



**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 checked="" 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)
	<b>APPEAL</b>
	<input type="checkbox"/> Decision of DHO (Form A)

**BRIEF DESCRIPTION OF REQUEST**

The applicant is requesting approval to vacate a 16' wide alley (8,888.14 Square Feet) along the west side of the property between McKnight Ave NW and I-40 Frontage Road.

**APPLICATION INFORMATION**

Applicant/Owner: City of Albuquerque - Municipal Development, Jennifer Turner, Director		Phone: (505) 362-8903
Address: P.O. Box 1293		Email:
City: Albuquerque	State: NM	Zip: 87194
Professional/Agent (if any): JAG Planning & Zoning - Juanita Garcia		Phone: (505) 326-8903
Address: P.O. Box 7857		Email: jag@jagpandz.com
City: Albuquerque	State: NM	Zip: 87194
Proprietary Interest in Site:	List all owners: City of Albuquerque Public Right-of-way	

**SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)**

Lot or Tract No.: Next to a Portion of Coronado Park	Block:	Unit:
Subdivision/Addition: Coronado Park	MRGCD Map No.:	UPC Code: 101405931311141604
Zone Atlas Page(s): H-14-Z	Existing Zoning: NR-PO-A	Proposed Zoning No Change
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 4.4163

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: Next to 301 McKnight NW Between: 3rd ST NW and: 4th St NW

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

PR-2019-003030, PR-2024-010349, SI-2024-01085, PS-2024-00135

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: <i>Juanita Garcia</i>	Date: 08/29/2024
Printed Name: Juanita Garcia - JAG Planning & Zoning	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FORM V: VACATIONS OF EASEMENTS OR RIGHT-OF-WAY - DHO**

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

VACATION OF RIGHT-OF-WAY - DHO

VACATION OF RIGHT-OF-WAY - COUNCIL

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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.

**VACATION DOCUMENTATION**

- 1) DHO Application form completed, signed, and dated
- 2) Form V with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 4) Copy of the complete document which created the easement(s)  
*Not required for City owned public right-of-way*
- 5) Drawing showing the easement or right-of-way to be vacated
- 6) If easements, list number to be vacated \_\_\_\_\_
- 7) Square footage to be vacated (see IDO Section 14-16-6-6(M)) 8888.14 Square Feet

**SUPPORTIVE DOCUMENTATION**

- 8) Letter of authorization from the property owner if application is submitted by an agent
- 9) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- 10) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

**PUBLIC NOTICE DOCUMENTATION**

- 11) Sign Posting Agreement
- 12) Proof of a Pre-Submittal Neighborhood Meeting per IDO 14-16-6-4(C)
  - Office of Neighborhood Coordination neighborhood meeting inquiry response
  - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
  - Completed neighborhood meeting request form(s)
  - If a meeting was requested or held, copy of sign-in sheet and meeting notes

13) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)

Office of Neighborhood Coordination notice inquiry response

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

14) Interpreter Needed for Hearing? No if yes, indicate language: \_\_\_\_\_

VACATION OF PRIVATE EASEMENT

VACATION OF PUBLIC EASEMENT

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 V with all the submittal items checked/marked

\_\_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled

\_\_\_\_ 4) Copy of the complete document which created the easement(s)

\_\_\_\_ 5) Drawing showing the easement or right-of-way to be vacated

\_\_\_\_ 6) List number to be vacated \_\_\_\_\_

\_\_\_\_ 7) Letter of authorization from the property owner if application is submitted by an agent

\_\_\_\_ 8) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)

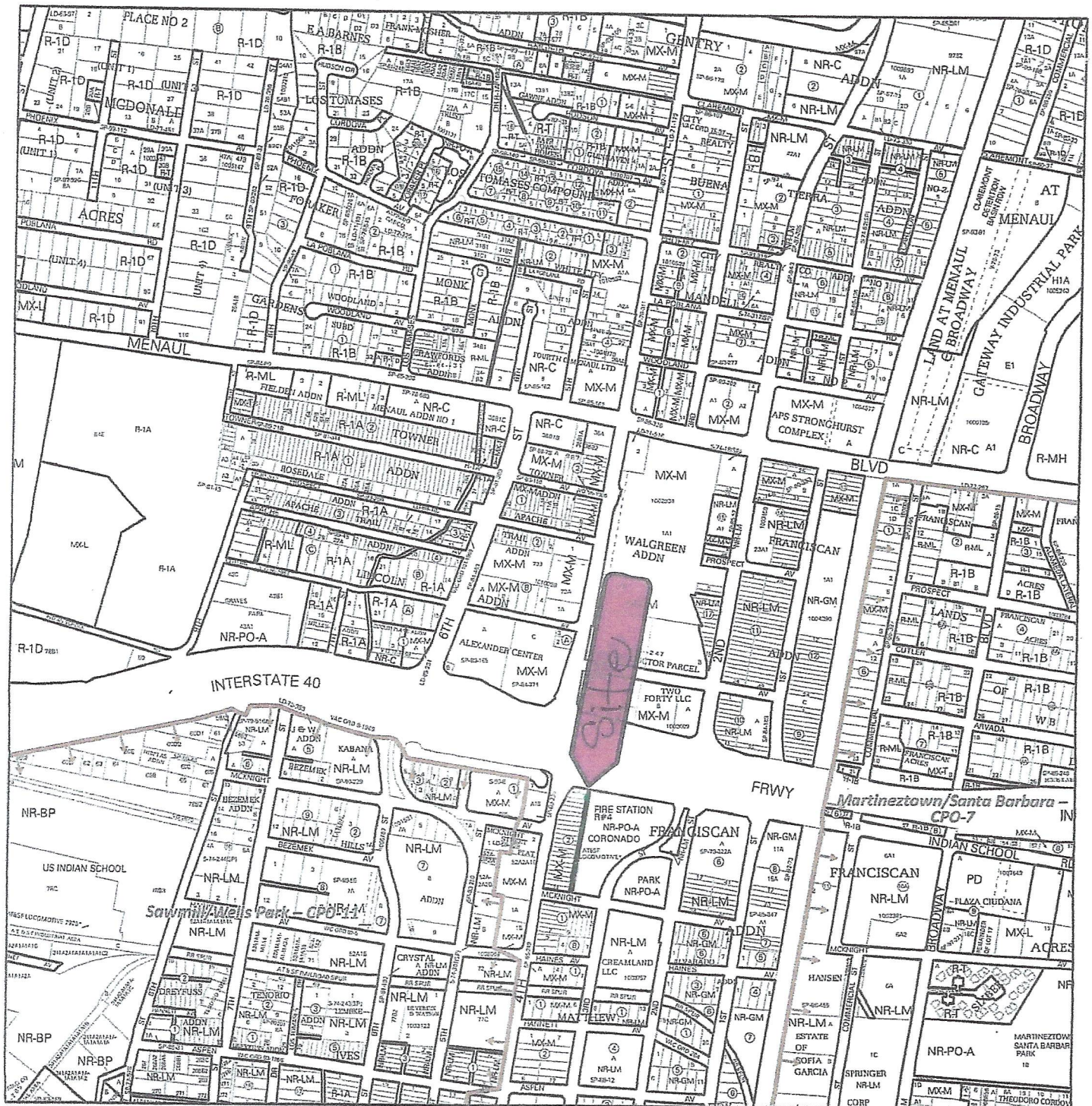
\_\_\_\_ 9) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

