

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



PART I - PROCESS

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

Application Type: Preliminary Plat Major

Decision-making Body: DHO

Pre-Application meeting required: ☐ Yes ☒ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application:

Name of property owner: TWO RIVERS LLC

Name of applicant: TWO RIVERS LLC

Date, time, and place of public meeting or hearing, if applicable:

JUNE 25, Wednesday @9AM - <https://www.cabq.gov/planning/boards-commissions/development-hearing-officer>

Address, phone number, or website for additional information:

Agent - TIERRA WEST LLC - dsandoval@tierrawestllc.com

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

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

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

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

IMPORTANT:

**PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [IDO §14-16-6-4\(K\)](#).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

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

(Applicant signature)

5/29/20

(Date)

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

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PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

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

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

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

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Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 5/29/20

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) §14-16-6-4(K) Public Notice. This notice is being provided to (mark as relevant):

- ☒ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- ☒ Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address* N/A
Location Description On Sunset Gardens Rd SW between 86th St SW and 82nd ST SW
2. Property Owner* Two Rivers LLC
3. Agent/Applicant* [if applicable] Tierra West LLC - Agent
4. Application Type(s)²* per IDO Table 6-1-1
 - ☐ Site Plan – EPC
 - ☒ Subdivision Major (Minor or Major or Bulk Land)
 - ☐ Vacation (Easement/Private Way or Public Right-of-way)
 - ☐ Variance – EPC
 - ☐ Waiver (DHO or Wireless Telecommunication Facility)
 - ☐ Other: _____

Summary of project/request³*:

The NW and NE property corners currently encroach onto where public curb ramps are being proposed. This replat

identifies & dedicates all public improvements (sidewalk, curb/gutter, and curb ramps) are outside of the property lines.

5. This application will be decided at a public meeting or hearing by*:

- ☒ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☐ Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time*: June 25 @9am

Location*⁴: https://www.cabq.gov/planning/boards-commissions/development-hear

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 and select the option for “Boards, Commissions, and ZHE Signs.”

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

Preferred project contact information:

Name: Donna Sandoval

Email: dsandoval@tierrawestllc.com

Phone: 505-858-3100



Attachments:



Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination*



Others: Proposed plat, and zone atlas page



Online website or project page: N/A

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ L-09-Z

2. Project Illustrations, as relevant*⁶



Architectural drawings



Elevations of the proposed building(s)



Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:



Deviation(s)



Variance(s)



Waiver(s)

Explanation*:

N/A

⁴ Physical address or Zoom link

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

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

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

N/A

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

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

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ 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 IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] 6.04
- 2. IDO Zone District MX-L
- 3. Overlay Zone(s) [if applicable]
- 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] VACANT

NOTE: Pursuant to [IDO §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 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

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From: [Sergio Lozoya](#)
To: [Donna Sandoval](#)
Subject: FW: [#2022028] N/A ALBUQUERQUE NM 87121 _Public Notice Inquiry Sheet Submission
Date: Thursday, May 29, 2025 1:05:06 PM
Attachments: [image001.png](#)
[4 - IDOZoneAtlasPage L-09-Z.pdf](#)
[image002.png](#)

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Thursday, May 29, 2025 12:56 PM
To: Sergio Lozoya <SLozoya@tierrawestllc.com>
Subject: N/A ALBUQUERQUE NM 87121 _Public Notice Inquiry Sheet Submission

Dear Applicant:

As of May 29, 2025 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, May 28, 2025 5:59 PM

To: Office of Neighborhood Coordination <lozoyacad@gmail.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

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

Sergio Lozoya

Telephone Number

505-600-5831

Email Address

lozoyacad@gmail.com

Company Name

Tierra West LLC

Company Address

5571 Midway Park Place NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TRACT 52 UNIT 2 ATRISCO GRANT

Physical address of subject site:

N/A ALBUQUERQUE NM 87121

Subject site cross streets:

Sunset Gardens and 86th

Other subject site identifiers:

