



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input checked="" type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
Vacation of Public Right- Of- Way		

<b>APPLICATION INFORMATION</b>		
Applicant: SWCW LLC		Phone:
Address: 6100 4th St NW Suite 106		Email:
City: Los Ranchos	State: NM	Zip: 87107-5309
Professional/Agent (if any): Tierra Wwest, LLC		Phone:
Address: 5571 Midway Park Place NE		Email: rrb@tierrawestllc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: owner	List all owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: LT 9-A Repl of LTS 9 & 10	Block: 32	Unit:
Subdivision/Addition: Ridgcrest ADDN	MRGCD Map No.:	UPC Code: 101705652804240802
Zone Atlas Page(s): L-17-Z	Existing Zoning: MX-M	Proposed Zoning N/A
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres):
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 1425 San Mateo Blvd	Between: San Mateo Blvd	and: Gibson Blvd
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
SP-88197		

Signature:	Date: 4/13/19
Printed Name: Ronald R. Bohannon, P.E.	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

<b>FOR OFFICIAL USE ONLY</b>					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:			Date:	Project #	

**FORM V: Vacations of Easements or Right-of-way– DRB**

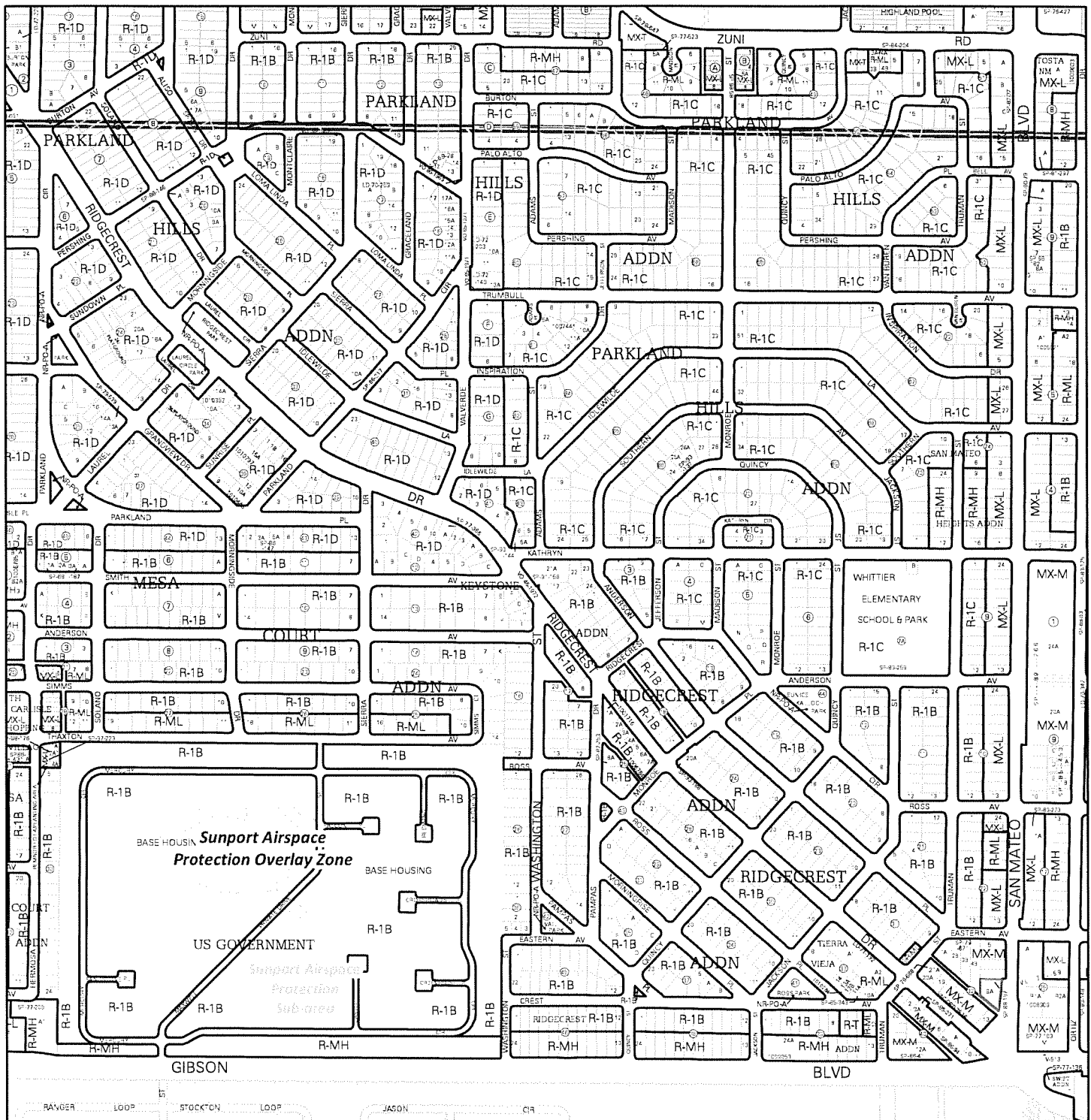
*Please refer to the DRB meeting schedules for dates and deadlines. Your attendance is required.*

**>> INFORMATION REQUIRED FOR ALL VACATION APPLICATIONS**

- N/A Interpreter Needed for Meeting? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- 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 on a CD. PDF *shall be organized* with the Development Review Application and this Form V at the front followed by the remaining documents *in the order provided on this form*.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- VACATION OF PRIVATE EASEMENT**
- VACATION OF PUBLIC EASEMENT**
- VACATION OF RIGHT-OF-WAY – DRB**
- VACATION OF RIGHT-OF-WAY – COUNCIL**
  - Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)(3)
  - N/A Copy of the complete document which created the easement(s) (7 copies, folded)  
*Not required for City owned public right-of-way.*
  - Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
  - N/A If easements, list number to be vacated \_\_\_\_\_
  - If right-of-way, square footage to be vacated (see IDO Section 14-16-6-6(K) 3600 sq ft)
  - Proof of Neighborhood Meeting per IDO Section 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
  - N/A If a meeting was requested/held, copy of sign-in sheet and meeting notes
  - Required notices with content per IDO Section 14-16-6-4(K)(6)
    - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
    - Proof of emailed notice to affected Neighborhood Association representatives
    - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
  - Sign Posting Agreement (not required for easements if IDO Section 14-16-6-6(K)(2)(a) is satisfied)

**The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.**


<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: <u>11/13/19</u></p>
<p>Printed Name: <u>Ronald R. Bohannon, P.E.</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Case Numbers: _____ Project Number: _____</p>	
<p> </p>	
<p> </p>	
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	



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

## IDO Zone Atlas

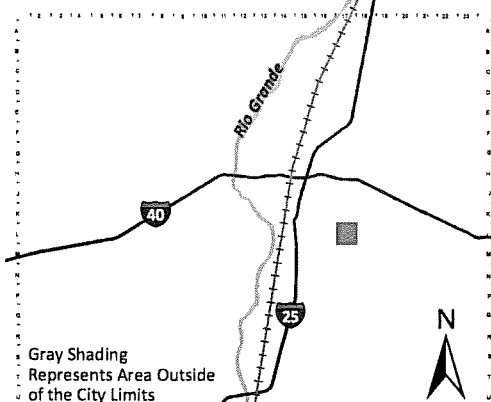
### May 2018



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:**

## L-17-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

October 3, 2019

Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: DRB SUBMITTAL  
TR 2-B-1-A PLAT OF TRS 2-A-1 AND 2-B-1A  
NEW PORT INDUSTRIAL, UNIT 1  
2601 BUENA VISTA DR. SE ALBUQUERQUE NM

Dear Ms. Gould:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of AOC New Mexico LLC pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Gveaq Heybert  
Print Name  
Gveaq Heybert  
Signature  
Member  
Title  
11.03.19  
Date

/



# TIERRA WEST, LLC

November 13, 2019

Ms. Jolene Wolfley  
Development Review Board  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: VACATION OF PUBLIC ALLEYWAY  
1425 SAN MATEO SE ALBUQUERQUE NM 87108  
LT 9-A REPL OF LTS 9 & 10 BLK 32 RIDGECREST**

Dear Ms. Wolfley:

Tierra West, LLC on behalf of SSCW LLC, requests approval of the vacation of a portion of a public alleyway located on San Mateo Blvd. approximately 230 feet north of Gibson Blvd.