\_\_\_\_ 10) Interpreter Needed for Hearing? \_\_\_\_ if yes, indicate language: \_\_\_\_\_

EXTENSION OF VACATION

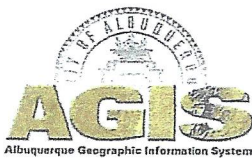
A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other 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 V with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Drawing showing the vacated easement or right-of-way
- \_\_\_ 5) Vacated square footage (see IDO Section 14-16-6-6(M) \_\_\_\_\_)
- \_\_\_ 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: \_\_\_

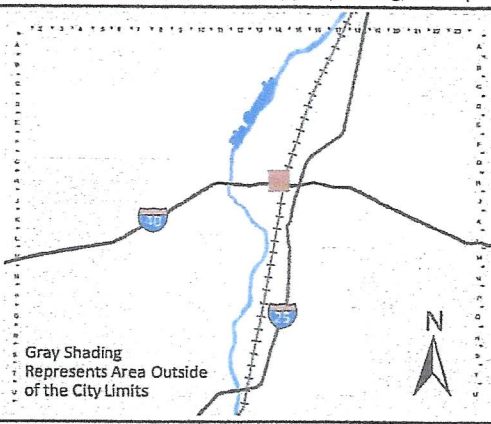


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



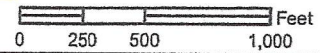
IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



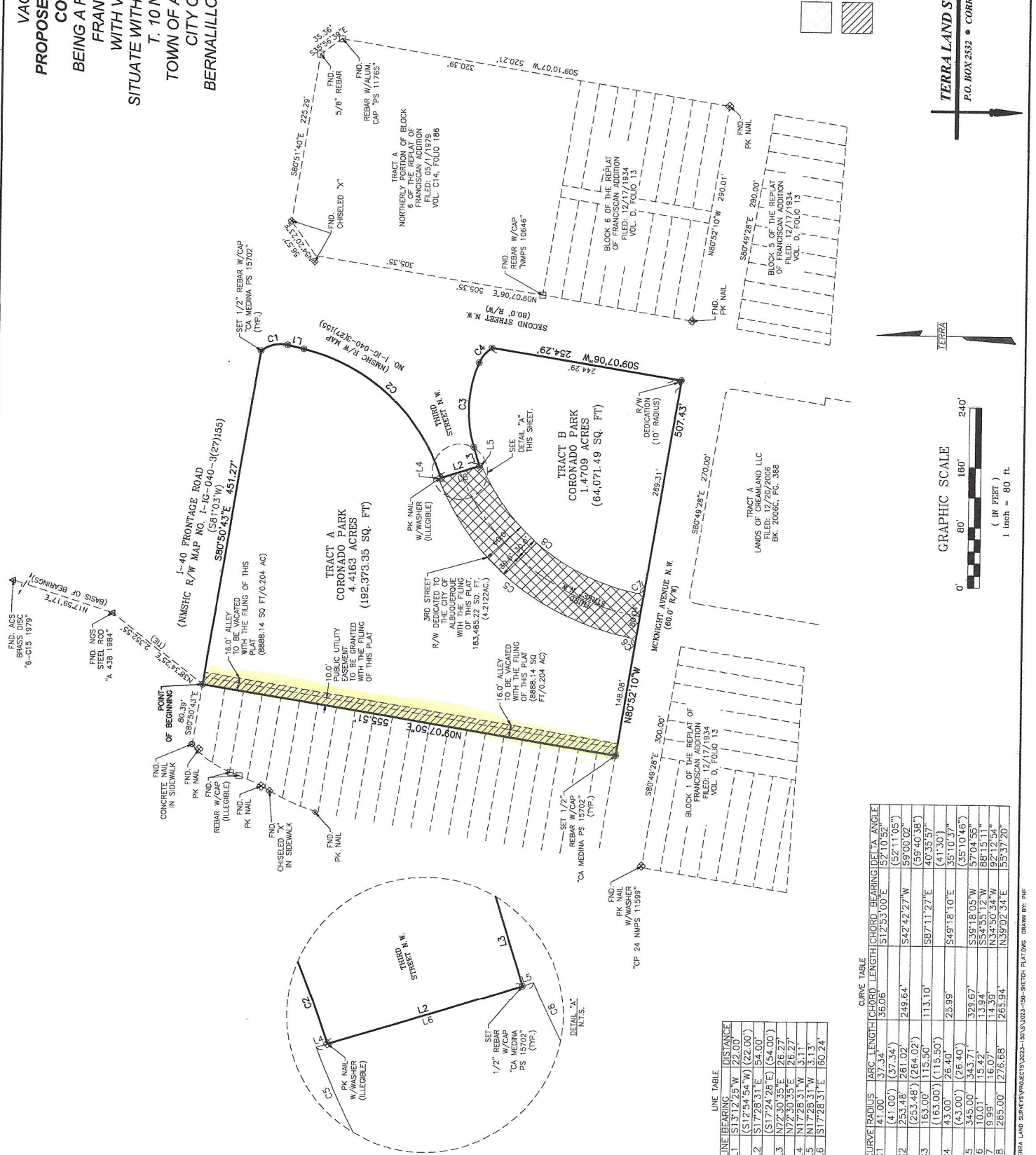
Gray Shading  
Represents Area Outside  
of the City Limits

Zone Atlas Page:  
**H-14-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



VACATION EXHIBIT  
**PROPOSED TRACT A & TRACT B**  
**CORONADO PARK**  
 BEING A REPLAT OF CITY PARK  
 FRANCISCAN ADDITION  
 WITH VACATED 16' ALLEY  
 SITUATE WITHIN PROJECTED SECTION 8  
 T. 10 N., R. 3 E., N.M.P.M.  
 TOWN OF ALBUQUERQUE GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY 2024



LINE TABLE

LINE BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1 S13°12'23"W	37.34'	36.06'	S12°53'00"E	52°10'52"
L2 S17°28'31"E	22.00'	21.00'	S17°28'31"E	52°11'05"
L3 S23°44'28"E	261.02'	249.64'	S42°42'27"W	59°00'02"
L4 N72°30'35"E	54.00'	52.77'	S23°44'28"E	59°40'38"
L5 N17°28'31"W	26.27'	25.27'	S87°11'27"E	40°35'57"
L6 S17°28'31"E	3.13'	3.13'	S17°28'31"E	41°30'
	160.24'	155.51'	S49°18'10"E	35°10'37"
	26.40'	25.99'	S39°18'05"W	(35°10'46")
	343.71'	329.67'	S54°55'12"W	57°04'55"
	1.99'	1.99'	S54°55'12"W	88°15'11"
	16.07'	15.90'	N39°50'34"W	92°12'54"
	276.68'	265.94'	N59°02'34"E	95°37'20"

CURVE TABLE

CURVE RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1 141.00'	37.34'	36.06'	S12°53'00"E	52°10'52"
C2 249.64'	249.64'	249.64'	S42°42'27"W	59°00'02"
C3 113.10'	113.10'	113.10'	S87°11'27"E	40°35'57"
C4 25.99'	25.99'	25.99'	S49°18'10"E	35°10'37"
C5 329.67'	329.67'	329.67'	S39°18'05"W	(35°10'46")
C6 1.99'	1.99'	1.99'	S54°55'12"W	88°15'11"
C7 15.90'	15.90'	15.90'	N39°50'34"W	92°12'54"
C8 265.94'	265.94'	265.94'	N59°02'34"E	95°37'20"

LEGEND

- ▲ CONTROL MONUMENT
- SET 1/2" REBAR W/CAP STAMPED "CA MEDINA PS 15702"
- FND. REBAR W/CAP
- ◇ FND. CHISELED "X"
- ◆ FND. PK NAIL
- FND. CONCRETE NAIL
- ▭ RIGHT-OF-WAY HATCH
- ▨ 16.0' ALLEY VACATED BY

TERRA LAND SURVEYS, LLC  
 P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-6513

GRAPHIC SCALE  
 0' 80' 160' 240'  
 ( IN FEET )  
 1 inch = 80 ft.

