.42 FEET TO AN ANGLE POINT;

N 20°49'38" E, A DISTANCE OF 17.07 FEET TO AN ANGLE POINT;

S 69°11'19" E, A DISTANCE OF 29.62 FEET TO AN ANGLE POINT BEING A POINT OF CURVATURE;

155.25 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5078.01 FEET, A DELTA OF 01°45'06", AND A CHORD BEARING OF N 79°47'37" E, A DISTANCE OF 155.25 FEET TO AN ANGLE POINT;

N 69°11'19" W, A DISTANCE OF 150.73 FEET TO AN ANGLE POINT;

126.32 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5000.01 FEET, A DELTA OF 01°26'51", AND A CHORD BEARING OF N 79°39'38" E, A DISTANCE OF 126.32 FEET TO AN ANGLE POINT;

N 20°49'38" E, A DISTANCE OF 14.66 FEET TO AN ANGLE POINT;

S 69°11'19" E, A DISTANCE OF 23.42 FEET TO AN ANGLE POINT BEING A POINT OF CURVATURE;

114.99 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5000.01 FEET, A DELTA OF 01°19'04", AND A CHORD BEARING OF N 77°57'40" E, A DISTANCE OF 114.99 FEET TO AN ANGLE POINT;

S 20°49'38" W, A DISTANCE OF 93.25 FEET TO AN ANGLE POINT BEING A POINT OF CURVATURE;

59.81 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5078.01 FEET, A DELTA OF 00°40'29", AND A CHORD BEARING OF N 77°32'46" E, A DISTANCE OF 59.81 FEET TO AN ANGLE POINT;

N 20°49'38" E, A DISTANCE OF 81.63 FEET TO AN ANGLE POINT;

N 69°09'57" W, A DISTANCE OF 18.27 FEET TO AN ANGLE POINT BEING A POINT OF CURVATURE;

Legal Description (Cont'd)

168.65 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5000.01 FEET, A DELTA OF 01°55'57", AND A CHORD BEARING OF N 75°53'56" E, A DISTANCE OF 168.65 FEET, TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL;

S 20°49'38" W, A DISTANCE OF 95.90 FEET TO A POINT LYING ON THE SOUTHERLY SIDE OF THE EXISTING RIGHT-OF-WAY OF MCMAHON BLVD. N.W., BEING MARKED BY A PK NAIL "LS 7719";

THENCE, LEAVING SAID MCMAHON BLVD. N.W. RIGHT-OF-WAY, S 20°49'38" W, A DISTANCE OF 504.18 FEET TO AN ANGLE POINT, MARKED BY A BATHEY MARKER "LS 14271";

THENCE, S 19°28'54" W, A DISTANCE OF 52.88 FEET, TO THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A BATHEY MARKER "LS 14271";

THENCE, N 69°11'53" W, A DISTANCE OF 1019.71 FEET, TO THE POINT OF BEGINNING CONTAINING 7.1016 ACRES (309,345 SQ. FT.) MORE OR LESS.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Bulk Land Plat for McMahon Commons

Being Comprised of

Tracts L, M, and N, Anasazi Ridge Unit 1,
Lots 4 thru 9, Block 7, Portions of Lots 9 and 12 and
Lots 10, 11, and 13, Block 8 and Lot 12, Block 9,
and Lots 2 thru 10, Block 14

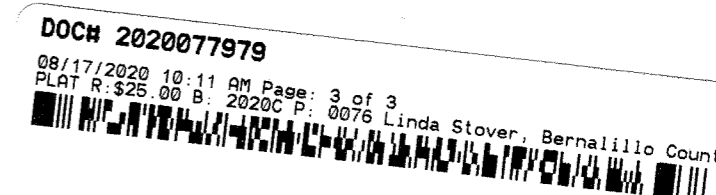
Paradise Heights Unit 5 and Portions of Vacated
rights-of-way for Westside Boulevard N.W., Navajo Drive

N.W. and Gordon Ave. N.W.

City of Albuquerque

Bernalillo County, New Mexico

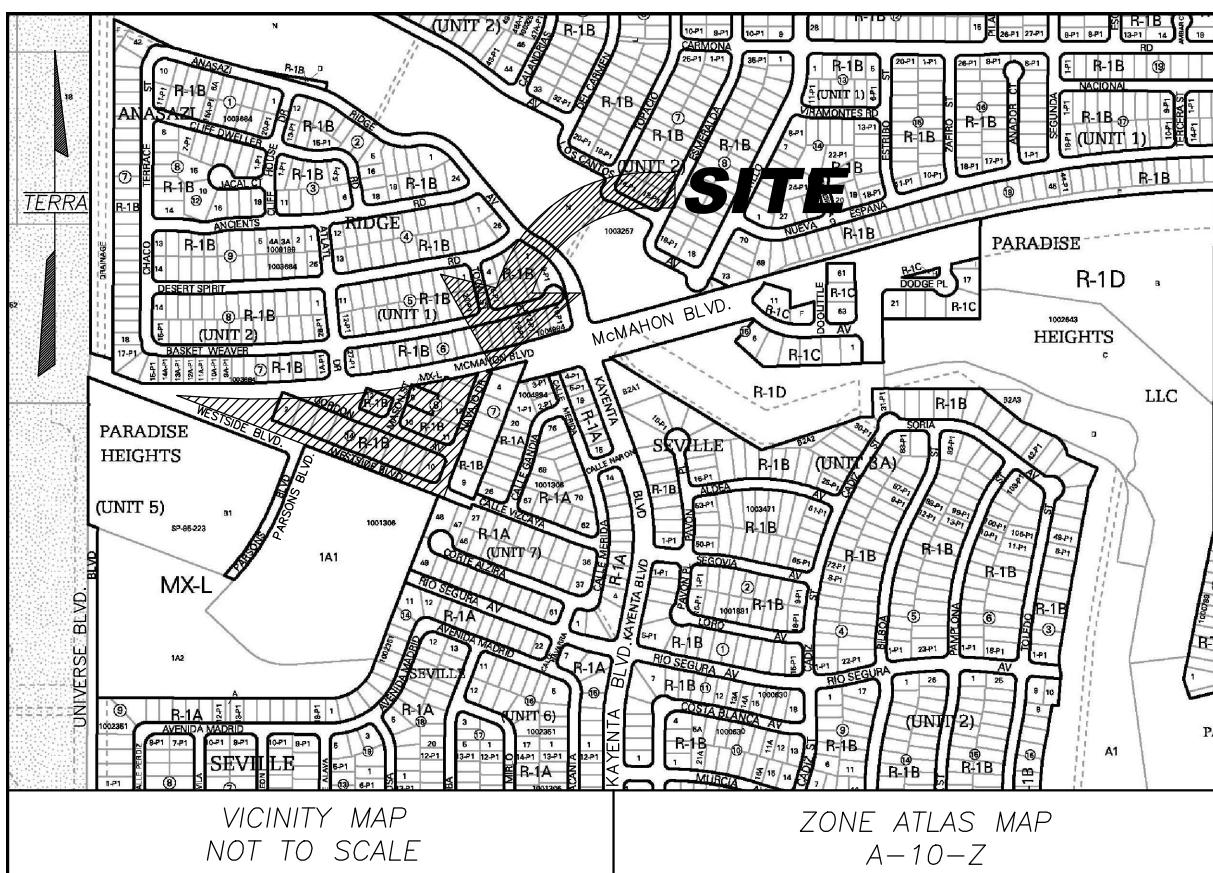
February 2020



2020 C-76

(3)

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
wplotnerjr@gmail.com




PURPOSE OF PLAT:

THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE TRACT A, MCMAHON COMMONS INTO 4 SEPARATE TRACTS AND VACATE THE EXISTING 50 FOOT FLOATING ACCESS EASEMENT AS SHOWN HEREON.

SUBDIVISION DATA:

CITY CASE NO. _____ GROSS SUBDIVISION ACREAGE 5.9222 ACRES
 ZONE ATLAS INDEX NO. A-10-Z CURRENT ZONING MX-L & R-1B
 DATE OF SURVEY JANUARY 2023
 TOTAL NO. OF LOTS EXISTING 1
 TOTAL NO. OF LOTS CREATED 4
 TOTAL MILEAGE OF STREETS CREATED: 0 MILES
 TOTAL MILEAGE OF 1/2 WIDTH STREETS CREATED: 0 MILES

NOTES:

- FIELD SURVEY PERFORMED IN JANUARY 2023.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- ALBUQUERQUE CONTROL STATIONS USED:
 - ALBUQUERQUE CONTROL STATION "9-A11, 2006" DATA:
 STANDARD CITY OF ALBUQUERQUE 3 1/4 INCH ALUMINUM DISC (FOUND IN PLACE)
 NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 X=1,506,571.019 US SURVEY FEET Y=1,533,206.142 US SURVEY FEET
 ELEV.=5,301.647 US SURVEY FEET (NAVD 1988)
 GROUND TO GRID FACTOR = 0.999670857 DELTA ALPHA = (-)00'15"30.20"
 - ALBUQUERQUE CONTROL STATION "8-A11, 2006" DATA:
 STANDARD CITY OF ALBUQUERQUE 3 1/4 INCH ALUMINUM DISC (FOUND IN PLACE)
 NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 X=1,507,071.174 US SURVEY FEET Y=1,534,934.957 US SURVEY FEET
 ELEV.=5,283.03 US SURVEY FEET (NAVD 1988)
 GROUND TO GRID FACTOR = 0.999671590 DELTA ALPHA = (-)00'15"26.89"
- BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 3. (N.16°08'08"E.).
- CORNERS IDENTIFIED AS "SET", ARE 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702", AND DEPICTED AS , UNLESS OTHERWISE INDICATED.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.

SOLAR COLLECTOR NOTE:

NO PROPERTY WITHIN THE AREA OF THIS PLATTING SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT.

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MARCH 12, 2022; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Christopher A. Medina
 CHRISTOPHER A. MEDINA, NMPLS NO. 15702
 FEB. 26, 2024
 DATE

LEGAL DESCRIPTION:

TRACT A OF MCMAHON COMMONS AS THE SAME IS SHOWN AND DESIGNATED ON THAT CERTAIN PLAT ENTITLED, "BULK LAND PLAT FOR MCMAHON COMMONS," RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 17, 2020, IN BOOK 2020C, PAGE 76 AS DOCUMENT NUMBER 2020077979, SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, STATE OF NEW MEXICO. SAID TRACT OF LAND HEREIN DESCRIBED CONTAINS 5.9222 ACRES (257,973.00 SQUARE FEET) MORE OR LESS.

FREE CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACT A, MCMAHON COMMONS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AS SHOWN HEREON, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: 
 SIMON T. HAYNES, MANAGER
 ACES AND EIGHTS DEVELOPMENT, LLC

ACKNOWLEDGMENT

STATE OF _____)
) SS.
 COUNTY OF _____)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY SIMON T. HAYNES, MANAGER, ACES AND EIGHTS DEVELOPMENT, LLC
 NOTARY PUBLIC: _____
 MY COMMISSION EXPIRES: _____

DOCUMENTS USED:

- PLAT ENTITLED, "BULK LAND PLAT FOR MCMAHON COMMONS," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 17, 2020 IN BOOK 2020C, PAGE 76 AS DOCUMENT NUMBER 2020077979.
- PLAT ENTITLED, "PLAT FOR SEVILLE UNIT 7A," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 20, 2006 IN BOOK 2006C, PAGE 315.
- PLAT ENTITLED, "SEVILLE SUBDIVISION UNIT 7," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 26, 2004 IN BOOK 2004C, PAGE 63.
- PLAT ENTITLED, "BULK LAND PLAT OF TRACTS 1-A-1, 1-A-2, 1-B-1-A THRU 1-B-1-H, 1-B-2A, B-2-A AND B-2-B," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 19, 2002, IN BOOK 2002C, PAGE 312.
- PLAT ENTITLED, "PLAT FOR TRACTS B-1 AND B-2, PARADISE HEIGHTS, UNIT FIVE" FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 19, 1995, IN VOLUME 95C, FOLIO 348.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- QWEST CORPORATION D/B/A CENTURY LINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- COMCAST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANITOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION D/B/A CENTURY LINK DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC, AND QWEST CORPORATION D/B/A CENTURY LINK DO NOT WAIVE OR RELEASE ANY EASEMENTS OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