The proposed public alleyway to be vacated is 3600 sf (215 linear feet). A proposed 28" turnaround is being added for public and fire/emergency access. The alley way was developed with the original development prior to the adoption of the 1976 zoning code. As such the alleyway and access enters San Mateo at an acute angle create a public safety hazard for vehicles entering and exiting San Mateo. The primary intent of the vacated alleyway will remain servicing the balance of the properties to the east. The vacated portion of the alleyway will be incorporated into the old car wash and buildings south of the alleyway to start a redevelopment of that portion of the commercial. The intent it to create a complete service center for the area. The vacated area will allow for the current use for the Suds Carwash directly north of the alleyway.

Per the IDO section 14-16-6-6 (K)(3) vacation of right away we are requesting approval under the following criteria:

6-6(K)(3)(a) The public welfare does not require that the public right-of-way or easement be retained. The alleyway creates an acute angle at the intersection with San Mateo and creates a safety hazard for the turning movements into and out of the alleyway. In addition the removal eliminates cut through traffic through the neighborhood.

6-6 (k) (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 that the minor detriment resulting from the vacation, and there is no convincing evidence that any substantial property rights is being abridged against the will of the owner of the right. The vacation of the alleyway will allow the redevelopment of the adjoining properties incorporating the vacated right of way into one property. This redevelopment will start to redevelop the area promoting employment and removing blight.

5571 Midway Park Pl. NE Albuquerque, NM 87109  
(505) 858-3100 fax (505) 858-1118 1-800-245-3102  
tierrawestllc.com

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ronald R. Bohannon', written in a cursive style.

Ronald R. Bohannon, P.E.

Enclosure/s

cc: Mr. Rick Voccio, PRAC LLC

JN: 2019056

RRB/jg

SSCW

# TIERRA WEST, LLC

November 14, 2019

**RE: NEIGHBORHOOD MEETING ABOUT FUTURE DEVELOPMENT APPLICATION  
VACATION OF ALLEYWAY  
1425 SAN MATEO BLVD SE ALBUQUERQUE NM 87107  
ZONE ATLAS PAGE # J-10-Z**

Dear To Whom It May Concern:

Tierra West LLC, on behalf of SSCW, LLC, requests vacation of a portion of a public alleyway located on San Mateo Blvd. approximately 230 feet north of Gibson Blvd.

The request will be submitted to the City of Albuquerque on November 14, 2019, for a public hearing on December 4, 2019 at 9:00am at the Plaza Del Sol Hearing Room, Basement level, 600 Second Street NW (on the Northeast Corner of 2<sup>nd</sup> Street and Roma NW).

Anyone may request, and the City may require, an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4 (D)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) of 505-924-3955.

If you don't feel that facilitated meeting is needed but have questions, please call Ronald R. Bohannon.

Tierra West LLC Contact(s):  
Ronald R. Bohannon, PE  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
[r rb@tierrawestllc.com](mailto:r rb@tierrawestllc.com)  
505-858-3100

Sincerely,

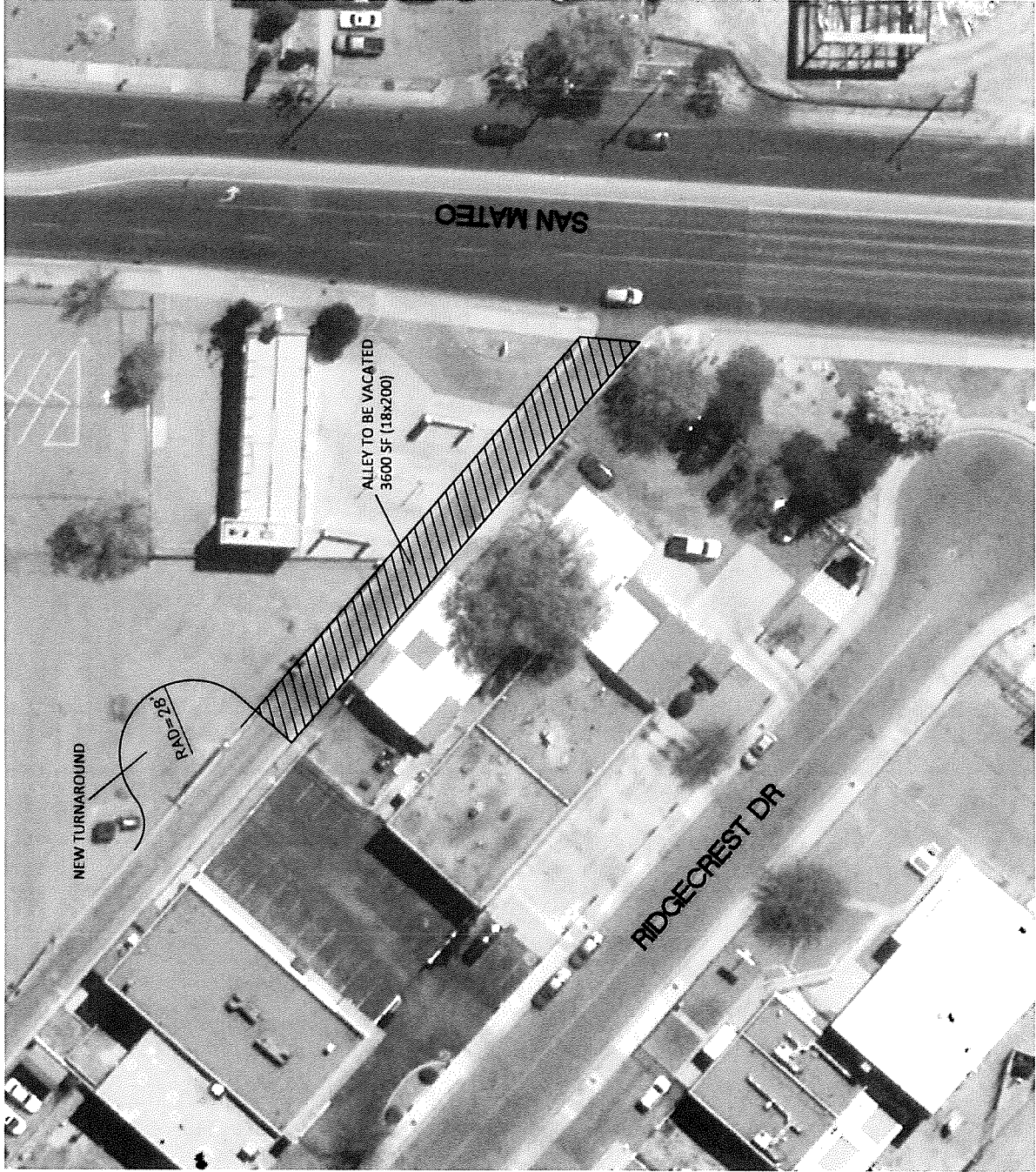


Ronald R. Bohannon, P.E.