# CITY OF ALBUQUERQUE



## LETTER OF AUTHORIZATION

**SUBJECT PROPERTY:** 16' wide alley west of 301 McKnight NW and property located at 301 McKnight NW, legally described as a **Portion of Coronado Park**, and containing approximately 4.4163 acres.

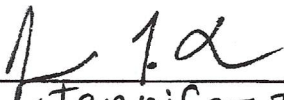
I, the undersigned owner/representative of the subject property, hereby designate JAG Planning & Zoning, LLC to be my authorized representative for the Vacation of Alley and the subsequent Subdivision Application to the Development Hearing Officer (DHO).

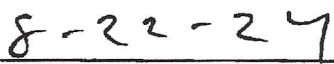
PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

  
\_\_\_\_\_  
Jennifer Turner, Director  
Authorized Representative  
City of Albuquerque

  
\_\_\_\_\_  
Date



---

August 29, 2024

Development Hearing Officer (DHO)  
City of Albuquerque, Planning Department  
600 2<sup>nd</sup> Street NW, Albuquerque NM 87102

Development Hearing Officer:

JAG Planning & Zoning, agent for City of Albuquerque, Department of Municipal Development, respectfully requests your review and a recommendation of approval of a vacation of right-of-way to City Council in accordance with 14-16-6-6 (M) of the Integrated Development Ordinance (IDO).

#### Request

The applicant is requesting a recommendation of approval to City Council for a Vacation-of-Way for a 16' wide alley west of 301 McKnight NW legally described as a **Portion of Coronado Park**, and containing approximately 4.4163 acres. The Vacation of right-of-way is for an approximate area of 8,888.14 square feet and if granted approval, will be combined with the proposed plat for Coronado Park. The alley currently has utilities and a proposed 10' utility easement will be dedicated as part of the subdivision plat, if approved.

**14-16-6-6(M)(3)(a) - The public welfare does not require that the public right-of-way or easement be retained.**

The 16' wide alley located west of 301 McKnight NW and runs north and south between McKnight NW and the I-40 frontage road that runs along the south side of I-40. The existing alley could provide vehicular access to 6 Bernalillo County Parcels; however, the alley only provides vehicular access to an existing fire station and Coronado Park. It seems that over the years, the alley was blocked in order to protect the fire station from the activities that were occurring on Coronado Park. Since the alley has not been used as a public right-of-way for many years, the applicant is arguing that the public welfare does not require the use of the alley. The adjacent properties have other vehicular means to reach their property, if the vacation of right-of-way is to be approved.



---

**14-16-6-6(M)(3)(b) - There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.**

The subject public right-of-way is developed with utility poles, some asphalt and dirt. The existing alley is not being used as a true alley allowing for an alternative vehicular access route to the adjacent properties. The north end of the alley has been barricaded to prevent vehicles from entering the Interstate 40 frontage road that is located immediately north of the alley. The alley has been blocked along the south end for many years to protect the property that contains the existing fire station.

If granted approval, the vacated area will be used as part of a larger redevelopment of the area that includes the construction of a new fire station to serve the area. Specifically, the vacated alley will be utilized as part of the internal vehicular circulation pattern to accommodate the large fire trucks that are typically found at fire stations and the grading and drainage plan.

If granted approval, the owner will be required to maintain the vacated alley as part of its overall redevelopment of the site in a manner that will meet the requirements of the IDO and the Development Process Manual (DPM). Maintenance of the area by the property owner will result in a net benefit to the public welfare than the minor detriment resulting from the vacation request. Most of the area proposed to be vacated is encumbered by utility easements; however, the applicant intends on upgrading the area which will result in an improvement to the area.

All property owners will still have vehicular access to their property, either through 4<sup>th</sup> Street or along McKnight NW. The fact that only one property owner has vehicular access to their property through the alley, demonstrates convincing evidence that any substantial property right is not being abridged against the will of the owner of the right. The applicant is aware that Real Property will give the adjacent property owner the opportunity to purchase part of the vacated alley, if this request is granted approval.

#### **Neighborhood and Adjacent Property Owner Notification**

The vacation of right-of-way request will meet the applicable standards of the IDO, DPM and other City requirements. Notification requirements for this request, as specified in Table 6-1-1 of the IDO have also been met. Letters were sent to the affected neighborhood associations two weeks prior to application submission. As of date, the applicant has not heard from any of the affected neighborhood associations to determine if a meeting is to be requested.

---

In addition, property owners within 100 feet of this request were also notified of this request, also two weeks prior to the application date. A note was added to the notification letter specifically requesting the adjacent property owner to contact the agent to discuss this case. Information from the City of Albuquerque Planning Department includes a list of property owners within 100 feet of the subject site and a boundary map of the property owners. As of date, the applicant has not heard from adjacent owners.

Thank you for your consideration on this matter.

Sincerely,



Juanita Garcia

Principal

JAG Planning and Zoning, LLC



**Vacant Alley next to 301 McKnight NW\_ Public Notice Inquiry Sheet Submission**

1 message

Office of Neighborhood Coordination <onc@cabq.gov>  
To: JAG JAG <jag@jagpandz.com>

Mon, Aug 19, 2024 at 8:55 AM

**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	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Near North Valley NA	<a href="mailto:nearnorthvalleyna@gmail.com">nearnorthvalleyna@gmail.com</a>	Joe	Sabatini	<a href="mailto:jsabatini423@gmail.com">jsabatini423@gmail.com</a>	3514 6th Street NW	Albuquerque	NM	87107	5058507455	5053449212
Near North Valley NA	<a href="mailto:nearnorthvalleyna@gmail.com">nearnorthvalleyna@gmail.com</a>	Marit	Tully	<a href="mailto:nearnorthvalleyna@gmail.com">nearnorthvalleyna@gmail.com</a>	PO Box 6953	Albuquerque	NM	87197		5053857863
North Valley Coalition	<a href="mailto:nvcabq@gmail.com">nvcabq@gmail.com</a>	Peggy	Norton	<a href="mailto:peggnorton@yahoo.com">peggnorton@yahoo.com</a>	3810 11th Street NW	Albuquerque	NM	87107		5053459567
North Valley Coalition	<a href="mailto:nvcabq@gmail.com">nvcabq@gmail.com</a>	James	Salazar	<a href="mailto:jasalazamm@gmail.com">jasalazamm@gmail.com</a>	5025 Guadalupe Trail NW	Albuquerque	NM	87107	5054895040	
Wells Park NA	<a href="mailto:wellsparkna@gmail.com">wellsparkna@gmail.com</a>	Doreen	McKnight	<a href="mailto:doreenmcknightnm@gmail.com">doreenmcknightnm@gmail.com</a>	1426 7th Street NW	Albuquerque	NM	87102		5056152937
Wells Park NA	<a href="mailto:wellsparkna@gmail.com">wellsparkna@gmail.com</a>	Edwina	Kiro	<a href="mailto:edwina.kiro@yahoo.com">edwina.kiro@yahoo.com</a>	1015 Lynch Court NW	Albuquerque	NM	87104		5054805925

