

mgrummer@centurylink.net

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Tuesday, June 3, 2025 12:06 PM
To: 'mgrummer@centurylink.net'
Subject: 10000 CENTRAL SW_ Public Notice Inquiry Sheet Submission
Attachments: 04- Page_L-09-Z.pdf

PLEASE NOTE:
The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line
Route 66 West NA	Cherise	Quezada	cherquezada@yahoo.com	10304 Pasadena
Route 66 West NA	Paul	Fava	paulfava@gmail.com	505 Parnell
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Centennial
South West Alliance of Neighborhoods (SWAN Coalition)	Lorenzo	Otero	housealbcchrome@gmail.com	1413 Hilda

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, 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.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

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: Monday, June 2, 2025 4:58 PM

To: Office of Neighborhood Coordination <mgrummer@centurylink.net>

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

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Administrative Decision

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

Contact Name

Martin Grummer

Telephone Number

5059804399

Email Address

mgrummer@centurylink.net

Company Name

Martin FM Grummer-Architect

Company Address

331 Wellesley PI NE

City

ALBUQUERQUE

State

NM

ZIP

87106

Legal description of the subject site for this project:

Lot 2A, Block 1, Atrisco Grant

Physical address of subject site:

10000 CENTRAL SW

Subject site cross streets:

CENTRAL AVE & 98TH STREET

Other subject site identifiers:

SOUTHWEST CORNER OF CENTRAL AND 98TH

This site is located on the following zone atlas page:

L-09-Z

Captcha

x

mgrummer@centurylink.net

From: mgrummer@centurylink.net
Sent: Wednesday, June 4, 2025 10:28 AM
To: 'cherquezada@yahoo.com'; 'paulfava@gmail.com'; 'jgallegoswccdg@gmail.com';
'housealbchrome@gmail.com'
Cc: 'Doug Peterson'
Subject: Major Amendment Submittal for Mercado el Milagro

4 June 2025

Jerry Gallegos, South West Alliance of Neighborhoods (SWAN Coalition) Lorenzo Otero, South West Alliance of Neighborhoods (SWAN Coalition) Cherise Quezada, Route 66 West NA Paul Fava, Route 66 West NA

Re: 10000 Central Avenue SW Major Amendment at Mercado el Milagro, in Albuquerque, NM

Per the city of Albuquerque requirements, we are informing you that PPI II, LLC (owner) will be submitting a Major Amendment to the approved Site Plan for the property at 10000 Central SW.

We are also inquiring whether you would like to have a meeting to discuss.

Here's a link to drawings for plans and elevations of the new proposed layout:

<https://www.dropbox.com/scl/fo/k9stmfkn1mzl089tkswgv/AJCU6s0UmJR5HTFxBQQ0EFWw?rlkey=0m1f8d0td1iza710gwn9s94xh&st=pufc7z62&dl=0>

Please contact me, Martin Grummer (agent), should you require any further information.

Thanks,

Martin FM Grummer, Architect

Phone: 505-265-2507
Mobile: 505-980-4399
Email: mgrummer@centurylink.net
331 Wellesley Place NE, Albuq., NM 87106

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

Public Notice of a Proposed Project in the City of Albuquerque Administrative Review/Decision – Electronic Mail

Date of Notice*: 6/4/25

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 the Neighborhood Representatives on the attached list from the City of Albuquerque's Office of Neighborhood Coordination.

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

1. Subject Property Address* 10000 CENTRAL AVE. SW
Location Description SW CORNER OF 98TH AND CENTRAL
 2. Property Owner* PPI II, LLC
 3. Agent/Contractor [if other than the property owner] MARTIN GRUMMER
 4. Application(s) Type* per IDO [Table 6-1-1](#)
 - ☐ Historic Certificate of Appropriateness – Minor
 - ☐ Sign Permit
 - ☐ Alternative Signage Plan
 - ☐ Wall/Fence Permit
 - ☒ Site Plan – Administrative
- Summary of project/request*:

REVISION TO APPROVED SITE PLAN WITH NEW BUILDIGN LAYOUT

5. This application will be decided by staff. Please contact devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select option for Development Review Services.