Enclosure/s

JN: 2019040  
RRB/kw

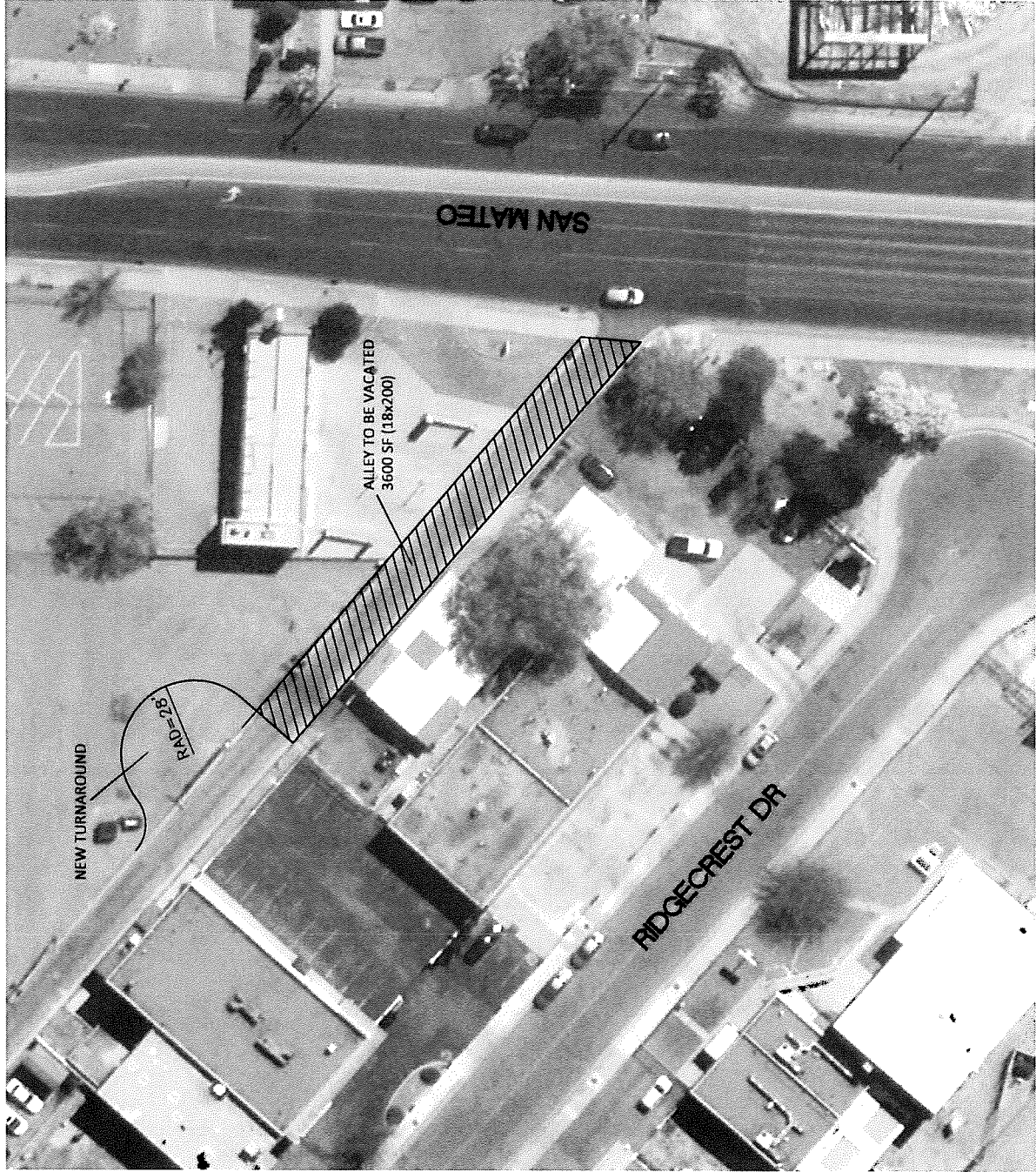
5571 Midway Park Pl. NE Albuquerque, NM 87109  
(505) 858-3100 fax (505) 858-1118 1-800-245-3102  
tierrawestllc.com