INDEXING INFORMATION FOR THE COUNTY CLERK:
 OWNER: ACES AND EIGHTS DEVELOPMENT, LLC
 LEGAL: TRACTS A-1, A-2, A-3, AND A-4, MCMAHON COMMONS
 LOCATION: PROJECTED SECTION 3, T.11N., R.2E., N.M.P.M., TOWN OF ALAMEDA GRANT

**PLAT OF
 TRACTS A-1, A-2, A-3 & A-4
 MCMAHON COMMONS
 SITUATE WITHIN
 PROJECTED SECTION 3, T. 11 N., R. 2 E., N.M.P.M.
 TOWN OF ALAMEDA GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2024**

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____
 NEW MEXICO GAS COMPANY _____ DATE _____
 QWEST CORPORATION D/B/A CENTURY LINK _____ DATE _____
 COMCAST _____ DATE _____

CITY APPROVALS:

Loren N. Risenhoover P.S. _____ 2/26/2024
 CITY OF ALBUQUERQUE SURVEYOR _____ DATE _____
 ENVIRONMENTAL HEALTH _____ DATE _____
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
 ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY _____ DATE _____
 PARKS & RECREATION DEPARTMENT _____ DATE _____
 A.M.A.F.C.A. _____ DATE _____
 CITY ENGINEER _____ DATE _____
 HYDROLOGY _____ DATE _____
 CODE ENFORCEMENT _____ DATE _____

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

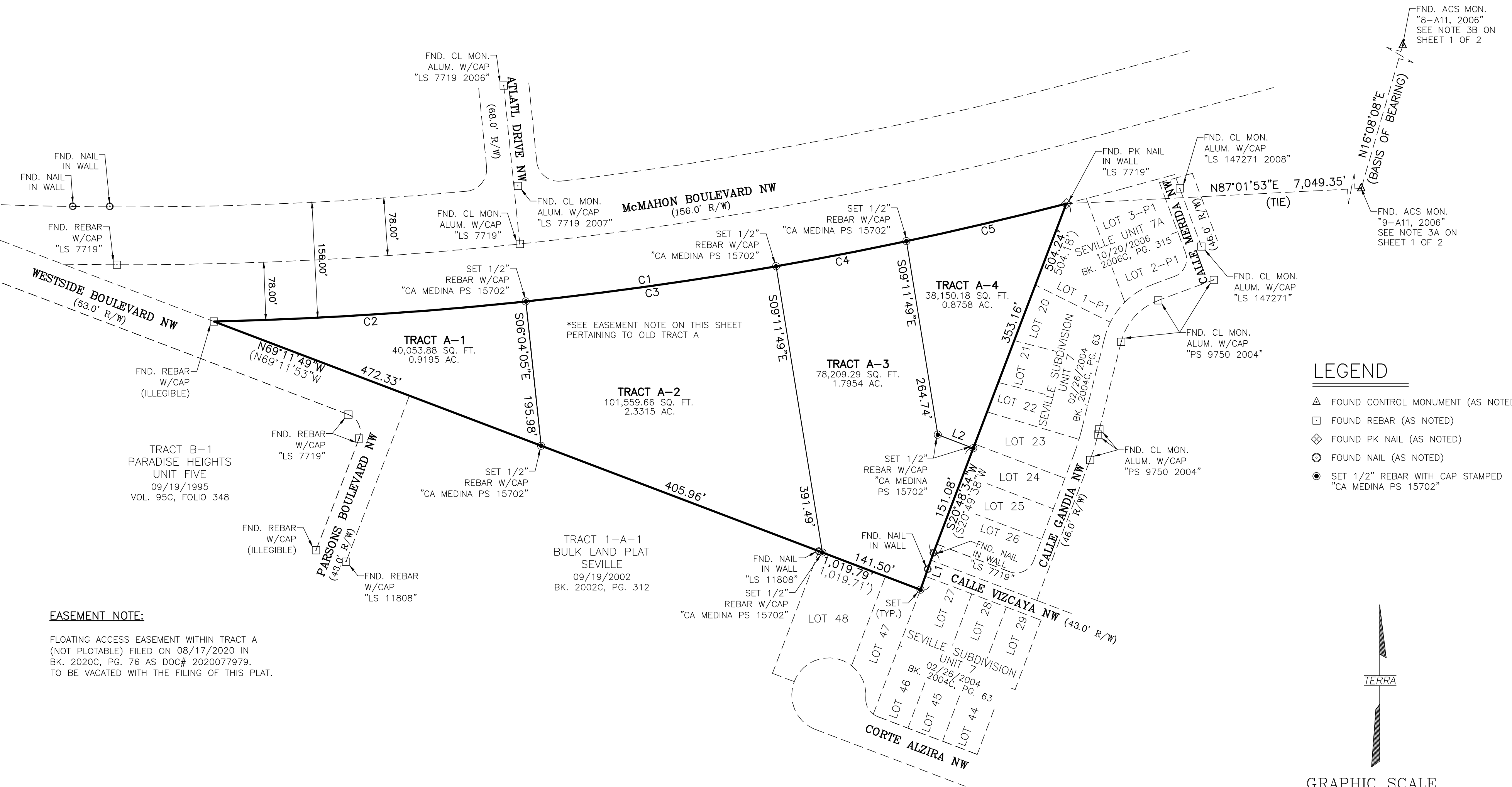
UNIFORM PROPERTY CODE #: 1-010-066-139288-2-09-21
 PROPERTY OWNER OF RECORD: ACES AND EIGHTS DEVELOPMENT, LLC

BERNALILLO COUNTY TREASURER'S OFFICE: _____



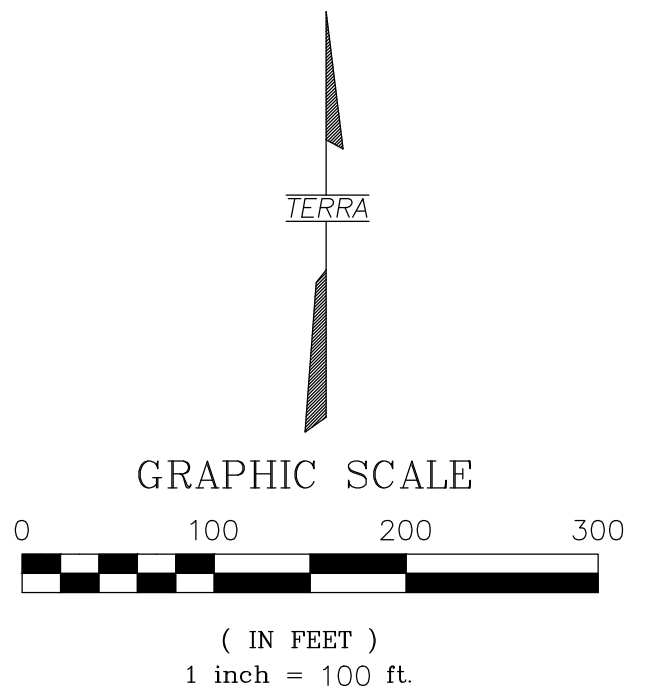
TERRA LAND SURVEYS, LLC
 P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

**PLAT OF
TRACTS A-1, A-2, A-3 & A-4
MCMAHON COMMONS
SITUATE WITHIN
PROJECTED SECTION 3, T. 11 N., R. 2 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2024**



EASEMENT NOTE:
FLOATING ACCESS EASEMENT WITHIN TRACT A
(NOT PLOTABLE) FILED ON 08/17/2020 IN
BK. 2020C, PG. 76 AS DOC# 2020077979.
TO BE VACATED WITH THE FILING OF THIS PLAT.

- LEGEND**
- △ FOUND CONTROL MONUMENT (AS NOTED)
 - FOUND REBAR (AS NOTED)
 - ◇ FOUND PK NAIL (AS NOTED)
 - FOUND NAIL (AS NOTED)
 - SET 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702"

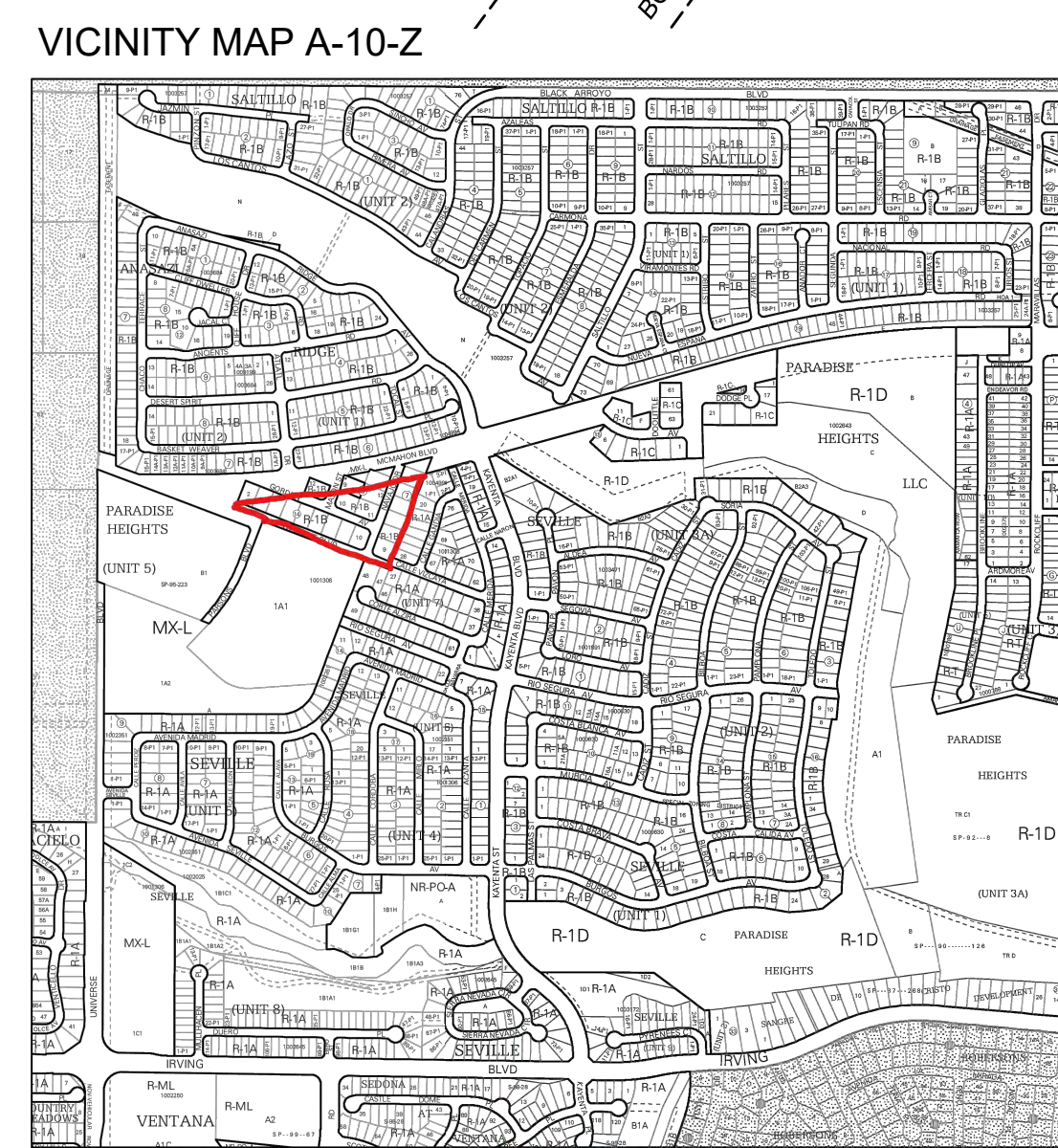
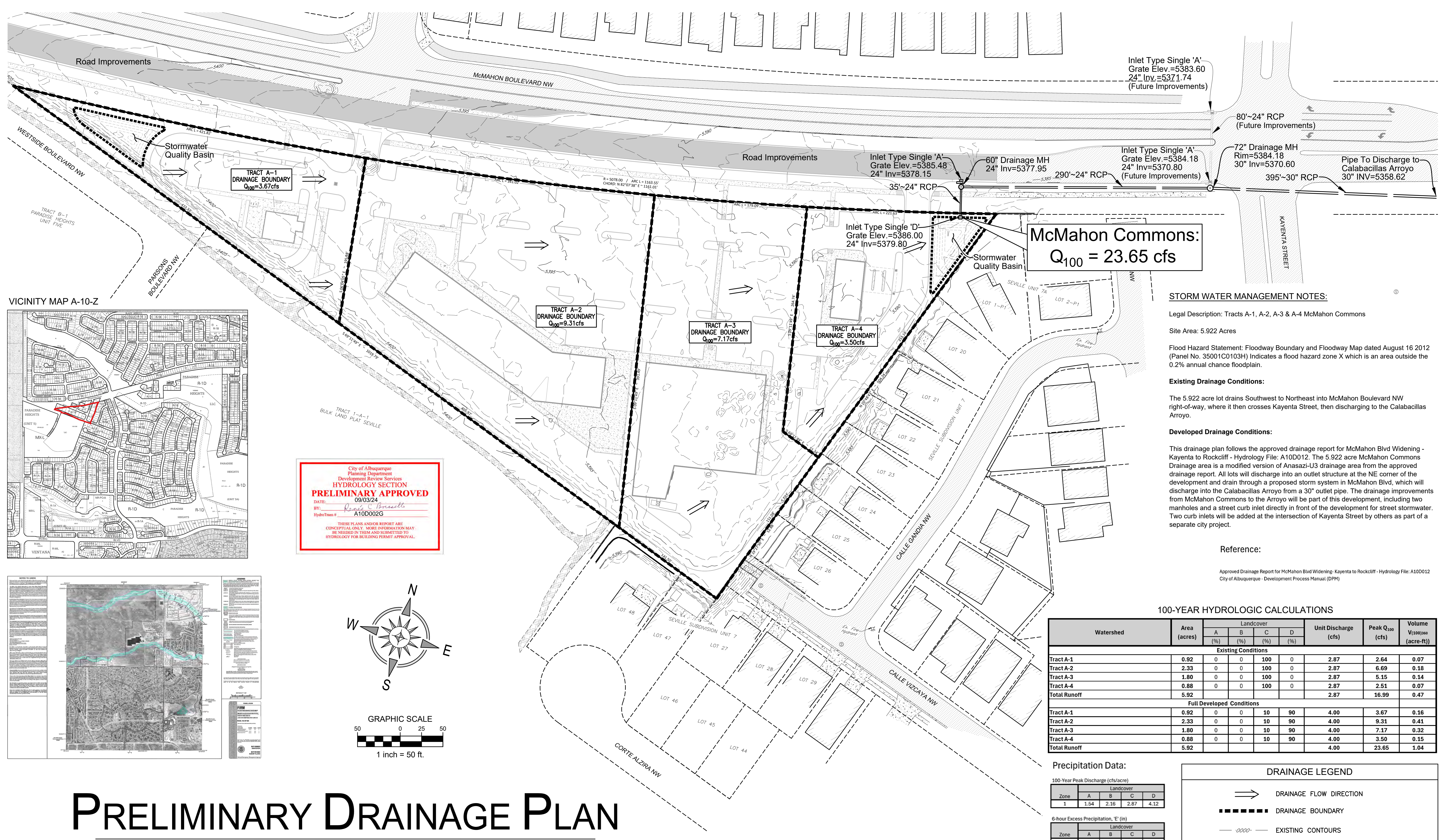