On Sunset Gardens Rd SW between 86th St SW and 82nd ST SW

This site is located on the following zone atlas page:

L-09-Z

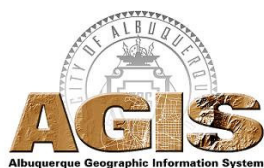
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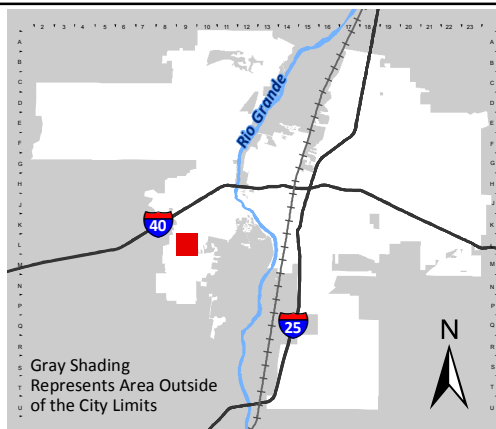


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).

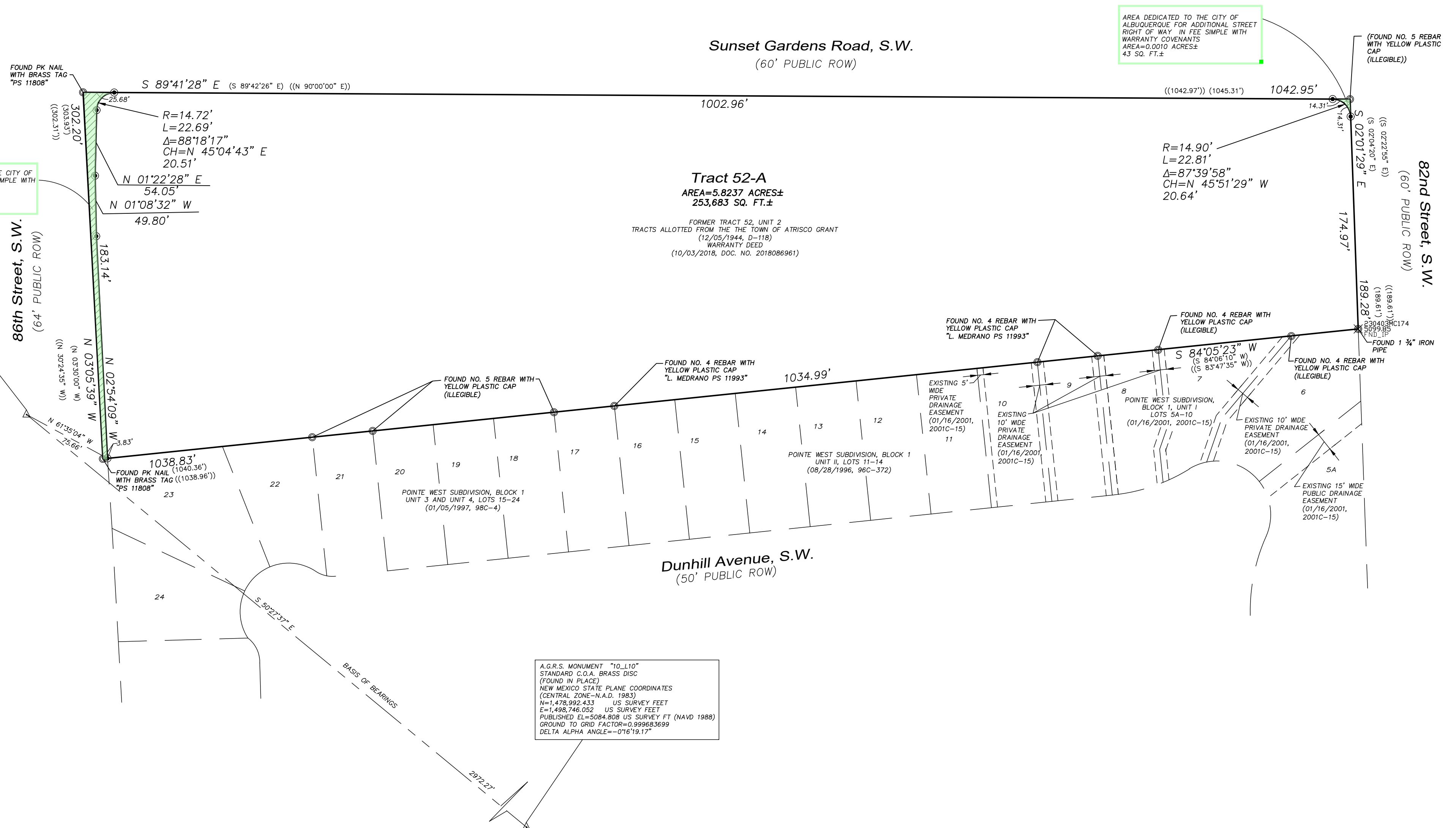


Zone Atlas Page:
L-09-Z