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

Preferred project contact information:

Name: MARTIN GRUMMER
Email: mgrummer@centurylink.net
Phone: 505-265-2507

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

Pre-submittal Neighborhood Meeting date, if it occurred: _____

Brief Meeting Summary:

A neighborhood meeting was offered to the applicable Neighborhood Associations but one was not requested

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

Additional Information from IDO Zoning Map⁵:

1. Area of Property [typically in acres] 8.7205
2. IDO Zone District(s) NR-C
3. Overlay Zone(s) [if applicable] _____
4. Center or Corridor Area [if applicable] _____
5. Current Land Use(s) [vacant, if none] Restaurant, retail, 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 within 15 days of the date of this notice for a Site Plan – Administrative application that proposes more than 100 multi-family dwelling units or more than 50,000 s.f. of nonresidential development. To request a facilitated meeting, contact the Planning Department at devhelp@caba.gov or 505-924-3860 and select the option for “Development Review Services”.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map:

<https://tinyurl.com/idozoningmap>

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



Language Access Notice:

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

Notificación de Acceso Lingüístico.
Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

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 biholnihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kinit'aagoo, 600 2nd Kinit'aa NW, Albuquerque, NM 87102.



UPTOWN
2505 GRACELAND DR NE
ALBUQUERQUE, NM 87110-9998
www.usps.com

06/10/2025

09:03 AM

TRACKING NUMBERS

9589 0710 5270 1898 6771 42
9589 0710 5270 1898 6771 59
9589 0710 5270 1898 6771 66
9589 0710 5270 1898 6771 73

TRACK STATUS OF ITEMS WITH THIS CODE (UP TO 25 ITEMS)



TRACK STATUS BY TEXT MESSAGE

Send tracking number to 28777 (2USPS)
Standard message and data rates may apply

TRACK STATUS ONLINE

Visit <https://www.usps.com/tracking>
Text and e-mail alerts available

PURCHASE DETAILS

Product	Qty	Unit Price	Price
First-Class Mail® 1 Large Envelope Albuquerque, NM 87121 Weight: 0 lb 3.10 oz Estimated Delivery Date Thu 06/12/2025 Certified Mail® Tracking #: 9589 0710 5270 1898 6771 42	1		\$2.31 \$7.16
Total			\$7.16
First-Class Mail® 1 Large Envelope Albuquerque, NM 87105 Weight: 0 lb 3.10 oz Estimated Delivery Date Thu 06/12/2025 Certified Mail® Tracking #: 9589 0710 5270 1898 6771 59	1		\$2.31 \$7.16
Total			\$7.16
First-Class Mail® 1 Large Envelope Albuquerque, NM 87105 Weight: 0 lb 3.10 oz Estimated Delivery Date Thu 06/12/2025 Certified Mail® Tracking #: 9589 0710 5270 1898 6771 66	1		\$2.31 \$7.16
Total			\$7.16

First-Class Mail® 1 \$2.31
Large Envelope
Albuquerque, NM 87121
Weight: 0 lb 3.10 oz
Estimated Delivery Date
Thu 06/12/2025
Certified Mail®
Tracking #: 9589 0710 5270 1898 6771 73 \$7.16

Total

Grand Total: \$28.64

Credit Card Remit \$28.64

Card Name: VISA

Account #: XXXXXXXXXX5003

Approval #: 02658D

Transaction #: 328

ATD: A000000031010

AL: VISA CREDIT

PIN: Not Required CHASE VISA

Chip

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All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

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1-800-ASK-USPS
Agents do not have any additional information other than what is provided on usps.com

Tell us about your experience.
Go to: <https://postalexperience.com/Pos>
or scan this code with your mobile device,



or call 1-800-410-7420

LFN: 340146-0110
Receipt #: 840-58700067-1-8339924-2
Clerk: 50

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].
Albuquerque, NM 87105

0110 50
Postmark Here
JUN 10 2025
ALBUQUERQUE, NM 87105

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee appropriate)	\$0.00
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$2.31
Total Postage and Fees	\$7.16

Sent To
CHELSE DUEZADA
Street and Apt. No., or PO Box No.
City, State, ZIP+4[®]

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].
Albuquerque, NM 87105

0110 50
Postmark Here
JUN 10 2025
ALBUQUERQUE, NM 87105

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee appropriate)	\$0.00
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$2.31
Total Postage and Fees	\$7.16

Sent To
LORENZO OTERO
Street and Apt. No., or PO Box No.
City, State, ZIP+4[®]