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S19°27'50"W	52.88'
	(S19°28'54"W)	(52.88')
L2	S69°11'49"E	51.34'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5078.00'	1163.55'	1161.01'	N82°07'38"E	13°07'43"
	(5078.01')	(1163.62')	(1161.07')	(N82°07'53"E)	(13°07'45")
C2	5078.00'	421.82'	421.69'	N86°18'42"E	4°45'34"
C3	5078.00'	341.02'	340.95'	N82°00'29"E	3°50'52"
C4	5078.00'	179.09'	179.08'	N79°04'26"E	2°01'15"
C5	5078.00'	221.63'	221.61'	N76°48'48"E	2°30'02"

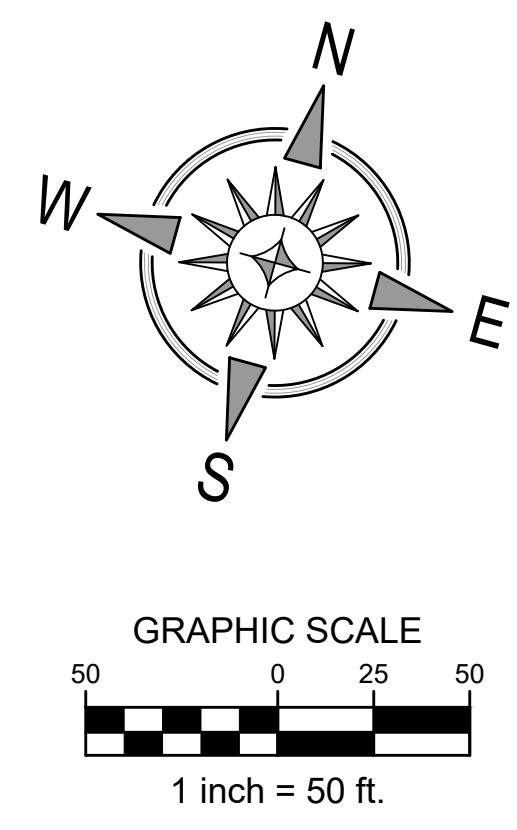
TERRA LAND SURVEYS, LLC
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

X:\PROJECTS\2022 PROJECTS\2022-202\2022-202-FINAL PLAT TRACT A.DWG. DRAWN BY: MHE



City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
 DATE: 09/03/24
 BY: *Ryan Joseph*
 HydroTime # A10D002G

THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.



STORM WATER MANAGEMENT NOTES:

Legal Description: Tracts A-1, A-2, A-3 & A-4 McMahon Commons
 Site Area: 5.922 Acres

Flood Hazard Statement: Floodway Boundary and Floodway Map dated August 16 2012 (Panel No. 35001C0103H) indicates a flood hazard zone X which is an area outside the 0.2% annual chance floodplain.

Existing Drainage Conditions:

The 5.922 acre lot drains Southwest to Northeast into McMahon Boulevard NW right-of-way, where it then crosses Kayenta Street, then discharging to the Calabacillas Arroyo.

Developed Drainage Conditions:

This drainage plan follows the approved drainage report for McMahon Blvd Widening - Kayenta to Rockcliff - Hydrology File: A10D012. The 5.922 acre McMahon Commons Drainage area is a modified version of Anasazi-U3 drainage area from the approved drainage report. All lots will discharge into an outlet structure at the NE corner of the development and drain through a proposed storm system in McMahon Blvd, which will discharge into the Calabacillas Arroyo from a 30" outlet pipe. The drainage improvements from McMahon Commons to the Arroyo will be part of this development, including two manholes and a street curb inlet directly in front of the development for street stormwater. Two curb inlets will be added at the intersection of Kayenta Street by others as part of a separate city project.

McMahon Commons:
 $Q_{100} = 23.65$ cfs

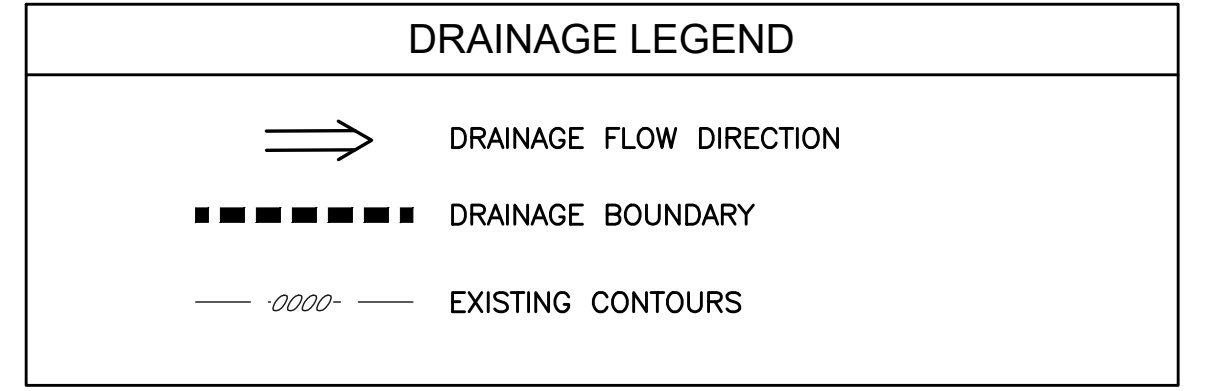
100-YEAR HYDROLOGIC CALCULATIONS

Watershed	Area (acres)	Landcover				Unit Discharge (cfs)	Peak Q_{100} (cfs)	Volume $V_{(100)360}$ (acre-ft)
		A (%)	B (%)	C (%)	D (%)			
Existing Conditions								
Tract A-1	0.92	0	0	100	0	2.87	2.64	0.07
Tract A-2	2.33	0	0	100	0	2.87	6.69	0.18
Tract A-3	1.80	0	0	100	0	2.87	5.15	0.14
Tract A-4	0.88	0	0	100	0	2.87	2.51	0.07
Total Runoff	5.92					2.87	16.99	0.47
Full Developed Conditions								
Tract A-1	0.92	0	0	10	90	4.00	3.67	0.16
Tract A-2	2.33	0	0	10	90	4.00	9.31	0.41
Tract A-3	1.80	0	0	10	90	4.00	7.17	0.32
Tract A-4	0.88	0	0	10	90	4.00	3.50	0.15
Total Runoff	5.92					4.00	23.65	1.04

Precipitation Data:

100-Year Peak Discharge (cfs/acre)				
Zone	A	B	C	D
1	1.54	2.16	2.87	4.12

6-hour Excess Precipitation, 'E' (in)				
Zone	A	B	C	D
1	0.55	0.73	0.95	2.24



VERTICAL & HORIZONTAL CONTROL:

Existing conditions and topography are based on a field survey of the subject area performed and compiled by Terra Land Surveys, LLC in December 2022.
 *Basis of Bearing: Bearings are based State Plane Coordinate System, South Zone, NAVD88.

BM#1 Description: ACS Control Monument "9-A11 2006" in the Intersection of Unser Blvd NW & McMahon Blvd NW Elevation: 5301.647

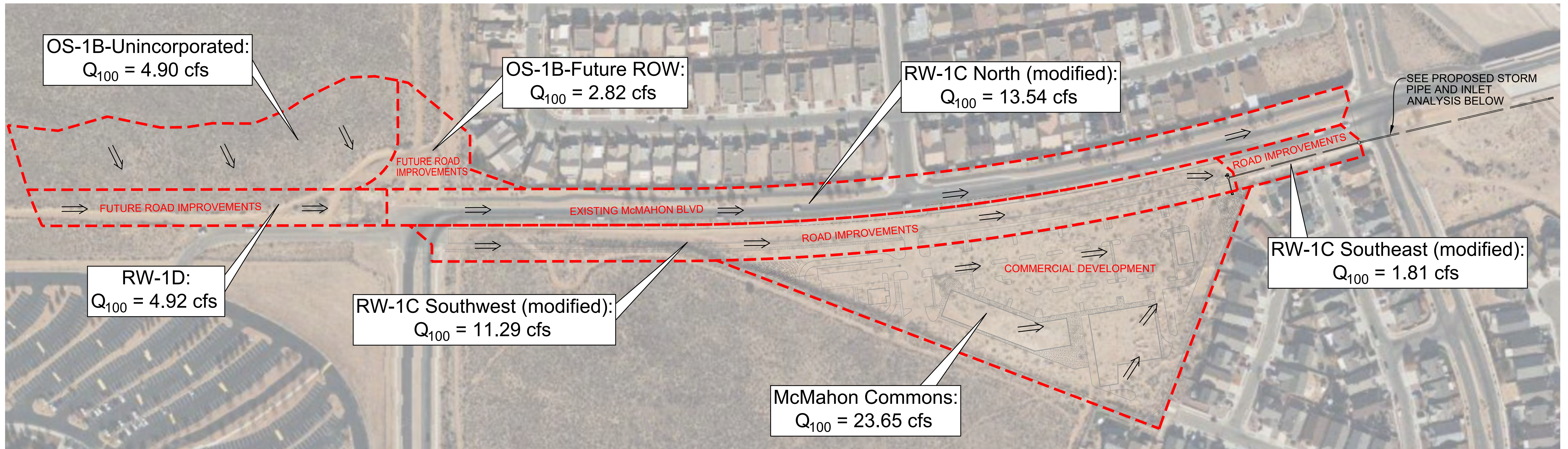
28 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-388-0060 | BURKHARDTINC.COM
 CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design: RJM Proj: 23.156
 Draw: MCM Dwg: 23-156.dwg
 Check: RJM Tab: Prelim
 Scale: 1"=50'
 Date: 08.23.2024
 Sheet: 1 OF 2

