

Tom Patrick

From: Metzgar, Angelo D. <ametzgar@cabq.gov>
Sent: Friday, April 24, 2020 2:53 PM
To: Tom Patrick
Cc: Office of Neighborhood Coordination
Subject: 8835 Oakland Ave NE Neighborhood Meeting Inquiry

Dear Applicant,

See list of associations below regarding your Public Notice Inquiry. In addition, we have included web links below that will provide you with additional details regarding 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 Line 1	City	State	Zip	Mobile Phone	Phone
District 4 Coalition of Neighborhood Associations	Michael	Pridham	michael@drpridham.com	6413 Northland Avenue NE	Albuquerque	NM	87109	5053212719	5058721900
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE	Albuquerque	NM	87109	5052802549	
Nor Este NA	Gina	Pioquinto	rpmartinez003@gmail.com	9015 Moonstone Drive NE	Albuquerque	NM	87113	5052385495	5058560926
Nor Este NA	Uri	Bassan	uri.bassan@noreste.org	9000 Modesto Avenue NE	Albuquerque	NM	87122	5054179990	

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-requirements>

5/7/2020

[Date]

Michael Pridham, District 4 Coalition of Neighborhood Associations

[Name of Neighborhood Representative, Neighborhood Association]

6413 Northland Avenue NE, Albuquerque, NM 87109

[Address of Neighborhood Representative]

Re: Neighborhood Meeting about Future Development Application

Dear Neighborhood Association Representative,

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 the following application(s) we will be making for a project proposed in or near your neighborhood:

Vacation of Private Drainage Easement

[Application(s) per Table 6-1-1 in the IDO (e.g. "Conditional Use")]

This would be an informal meeting where the Agent and/or Developer *[Agent/ Developer/ Property Owner]* would present the proposal, and we can discuss any ideas or concerns you may have.

Contact Information

Tom Patrick

tompatrik@communitysciences.com

[Name]

[Phone Number and/or Email]

Project or Development Proposal

8835 Oakland Ave. NE (SW corner Oakland and Silver Oak)

[Site Address and/or Location]

Luxury Design Homes

[Name(s) of Agent/ Developer/Property Owner, if different from Contact Name above]

Vacate existing private drainage easement; this vacation was approved by official notice of decision, DRB Project No. 2018-003335, effective date 03/25/2020

[Short Description of Proposal]

Per the IDO, you have 15 days from the date of this letter 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 this date:

5/12/2020

_____[Anticipated Submittal Date]

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 _____[hearing/meeting] at which the project will be reviewed and decided by the City.

Attachments (if any):

Zone Atlas Map C-18-Z

Easement Vacation Plat

Official notification of decision

Useful Links

Integrated Development Ordinance (IDO):

<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Sincerely,



Agent and/or Developer _____[Agent/Property Owner/Developer]

Cc: _____[Other Neighborhood Associations, if any]

5/7/2020

[Date]

Daniel Regan, District 4 Coalition of Neighborhood Associations

[Name of Neighborhood Representative, Neighborhood Association]

4109 Chama Street, Albuquerque, NM 87109

[Address of Neighborhood Representative]

Re: Neighborhood Meeting about Future Development Application

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Contact Information

Tom Patrick

tompatrik@communitysciences.com

[Name]

[Phone Number and/or Email]

Project or Development Proposal

8835 Oakland Ave. NE (SW corner Oakland and Silver Oak)

[Site Address and/or Location]

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[Name(s) of Agent/ Developer/Property Owner, if different from Contact Name above]

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IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Sincerely,



Agent and/or Developer

_____[Agent/Property Owner/Developer]

Cc:

_____[Other Neighborhood Associations, if any]

5/7/2020

[Date]

Uri Bassan, Nor Este Neighborhood Association

[Name of Neighborhood Representative, Neighborhood Association]

9000 Modesto Ave. NE Albuquerque, NM 87122

[Address of Neighborhood Representative]

Re: Neighborhood Meeting about Future Development Application

Dear Neighborhood Association Representative,

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Contact Information

Tom Patrick

tompatrik@communitysciences.com

[Name]

[Phone Number and/or Email]

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8835 Oakland Ave. NE (SW corner Oakland and Silver Oak)