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].
Albuquerque, NM 87121

0110 50
Postmark Here
JUN 10 2025
ALBUQUERQUE, NM 87121

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee appropriate)	\$0.00
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$2.31
Total Postage and Fees	\$7.16

Sent To
PAUL PAVA
Street and Apt. No., or PO Box No.
City, State, ZIP+4[®]

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].
Albuquerque, NM 87121

0110 50
Postmark Here
JUN 10 2025
ALBUQUERQUE, NM 87121

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee appropriate)	\$0.00
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$2.31
Total Postage and Fees	\$7.16

Sent To
JERRY GARCIA
Street and Apt. No., or PO Box No.
City, State, ZIP+4[®]

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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



PART I - PROCESS	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	
Decision-making Body:	
Pre-Application meeting required:	☐ Yes ☒ No
Neighborhood meeting required:	☐ Yes ☒ No
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: 10000 CENTRAL AVE. SW	
Name of property owner: PPI II, LLC	
Name of applicant: MARTIN GRUMMER	
Date, time, and place of public meeting or hearing, if applicable:	
Address, phone number, or website for additional information:	
505-265-2507, https://www.dropbox.com/scl/fi/529mmu7e6wrrau8v6re7w/05-Mem-SITE-PLAN-and-DRAWINGS-Copy.pdf?rlkey=wb2leaac37aax9oc0ksvf5k&st=sbhnfdw&dl=0	
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 <u>IDO §14-16-6-4(K)</u>.	
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) 10 June 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.



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.

mgrummer@centurylink.net

From: mgrummer@centurylink.net
Sent: Wednesday, June 4, 2025 10:28 AM
To: 'cherquezada@yahoo.com'; 'paulfava@gmail.com'; 'jgallegoswccdg@gmail.com';
'housealbchrome@gmail.com'
Cc: 'Doug Peterson'
Subject: Major Amendment Submittal for Mercado el Milagro

4 June 2025

Jerry Gallegos, South West Alliance of Neighborhoods (SWAN Coalition) Lorenzo Otero, South West Alliance of Neighborhoods (SWAN Coalition) Cherise Quezada, Route 66 West NA Paul Fava, Route 66 West NA

Re: 10000 Central Avenue SW Major Amendment at Mercado el Milagro, in Albuquerque, NM

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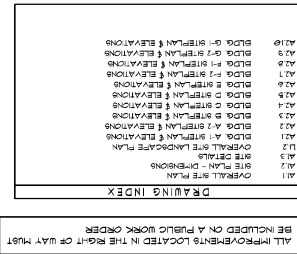
Please contact me, Martin Grummer (agent), should you require any further information.

Thanks,

Martin FM Grummer, Architect

Phone: 505-265-2507
Mobile: 505-980-4399
Email: mgrummer@centurylink.net
331 Wellesley Place NE, Albuq., NM 87106

27	REINFORCED CONCRETE RAISED AND FINISHED CONCRETE (CONCRETE) FLOORING (RAISED) TO 10 INCHES ABOVE FLOORING BY
26	PROPOSED PAINT FLOOR LOCATION RE 8/1/1. NOW POLE DETAIL.
25	EXISTING RAHWALL BUILT 8/1/1. NOW POLE DETAIL.
24	EXISTING RAHWALL BUILT 8/1/1. NOW POLE DETAIL.
23	EXISTING RAHWALL BUILT 8/1/1. NOW POLE DETAIL.
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3	EXISTING RAHWALL BUILT 8/1/1. NOW POLE DETAIL.
2	EXISTING RAHWALL BUILT 8/1/1. NOW POLE DETAIL.
1	EXISTING RAHWALL BUILT 8/1/1. NOW POLE DETAIL.