PRELIMINARY DRAINAGE PLAN

McMAHON COMMONS

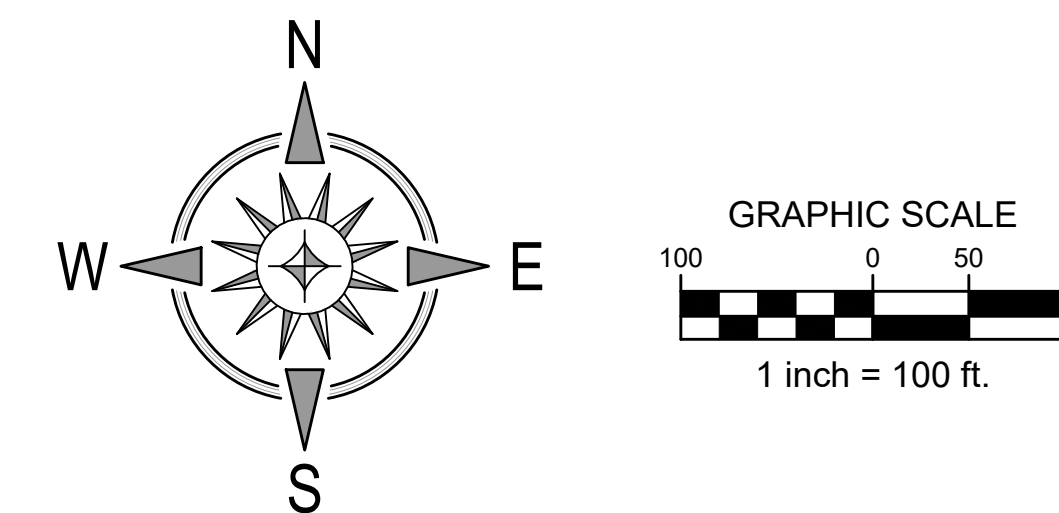
5.922 ACRE PARENT TRACT A OF BULK LAND PLAT
 CITY OF ALBUQUERQUE - BERNALILLO COUNTY - NEW MEXICO



Peak Discharge Summary Table

Watershed	Area (acres)	Landcover				Unit Discharge (cfs)	Peak Q ₁₀₀ (cfs)	Volume V ₍₁₀₀₎₃₆₀ (acre-ft)
		A (%)	B (%)	C (%)	D (%)			
OS-1B-Unincorporated	3.05	95	0	5	0	1.61	4.90	0.20
OS-1B-Future ROW	0.78	0	0	40	60	3.62	2.82	0.10
RW-1D	1.36	0	0	40	60	3.62	4.92	0.20
RW-1C North (modified)	3.74	0	0	40	60	3.62	13.54	0.54
RW-1C Southwest (modified)	3.12	0	0	40	60	3.62	11.29	0.45
RW-1C Southeast (modified)	0.50	0	0	40	60	3.62	1.81	0.07
McMahon Commons Developed	5.92	0	0	10	90	4.00	23.65	1.04

Notes:
 McMahon Commons Drainage Area is a modified version of Anasazi-U3 drainage area from original approved drainage report.
 McMahon Commons will retain Water Quality Volume only, being first 0.42 Inches of rainfall on Landcover D.
 Watersheds will drain through proposed storm system in McMahon Blvd, which will discharge into the Calabacillas Arroyo



Reference:

Approved Drainage Report for McMahon Blvd Widening - Kayenta to Rockcliff - Hydrology File: A10D012
 City of Albuquerque - Development Process Manual (DPM)

Precipitation Data:

100-Year Peak Discharge (cfs/acre)

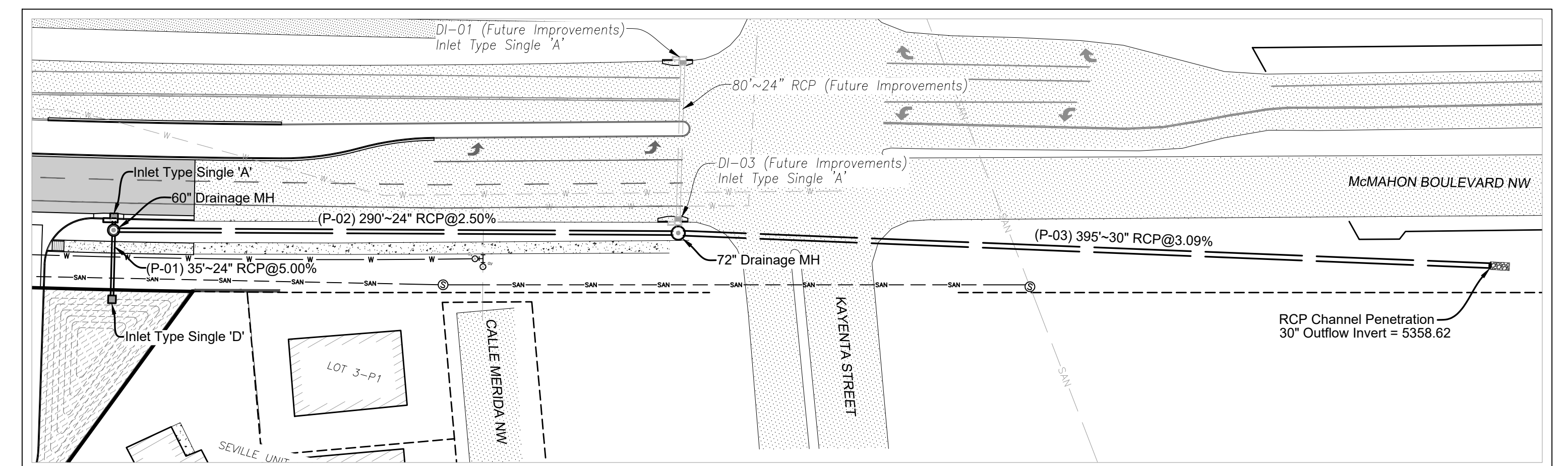
Zone	Landcover			
	A	B	C	D
1	1.54	2.16	2.87	4.12

6-hour Excess Precipitation, 'E' (in)

Zone	Landcover			
	A	B	C	D
1	0.55	0.73	0.95	2.24



INLET SUMMARY & PIPE CAPACITY ANALYSIS



Storm Pipe Capacity Summary:

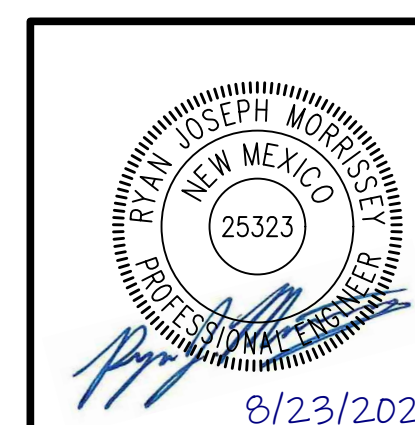
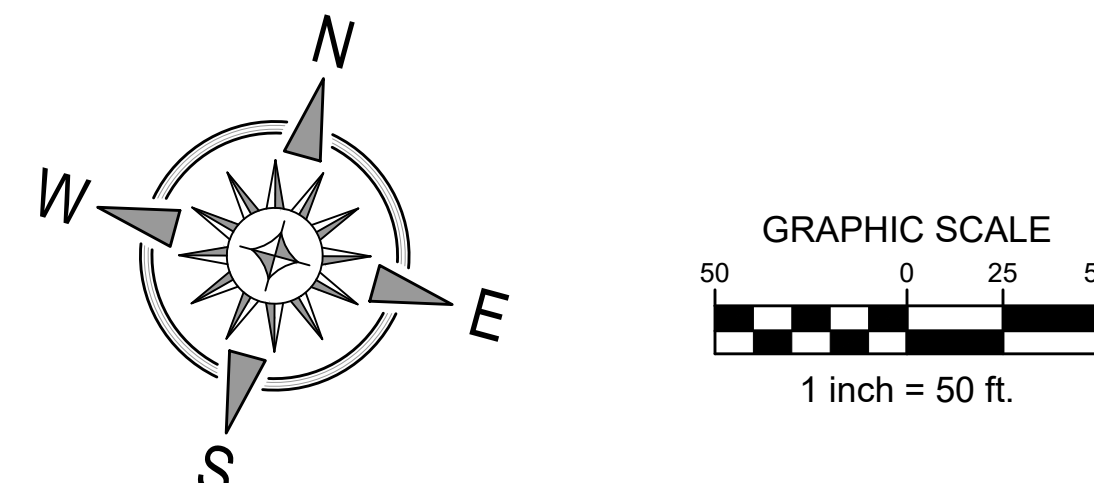
Pipe #	Size (in)	Length (LF)	Slope (%)	Capacity (cfs)	Q ₁₀₀ (cfs)
P-01	24"	35'	5.00%	50.59	23.65
P-02	24"	290'	2.50%	35.77	34.94
P-03	30"	395'	3.09%	72.10	62.93

Drainage Inlet Summary:

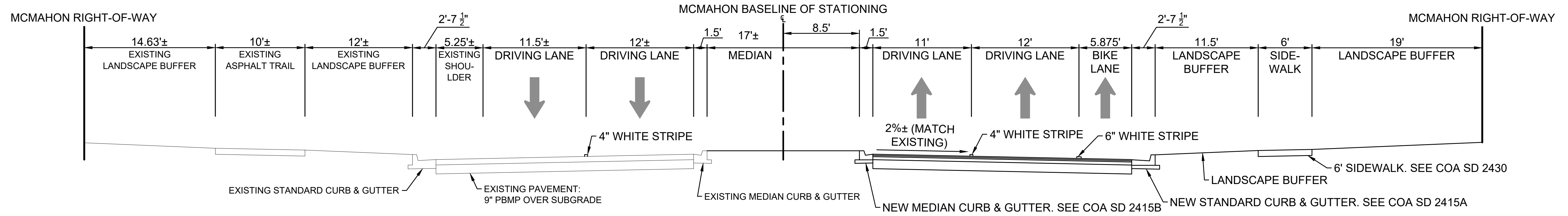
Structure	Grate Elevation	100-HGL Elev
DI-03 (by others)	5384.18	5373.01
DI-01 (by others)	5383.60	5375.88
Inlet Type Single 'A'	5385.48	5382.09
Inlet Type Single 'D'	5386.00	5383.14

DRAINAGE AREA MAP & DETAILS

McMAHON COMMONS
 5.922 ACRE PARENT TRACT A OF BULK LAND PLAT
 CITY OF ALBUQUERQUE - BERNALILLO COUNTY - NEW MEXICO



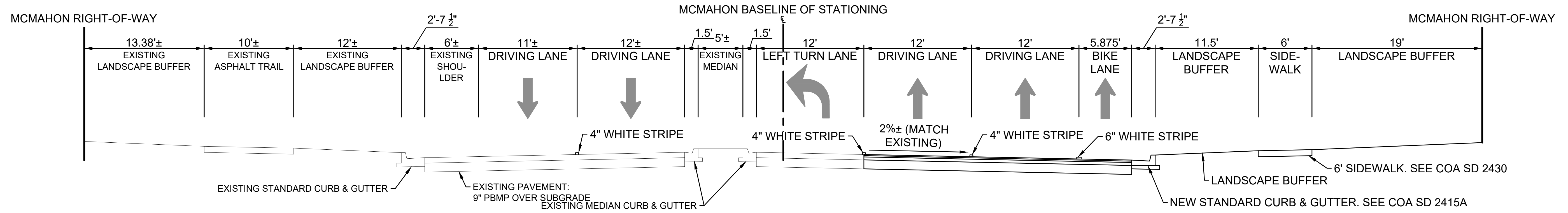
Design: RJM	Proj: 23.156
Draw: RJM	Dwg: 23-156.dwg
Check: RJM	Tab: Prelim
Scale: 1"=100'	
Date: 08.23.2024	
Sheet: 2 OF 2	



PROPOSED TYPICAL SECTION A: MCMAHON BOULEVARD
STA 1029+96.23 TO 1035+49.87
STA 1046+62.59 TO 1047+90.49

CONSTRUCTION NOTES

- IF PRINTED SHEET IS NOT 24"x36" USE GRAPHIC SCALE ACCORDINGLY.
- ALL DIMENSIONS ARE TO LIP OF GUTTER OR FRONT OF SIDEWALK UNLESS OTHERWISE NOTED.