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](mailto: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 form you need for notifying neighborhood associations can be found here: [https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official\\_public\\_notice\\_form-2019.pdf](https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf).
- 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 your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

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](mailto:suzannaflores@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

---

**From:** [webmaster@cabq.gov](mailto:webmaster@cabq.gov) <[webmaster@cabq.gov](mailto:webmaster@cabq.gov)>

**Sent:** Friday, August 16, 2024 5:20 PM

**To:** Office of Neighborhood Coordination <[jag@jagpandz.com](mailto:jag@jagpandz.com)>

**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>

**Subject:** Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to [phishing@cabq.gov](mailto: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

Juanita Garcia

Telephone Number

5053628903

Email Address

[jag@jagpandz.com](mailto:jag@jagpandz.com)

Company Name

JAG Planning & Zoning, LLC

Company Address

P.O. Box 7857

City

Albuquerque

State

NM

ZIP

87194

Legal description of the subject site for this project:

Public Alley next to a Portion of Coronado Park

Physical address of subject site:

Vacant Alley next to [301 McKnight NW](#)

Subject site cross streets:

McKnight and 4th ST NW

Other subject site identifiers:

South of I-40

This site is located on the following zone atlas page:

H-14

Captcha

x

---

 **H-14 AFR Coronado.pdf**  
1695K



JAG JAG <jag@jagpandz.com>

---

## Public Notice of a Proposed Project in the City of Albuquerque

3 messages

---

JAG JAG <jag@jagpandz.com>

Tue, Aug 20, 2024 at 12:18 PM

To: zJoe Sabatini <jsabatini423@gmail.com>, Near North Valley NA <NearNorthValleyNA@gmail.com>, "Peggy Norton (peggynorton@yahoo.com)" <peggynorton@yahoo.com>, jasalazarm@gmail.com, Doreen Romero <dromero@bd-llc.com>, "edwina.kiro@yahoo.com" <edwina.kiro@yahoo.com>

Cc: JAG JAG <jag@jagpandz.com>, Christopher Medina <cmedina@terrasurveys.net>, Kevin deGraauw <kevin@va-architects.com>

August 20, 2024

**Joe Sabatini – Near North Valley Neighborhood Association**

**Marit Tully – Near North Valley Neighborhood Association**

**Peggy Norton – North Valley Coalition**

**James Salazar – North Valley Coalition**

**Doreen McKnight – Wells Park Neighborhood Association**

**Edwina Kiro – Wells Park Neighborhood Association**

**Re: Public Notice of a Proposed Project in the City of Albuquerque**

We are submitting an application for a vacation of right-of-way (alley) with the Development Hearing Officer (DHO) for an alley next to 301 McKnight NW and Coronado Park. The application is expected to be heard on September 25, 2024. We have attached the Neighborhood Association form that provides information regarding this request, the vacation of right-of-way exhibit that identifies the location of the alley and a copy of the zone atlas map. Please don't hesitate to contact us if you would like to meet 15 days before the hearing date.

We are also available to answer any questions you may have.

Kind Regards,

Juanita and Andrew Garcia  
Principals  
JAG Planning & Zoning, LLC  
P.O. Box 7857, Albuquerque, NM 87194  
(505) 362-8903 and (505) 363-5613



---

**2 attachments**

 **Application Neighborhood Notice.pdf**  
4799K

 **Neighborhood Association Contact Information.pdf**  
1375K

---

**Shel Wright** <swright@buffaloarch.com>  
To: "jag@jagpandz.com" <jag@jagpandz.com>

Tue, Aug 20, 2024 at 12:20 PM

Your message

To: Shel Wright  
Subject: Public Notice of a Proposed Project in the City of Albuquerque  
Sent: Tuesday, August 20, 2024 12:18:10 PM (UTC-07:00) Mountain Time (US & Canada)

was read on Tuesday, August 20, 2024 12:20:36 PM (UTC-07:00) Mountain Time (US & Canada).

---

**JAG JAG** <jag@jagpandz.com>  
To: "doreenmcknightnm@gmail.com" <doreenmcknightnm@gmail.com>  
Cc: edwina.kiro@yahoo.com

Tue, Aug 20, 2024 at 12:24 PM

Hello Doreen,

We inadvertently sent this email to the wrong address. We are forwarding you this email regarding the proposed vacation of right-of-way application we intend to submit for the September 25, 2024 DHO hearing date.

Please let us know if you have any questions.

Thank you.

Juanita and Andrew Garcia  
Principals  
JAG Planning & Zoning, LLC  
P.O. Box 7857, Albuquerque, NM 87194  
(505) 362-8903 and (505) 363-5613



[Quoted text hidden]

---

**2 attachments**

 **Application Neighborhood Notice.pdf**  
4799K

 **Neighborhood Association Contact Information.pdf**  
1375K



[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\*: 8/20/24

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.<sup>1</sup>
- Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address\* Alley adjacent to 301 McKnight NW  
Location Description A Portion of Coronado Park
2. Property Owner\* City of Albuquerque - Municipal Development
3. Agent/Applicant\* [if applicable] JAG Planning & Zoning, Juanita Garcia
4. Application Type(s)<sup>2\*</sup> per IDO [Table 6-1-1](#)

- Site Plan – EPC
- Subdivision \_\_\_\_\_ (Minor or Major or Bulk Land)
- Vacation Public ROW (Alley) (Easement/Private Way or Public Right-of-way)
- Variance – EPC
- Waiver \_\_\_\_\_ (DHO or Wireless Telecommunication Facility)
- Other: \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

The applicant is seeking to vacate a Public Right-of-Way (Alley) east of Coronado Park.

This application ultimately requires City Council approval.

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

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

<sup>1</sup> 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.

<sup>2</sup> 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.

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

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

Hearing Date/Time\*: September 25, 2024, 9:00 AM

Location\*4: Via Zoom https://cabq.zoom.us/j/87428681652

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

To contact staff, email [devhelp@cabq.gov](mailto: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: JAG Planning & Zoning, Juanita Garcia

Email: jag@jagpandz.com

Phone: (505) 362-8903

- Attachments:
- Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination\*
  - Others: \_\_\_\_\_

Online website or project page: devhelp@cabq.gov

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

1. Zone Atlas Page(s)\*5 H-14

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\*:

No deviations, variances or waivers will be requested with this application.

<sup>4</sup> Physical address or Zoom link

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

<sup>6</sup> 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:

Per amended IDO, Pre-submittal Neighborhood meeting is not required;

however, the applicant will arrange a facilitated meeting at least 15

days prior to the September 25, 2024 hearing date, if requested.

[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 Map<sup>7</sup>:**

- 1. Area of Property [typically in acres] 8,888.14 square feet
  - 2. IDO Zone District NR-PO (A)
  - 3. Overlay Zone(s) [if applicable]
  - 4. Center or Corridor Area [if applicable] None
- Current Land Use(s) [vacant, if none] Alley

**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](mailto: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>

<sup>7</sup> 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.