**ALLEY VACATION EXHIBIT**  
9-25-19

**TIERRA WEST, LLC**  
5571 MIDWAY PARK PL NE  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 858-3100

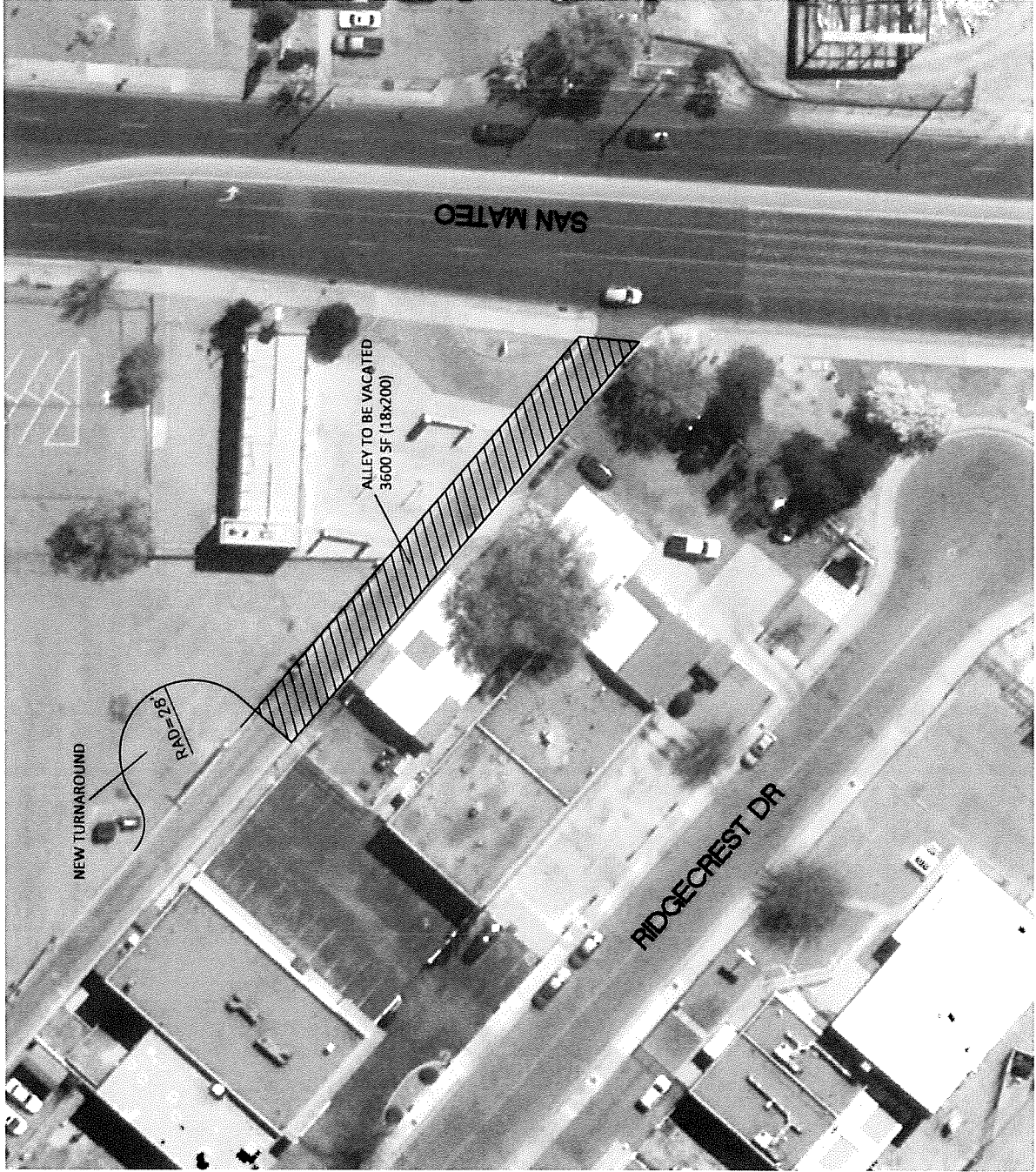




**ALLEY VACATION EXHIBIT**  
9-25-19

**TERRA WEST, LLC**

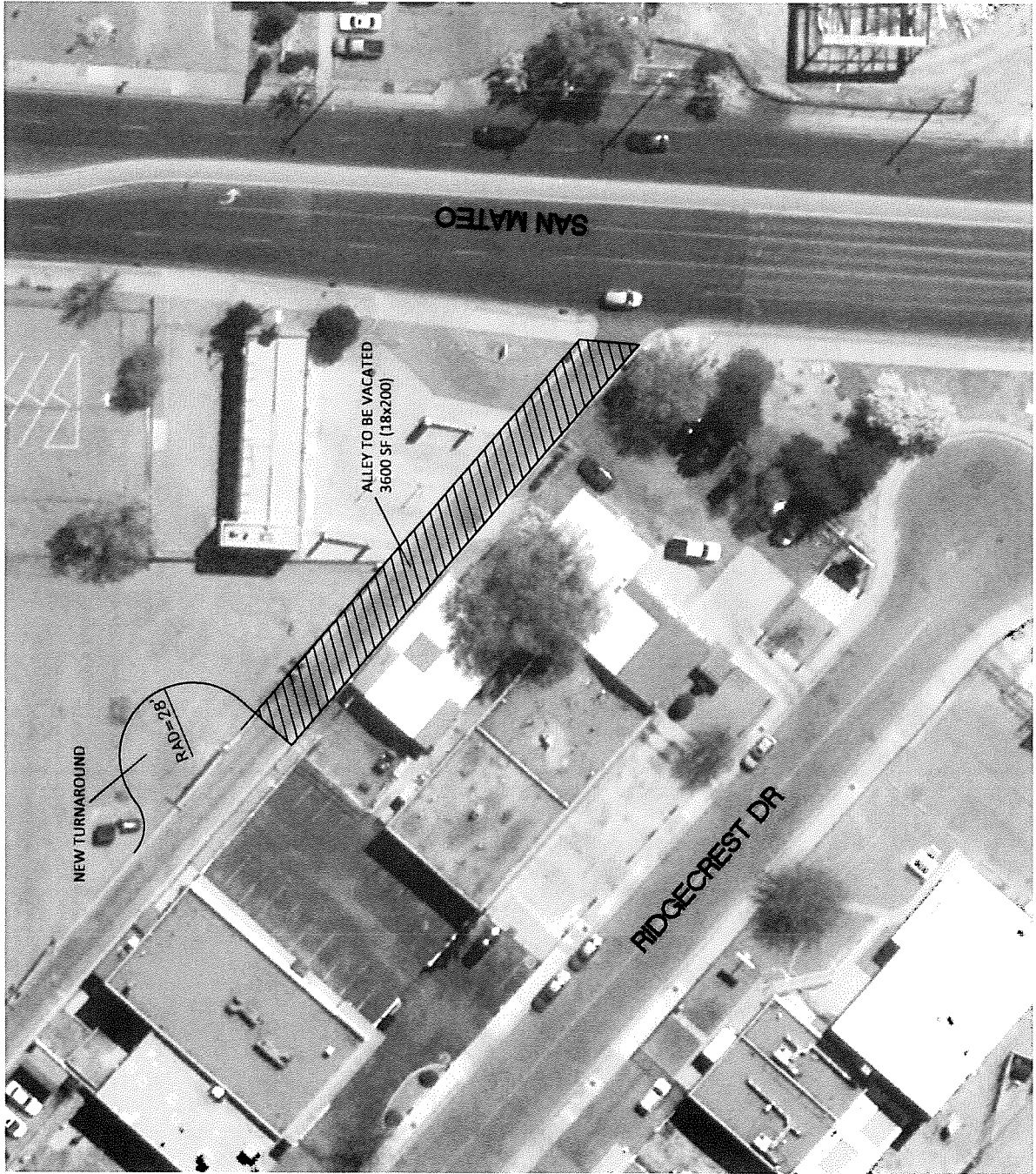
5571 MIDWAY PARK PL NE  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 858-3100



**ALLEY VACATION EXHIBIT**  
9-25-19

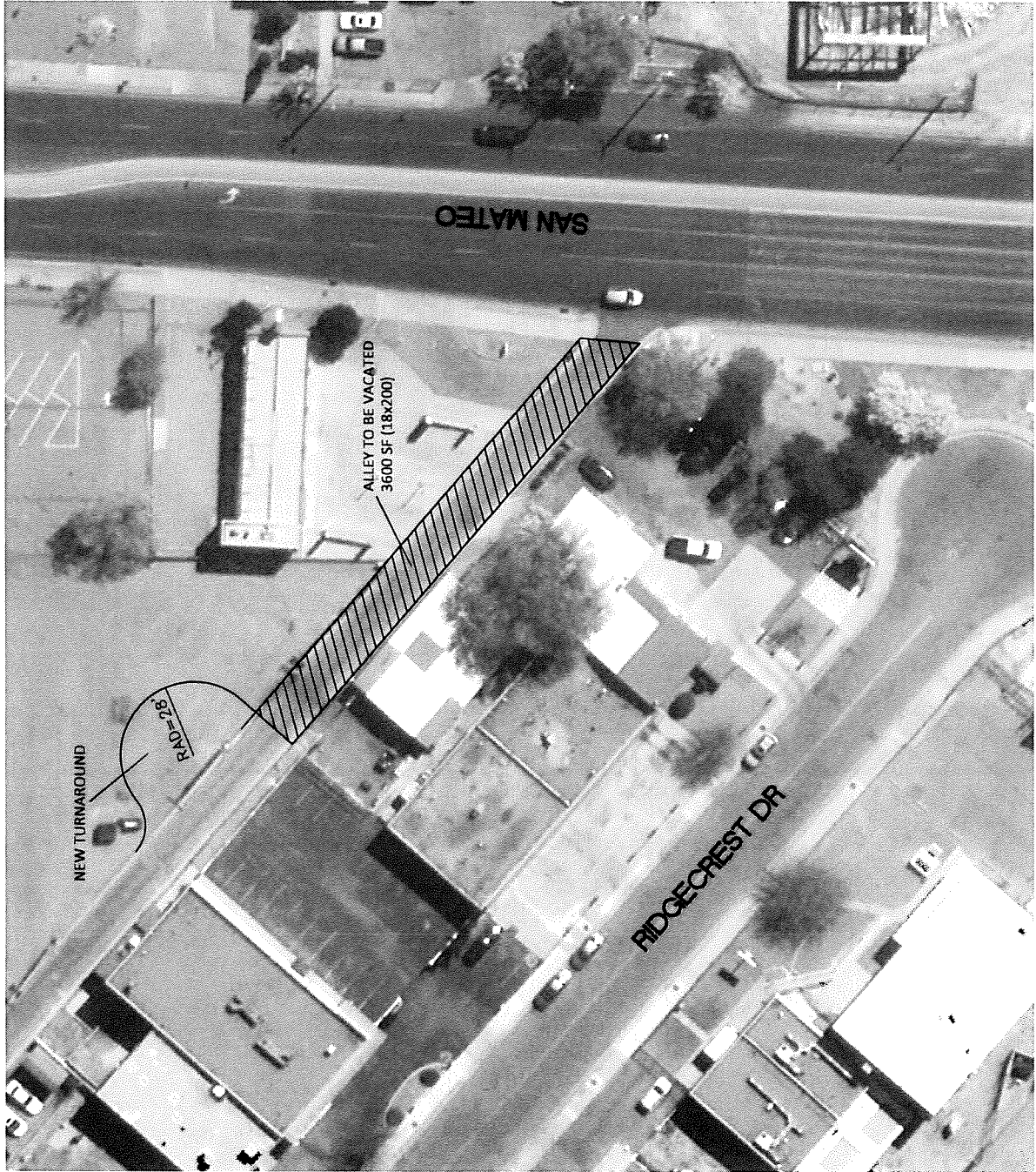
**TIERRA WEST, LLC**  
5571 MIDWAY PARK, PL. NE  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 858-3100