PROPOSED TYPICAL SECTION B: MCMAHON BOULEVARD
STA 1036+41.67 TO 1037+56.19

AS-BUILT INFORMATION		CONTRACTOR		DATE	
BENCH MARKS		ACS Control Monument "9-A11 2006"		Elevation = 5301.647 (NAVD 88)	
SURVEY INFORMATION		FIELD NOTES		DATE	
ENGINEER'S SEAL		NO.		BY	
REVISIONS		NO.		DATE	
REMARKS		BY		DATE	
DESIGNED BY		MKS		DATE 03/19/2024	
DRAWN BY		MKS		DATE 03/19/2024	
CHECKED BY		RJM		DATE 03/19/2024	
MICRO-FILM INFORMATION		RECORDED BY		DATE	

-PRELIMINARY PLANS -
NOT FOR CONSTRUCTION



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

McMAHON BOULEVARD WIDENING
UNIVERSE BLVD. NW TO KAYTENTA BLVD. NW
PROPOSED TYPICAL SECTIONS

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. XXXXXX	Zone Map No. A-10	Sheet 1-7	

TAKE CAUTION DURING EXCAVATION:
THERE ARE UNDERGROUND UTILITY MAINS IN THE CONSTRUCTION AREA WHICH MAY NOT HAVE BEEN LOCATED ACCURATELY BY THE SURVEYOR / UTILITY OWNERS. NOTIFY "811" IN ADVANCE OF DIGGING TO HAVE LINES MARKED.

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DHO Project No.: _____
DHO Application No.: _____

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT HEARING OFFICER (DHO) REQUIRED INFRASTRUCTURE LIST
Plat of A-1, A-2, A-3 & A-4, McMahon Commons**

PROPOSED NAME OF PLAT

Tract A of McMahon Commons

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>	1200 LF	Construction of Half of McMahon Principal Regional Arterial, Including curb and gutter, 6' sidewalk, and landscape buffer	S. Side of McMahon	Sta 1033+50	Sta 1045+50	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
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<input type="text"/>	<input type="text"/>						/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
							/ / /			
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/ / /			
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/ / /			
							Approval of Creditable Items:		Approval of Creditable Items:	
							Impact Fee Administrator Signature Date		City User Dept. Signature Date	

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

1 _____

2 _____

3 _____

AGENT / OWNER	DEVELOPMENT FACILITATION TEAM APPROVALS	
---------------	---	--

Aces & Eights Development, LLC

NAME (print)

PLANNING - date

PARKS & RECREATION - date

FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

SIGNATURE - date

UTILITY DEVELOPMENT - date

CODE ENFORCEMENT - date

CITY ENGINEER - date

HYDROLOGY - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



April 30, 2024

Development Hearing Officer
City of Albuquerque Planning Department
P.O. Box 1293
Albuquerque NM 87103

RE: Sensitive Land Analysis for Universe Blvd & McMahon Blvd.

Aces and Eights Development, LLC is developing a bulk land plat located just east of the intersection of Universe Blvd and McMahon Blvd. The property is legally known as TR A BULK LAND PLAT FOR MCMAHON COMMONS CONT 5.9209 AC, located in Albuquerque, New Mexico, Bernalillo County.

Ryan Morrissey, Civil Engineer / Project Team Leader, has performed the following assessments on the site in accordance with the Sensitive Lands Analysis as required by §14-16-5-2 of the IDO.

Feature:	Presence:	Notes:
Floodplains and flood hazard areas	None	Site is not located in a floodplain or flood hazard area
Steep slopes	None	Site does not contain steep slopes
Unstable soils	None	N/A
Wetlands (constant supply of water)	None	Site is not located in or near a wetland
Arroyos	None	Site has no identifiable arroyos
Irrigation facilities (acequias)	None	Site has no identifiable irrigation facilities
Escarpment	None	Site has no identifiable escarpments
Rock outcroppings	None	Site has no identifiable rock outcroppings
Large stands of mature trees	None	Site has no identifiable large strands of mature trees
Archeological sites	None	Per CoA PR-2018-001499, Certificate of No Effect

Sincerely,

RYAN MORRISSEY, P.E.
Project Team Leader

937-895-4480 Direct
937-388-0060 Office
937-694-3142 Mobile
rmorrissey@burkhardtinc.com

BURKHARDT
ENGINEERS ▾ SURVEYORS

BURKHARDTINC.COM

Sensitive Lands Analysis Pictures:
Provided by Aces & Eights Development, LLC





SUPPORTIVE DOCUMENTATION

Via Emailed PDF to: PLNDRS@cabq.gov

September 5, 2024

Development Hearing Officer
David S. Campbell, Ronald R. Bohannon & Robert L. Lucero
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87102

Dear Mr. Campbell, Mr. Bohannon, Mr. Lucero and Staff,

Aces and Eights Development, LLC is developing a parcel of land which is currently a bulk land plat located just east of the intersection of Universe Blvd and McMahan Blvd, Albuquerque, New Mexico. The property is legally described as:

Tract lettered "A" of McMAHON COMMONS SUBDIVISION, as the same is shown and designated on the Bulk Land Plat for McMahan Commons, Being Comprised of Tracts L, M, and N, Anasazi Ridge Unit 1, Lots 4 thru 9, Block 7, Portions of Lots 9 and 12 and Lots 10, 11, and 13, Block 8 and Lot 12, Block 9, and Lots 2 thru 10, Block 14, Paradise Heights Unit 5 and Portions of Vacated rights-of-way for Westside Boulevard N.W., Navajo Drive N.W. and Gordon Ave. N.W., City of Albuquerque, Bernalillo County, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico on August 17, 2020 in Plat Book 2020C, Page 76 as Document No. 2020077979.

As the site exists today, there is one (1) parcel of land zoned MX-L.

Aces and Eights Development, LLC is requesting a Subdivision of Land-Major per the Integrated Development Ordinance (IDO) 14-16-6-6(L) to create four (4) separate parcels, to be developed under the MX-L zoning designation. Upon successful completion of the subdivision, the parcels will be legally known as Tract A-1, Tract A-2, Tract A-3 and Tract A-4 of McMahan Commons.

Aces and Eights Development, LLC, in an effort to support and promote the goals as outlined in the IDO and the ABC Comprehensive Plan shall do its best to comply with all applicable provisions of the IDO, the DPM, ABC Comprehensive Plan, other adopted City regulations, and other conditions specifically applied to development of the property. In cases of conflict or potential non-compliance, procedures will be followed in accordance with the processes governed by the affected regulation or policy.

We look forward to your review and comments. Please let us know if there are any questions.

Sincerely,

ACES AND EIGHTS DEVELOPMENT, LLC
Scooter Haynes
Manager

ACES AND EIGHTS DEVELOPMENT, LLC

P.O. Box 9043 • Albuquerque, NM 87119

505.898.6622 • Fax 505.898.2781

e-mail | mail@scmpartners.com



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: November 7, 2023

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2018-001499
Agent:
Applicant: Acres and Eights Development, LLC
Legal Description: TR-A Bulk Land Plat for McMahon Commons
Zoning: MX-L
Acreage: 5.9209
Zone Atlas Page(s): A-10-Z

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Historic Google Earth aerial photographs, NMCRIS records

SITE VISIT: N/A

RECOMMENDATIONS:

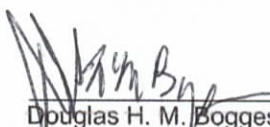
The property was surveyed under NMCRIS 87134 (with no significant finds on the subject property) and had been bladed clear by July, 2005.

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..." and criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

SUBMITTED TO:

Planning, Development Services


Douglas H. M. Boggess, MA, RPA Date 11-7-2023
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

DEVELOPMENT FACILITATIVE TEAM (DFT) - HYDROLOGY SECTION

Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2019-001499 Hearing Date: **02-01-2023**

Project: McMahon Commons Agenda Item No: _____

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- As part of the plat, vacation of the Public R.O.W. and Public Utility Easements will need to be done.
- Also, as part of the plat, dedication to the R.O.W. along McMahon will need to be done.
- Hydrology will need to approve a Conceptual Grading and Drainage Plan prior to plat approval.

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
Delegated For: _____
SIGNED: I.L. SPSD SPBP FINAL PLAT
DEFERRED TO _____

DEVELOPMENT FACILITATIVE TEAM (DFT)
Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

*Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov*

DATE: 2/1/2023

AGENDA ITEM NO: 5

PROJECT NUMBER:

PR-2018-001499

PS-2023-00025– SKETCH PLAT

REQUEST:

TO REPLAT THE EXISTING PARCEL OF LAND INTO THREE SEPARATE PARCELS

LOCATION:

BETWEEN UNIVERSE and MCMAHON

COMMENTS:

1. Code Enforcement has no comments at this time, and no objections.

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2018-001499
McMahon

AGENDA ITEM NO:

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. McMahon is a Regional Principal Arterial. The half of the roadway along the frontage of this property is needs to be constructed with curb gutter 6' sidewalk and a 5-6' landscape buffer.
2. Westside is a local roadway and will need to be constructed along the frontage of this property with 5' sidewalk and a 4-6' landscape buffer. Please indicate the ROW width on the plan or in a cross section to ensure the ROW is adequate based on the requirements of the DPM table 7.3.35
3. All work done in the ROW will need to be on an infrastructure list and be done through City work order.
4. An approved TCL will be required prior to site plan. A Traffic Scoping Form will need to be completed and submitted prior to site plan to determine if a Traffic Impact Study is required.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: February 1, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

DRB Project No: PR-2018-001499 Date: 01/31/2023 Agenda Item: NA Zone Atlas Page: A-10

Legal Description: Tract A, Bulk Land Plat for McMahon Commons

Location: East of Universe & McMahon

Application For: PS-2023-00025 – Sketch Plat (DFT)

1. Request a serviceability letter online at the following link:
http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements.
2. This project is outside of the adopted service area:
 - a. A Serviceability Letter is required to set the criteria for service. Please see link to request a Serviceability Letter above.
 - b. Upon issuance of a Serviceability Letter, either a Development Agreement or Service Connection Agreement will be required. Development Agreements are for projects that require public infrastructure extensions or improvements.
 - c. The ABCWUA Board must approve all Development Agreements and Service Connection Agreements. Generally, a completed package, including executed Serviceability Letter, must be provided to the Utility Development Section by the 7th of the month to be on the agenda for that month. Note that Development Agreements require two Board meetings, the first for introduction and another for adoption. Upon approval by the Board, the ABCWUA Executive Director must sign the approved agreement. This typically takes one to two weeks after the Board meeting.
 - d. Please coordinate with Utility Development at the contact above to prepare the relevant documents for the Agreement. This may be prepared in advance of the issuance of an executed Serviceability Letter. However, the Agreement cannot go to the board or be routed for inclusion on the agenda until a fully executed Serviceability Letter is acquired.
3. Please note the subject site has a prior approved Development Agreement, Resolution R-18-17 that does not supply commitment of service for what is being proposed with this plat therefore conditions for service for this do not apply to this proposal and new requirements must be set in place.

Comment: (Provide written response explaining how comments were addressed)

PUBLIC NOTICE DOCUMENTATION

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

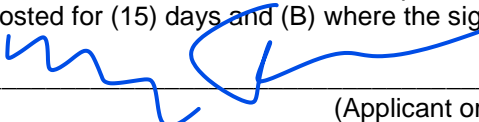
4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.