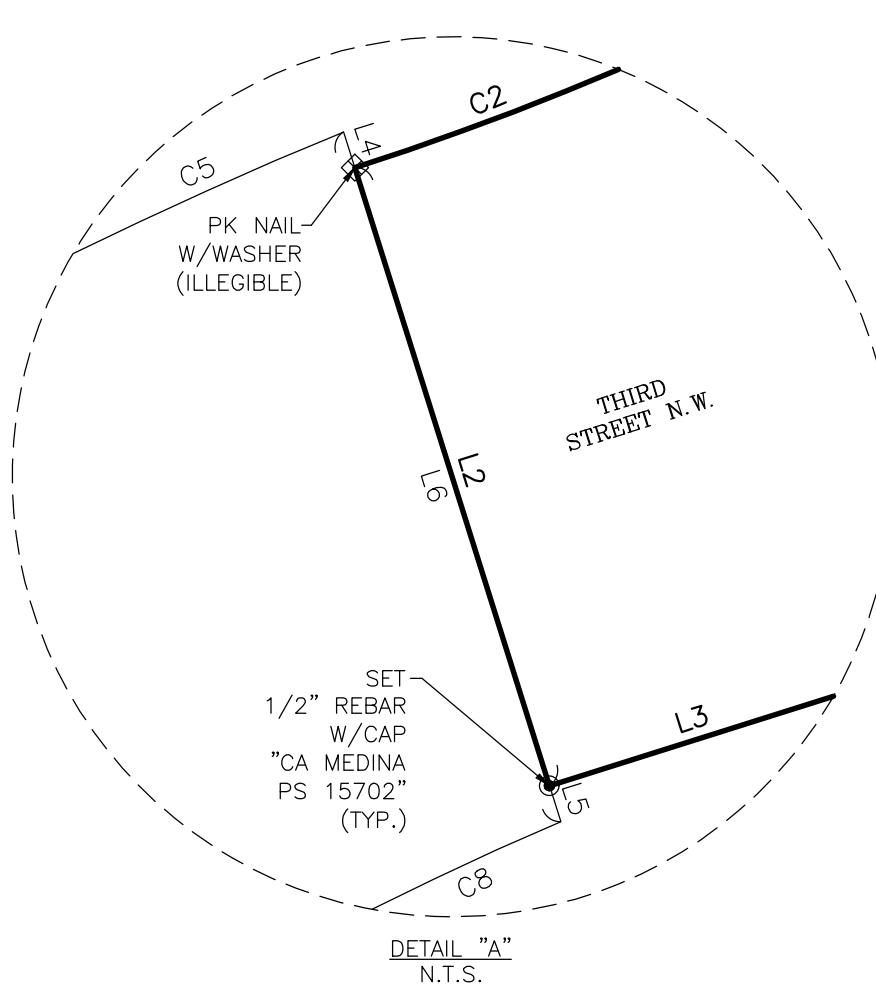
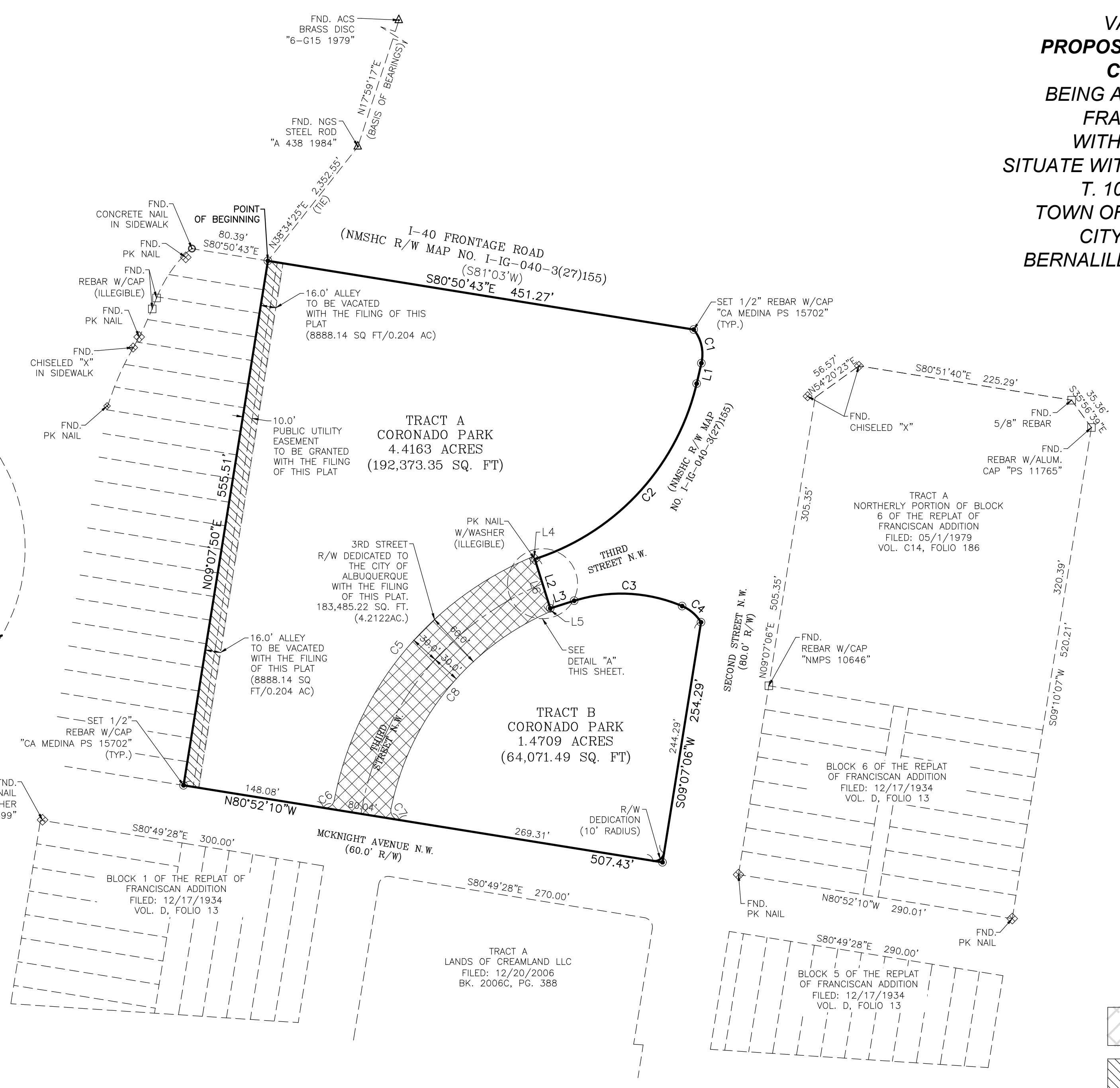
**Notificación de Acceso Lingüístico.**  
Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd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

VACATION EXHIBIT  
**PROPOSED TRACT A & TRACT B**  
**CORONADO PARK**  
 BEING A REPLAT OF CITY PARK  
 FRANCISCAN ADDITION  
 WITH VACATED 16' ALLEY  
 SITUATE WITHIN PROJECTED SECTION 8  
 T. 10 N., R. 3 E., N.M.P.M.  
 TOWN OF ALBUQUERQUE GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY 2024