**ALLEY VACATION EXHIBIT**  
9-25-19

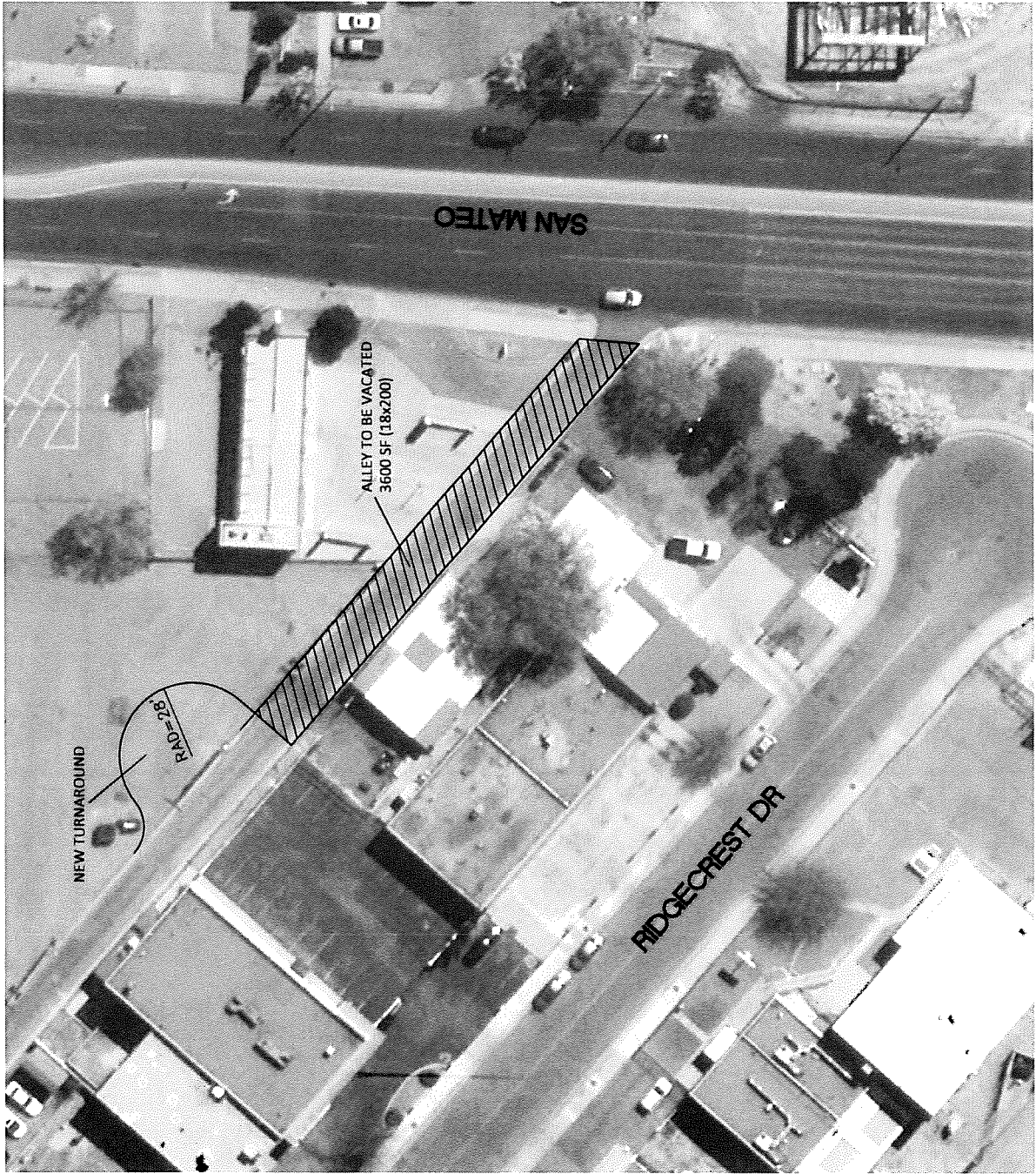
TIERRA WEST, LLC  
5571 MIDWAY PARK PL NE  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 858-3100



**ALLEY VACATION EXHIBIT**  
9-25-19

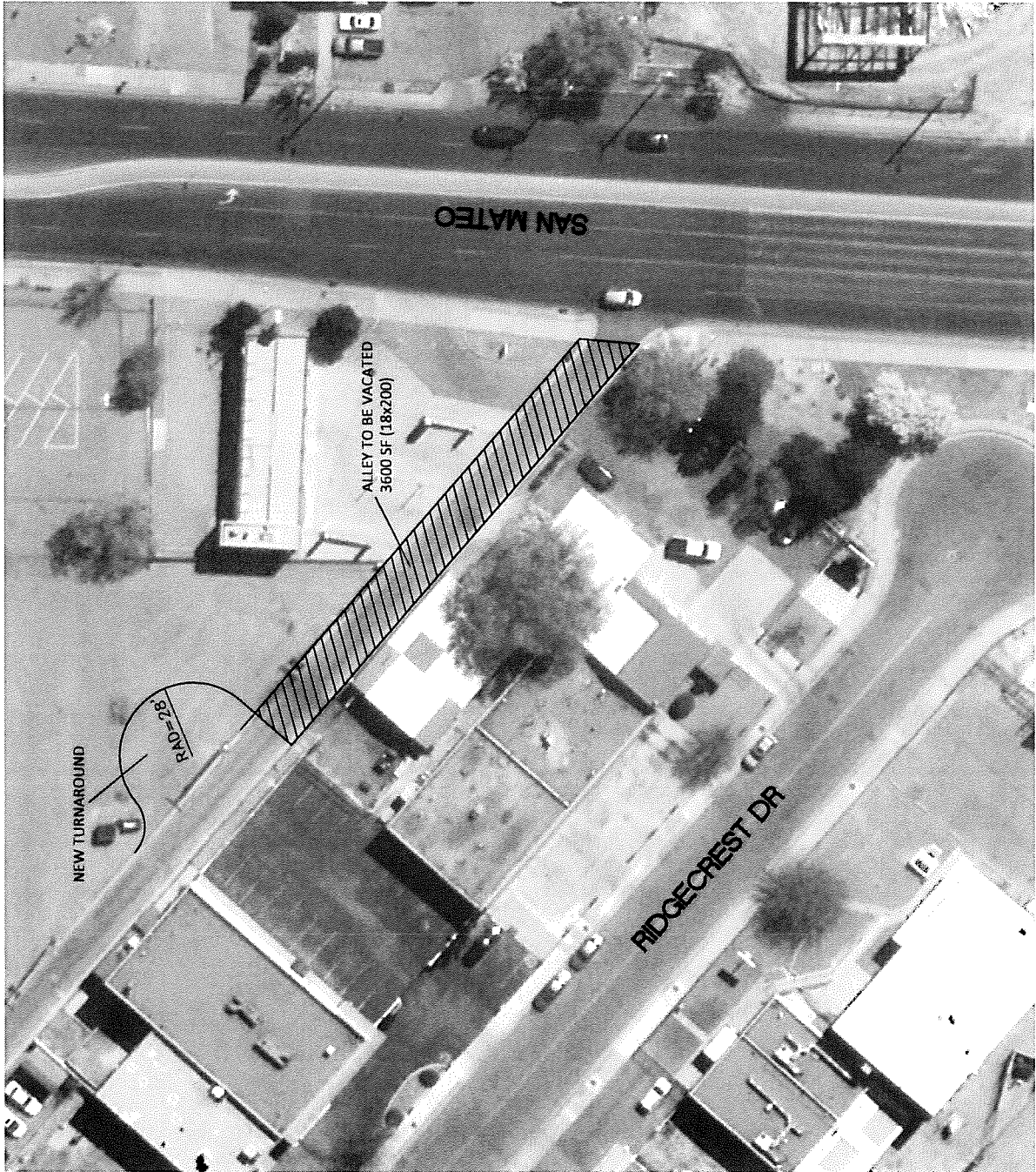
**TIERRA WEST, LLC**  
5571 MIDWAY PARK PL NE  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 858-3100