[Site Address and/or Location]

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[Name(s) of Agent/ Developer/Property Owner, if different from Contact Name above]

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[hearing/meeting]
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IDO Interactive Map

<https://tinurl.com/IDOzoningmap>

Sincerely,



Agent and/or Developer

[Agent/Property Owner/Developer]

Cc:

[Other Neighborhood Associations, if any]

CABQ Planning Dept.
Neighborhood Meeting Letter

2

Printed 9/21/2018

5/7/2020

[Date]

Gina Pioquinto, Nor Este Neighborhood Association

[Name of Neighborhood Representative, Neighborhood Association]

915 Moonstone Drive NE, Albuquerque, NM 87113

[Address of Neighborhood Representative]

Re: Neighborhood Meeting about Future Development Application

Dear Neighborhood Association Representative,

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 the following application(s) we will be making for a project proposed in or near your neighborhood:

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Contact Information

Tom Patrick

tompatrik@communitysciences.com

[Name]

[Phone Number and/or Email]

Project or Development Proposal

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[Site Address and/or Location]

Luxury Design Homes

[Name(s) of Agent/ Developer/Property Owner, if different from Contact Name above]

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IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Sincerely,



Agent and/or Developer _____ [Agent/Property Owner/Developer]

Cc: _____ [Other Neighborhood Associations, if any]

Tom Patrick

From: Microsoft Outlook
To: michael@drpridham.com
Sent: Thursday, May 7, 2020 9:39 AM
Subject: Relayed: Offer of meeting 8835 Oakland Ave NE

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

michael@drpridham.com (michael@drpridham.com)

Subject: Offer of meeting 8835 Oakland Ave NE

Tom Patrick

From: Michael Pridham <michael@drpridham.com>
Sent: Thursday, May 7, 2020 10:45 AM
To: Tom Patrick; Dan & Liz Regan
Subject: Re: Offer of meeting 8835 Oakland Ave NE

Hi Tom,

I am forwarding this to my zoning & development chair Dan Regan.

Dan please look at this and let Tom if you have any questions.

Thank you!
Michael

On Thu, May 7, 2020 at 9:44 AM Tom Patrick <TomPatrick@communitysciences.com> wrote:

Good morning... please review to decide if you need a neighborhood meeting.

This project already went through this process in the initial vacation submittal but the City is requiring it again for the plat.

The vacation was previously approved by the City.

It would be a great help if you could drop me an email declining a meeting if that is your decision.

Contact me if you have any questions and thank you for your consideration.

Tom Patrick

Community Sciences Corporation

Professional Surveyor licensed in NM, AZ, CO and OR

Certified Federal Surveyor #1386

PO Box 1328

Corrales, NM 87048

Physical address: 4481 Corrales Road

tompatrik@communitysciences.com

Office: (505) 897-0000 Ext.118

Tom Patrick

From: Dan & Liz Regan <dlreganabq@gmail.com>
To: Tom Patrick
Sent: Thursday, May 7, 2020 11:29 AM
Subject: Read: Offer of meeting for 8835 Oakland Ave NW

Your message

To:
Subject: Read: Offer of meeting for 8835 Oakland Ave NW
Sent: Thursday, May 7, 2020 11:22:57 AM (UTC-07:00) Mountain Time (US & Canada)
was read on Thursday, May 7, 2020 11:28:50 AM (UTC-07:00) Mountain Time (US & Canada).

Tom Patrick

From: Microsoft Outlook
To: rpmartinez003@gmail.com
Sent: Thursday, May 7, 2020 9:46 AM
Subject: Relayed: Offer of meeting 8835 Oakland Ave. NE

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

rpmartinez003@gmail.com (rpmartinez003@gmail.com)