LINE TABLE

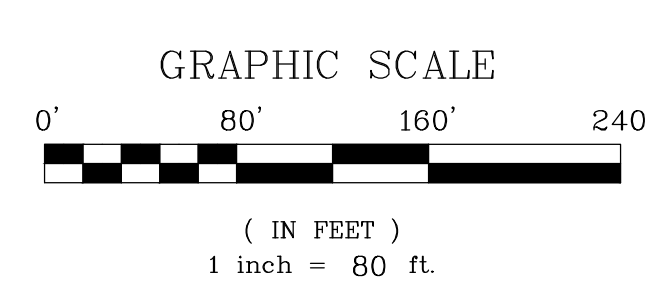
LINE	BEARING	DISTANCE
L1	S13°12'25"W (S12°54'54"W)	22.00' (22.00')
L2	S17°28'31"E (S17°24'28"E)	54.00' (54.00')
L3	N72°30'35"E (N72°30'35"E)	26.27' (26.27')
L4	N17°28'31"W (N17°28'31"W)	3.11' (3.11')
L5	N17°28'31"W (N17°28'31"W)	3.13' (3.13')
L6	S17°28'31"E (S17°28'31"E)	60.24' (60.24')

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	41.00' (41.00')	37.34' (37.34')	36.06'	S12°53'00"E	52°10'52" (52°11'05")
C2	253.48' (253.48')	261.02' (264.02')	249.64'	S42°42'27"W	59°00'02" (59°40'38")
C3	163.00' (163.00')	115.50' (115.50')	113.10'	S87°11'27"E	40°35'57" (41°30')
C4	43.00' (43.00')	26.40' (26.40')	25.99'	S49°18'10"E	35°10'37" (35°10'46")
C5	345.00'	343.71'	329.67'	S39°18'05"W	57°04'55"
C6	10.01'	15.42'	13.94'	S54°55'12"W	88°15'11"
C7	9.99'	16.07'	14.39'	N34°50'34"W	92°12'54"
C8	285.00'	276.68'	265.94'	N39°02'34"E	55°37'20"

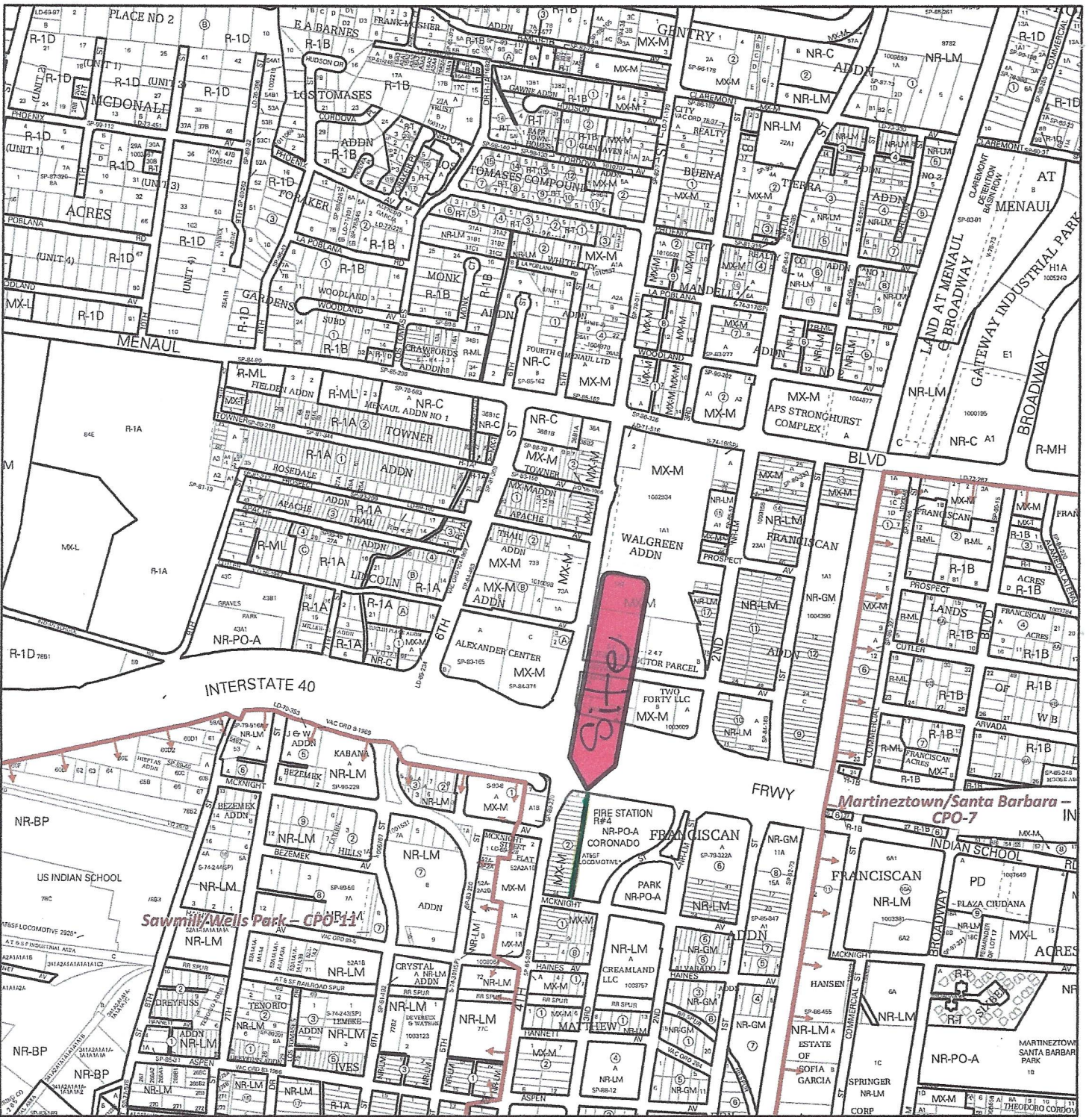
**LEGEND**

- ▲ CONTROL MONUMENT
- SET 1/2" REBAR W/CAP STAMPED "C.A. MEDINA PS 15702"
- FND. REBAR W/CAP
- ◇ FND. CHISELED "X"
- ◆ FND. PK NAIL
- FND. CONCRETE NAIL
- RIGHT-OF-WAY HATCH
- 16.0' ALLEY VACATED BY \_\_\_\_\_



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

X:\TERRA LAND SURVEYS\PROJECTS\2023-150\S\2023-150-SKETCH PLAT.DWG DRAWN BY: PHF



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

Albuquerque Geographic Information System

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:  
**H-14-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