(Applicant or Agent) _____
(Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____

From: [Office of Neighborhood Coordination](#)
To: [Nicosha Schedlbauer](#)
Subject: Universe Blvd & McMahon Blvd_Public Notice Inquiry Sheet Submission
Date: Thursday, September 12, 2024 10:06:05 AM
Attachments: [image001.png](#)
[IDOZoneAtlasPage A-10-Z.pdf](#)

Dear Applicant:

As of September 12, 2024 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that the ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Wednesday, September 11, 2024 4:21 PM
To: Office of Neighborhood Coordination <nicosha@scmpartners.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:

Development Hearing Officer

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Nicosha Schedlbauer

Telephone Number

5053696930

Email Address

nicosha@scmpartners.com

Company Name

Aces & Eights Development, LLC

Company Address

PO Boc 9043

City

Albuquerque

State

NM

ZIP

87119

Legal description of the subject site for this project:

TR A BULK LAND PLAT FOR MCMAHON COMMONS CONT 5.9209 AC

Acres: 5.9209

Physical address of subject site:

Unaddressed

Subject site cross streets:

Universe Blvd & McMahan Blvd

Other subject site identifiers:

UPC: 1010066139288209212

This site is located on the following zone atlas page:

A-10

Captcha

x

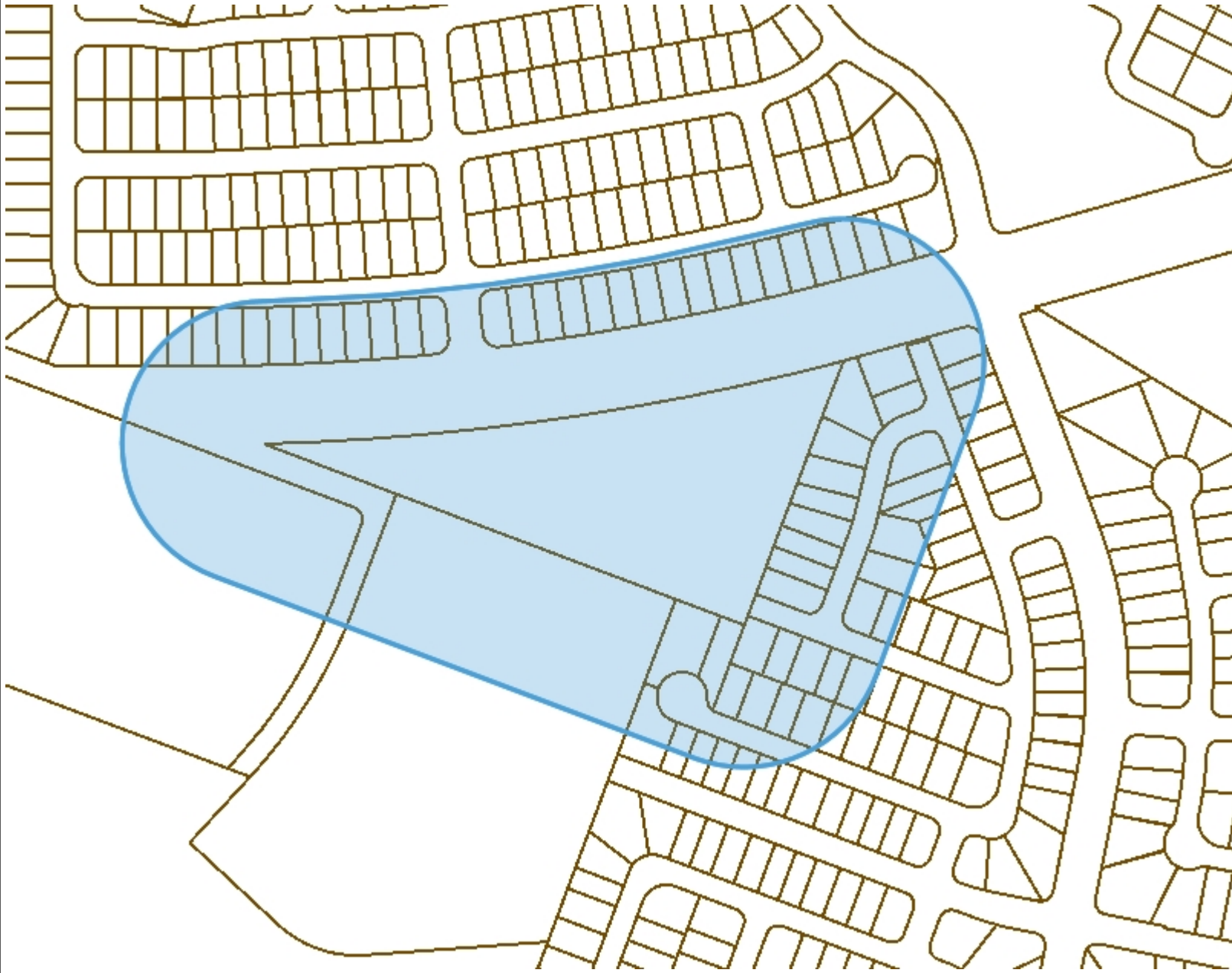


MCMAHON BLVD NW



Legend

□ Bernalillo County Parcels



Notes

Buffer: 280 Ft.
ROW: McMahon Blvd. NW; 180 Ft.

583 0 291 583 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
5/6/2024 © City of Albuquerque

1: 3,496

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ABEITA DONOVAN & VERCHERA
10523 CALLE GANDIA NW
ALBUQUERQUE NM 87114-4975

ARAGON MARGERI V
10624 CALLE MERIDA NW
ALBUQUERQUE NM 87114-4984

ARMENDARIZ AGUSTIN & ALICIA
6518 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

BALDENEGRO MARTIN & IRENE
10847 CHACO TERRACE ST NW
ALBUQUERQUE NM 87114-6114

CASTILLO-ENRIQUEZ CARLOS E &
CASTILLO CRISTAL
6301 CALLE VIZCAYA NW
ALBUQUERQUE NM 87114-4981

CHAVEZ TANYA M
6550 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

COLLATZ-PICKARD LLC
6300 JEFFERSON ST NE SUITE 102
ALBUQUERQUE NM 87109

COLLATZ-PICKARD LLC
6300 JEFFERSON ST NE SUITE 102
ALBUQUERQUE NM 87109

COLLATZ-PICKARD LLC
6300 JEFFERSON ST NE SUITE 102
ALBUQUERQUE NM 87109

COON BRIAN & ROBIN
6556 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

CORIZ LESTER JASON &
BACA CHRISTAL MARIE
6227 CORTE ALZIRA NW
ALBUQUERQUE NM 87114-4987

CORN STEVEN A & HEATHER E
6528 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

DEUTSCH SEBASTIEN R
6316 CORTE ALZIRA NW
ALBUQUERQUE NM 87114-4988

DURAN MICHAEL R
10616 CALLE MERIDA NW
ALBUQUERQUE NM 87114-4984

EASTHAM TRAVIS
6223 CALLE VIZCAYA NW
ALBUQUERQUE NM 87114-4979

ERICKSON FRANK & AMY
6532 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

FLORES GILBERT & JENIQUE
10605 CALLE GANDIA NW
ALBUQUERQUE NM 87114-4977

FLORES LANCE & DESIREE B
6538 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114

FRANCO UBALDO JR & REGINA G
6534 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

FREDERICKS WALTER M & MARSHA
6540 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

GARCIA AMADEO & EMILY
6309 CORTE ALZIRA NW
ALBUQUERQUE NM 87114-4989

GARCIA ANNETTE &
CHAVEZ CHRISTOPHER R
6512 BASKET WEAVER PL NW
ALBUQUERQUE NM 87114-6107

GARCIA BARBARA A
3727 CANDELARIAS LN NW
ALBUQUERQUE NM 87107-1100

GONZALES PAUL D & AMANDA K
6319 CORTE ALZIRA NW
ALBUQUERQUE NM 87114-4989

GREEN DORIS E
6536 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

GUINN CHARLES E & LAURA
6224 CALLE VIZCAYA NW
ALBUQUERQUE NM 87114-5712

GUTHART CHRISTOPHER T
6300 CORTE ALZIRA NW
ALBUQUERQUE NM 87114-4988

HARPER BOBBY E
10615 CALLE GANDIA NW
ALBUQUERQUE NM 87114-4977

HERMES DELLA R & KATHLEEN A
6552 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

HO DAVID
6323 CORTE ALZIRA NW
ALBUQUERQUE NM 87114-4989

HOLMES AARON & ANNA
10605 CALLE MERIDA NW
ALBUQUERQUE NM 87114-4985

HUGHES ANTHONY R
6560 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

JACKSON SHANADINE M
6526 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87120

JOYNER RICHARD A
6514 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

KAPURANIS FRANK T & MATIA
8691 E BRIARWOOD BLVD
CENTENNIAL CO 80112-1396

KREHOFF DARREN K &
WALBRIDGE AMBER N
6522 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

LAU ALEX
6324 CORTE ALZIRA NW
ALBUQUERQUE NM 87114-4988

LEE JUSTIN C & KRystal R
6305 CORTE ALZIRA NW
ALBUQUERQUE NM 87114-4989

LEVI ASALIYEN YAEL
6300 CALLE VIZCAYA NW
ALBUQUERQUE NM 87114-4980

LUCERO MARCUS V &
LUCERO HELENE H & ORTEGA BRITNEY
10609 CALLE GANDIA NW
ALBUQUERQUE NM 87114-4977

MARIEN KIMBERLY R
6320 CORTE ALZIRA NW
ALBUQUERQUE NM 87114-4988

MARTINEZ IRENE
6308 CORTE ALZIRA NW
ALBUQUERQUE NM 87114-4988

MILLER GARY A & REBA J
6520 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

MOLANDER TERRE L & SUSAN M
10532 CALLE GANDIA NW
ALBUQUERQUE NM 87114-4974

MONDRAGON ABELARDO A & IDA L
6544 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114

MOYA ANTHONY
6315 CORTE ALZIRA NW
ALBUQUERQUE NM 87114-4989

ORTIZ ALEX E & STEPHANIE R
10623 CALLE MERIDA NW
ALBUQUERQUE NM 87114-4985

ORTIZ AMANDA
6508 BASKET WEAVER PL NW
ALBUQUERQUE NM 87114-6107

PATO CARL
152 JOSEPH AVE
STATEN ISLAND NY 10314-5056

PEDERSON JUNE E
6524 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

PESHLAKAI ELSIE C/O MILINCHE MERA
6308 CALLE VIZCAYA NW
ALBUQUERQUE NM 87114-4980

PHILLIPS SANDRA C
6530 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

REYES JAIME J & ALLEN ELAINE N
6548 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114

RODRIGUEZ NORMA
6312 CALLE VIZCAYA NW
ALBUQUERQUE NM 87114-4980

RODRIGUEZ PHYLLIS J &
RODRIGUEZ JANELLE D
3010 SIRINGO RONDO SO
SANTA FE NM 87507-5024

RUIZ ROY D JR & ANNETTE M
10531 CALLE GANDIA NW
ALBUQUERQUE NM 87114-4975

RUSSELL GINGER L
6546 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114

SALGADO FRANCESCA L &
SALGADO MONICO JR
10601 CALLE MERIDA NW
ALBUQUERQUE NM 87114-4985

SILVA RICARDO & BERNADETTE MARIE
6558 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

SORIA GERARDO A & ANGELICA
10612 CALLE MERIDA NW
ALBUQUERQUE NM 87114-4984

STEPHENS RAYMOND H & JOAN G STEPHENS
TRUSTEES STEPHENS FAMILY TRUST
6304 CALLE VIZCAYA NW
ALBUQUERQUE NM 87114-4980

SUAREZ JAVIER
10619 CALLE MERIDA NW
ALBUQUERQUE NM 87114-4985

TOMITA STEVEN P & JOANN D
6510 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

TRIDO PROPERTIES LLC
8691 E BRIARWOOD BLVD
ENGLEWOOD CO 80112-1396

VALENTINO WILLIAM JOHN & JOY E
6516 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114

VERNON CHERYL TRUSTEE VERNON RVT
10527 CALLE GANDIA NW
ALBUQUERQUE NM 87114-4975

VIALPANDO THOMAS
6312 CORTE ALZIRA NW
ALBUQUERQUE NM 87114-4988

VIGIL BRIAN L
6554 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

WALLACE SEAN &
RACHEL GONZALES-WALLACE
10615 CALLE MERIDA NW
ALBUQUERQUE NM 87114-4985

WANG YANG C/O COOPER MELVIN B &
BARTHOLF JENNIFER LEIGH
10600 CALLE GANDIA NW
ALBUQUERQUE NM 87114-4976

WESTWAY HOMES LLC
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

WICKLIFFE DERICK L
808 OVERVIEW DR
LAS VEGAS NV 89145-4828

WRIGHT JOSEPH T JR & JESSICA A
217 COYOTE TRL
CORRALES NM 87048-7543

ZABEL FRANCES
6301 CALLE DOLCE NW
ALBUQUERQUE NM 87114-2333

[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*: 05/16/2024

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*: ABEITA DONOVAN & VERCHERA

Mailing Address*: 10523 CALLE GANDIA NW, ALBUQUERQUE NM 87114-4975

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
Not required

4. **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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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>

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

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

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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*: ARAGON MARGERI V

Mailing Address*: 10624 CALLE MERIDA NW, ALBUQUERQUE NM 87114-4984

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

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

Date/Time*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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

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Explanation*:

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

Not required

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-

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for Decisions Requiring a Meeting or Hearing
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Date of Notice*: 05/16/2024