**ALLEY VACATION EXHIBIT**  
9-25-19

**TIERRA WEST, LLC**  
5571 MIDWAY PARK PL NE  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 858-3100



**ALLEY VACATION EXHIBIT**  
9-25-19

**TIERRA WEST, LLC**  
5571 MIDWAY PARK PL NE  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 858-3100

**Jaimie Garcia**

---

**From:** Quevedo, Vicente M. <vquevedo@cabq.gov>  
**Sent:** Wednesday, August 28, 2019 10:21 AM  
**To:** Kristl Walker  
**Subject:** Public Notice Inquiry\_1425 San Mateo SE\_DRB  
**Attachments:** IDOZoneAtlasPage\_L-17-Z.PDF; Public Notice Inquiry\_1425 San Mateo SE\_DRB.xlsx

Kristl,

See list of associations below and attached regarding your DRB submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Lin
Parkland Hills NA	Robert	Leming	<a href="mailto:rjleming@gmail.com">rjleming@gmail.com</a>	712 Truman Stre
Parkland Hills NA	C. Brooke	Cholka	<a href="mailto:cbcholka@gmail.com">cbcholka@gmail.com</a>	4916 Pershing Av SE
District 6 Coalition of Neighborhood Associations	Paul	Sanchez	<a href="mailto:paulsanchez7771@gmail.com">paulsanchez7771@gmail.com</a>	400 Cardenas Dr
District 6 Coalition of Neighborhood Associations	Dominic	Peralta	<a href="mailto:4district6@gmail.com">4district6@gmail.com</a>	3800 Lead Avenu
South San Pedro NA	Zabdiel	Aldaz	<a href="mailto:zabdiel505@gmail.com">zabdiel505@gmail.com</a>	735 Alvarado SE
South San Pedro NA	Khadijah	Bottom	<a href="mailto:khadijahasili@vizionz.org">khadijahasili@vizionz.org</a>	1200 Madeira SE

**IDO – Public Notice Requirements & Template:** <https://www.cabq.gov/planning/urban-design-development/public-notice>

**IDO – Neighborhood Meeting Requirements & Template:** <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

**IDO - Administration & Enforcement section:** <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

**Vicente M. Quevedo, MCRP**  
Neighborhood Liaison  
Office of Neighborhood Coordination  
City of Albuquerque – City Council  
(505) 768-3332

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



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Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$ 2.80  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ 1.00

Total Postage and  
 \$ 7.30

Sent To  
 C. Brooke Cholka  
 Parkland Hill NA  
 4916 Pershing Avenue  
 Albuquerque, NM 87108

Street and Apt. No.  
 City, State, ZIP+4

PS Form 3800, April 2012 PSN 7530-02-000-9000

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 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
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Total Postage and  
 \$ 7.30

Sent To  
 Khadijah Bottom  
 South San Pedro NA  
 1200 Madeira SE  
 Albuquerque, NM 87108

Street and Apt. No.  
 City, State, ZIP+4

PS Form 3800, April 2012 PSN 7530-02-000-9000

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 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
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Total Postage and  
 \$ 7.30

Sent To  
 Paul Sanchez  
 District 6 Coalition of NA  
 400 Cardenas Drive NE  
 Albuquerque, NM 87108

Street and Apt.  
 City, State, ZIP

PS Form 3800, April 2012 PSN 7530-02-000-9000

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 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ 1.00

Total Postage and  
 \$ 7.30

Sent To  
 Robert Leming  
 Parkland Hills NA  
 712 Truman Street SE  
 Albuquerque, NM 87108

Street and Apt. No.  
 City, State, ZIP+4

PS Form 3800, A

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 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ 1.00

Total Postage and  
 \$ 7.30

Sent To  
 Zabdiel Aldaz  
 South San Pedro NA  
 735 Alvarado SE  
 Albuquerque, NM 87108

Street and Apt. No.  
 City, State, ZIP+4

PS Form 3800, A

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Postage  
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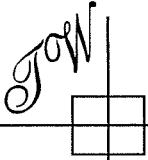
Total Postage and  
 \$ 7.30

Sent To  
 Dominic Peralta  
 District 6 Coalition of NA  
 3800 Lead Avenue SE  
 Albuquerque, NM 87108

Street and Apt. No.  
 City, State, ZIP+4

PS Form 3800, A





# TIERRA WEST, LLC

September 4, 2019

Mr. Paul Sanchez  
District 6 Coalition of Neighborhood Associations  
400 Cardenas Drive NE  
Albuquerque, NM 87108

**RE: NEIGHBORHOOD MEETING ABOUT FUTURE DEVELOPMENT APPLICATION  
VACATION OF ALLEYWAY  
1425 SAN MATEO BLVD SE ALBUQUERQUE NM 87107  
ZONE ATLAS PAGE # J-10-Z**

Dear Mr. Sanchez:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss a vacation of alleyway proposed project in or near your neighborhood before we submit an application. This would be an information meeting where SSCW, LLC would present the proposal, and we could discuss any ideas or concerns you may have.

Tierra West LLC, on behalf of SSCW, LLC, requests approval of vacation of alleyway. The site is adjacent to San Mateo and south of Gibson Blvd. and is currently developed.

**Per the IDO, you have 15 days from September 4, 2019, 2019 to respond**, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on September 20, 2019.

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter.

Before submitting our application, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public hearing at which the project will be reviewed and decided by the City.

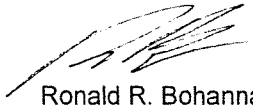
Anyone may request, and the City may require, an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4 (D)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) of 505-924-3955.

If you don't feel that facilitated meeting is needed but have questions, please call Vince Carrica or myself.

Tierra West LLC Contact(s):  
Ronald R. Bohannon, PE  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
[rrb@tierrawestllc.com](mailto:rrb@tierrawestllc.com)  
505-858-3100

5571 Midway Park Pl. NE  
Albuquerque, NM 87109  
(505) 858-3100  
fax (505) 858-1118  
tierrawestllc.com  
1-800-245-3102

Sincerely,

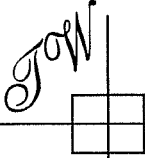


Ronald R. Bohannon, P.E.

Enclosure/s

cc: Robert Leming; Parkland Hills NA  
C.Brooke Cholka; Parkland Hills NA  
Paul Sanchez; District 6 Coalition of NA  
Dominic Peralta; District 6 Coalition of NA  
Zabdiel Aldaz; South San Pedro NA  
Khadijah Bottom; South San Pedro NA

JN: 2019040  
RRB/kw/jg



# TIERRA WEST, LLC

September 4, 2019

Mr. Dominic Peralta  
District 6 Coalition of Neighborhood Associations  
3800 Lead Avenue SE  
Albuquerque, NM 87108

**RE: NEIGHBORHOOD MEETING ABOUT FUTURE DEVELOPMENT APPLICATION  
VACATION OF ALLEYWAY  
1425 SAN MATEO BLVD SE ALBUQUERQUE NM 87107  
ZONE ATLAS PAGE # J-10-Z**

Dear Mr. Peralta:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss a vacation of alleyway proposed project in or near your neighborhood before we submit an application. This would be an information meeting where SSCW, LLC would present the proposal, and we could discuss any ideas or concerns you may have.