- 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
- 0 250 500 1,000 Feet

Legend

RECORDING STAMP

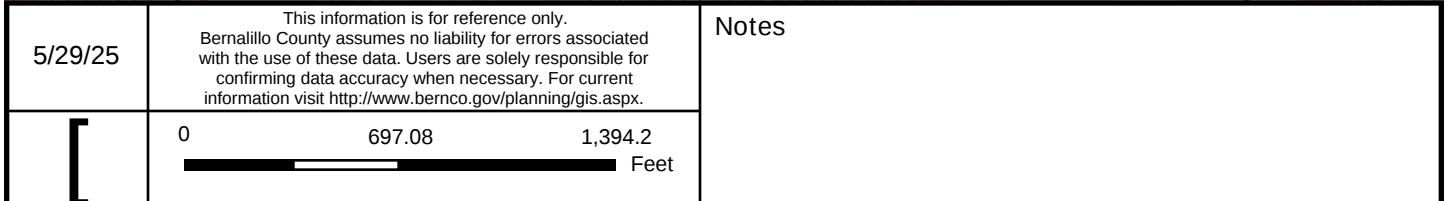


PRECISION
SURVEYS, INC.

OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113

505.856.5700 PHONE
505.856.7900 FAX

PROJECT INFORMATION	
CREW/TECH: MC	DATE OF SURVEY 04/03/2023
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 232059P	SHEET NUMBER 2 OF 2