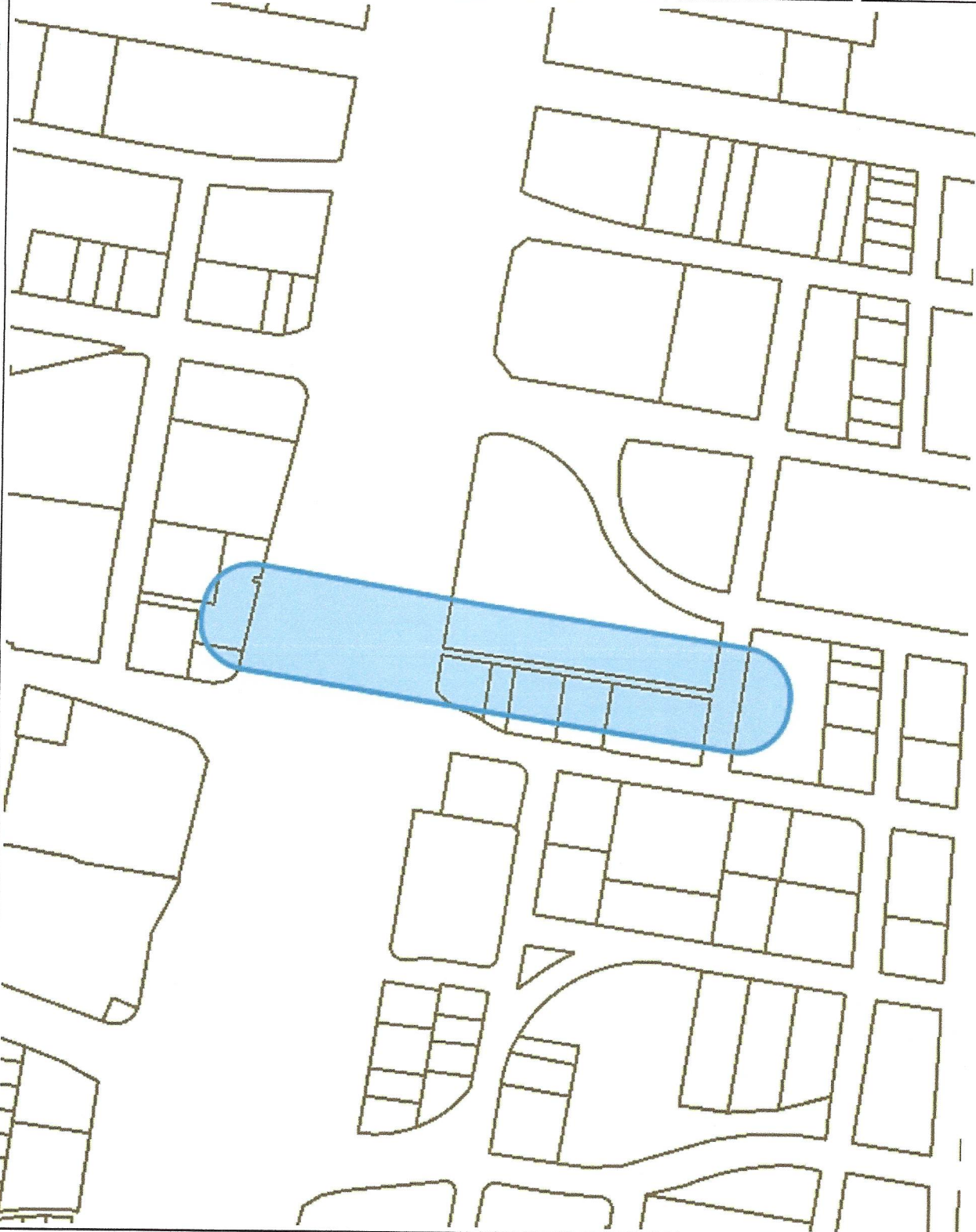
0 250 500 1,000 Feet



# Alleyway - McKnight Ave & Indian School Rd NW

## Legend

- Bernalillo County Parcels



## Notes

Buffer: 100 Ft.  
 ROW: McKnight Ave NW; Indian School Rd NW; 1-40

601

0

300

601 Feet



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 8/15/2024  
 © City of Albuquerque

1: 3,606

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**

2200 4TH STREET LLC  
PO BOX 14231  
ALBUQUERQUE NM 87191-4231

CITY OF ALBUQUERQUE  
PO BOX 2248  
ALBUQUERQUE NM 87103-2248

~~Duplicate~~  
CITY OF ALBUQUERQUE  
PO BOX 2248  
ALBUQUERQUE NM 87103-2248

~~Duplicate~~  
CITY OF ALBUQUERQUE  
PO BOX 2248  
ALBUQUERQUE NM 87103-2248

PERMACS PROPERTIES LLC  
300 ARVADA AVE NW  
ALBUQUERQUE NM 87102

~~Duplicate~~  
PERMACS PROPERTIES LLC  
300 ARVADA AVE NW  
ALBUQUERQUE NM 87102-1000

PERRY GEORGE M III & LEEANNE F  
1124 E 19TH ST  
TULSA OK 74120-7417

TADAY STEPHEN T JR & TADAY THERESA  
A TRUSTEES TADAY LVT  
PO BOX 2064  
CORRALES NM 87048-2064

~~Duplicate~~  
TADAY STEPHEN T JR & THERESA A  
TADAY TRUSTEES TADAY LVT  
PO BOX 2064  
CORRALES NM 87048

~~Duplicate~~  
TADAY STEPHEN T JR & THERESA A  
TRUSTEES TADAY LVT  
PO BOX 2064  
CORRALES NM 87048-2064



**JAG** PLANNING  
& ZONING

P.O. Box 7857  
Albuquerque, NM 87194



CITY OF ALBUQUERQUE  
PO BOX 2248  
ALBUQUERQUE NM 87103-2248

**JAG** PLANNING  
& ZONING

P.O. Box 7857  
Albuquerque, NM 87194



2200 4TH STREET LLC  
PO BOX 14231  
ALBUQUERQUE NM 87191-4231

**JAG** PLANNING  
& ZONING

P.O. Box 7857  
Albuquerque, NM 87194



PERMACS PROPERTIES LLC  
300 ARVADA AVE NW  
ALBUQUERQUE NM 87102

**JAG** PLANNING  
& ZONING

P.O. Box 7857  
Albuquerque, NM 87194



TADAY STEPHEN T JR & TADAY THERESA  
A TRUSTEES TADAY LVT  
PO BOX 2064  
CORRALES NM 87048-2064

**JAG** PLANNING  
& ZONING

P.O. Box 7857  
Albuquerque, NM 87194



PERRY GEORGE M III & LEEANNE F  
1124 E 19TH ST  
TULSA OK 74120-7417

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

\* Please contact us to discuss (505) 362-8903

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

Date of Notice\*: 8/20/24

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.<sup>1</sup>
- Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address\* Alley adjacent to 301 McKnight NW  
Location Description A Portion of Coronado Park
2. Property Owner\* City of Albuquerque - Municipal Development
3. Agent/Applicant\* [if applicable] JAG Planning & Zoning, Juanita Garcia
4. Application Type(s)<sup>2</sup>\* per IDO Table 6-1-1

- Site Plan – EPC
- Subdivision \_\_\_\_\_ (Minor or Major or Bulk Land)
- Vacation Public ROW (Alley) (Easement/Private Way or Public Right-of-way)
- Variance – EPC
- Waiver \_\_\_\_\_ (DHO or Wireless Telecommunication Facility)
- Other: \_\_\_\_\_

Summary of project/request<sup>3</sup>\*:

The applicant is seeking to vacate a Public Right-of-Way (Alley) east of Coronado Park.

This application ultimately requires City Council approval.

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

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

<sup>1</sup> 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.

<sup>2</sup> 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.

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

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

Hearing Date/Time\*: September 25, 2024, 9:00 AM

Location\*<sup>4</sup>: Via Zoom https://cabq.zoom.us/j/87428681652

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

To contact staff, email [devhelp@cabq.gov](mailto: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: JAG Planning & Zoning, Juanita Garcia

Email: jag@jagpandz.com

Phone: (505) 362-8903

- Attachments:
  - Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination\*
  - Others: \_\_\_\_\_

Online website or project page: devhelp@cabq.gov

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

1. Zone Atlas Page(s)\*<sup>5</sup> H-14

2. Project Illustrations, as relevant\*<sup>6</sup>

- 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\*:

No deviations, variances or waivers will be requested with this application.

<sup>4</sup> Physical address or Zoom link

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

<sup>6</sup> 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:  
Per amended IDO, Pre-submittal Neighborhood meeting is not required;

however, the applicant will arrange a facilitated meeting at least 15  
days prior to the September 25, 2024 hearing date, if requested.