PETERSON
PROPERTIES



REVISIONS

NO.	DATE	DESCRIPTION
1	7 JUN 2019	ISSUED FOR PERMITS

VERIFIED BY:
 CHECKED BY:
 DRAWN BY:
 DATE: 7 JUN 2019

TC

10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121

SITE DETAILS

PROJECT INFORMATION

MERCADO EL MILAGRO
SITE PLAN 2024

CLIENT

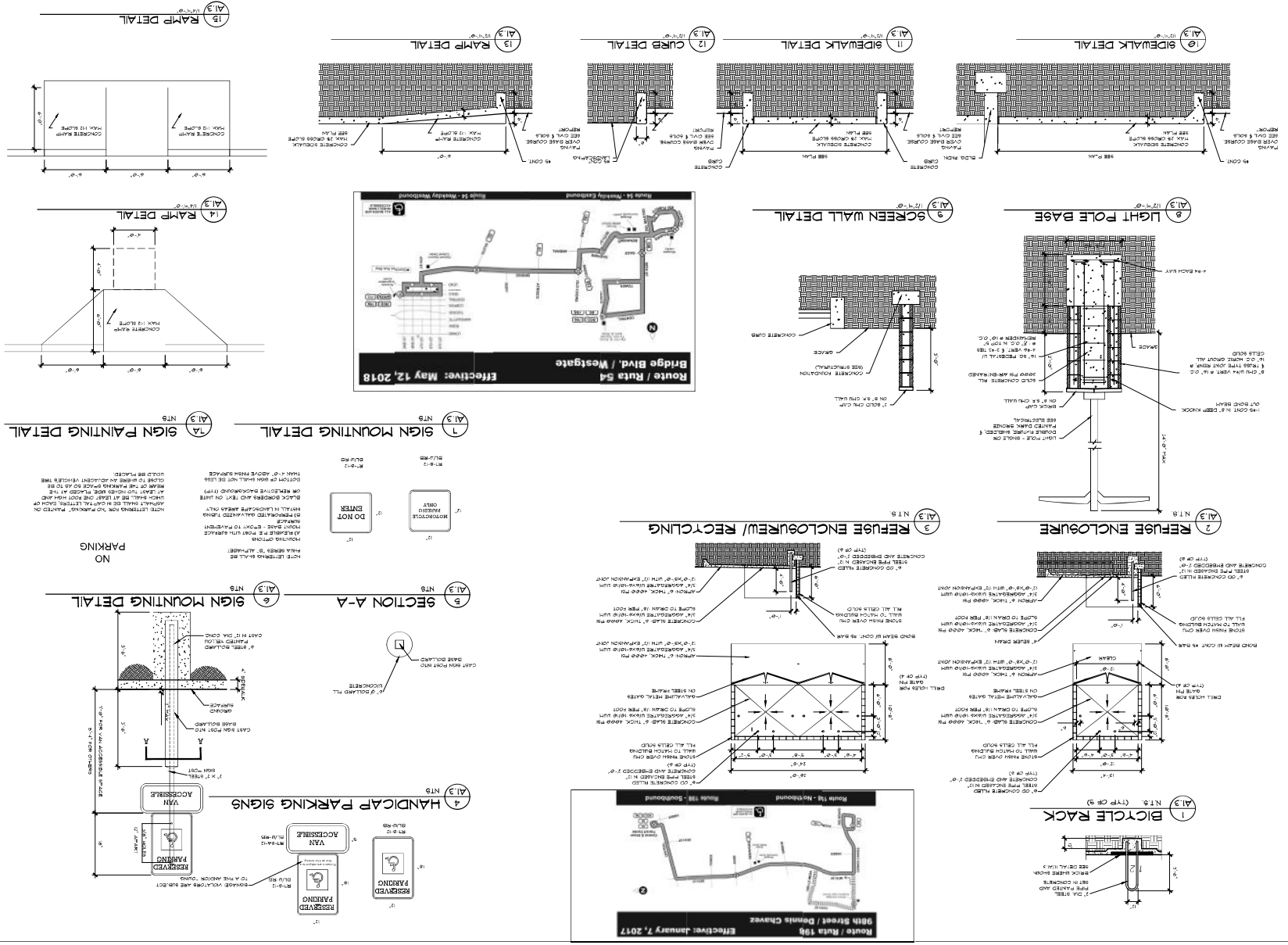
PETERSON
ARCHITECTS

SCALE

1" = 10'-0"