Subject: Offer of meeting 8835 Oakland Ave. NE

Tom Patrick

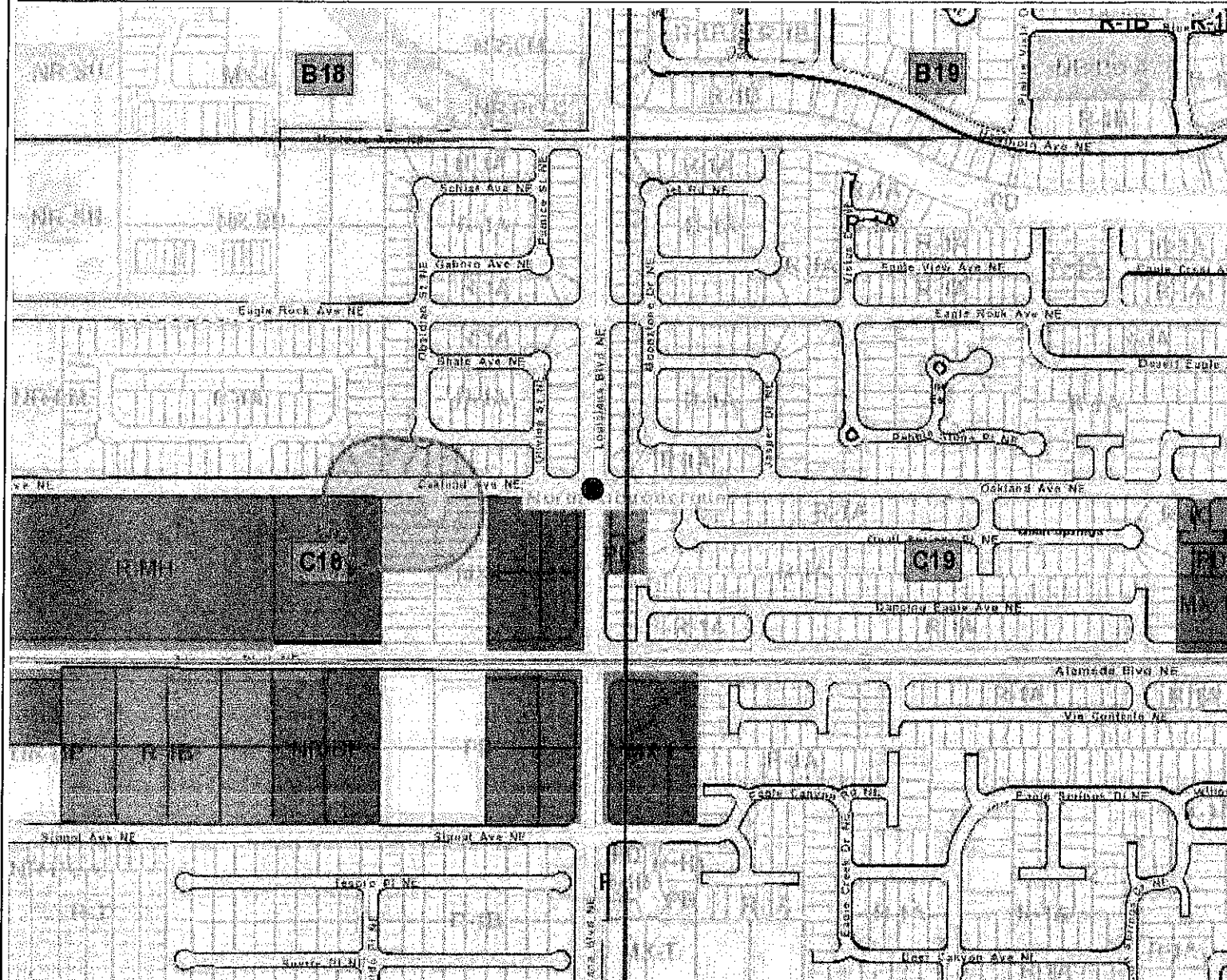
From: Tom Patrick
Sent: Thursday, May 7, 2020 9:47 AM
To: 'uri.bassam@noreste.org'
Subject: Offer of meeting 8835 Oakland Ave. NE
Attachments: Offer of Meeting Nor Este NA Uri Bassan.pdf; C-18-Z.pdf; Easement Vacation Plat Lot 1 Silver Oak Subd.pdf; Official Notification of Decision for Vacation.pdf

Good morning... please review to decide if you need a neighborhood meeting.
This project already went through this process in the initial vacation submittal but the City is requiring it again for the plat.

The vacation was previously approved by the City.

It would be a great help if you could drop me an email declining a meeting if that is your decision.
Contact me if you have any questions and thank you for your consideration.