Owner

SAUCEDO MARIA G

VALLE DEL CANTO HOMEOWNERS ASSOC C/O CAROL PICKERT & ASSOC ATTN: JODY

VILLEGAS RACQUEL D

RODRIGUEZ ANNA

HILL LINDOL & LORETTA A

DARK HORSE INVESTMENTS INC

VARGAS RITA M & VARGAS-CASTILLO JOYCE FELICIA

STANLEY RUBY K

MARTINEZ ENRIQUE

JURADO RAMON A & CAROLINA

LUCERO TED G & SYLVIA M

GREGORY CARMEN M

501 WHISPER POINTE LLC

HERNANDEZ CRISOFORO & ORTIZ MANUELA

MARTINEZ CYNTHIA MABEL

MARINELARENA SERGIO R

OROZCO-VILLALOBOS PATRICIA V

AGUILAR CINTHIA

ULIBARRI DEBBIE

PATEL SHIV M

RODRIGUEZ DONALD J & MICHELLE D ANAYA-RODRIGUEZ

DURAN REYNALDO & BERTHA

LOVATO RICHARD

NELSON STEVE F & CANDILARIA T

ZARAGOZA YVETTE L

ENRIQUEZ-CHAVEZ EDITH

TRUJILLO JUAN V & TRUJILLO CARMEN S

ALMEIDA MIGUEL ANTONIO

SANCHEZ CHARLES R & CYNTHIA A

Owner Address	Owner Address Two
8205 DUNHILL AVE SW	ALBUQUERQUE NM 87121-2546
4121 EUBANK BLVD NE	ALBUQUERQUE NM 87111-3421
10601 ANTLER TOOL RD SW	ALBUQUERQUE NM 87121-5433
8709 ODIN RD SW	ALBUQUERQUE NM 87121-9318
8405 DUNHILL AVE SW	ALBUQUERQUE NM 87121
10000 WILSHIRE AVE NE	ALBUQUERQUE NM 87122-3018
8715 ODIN RD SW	ALBUQUERQUE NM 87121-9318
8201 DUNHILL AVE SW	ALBUQUERQUE NM 87121
400 CARFAX PL SW	ALBUQUERQUE NM 87121
8128 GREYTHORN RD SW	ALBUQUERQUE NM 87121
8419 DUNHILL AVE SW	ALBUQUERQUE NM 87121-2279
507 WHISPER POINTE SW	ALBUQUERQUE NM 87121
501 WHISPER POINTE ST SW	ALBUQUERQUE NM 87121-4212
4004 MCLAUGHLIN AVE	SAN JOSE CA 95121-2632
8209 DUNHILL AVE SW	ALBUQUERQUE NM 87121-2546
8301 DUNHILL AVE SW	ALBUQUERQUE NM 87121-2276
401 MAYFAIR PL SW	ALBUQUERQUE NM 87121-2283
8704 THOR RD SW	ALBUQUERQUE NM 87121
8509 DUNHILL AVE SW	ALBUQUERQUE NM 87121-2280
8701 ODIN RD SW	ALBUQUERQUE NM 87121-9318
8315 DUNHILL AVE SW	ALBUQUERQUE NM 87121
8708 THOR RD SW	ALBUQUERQUE NM 87121
505 WHISPER POINT ST SW	ALBUQUERQUE NM 87121
2215 MARGO RD SW	ALBUQUERQUE NM 87105
8523 DUNHILL AVE SW	ALBUQUERQUE NM 87121-2280
8401 DUNHILL AVE SW	ALBUQUERQUE NM 87121-2279
8700 THOR RD SW	ALBUQUERQUE NM 87121
344 CALLE AMARILLO SW	ALBUQUERQUE NM 87121-9300
8519 DUNHILL AVE SW	ALBUQUERQUE NM 87121

Tierra West LLC
5571 Midway Park PL, NE
Albuquerque, NM 87109



501 WHISPER POINTE LLC
501 WHISPER POINTE ST SW
ALBUQUERQUE NM 87121-4212

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5571 Midway Park PL, NE
Albuquerque, NM 87109



AGUILAR CINTHIA
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ALBUQUERQUE NM 87121

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DARK HORSE INVESTMENTS INC
10000 WILSHIRE AVE NE
ALBUQUERQUE NM 87122-3018

Tierra West LLC
5571 Midway Park PL, NE
Albuquerque, NM 87109



DURAN REYNALDO & BERTHA
8708 THOR RD SW
ALBUQUERQUE NM 87121

Tierra West LLC
5571 Midway Park PL., NE
Albuquerque, NM 87109



ENRIQUEZ-CHAVEZ EDITH
8401 DUNHILL AVE SW
ALBUQUERQUE NM 87121-2279

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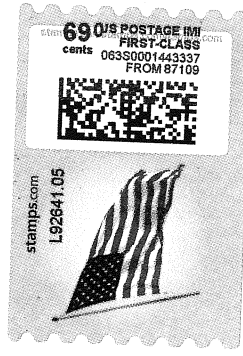
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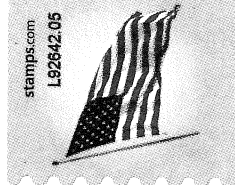
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ULIBARRI DEBBIE
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Tierra West LLC
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VALLE DEL CANTO HOMEOWNERS ASSOC C/O
CAROL PICKERT & ASSOC ATTN: JODY
4121 EUBANK BLVD NE
ALBUQUERQUE NM 87111-3421

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