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*: ARMENDARIZ AGUSTIN & ALICIA

Mailing Address*: 6518 BASKET WEAVER AVE NW, ALBUQUERQUE NM 87114-6107

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
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-

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**Public Notice of a Proposed Project in the City of Albuquerque
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Mailed to a Property Owner**

Date of Notice*: 05/16/2024

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*: BALDENEGRO MARTIN & IRENE

Mailing Address*: 10847 CHACO TERRACE ST NW, ALBUQUERQUE NM 87114-6114

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
Not required

4. **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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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>

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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*: 05/16/2024

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*: CASTILLO-ENRIQUEZ CARLOS E & CASTILLO CRISTAL

Mailing Address*: 6301 CALLE VIZCAYA NW, ALBUQUERQUE NM 87114-4981

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
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Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

Not required

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

- a. Location of proposed buildings and landscape areas.*
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- e. **For non-residential development***:
 - Total gross floor area of proposed project.
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Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 5.9209 acres
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 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
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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

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**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*: 05/16/2024

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*: CHAVEZ TANYA M

Mailing Address*: 6550 BASKET WEAVER AVE NW,ALBUQUERQUE NM 87114-6107

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
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 - Other: _____

Summary of project/request¹*: _____

Subdividing the parcel into four (4) separate parcels

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 - Zoning Hearing Examiner (ZHE)
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Date/Time*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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1. Where more information about the project can be found*³:
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Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

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

Not required

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**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*: 05/16/2024

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*: COLLATZ-PICKARD LLC

Mailing Address*: 6300 JEFFERSON ST NE SUITE 102, ALBUQUERQUE NM 87109

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
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 - Permit _____ (Carport or Wall/Fence – Major)
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Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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Property Owner within 100 feet*: COLLATZ-PICKARD LLC

Mailing Address*: 6300 JEFFERSON ST NE SUITE 102, ALBUQUERQUE NM 87109

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

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Location Description Located east of Universe Blvd on McMahon Blvd
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Date of Notice*: 05/16/2024

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*: COON BRIAN & ROBIN

Mailing Address*: 6556 BASKET WEAVER AVE NW, ALBUQUERQUE NM 87114-6107

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM 87114
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Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

Not required

4. **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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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

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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*: 05/16/2024

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*: CORIZ LESTER JASON & BACA CHRISTAL MARIE

Mailing Address*: 6227 CORTE ALZIRA NW, ALBUQUERQUE NM 87114-4987

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:
Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

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

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

Not required

4. **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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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.

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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*: 05/16/2024

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*: CORN STEVEN A & HEATHER E

Mailing Address*: 6528 BASKET WEAVER AVE NW, ALBUQUERQUE NM 87114-6107

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

Not required

4. **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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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.

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

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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*: 05/16/2024

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*: DEUTSCH SEBASTIEN R

Mailing Address*: 6316 CORTE ALZIRA NW, ALBUQUERQUE NM 87114-4988

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
Not required

4. **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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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

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

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**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*: 05/16/2024

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*: DURAN MICHAEL R

Mailing Address*: 10616 CALLE MERIDA NW, ALBUQUERQUE NM 87114-4984

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
Not required

4. **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] 5.9209 acres
 2. IDO Zone District _____
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- Current Land Use(s) [vacant, if none] 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

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**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*: 05/16/2024

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*: EASTHAM TRAVIS

Mailing Address*: 6223 CALLE VIZCAYA NW, ALBUQUERQUE NM 87114-4979

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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
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Summary of project/request¹*:
Subdividing the parcel into four (4) separate parcels

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
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Date/Time*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
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Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

Not required

4. **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] 5.9209 acres
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**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*: 05/16/2024

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*: ERICKSON FRANK & AMY

Mailing Address*: 6532 BASKET WEAVER AVE NW, ALBUQUERQUE NM 87114-6107

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
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Summary of project/request¹*: _____

Subdividing the parcel into four (4) separate parcels

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
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Date/Time*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
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Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ A-10
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2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
Not required

4. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
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 - 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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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>

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

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**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*: 05/16/2024

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*: FLORES GILBERT & JENIQUE

Mailing Address*: 10605 CALLE GANDIA NW, ALBUQUERQUE NM 87114-4977

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*: _____

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

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

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

Not required

4. **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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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.

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**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*: 05/16/2024

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*: FLORES LANCE & DESIREE B

Mailing Address*: 6538 BASKET WEAVER AVE NW,ALBUQUERQUE NM 87114

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or PublicRight-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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 - Zoning Hearing Examiner (ZHE)
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Date/Time*: Estimated Date, June 12, 2024 or later per CABQ scheduling

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

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1. Where more information about the project can be found*³:
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Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

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

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

Not required

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

- a. Location of proposed buildings and landscape areas.*
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- c. Maximum height of any proposed structures, with building elevations.*

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- 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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
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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.

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**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*: 05/16/2024

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*: FRANCO UBALDO JR & REGINA G

Mailing Address*: 6534 BASKET WEAVER AVE NW, ALBUQUERQUE NM 87114-6107

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
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Explanation*:

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

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

Not required

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

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[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] 5.9209 acres
 2. IDO Zone District _____
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- Current Land Use(s) [vacant, if none] vacant
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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.

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**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*: 05/16/2024

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*: FREDERICKS WALTER M & MARSHA

Mailing Address*: 6540 BASKET WEAVER AVE NW, ALBUQUERQUE NM 87114-6107

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahan Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
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 - Waiver
 - Other: _____

Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
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¹ Attach additional information, as needed to explain the project/request.

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Date/Time*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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

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1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
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Explanation*:

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Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
Not required

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² Physical address or Zoom link

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

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- d. **For residential development***: Maximum number of proposed dwelling units.
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Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 5.9209 acres
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**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*: 05/16/2024

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*: GARCIA AMADEO & EMILY

Mailing Address*: 6309 CORTE ALZIRA NW, ALBUQUERQUE NM 87114-4989

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
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Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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

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Explanation*:

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

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

Not required

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

- a. Location of proposed buildings and landscape areas.*
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Additional Information:

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1. Area of Property [typically in acres] 5.9209 acres
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**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*: 05/16/2024

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*: GARCIA ANNETTE & CHAVEZ CHRISTOPHER R

Mailing Address*: 6512 BASKET WEAVER PL NW, ALBUQUERQUE NM 87114-6107

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
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Summary of project/request¹*:

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**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*: 05/16/2024

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*: GARCIA BARBARA A

Mailing Address*: 3727 CANDELARIAS LN NW,ALBUQUERQUE NM 87107-1100

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*: _____

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

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

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

Not required

4. **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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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>

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

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

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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*: 05/16/2024

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*: GONZALES PAUL D & AMANDA K

Mailing Address*: 6319 CORTE ALZIRA NW, ALBUQUERQUE NM 87114-4989

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
Not required

4. **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

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- 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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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

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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*: 05/16/2024

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*: GREEN DORIS E

Mailing Address*: 6536 BASKET WEAVER AVE NW, ALBUQUERQUE NM 87114-6107

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

Not required

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

- a. Location of proposed buildings and landscape areas.*
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² Physical address or Zoom link

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- 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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] vacant
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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.

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**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*: 05/16/2024

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*: GUINN CHARLES E & LAURA

Mailing Address*: 6224 CALLE VIZCAYA NW, ALBUQUERQUE NM 87114-5712

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
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Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

Not required

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

- a. Location of proposed buildings and landscape areas.*
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³ Address (mailing or email), phone number, or website to be provided by the applicant

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- 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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
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- Current Land Use(s) [vacant, if none] vacant
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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.

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**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*: 05/16/2024

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*: GUTHART CHRISTOPHER T

Mailing Address*: 6300 CORTE ALZIRA NW,ALBUQUERQUE NM 87114-4988

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or PublicRight-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:
Subdividing the parcel into four (4) separate parcels

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
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¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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

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1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
Not required

4. **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

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[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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
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-

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.

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**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*: 05/16/2024

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*: HARPER BOBBY E

Mailing Address*: 10615 CALLE GANDIA NW,ALBUQUERQUE NM 87114-4977

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
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Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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

1. Zone Atlas Page(s)*⁴ A-10
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Explanation*:

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

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

Not required

4. **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/>

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1. Area of Property [typically in acres] 5.9209 acres
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**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*: 05/16/2024

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*: HERMES DELLA R & KATHLEEN A

Mailing Address*: 6552 BASKET WEAVER AVE NW, ALBUQUERQUE NM 87114-6107

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
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Summary of project/request¹*: _____

Subdividing the parcel into four (4) separate parcels

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 - Zoning Hearing Examiner (ZHE)
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Location*²: via Zoom, contact Planning at 505.924.3860 for details

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1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

Not required

4. **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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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

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**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*: 05/16/2024

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*: HO DAVID

Mailing Address*: 6323 CORTE ALZIRA NW, ALBUQUERQUE NM 87114-4989

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

Not required

4. **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.*
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² Physical address or Zoom link

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

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[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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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.

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**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*: 05/16/2024

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*: HOLMES AARON & ANNA

Mailing Address*: 10605 CALLE MERIDA NW, ALBUQUERQUE NM 87114-4985

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

Not required

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

- a. Location of proposed buildings and landscape areas.*
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- 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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
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-

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.

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**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*: 05/16/2024

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*: HUGHES ANTHONY R

Mailing Address*: 6560 BASKET WEAVER AVE NW, ALBUQUERQUE NM 87114-6107

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

Not required

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

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

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- 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] 5.9209 acres
 2. IDO Zone District _____
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 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] vacant
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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.

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**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*: 05/16/2024

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*: JACKSON SHANADINE M

Mailing Address*: 6526 BASKET WEAVER AVE NW,ALBUQUERQUE NM 87120

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

1. Subject Property Address* MCCMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
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Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
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[Note: Items with an asterisk (*) are required.]

Date/Time*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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

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1. Where more information about the project can be found*³:
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Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ A-10
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2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
Not required

4. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
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² Physical address or Zoom link

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

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- 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] 5.9209 acres
 2. IDO Zone District _____
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- Current Land Use(s) [vacant, if none] vacant
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**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*: 05/16/2024

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*: JOYNER RICHARD A

Mailing Address*: 6514 BASKET WEAVER AVE NW,ALBUQUERQUE NM 87114-6107

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahan Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
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Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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 - Zoning Hearing Examiner (ZHE)
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Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

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1. Where more information about the project can be found*³:
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Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

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

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

Not required

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

- a. Location of proposed buildings and landscape areas.*
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- 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/>

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

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 5.9209 acres
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**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*: 05/16/2024

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*: KAPURANIS FRANK T & MATIA

Mailing Address*: 8691 E BRIARWOOD BLVD,CENTENNIAL CO 80112-1396

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
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Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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Date/Time*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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1. Where more information about the project can be found*³:
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1. Zone Atlas Page(s)*⁴ A-10
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 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

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

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² Physical address or Zoom link

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

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1. Area of Property [typically in acres] 5.9209 acres
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- Current Land Use(s) [vacant, if none] 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>

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

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

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**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*: 05/16/2024

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*: KREHOFF DARREN K & WALBRIDGE AMBER N

Mailing Address*: 6522 BASKET WEAVER AVE NW,ALBUQUERQUE NM 87114-6107

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*: _____

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

Not required

4. **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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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

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**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*: 05/16/2024

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*: LAU ALEX

Mailing Address*: 6324 CORTE ALZIRA NW,ALBUQUERQUE NM 87114-4988

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:
Subdividing the parcel into four (4) separate parcels

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
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¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
Not required

4. **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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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.

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**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*: 05/16/2024

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*: LEE JUSTIN C & KRYSTAL R

Mailing Address*: 6305 CORTE ALZIRA NW, ALBUQUERQUE NM 87114-4989

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*: _____

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

Not required

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

- a. Location of proposed buildings and landscape areas.*
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² Physical address or Zoom link

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

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[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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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.

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**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*: 05/16/2024

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*: LEVI ASALIYEN YAEL

Mailing Address*: 6300 CALLE VIZCAYA NW, ALBUQUERQUE NM 87114-4980

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:
Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

Not required

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

- a. Location of proposed buildings and landscape areas.*
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- 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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
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- Current Land Use(s) [vacant, if none] 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.