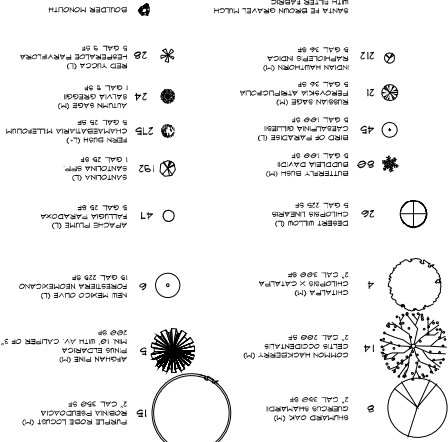
NOTES

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

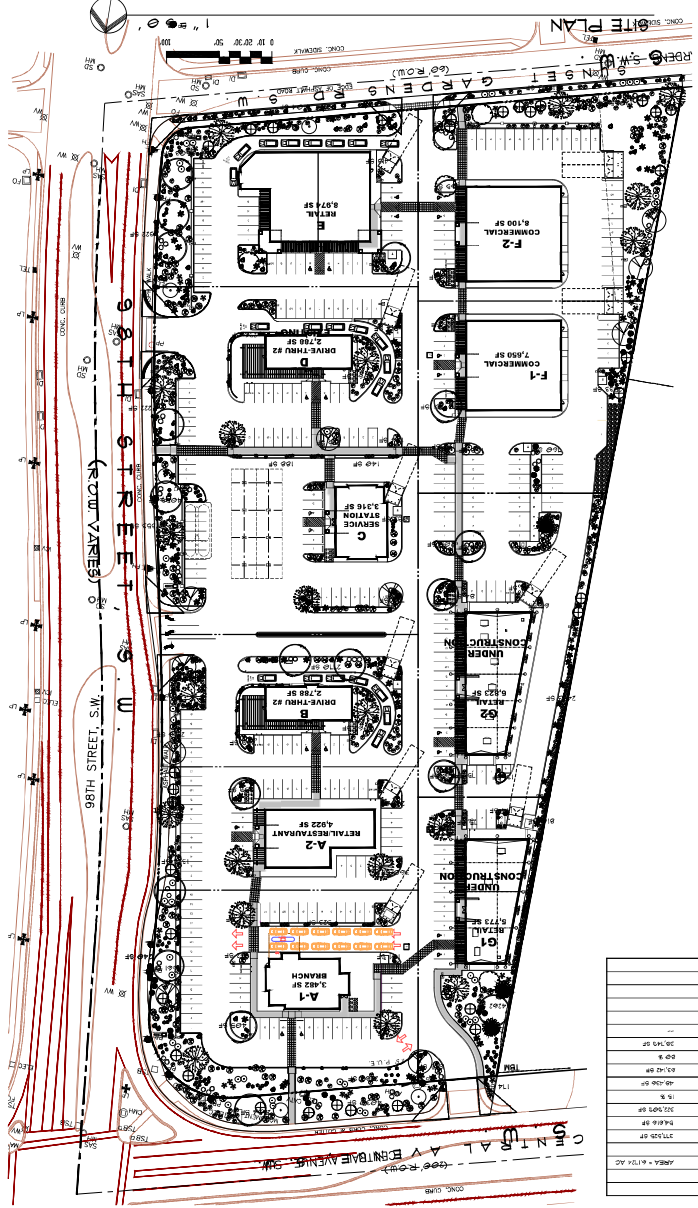


[illegible]

PLANT LEGEND

[illegible]

1
H.2
TREE PLANTING DETAIL
NTS



L1.2

REVISIONS	

SHEET NO.: _____

DATE:	2 JUNE 2025
DRAWN BY:	WFMG
CHECKED BY:	
VERIFIED BY:	

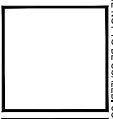
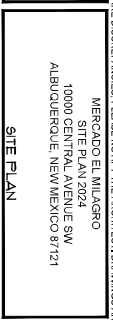
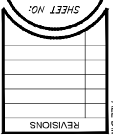
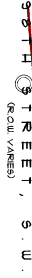
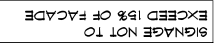
MEMPHIS
10000
ALBUQUERQUE
SITE L

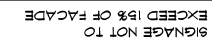
LANDSCAPE PLAN
SITE PLAN 2024
CENTRAL AVENUE S
ROQUE, NEW MEXICO

W	
87121	
AN	

PETERSON
PROPERTIES







- [illegible]

98TH STREET, S.W.
(R.O.W. VARIES)

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

REVISIONS

DATE:	2 JUNE 2025
DRAWN BY:	MMG
CHECKED BY:	
VERIFIED BY:	

C

MERCADO EL MILAGRO
SITE PLAN 2024
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