Tierra West LLC, on behalf of SSCW, LLC, requests approval of vacation of alleyway. The site is adjacent to San Mateo and south of Gibson Blvd. and is currently developed.

**Per the IDO, you have 15 days from September 4, 2019, 2019 to respond**, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on September 20, 2019.

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter.

Before submitting our application, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public hearing at which the project will be reviewed and decided by the City.

Anyone may request, and the City may require, an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4 (D)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) of 505-924-3955.

If you don't feel that facilitated meeting is needed but have questions, please call Vince Carrica or myself.

Tierra West LLC Contact(s):  
Ronald R. Bohannon, PE  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
[rrb@tierrawestllc.com](mailto:rrb@tierrawestllc.com)  
505-858-3100

5571 Midway Park Pl. NE  
Albuquerque, NM 87109  
(505) 858-3100  
fax (505) 858-1118  
1-800-245-3102  
[tierrawestllc.com](http://tierrawestllc.com)

Sincerely,

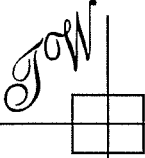


Ronald R. Bohannon, P.E.

Enclosure/s

cc: Robert Leming; Parkland Hills NA  
C.Brooke Cholka; Parkland Hills NA  
Paul Sanchez; District 6 Coalition of NA  
Dominic Peralta; District 6 Coalition of NA  
Zabdiel Aldaz; South San Pedro NA  
Khadijah Bottom; South San Pedro NA

JN: 2019040  
RRB/kw/jg



# TIERRA WEST, LLC

September 4, 2019

Mr. Zabdief Aldaz  
South San Pedro NA  
735 Alvarado SE  
Albuquerque, NM 87108

**RE: NEIGHBORHOOD MEETING ABOUT FUTURE DEVELOPMENT APPLICATION  
VACATION OF ALLEYWAY  
1425 SAN MATEO BLVD SE ALBUQUERQUE NM 87107  
ZONE ATLAS PAGE # J-10-Z**

Dear Mr. Aldaz:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss a vacation of alleyway proposed project in or near your neighborhood before we submit an application. This would be an information meeting where SSCW, LLC would present the proposal, and we could discuss any ideas or concerns you may have.

Tierra West LLC, on behalf of SSCW, LLC, requests approval of vacation of alleyway. The site is adjacent to San Mateo and south of Gibson Blvd. and is currently developed.

**Per the IDO, you have 15 days from September 4, 2019, 2019 to respond**, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on September 20, 2019.

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter.

Before submitting our application, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public hearing at which the project will be reviewed and decided by the City.

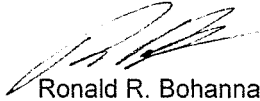
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If you don't feel that facilitated meeting is needed but have questions, please call Vince Carrica or myself.

Tierra West LLC Contact(s):  
Ronald R. Bohannon, PE  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
[rrb@tierrawestllc.com](mailto:rrb@tierrawestllc.com)  
505-858-3100

5571 Midway Park Pl. NE Albuquerque, NM 87109  
(505) 858-3100 fax (505) 858-1118 1-800-245-3102  
[tierrawestllc.com](http://tierrawestllc.com)

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Robert Leming; Parkland Hills NA  
C.Brooke Cholka; Parkland Hills NA  
Paul Sanchez; District 6 Coalition of NA  
Dominic Peralta; District 6 Coalition of NA  
Zabdiel Aldaz; South San Pedro NA  
Khadijah Bottom; South San Pedro NA

JN: 2019040  
RRB/kw/jg



# TIERRA WEST, LLC

September 4, 2019

Ms. Khadijah Bottom  
South Sna Pedro NA  
1200 Madeira SE #130  
Albuquerque, NM 87108

**RE: NEIGHBORHOOD MEETING ABOUT FUTURE DEVELOPMENT APPLICATION  
VACATION OF ALLEYWAY  
1425 SAN MATEO BLVD SE ALBUQUERQUE NM 87107  
ZONE ATLAS PAGE # J-10-Z**

Dear Ms. Bottom:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss a vacation of alleyway proposed project in or near your neighborhood before we submit an application. This would be an information meeting where SSCW, LLC would present the proposal, and we could discuss any ideas or concerns you may have.

Tierra West LLC, on behalf of SSCW, LLC, requests approval of vacation of alleyway. The site is adjacent to San Mateo and south of Gibson Blvd. and is currently developed.

**Per the IDO, you have 15 days from September 4, 2019, 2019 to respond**, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on September 20, 2019.

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If you don't feel that facilitated meeting is needed but have questions, please call Vince Carrica or myself.

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Albuquerque, NM 87109  
[rrb@tierrawestllc.com](mailto:rrb@tierrawestllc.com)  
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5571 Midway Park Pl. NE Albuquerque, NM 87109  
(505) 858-3100 fax (505) 858-1118 1-800-245-3102  
[tierrawestllc.com](http://tierrawestllc.com)

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Robert Leming; Parkland Hills NA  
C. Brooke Cholka; Parkland Hills NA  
Paul Sanchez; District 6 Coalition of NA  
Dominic Peralta; District 6 Coalition of NA  
Zabdiel Aldaz; South San Pedro NA  
Khadijah Bottom; South San Pedro NA

JN: 2019040  
RRB/kw/jg





# TIERRA WEST, LLC

September 4, 2019

Ms. C. Brooke Cholka  
Parkland Hills NA  
4916 Pershing Avenue SE  
Albuquerque, NM 87108

**RE: NEIGHBORHOOD MEETING ABOUT FUTURE DEVELOPMENT APPLICATION  
VACATION OF ALLEYWAY  
1425 SAN MATEO BLVD SE ALBUQUERQUE NM 87107  
ZONE ATLAS PAGE # J-10-Z**

Dear Ms. Cholka:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss a vacation of alleyway proposed project in or near your neighborhood before we submit an application. This would be an information meeting where SSCW, LLC would present the proposal, and we could discuss any ideas or concerns you may have.

Tierra West LLC, on behalf of SSCW, LLC, requests approval of vacation of alleyway. The site is adjacent to San Mateo and south of Gibson Blvd. and is currently developed.

**Per the IDO, you have 15 days from September 4, 2019, 2019 to respond**, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on September 20, 2019.

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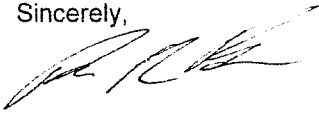
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If you don't feel that facilitated meeting is needed but have questions, please call Vince Carrica or myself.

  
Tierra West LLC Contact(s):  
Ronald R. Bohannon, PE  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
[rrb@tierrawestllc.com](mailto:rrb@tierrawestllc.com)  
505-858-3100

5571 Midway Park Pl. NE Albuquerque, NM 87109  
(505) 858-3100 fax (505) 858-1118 1-800-245-3102  
[tierrawestllc.com](http://tierrawestllc.com)

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Robert Leming; Parkland Hills NA  
C. Brooke Cholka; Parkland Hills NA  
Paul Sanchez; District 6 Coalition of NA  
Dominic Peralta; District 6 Coalition of NA  
Zabdiel Aldaz; South San Pedro NA  
Khadijah Bottom; South San Pedro NA

JN: 2019040  
RRB/kw/jg



# TIERRA WEST, LLC

September 4, 2019

Mr. Robert Leming  
Parkland Hills NA  
712 Truman Street SE  
Albuquerque, NM 87108

**RE: NEIGHBORHOOD MEETING ABOUT FUTURE DEVELOPMENT APPLICATION  
VACATION OF ALLEYWAY  
1425 SAN MATEO BLVD SE ALBUQUERQUE NM 87107  
ZONE ATLAS PAGE # J-10-Z**

Dear Mr. Leming:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss a vacation of alleyway proposed project in or near your neighborhood before we submit an application. This would be an information meeting where SSCW, LLC would present the proposal, and we could discuss any ideas or concerns you may have.