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**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*: 05/16/2024

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*: LUCERO MARCUS V & LUCERO HELENE H & ORTEGA BRITNEY

Mailing Address*: 10609 CALLE GANDIA NW,ALBUQUERQUE NM 87114-4977

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

1. Subject Property Address* MCCMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
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 - Waiver
 - Other: _____

Summary of project/request¹*: _____

Subdividing the parcel into four (4) separate parcels

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
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¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

Not required

4. **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.*
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² Physical address or Zoom link

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

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- 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] 5.9209 acres
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**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*: 05/16/2024

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*: MARIEN KIMBERLY R

Mailing Address*: 6320 CORTE ALZIRA NW, ALBUQUERQUE NM 87114-4988

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
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Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

Not required

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

- a. Location of proposed buildings and landscape areas.*
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² Physical address or Zoom link

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- d. **For residential development***: Maximum number of proposed dwelling units.
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Additional Information:

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**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*: 05/16/2024

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*: MARTINEZ IRENE

Mailing Address*: 6308 CORTE ALZIRA NW, ALBUQUERQUE NM 87114-4988

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

Not required

4. **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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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

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

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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*: 05/16/2024

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*: MILLER GARY A & REBA J

Mailing Address*: 6520 BASKET WEAVER AVE NW, ALBUQUERQUE NM 87114-6107

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

Not required

4. **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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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

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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*: 05/16/2024

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*: MOLANDER TERRE L & SUSAN M

Mailing Address*: 10532 CALLE GANDIA NW, ALBUQUERQUE NM 87114-4974

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

Not required

4. **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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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.

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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*: 05/16/2024

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*: MONDRAGON ABELARDO A & IDA L

Mailing Address*: 6544 BASKET WEAVER AVE NW,ALBUQUERQUE NM 87114

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahan Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*: _____

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

Not required

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

- a. Location of proposed buildings and landscape areas.*
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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/>

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- 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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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.

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

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**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*: 05/16/2024

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*: MOYA ANTHONY

Mailing Address*: 6315 CORTE ALZIRA NW, ALBUQUERQUE NM 87114-4989

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*: _____

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
Not required

4. **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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
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-

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.

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**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*: 05/16/2024

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*: ORTIZ ALEX E & STEPHANIE R

Mailing Address*: 10623 CALLE MERIDA NW, ALBUQUERQUE NM 87114-4985

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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
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Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
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Date/Time*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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

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1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
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2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

Not required

4. **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.]

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- e. **For non-residential development***:
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Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 5.9209 acres
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**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*: 05/16/2024

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*: ORTIZ AMANDA

Mailing Address*: 6508 BASKET WEAVER PL NW, ALBUQUERQUE NM 87114-6107

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
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Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
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¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

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

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

Not required

4. **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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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

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

IDO Interactive Map

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**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*: 05/16/2024

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*: PATO CARL

Mailing Address*: 152 JOSEPH AVE, STATEN ISLAND NY 10314-5056

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

Not required

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

- a. Location of proposed buildings and landscape areas.*
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- 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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
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-

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.

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**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*: 05/16/2024

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*: PEDERSON JUNE E

Mailing Address*: 6524 BASKET WEAVER AVE NW, ALBUQUERQUE NM 87114-6107

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

Not required

4. **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

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[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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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.

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**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*: 05/16/2024

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*: PESHLAKAI ELSIE C/O MILINCHE MERA

Mailing Address*: 6308 CALLE VIZCAYA NW, ALBUQUERQUE NM 87114-4980

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
Not required

4. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
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² Physical address or Zoom link

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

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- 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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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.

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

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**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*: 05/16/2024

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*: PHILLIPS SANDRA C

Mailing Address*: 6530 BASKET WEAVER AVE NW, ALBUQUERQUE NM 87114-6107

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

Not required

4. **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

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- 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] 5.9209 acres
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- Current Land Use(s) [vacant, if none] vacant
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**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*: 05/16/2024

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*: REYES JAIME J & ALLEN ELAINE N

Mailing Address*: 6548 BASKET WEAVER AVE NW, ALBUQUERQUE NM 87114

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
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Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

5. This application will be decided at a public meeting or hearing by*:
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Location*²: via Zoom, contact Planning at 505.924.3860 for details

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1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
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2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

Not required

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

- a. Location of proposed buildings and landscape areas.*
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- 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

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 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 5.9209 acres
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**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*: 05/16/2024

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*: RODRIGUEZ NORMA

Mailing Address*: 6312 CALLE VIZCAYA NW, ALBUQUERQUE NM 87114-4980

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
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Summary of project/request¹*:

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Location*²: via Zoom, contact Planning at 505.924.3860 for details

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

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1. Where more information about the project can be found*³:
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Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ A-10
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Explanation*:

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

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

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

- a. Location of proposed buildings and landscape areas.*
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- c. Maximum height of any proposed structures, with building elevations.*

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

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- d. **For residential development***: Maximum number of proposed dwelling units.
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Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 5.9209 acres
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- Current Land Use(s) [vacant, if none] 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>

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

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

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**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*: 05/16/2024

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*: RODRIGUEZ PHYLLIS J & RODRIGUEZ JANELLE D

Mailing Address*: 3010 SIRINGO RONDO SO,SANTA FE NM 87507-5024

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*: _____

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

Not required

4. **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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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.

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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*: 05/16/2024

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*: RUIZ ROY D JR & ANNETTE M

Mailing Address*: 10531 CALLE GANDIA NW,ALBUQUERQUE NM 87114-4975

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

1. Subject Property Address* MCCMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*: _____

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

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

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

Not required

4. **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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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.

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**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*: 05/16/2024

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*: RUSSELL GINGER L

Mailing Address*: 6546 BASKET WEAVER AVE NW,ALBUQUERQUE NM 87114

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

Not required

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

- a. Location of proposed buildings and landscape areas.*
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- c. Maximum height of any proposed structures, with building elevations.*

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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/>

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- 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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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.

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**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*: 05/16/2024

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*: SALGADO FRANCHESCA L & SALGADO MONICO JR

Mailing Address*: 10601 CALLE MERIDA NW,ALBUQUERQUE NM 87114-4985

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*: _____

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
Not required

4. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
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² Physical address or Zoom link

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

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[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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
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- Current Land Use(s) [vacant, if none] 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.

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**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*: 05/16/2024

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*: SILVA RICARDO & BERNADETTE MARIE

Mailing Address*: 6558 BASKET WEAVER AVE NW, ALBUQUERQUE NM 87114-6107

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
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 - Waiver
 - Other: _____

Summary of project/request¹*: _____

Subdividing the parcel into four (4) separate parcels

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
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¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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

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1. Where more information about the project can be found*³:
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Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
Not required

4. **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

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- 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] 5.9209 acres
 - 2. IDO Zone District _____
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**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*: 05/16/2024

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*: SORIA GERARDO A & ANGELICA

Mailing Address*: 10612 CALLE MERIDA NW, ALBUQUERQUE NM 87114-4984

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
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Summary of project/request¹*: _____

Subdividing the parcel into four (4) separate parcels

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

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1. Where more information about the project can be found*³:
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Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ A-10
1. 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
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 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

Not required

4. **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

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From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 5.9209 acres
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<https://ido.abc-zone.com/>

IDO Interactive Map

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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*: 05/16/2024

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*: STEPHENS RAYMOND H & JOAN G STEPHENS TRUSTEES STEPHENS FAMILY TRUST

Mailing Address*: 6304 CALLE VIZCAYA NW, ALBUQUERQUE NM 87114-4980

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahan Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:
Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

Not required

4. **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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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>

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

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

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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*: 05/16/2024

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*: SUAREZ JAVIER

Mailing Address*: 10619 CALLE MERIDA NW,ALBUQUERQUE NM 87114-4985

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:
Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
Not required

4. **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

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[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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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

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<https://ido.abc-zone.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*: 05/16/2024

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*: TOMITA STEVEN P & JOANN D

Mailing Address*: 6510 BASKET WEAVER AVE NW, ALBUQUERQUE NM 87114-6107

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

Not required

4. **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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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.

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<https://tinyurl.com/IDOzoningmap>

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

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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*: 05/16/2024

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*: TRIDO PROPERTIES LLC

Mailing Address*: 8691 E BRIARWOOD BLVD, ENGLEWOOD CO 80112-1396

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

Not required

4. **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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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

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

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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*: 05/16/2024

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*: VALENTINO WILLIAM JOHN & JOY E

Mailing Address*: 6516 BASKET WEAVER AVE NW, ALBUQUERQUE NM 87114

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
Not required

4. **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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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.

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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*: 05/16/2024

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*: VERNON CHERYL TRUSTEE VERNON RVT

Mailing Address*: 10527 CALLE GANDIA NW,ALBUQUERQUE NM 87114-4975

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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
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Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
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¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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

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1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
Not required

4. **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

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[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] 5.9209 acres
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 3. Overlay Zone(s) [if applicable] _____
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-

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.

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<https://tinyurl.com/IDOzoningmap>

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

[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*: 05/16/2024

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*: VIALPANDO THOMAS

Mailing Address*: 6312 CORTE ALZIRA NW, ALBUQUERQUE NM 87114-4988

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
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Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
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¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
Not required

4. **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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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>

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

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**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*: 05/16/2024

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*: VIGIL BRIAN L

Mailing Address*: 6554 BASKET WEAVER AVE NW, ALBUQUERQUE NM 87114-6107

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
Not required

4. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
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[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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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.

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**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*: 05/16/2024

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*: WALLACE SEAN & RACHEL GONZALES-WALLACE

Mailing Address*: 10615 CALLE MERIDA NW,ALBUQUERQUE NM 87114-4985

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*: _____

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

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

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

Not required

4. **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.*

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- 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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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.

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**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*: 05/16/2024

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*: WANG YANG C/O COOPER MELVIN B & BARTHOLF JENNIFER LEIGH

Mailing Address*: 10600 CALLE GANDIA NW, ALBUQUERQUE NM 87114-4976

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

1. Subject Property Address* MCMAHON BLVD NW ALBUQUERQUE NM 87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

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

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

Not required

4. **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.*
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² Physical address or Zoom link

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

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[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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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.

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**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*: 05/16/2024

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*: WESTWAY HOMES LLC

Mailing Address*: 11251 SAN FRANCISCO RD NE, ALBUQUERQUE NM 87122-3454

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*: _____

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
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2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

Not required

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

- a. Location of proposed buildings and landscape areas.*
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³ Address (mailing or email), phone number, or website to be provided by the applicant

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- 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] 5.9209 acres
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**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*: 05/16/2024

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*: WICKLIFFE DERICK L

Mailing Address*: 808 OVERVIEW DR, LAS VEGAS NV 89145-4828

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
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Summary of project/request¹*: _____

Subdividing the parcel into four (4) separate parcels

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 - Zoning Hearing Examiner (ZHE)
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1. Where more information about the project can be found*³:
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Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ A-10
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2. The following exceptions to IDO standards have been requested for this project*:
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Explanation*:

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

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

Not required

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

- a. Location of proposed buildings and landscape areas.*
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- c. Maximum height of any proposed structures, with building elevations.*

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

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Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 5.9209 acres
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**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*: 05/16/2024

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*: WRIGHT JOSEPH T JR & JESSICA A

Mailing Address*: 217 COYOTE TRL, CORRALES NM 87048-7543

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

1. Subject Property Address* MCPMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
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Summary of project/request¹*:

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Location*²: via Zoom, contact Planning at 505.924.3860 for details

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

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

1. Zone Atlas Page(s)*⁴ A-10
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Explanation*:

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

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

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

- a. Location of proposed buildings and landscape areas.*
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² Physical address or Zoom link

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1. Area of Property [typically in acres] 5.9209 acres
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- Current Land Use(s) [vacant, if none] 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>

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

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

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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*: 05/16/2024

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*: ZABEL FRANCES

Mailing Address*: 6301 CALLE DOLCE NW,ALBUQUERQUE NM 87114-2333

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

1. Subject Property Address* MCCMAHON BLVD NW ALBUQUERQUE NM87114
Location Description Located east of Universe Blvd on McMahon Blvd
2. Property Owner* Aces and Eights Development, LLC
3. Agent/Applicant* [if applicable] n/a
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Subdividing the parcel into four (4) separate parcels

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*: Estimated Date, June 12, 2024 or later per CABQ scheduling

Location*²: via Zoom, contact Planning at 505.924.3860 for details

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.

1. Where more information about the project can be found*³:
CABQ Sketch Plat 2019-001499

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

1. Zone Atlas Page(s)*⁴ A-10
1. 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
2. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation*:

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

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

Not required

4. **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] 5.9209 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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.

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RODRIGUEZ NORMA
6312 CALLE VIZCAYA NW




ALBUQUERQUE NM 87114-5107
SILVA RICARDO & BERNADETTE MARIE
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