[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 Map<sup>7</sup>:**

1. Area of Property [typically in acres] 8,888.14 square feet  
2. IDO Zone District NR-PO (A)  
3. Overlay Zone(s) [if applicable] VPO-2  
4. Center or Corridor Area [if applicable] None  
Current Land Use(s) [vacant, if none] Alley

**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](mailto: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>

<sup>7</sup> 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.

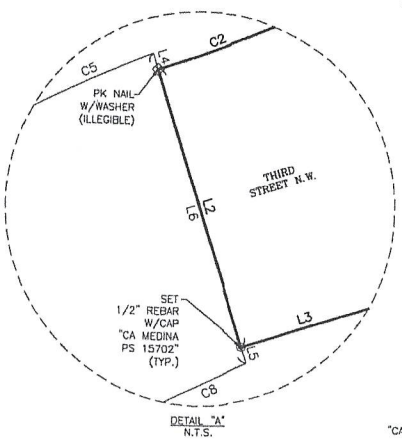
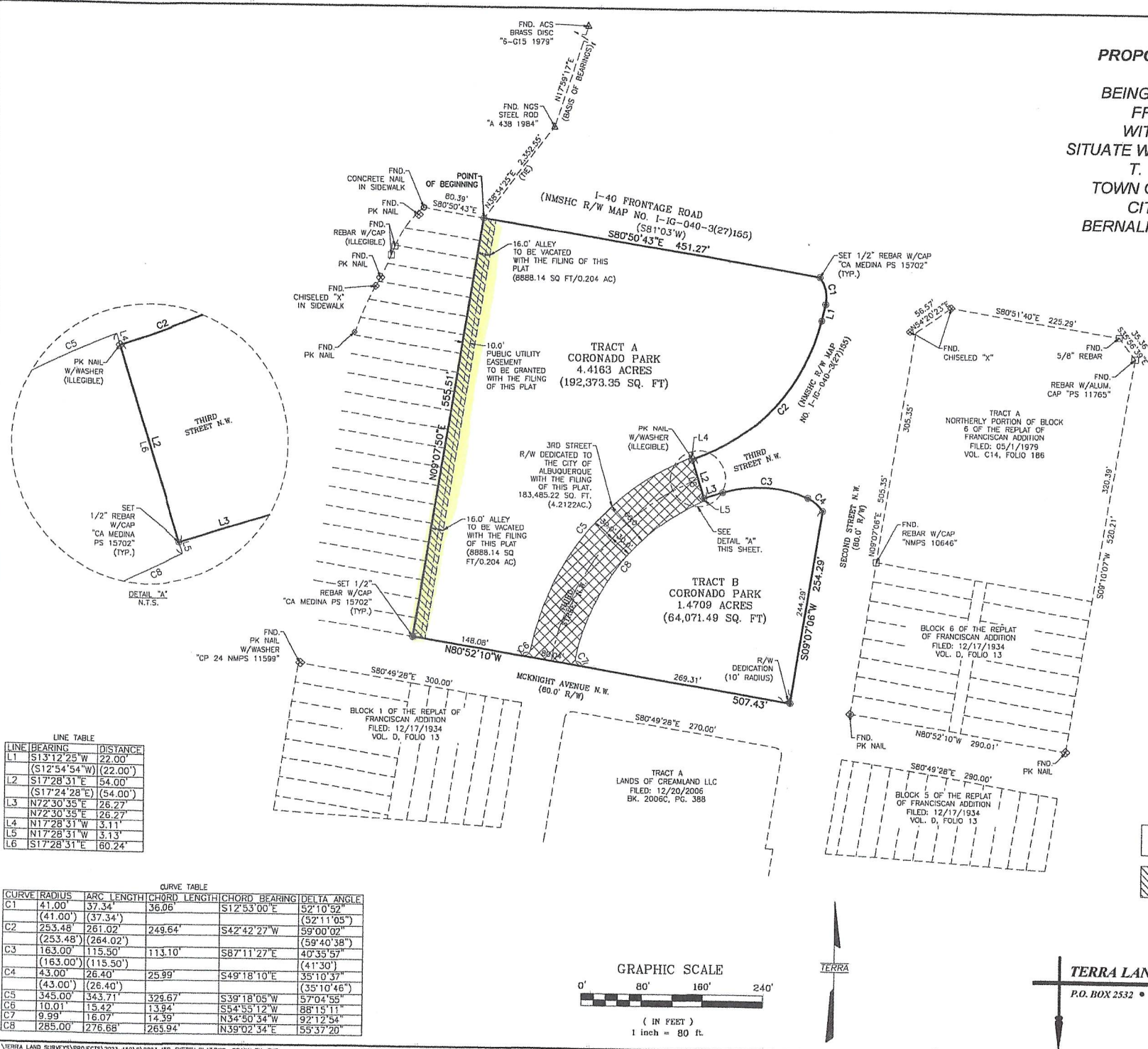
**語言輔助通知。** 我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

**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 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.



VACATION EXHIBIT  
**PROPOSED TRACT A & TRACT B**  
**CORONADO PARK**  
 BEING A REPLAT OF CITY PARK  
 FRANCISCAN ADDITION  
 WITH VACATED 16' ALLEY  
 SITUATE WITHIN PROJECTED SECTION 8  
 T. 10 N., R. 3 E., N.M.P.M.  
 TOWN OF ALBUQUERQUE GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY 2024



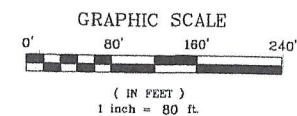
LINE TABLE

LINE	BEARING	DISTANCE
L1	S13°12'25" W (S12°54'54" W)	22.00' (22.00')
L2	S17°28'31" E (S17°24'28" E)	54.00' (54.00')
L3	N72°30'35" E (N72°30'35" E)	26.27' (26.27')
L4	N72°30'35" E	26.27'
L5	N17°28'31" W	3.13'
L6	S17°28'31" E	60.24'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	41.00' (41.00')	37.34' (37.34')	36.06'	S12°53'00" E	52°10'52" (52°11'05")
C2	253.48' (253.48')	261.02' (264.02')	249.64'	S42°42'27" W	59°00'02" (59°40'38")
C3	163.00' (163.00')	115.50' (115.50')	113.10'	S87°11'27" E	40°35'57" (41°30')
C4	43.00' (43.00')	26.40' (26.40')	25.99'	S49°18'10" E	35°10'37" (35°10'46")
C5	345.00'	343.71'	329.67'	S39°18'05" W	57°04'55"
C6	10.01'	15.42'	13.94'	S54°55'12" W	88°15'11"
C7	9.99'	16.07'	14.39'	N34°50'34" W	92°12'54"
C8	265.00'	276.68'	263.94'	N39°02'34" E	55°37'20"

- LEGEND**
- △ CONTROL MONUMENT
  - ⊙ SET 1/2" REBAR W/CAP STAMPED "CA MEDINA PS 15702"
  - ⊠ FND. REBAR W/CAP
  - ⊕ FND. CHISELED "X"
  - ⊙ FND. PK NAIL
  - ⊙ FND. CONCRETE NAIL
  - ▭ RIGHT-OF-WAY HATCH
  - ▨ 16.0' ALLEY VACATED BY \_\_\_\_\_



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

# 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

9/10/24 To 10/10/2024

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.

Guinita Garcia  
(Applicant or Agent)

\_\_\_\_\_  
(Date)

I issued \_\_\_\_\_ signs for this application,

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Staff Member)

PROJECT NUMBER: \_\_\_\_\_