Tierra West LLC, on behalf of SSCW, LLC, requests approval of vacation of alleyway. The site is adjacent to San Mateo and south of Gibson Blvd. and is currently developed.

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If you don't feel that facilitated meeting is needed but have questions, please call Vince Carrica or myself.

  
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Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Robert Leming; Parkland Hills NA  
C.Brooke Cholka; Parkland Hills NA  
Paul Sanchez; District 6 Coalition of NA  
Dominic Peralta; District 6 Coalition of NA  
Zabdiel Aldaz; South San Pedro NA  
Khadijah Bottom; South San Pedro NA

JN: 2019040  
RRB/kw/jg

TOW

# TIERRA WEST, LLC

November 13, 2019

Ms. Jolene Wolfley  
Development Review Board  
P.O. Box 1293  
Albuquerque, NM 87103

RE: **DEVELOPMENT REVIEW BOARD (DRB)  
GOOD FAITH ATTEMPT OF PUBLIC NOTICE  
VACATION OF RIGHT-OF-WAY  
1425 SAN MATEO BLVD NE  
ZONE ATLAS PAGE# L-17-Z**

Dear Ms. Dicome:

This letter is to inform you that on September 4, 2019 a required public notice was sent by certified mail to the following Neighborhood Associations per the City of Albuquerque's Integrated Development Ordinance (IDO):

- Parkland Hills NA
- District 6 Coalition of Neighborhood Associations
- South San Pedro NA

The neighborhood associations were notified of a pending request to the City for a request for a Vacation of Right-Of-Way to DRB. Per IDO section 14-16-6 6-4(K)(2)(e) the applicant shall be required to provide public notice 15 consecutive days before a monthly public meeting or hearing. Our good faith attempt to provide the information to the neighborhood associations was completed and within the requested timeframe. As of present day we have NOT received a response from any of the above listed Neighborhood Associations. Attached, please find evidence of the stamped certified mail receipt for your records and submission of the Site Plan for Building Permit to DRB.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

cc: Mr. Rick Voccio, PRAC LLC

Enclosure/s:

JN: 2019040  
RRB/jg

5571 Midway Park Pl. NE Albuquerque, NM 87109  
(505) 858-3100 fax (505) 858-1118 1-800-245-3102  
tierrawestllc.com

## Kristl Walker

---

**From:** Kristl Walker  
**Sent:** Thursday, November 14, 2019 9:11 AM  
**To:** 'rjleming@gmail.com'; 'cbcholka@gmail.com'; 'paulsanchez7771@gmail.com'; '4district6@gmail.com'; 'zabdiel505@gmail.com'; 'khadijahasili@vizionz.org'  
**Cc:** Ron Bohannon ; Jaimie Garcia  
**Subject:** Suds Car Wash Alleyway  
**Attachments:** 2019040 11-14-19 Vacation of ROW DRB Submittal.pdf

Tracking:	Recipient	Delivery
	'rjleming@gmail.com'	
	'cbcholka@gmail.com'	
	'paulsanchez7771@gmail.com'	
	'4district6@gmail.com'	
	'zabdiel505@gmail.com'	
	'khadijahasili@vizionz.org'	
	Ron Bohannon	Delivered: 11/14/2019 9:12 AM
	Jaimie Garcia	Delivered: 11/14/2019 9:12 AM

November 14, 2019

**RE: NEIGHBORHOOD MEETING ABOUT FUTURE DEVELOPMENT APPLICATION  
VACATION OF ALLEYWAY  
1425 SAN MATEO BLVD SE ALBUQUERQUE NM 87107  
ZONE ATLAS PAGE # J-10-Z**

Dear [rjleming@gmail.com](mailto:rjleming@gmail.com); [cbcholka@gmail.com](mailto:cbcholka@gmail.com); [paulsanchez7771@gmail.com](mailto:paulsanchez7771@gmail.com); [4district6@gmail.com](mailto:4district6@gmail.com); [zabdiel505@gmail.com](mailto:zabdiel505@gmail.com); [khadijahasili@vizionz.org](mailto:khadijahasili@vizionz.org);

Tierra West LLC, on behalf of SSCW, LLC, requests vacation of a portion of a public alleyway located on San Mateo Blvd. approximately 230 feet north of Gibson Blvd.

The request will be submitted to the City of Albuquerque on November 14, 2019, for a public hearing on December 04, 2019 at 9:00am at the Plaza Del Sol Hearing Room, Basement level, 600 Second Street NW (on the Northeast Corner of 2<sup>nd</sup> Street and Roma NW).

Anyone may request, and the City may require, an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4 (D)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) of 505-924-3955.

If you don't feel that facilitated meeting is needed but have questions, please call Ronald R. Bohannon.

Tierra West LLC Contact(s):  
Ronald R. Bohannon, PE  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
[rrb@tierrawestllc.com](mailto:rrb@tierrawestllc.com)

505-858-3100

Sincerely,

Ronald R. Bohannon, P.E.

Enclosure/s

cc: Robert Lemin; Parkland Hills NA  
C.Brooke Choika; Parkland Hills NA  
Paul Sanchez; District 6 Coalition of NA  
Dominic Peralta; District 6 Coalition of NA  
Zabdiel Aldaz; South San Pedro NA  
Khadijah Bottom; South San Pedro NA

JN: 2019040  
RRB/kw

**Kristl Walker**  
Administrative Assistant  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
505-858-3100 Office  
505-858-1118 Fax  
[kwalker@tierrawestllc.com](mailto:kwalker@tierrawestllc.com)





HEISENBERG LLC  
6100 4TH ST NW NO. 106  
ALBUQUERQUE NM 87107-5309

VAMANOS PEST LLC  
6100 4TH ST NW  
LOS RANCHOS NM 87107-5309

RIDGECREST CHRISTIAN CHURCH  
5300 EASTERN AVE SE  
ALBUQUERQUE NM 87108-4702

RIDGECREST CHRISTIAN CHURCH  
5300 EASTERN AVE SE  
ALBUQUERQUE NM 87108-4702

KIM YONG  
5259 PAPA ST  
HONOLULU HI 96821

PINZON LUIS & ROMERO MARIA  
GUADALUPE  
2309 ESEQUIEL RD SW  
ALBUQUERQUE NM 87105-4823

SSCW LLC  
520 LOS RANCHOS RD NW  
LOS RANCHOS NM 87107

FLYNN GREGG B  
8100 WYOMING BLVD NE #401  
ALBUQUERQUE NM 87113-1946

RIDGECREST CHRISTIAN CHURCH  
5300 EASTERN AVE SE  
ALBUQUERQUE NM 87108-4702

RIDGECREST CHRISTIAN CHURCH  
5300 EASTERN AVE SE  
ALBUQUERQUE NM 87108-4702

DESANTIS WAYNE M  
2017 RIDGECREST DR SE  
ALBUQUERQUE NM 87108-4531

MMJ PROPERTIES LLC & NUNEZ MARIO  
& NUNEZ JENNIFER MGRS  
936 HAWK DR SW  
ALBUQUERQUE NM 87121-1952

OER LLC  
PO BOX 8446  
ALBUQUERQUE NM 87198

RIDGECREST CHRISTIAN CHURCH  
5300 EASTERN AVE SE  
ALBUQUERQUE NM 87108-4702

FRANCHISE REALTY INTERSTATE PTS  
INC DBA MCDONALDS (30-0022)  
PO BOX 182571  
COLUMBUS OH 43218-2571

VAMANOS PEST LLC  
6100 4TH ST NW  
LOS RANCHOS NM 87107-5309

ROBINSON ROBERT L & LISA M  
1408 SAN MATEO BLVD SE  
ALBUQUERQUE NM 87108