Tom Patrick
Community Sciences Corporation
Professional Surveyor licensed in NM, AZ, CO and OR
Certified Federal Surveyor #1386
PO Box 1328
Corrales, NM 87048
Physical address: 4481 Corrales Road
tompatrick@communitysciences.com
Office: (505) 897-0000 Ext.118
Cell: (505) 259-0883
Fax: (505) 898-5195



- ☐ Zone Grid
- ☒ Metropolitan Redevelopment Areas
 - (APO) - Airport Protection Overlay Zone (3-3)
 - ☒ Sunport Air Space Protection Sub-area
 - ☒ Double Eagle II Air Space Protection Sub-area
 - ☒ Runway Protection Sub-area
 - ☒ Noise Contour Sub-area 75 LdN
 - ☒ Noise Contour Sub-area 65 LdN
 - (CPO) - Character Protection Overlay Zone (3-4)
 - ☒ Barelas - CPO-1
 - ☒ Coors Boulevard - CPO-2
 - ☒ Downtown Neighborhood Area - CPO-3
 - ☒ East Downtown - CPO-4
 - ☒ High Desert - CPO-5
 - ☒ High Desert - CPO-5, Highlands Sub-area
 - ☒ High Desert - CPO-5, Panhandle Sub-area
 - ☒ Los Duranes - CPO-6
 - ☒ Martineztown/Santa Barbara - CPO-7
 - ☒ Nob Hill/Highland - CPO-8
 - ☒ Nob Hill/Highland - CPO-8, Building Facad Boundary
 - ☒ Nob Hill/Highland - CPO-8, Building Facad Characteristic Buildings
 - ☒ Nob Hill/Highland - CPO-8, Building Height Sub-area 1
 - ☒ Nob Hill/Highland - CPO-8, Building Height Sub-area 2
 - ☒ Nob Hill/Highland - CPO-8, Building Height Sub-area 3
 - ☒ Nob Hill/Highland - CPO-8, Building Height Sub-area 4
 - ☒ North I-25 Area - CPO-9
 - ☒ North I-25 Area - CPO-9, Building Height Sub-area 1
 - ☒ North I-25 Area - CPO-9, Building Height Sub-area 2
 - ☒ North I-25 Area - CPO-9, Building Height Sub-area 3
 - ☒ North I-25 Area - CPO-9, Building Height Sub-area 4
 - ☒ North I-25 Area - CPO-9, Alameda Boulevard Sub-area
 - ☒ Rio Grande Boulevard - CPO-10
 - ☒ Sawmill/Wells Park - CPO-11
 - ☒ Volcano Mesa - CPO-12

Buffer: 175 Ft.
ROW Oakland: 75 FT.

WGS_1984_Web_Mercator_Auxiliary_Sphere
4/22/2020 © City of Albuquerque

1: 5,448

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

KUNZLER MARLEY & REBECCA
6816 GLENLOCHY WAY NE
ALBUQUERQUE NM 87113-2532

GOMEZ INGRID
61 ROYAL OAK DR
PALM COAST FL 32164-6925

EPLING TIMOTHY D & JULIE R TR
EPLING TR
8901 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

GHADI PANKAJ S
6804 LIMESTONE AVE NE
ALBUQUERQUE NM 87113-1904

ALAMEDA STORAGE OF NE
ALBUQUERQUE LLC C/O JAY M PARKS
6800 OAKLAND AVE NE SUITE B
ALBUQUERQUE NM 87113-2440

GODSEY DAVID & JENNIFER
8900 LOCHNAGER LN NE
ALBUQUERQUE NM 87113

VIDOTTO CARLENE B & CARLSON
ROBERT L
6900 LIMESTONE AVE NE
ALBUQUERQUE NM 87113-1907

ASGHAR MUHAMMAD ASIF & ASIF
KANWAL
6812 GLENLOCHY WAY NE
ALBUQUERQUE NM 87113-2532

SMITH ROGER E TRUSTEE SMITH RVT
5610 WOODLAND DR
FOREST HEIGHTS MD 20745-1329

EDWARDS DAVID R
6908 LIMESTONE AVE NE
ALBUQUERQUE NM 87113-1907

PHILLIPS ERIC B & DEBRA A TRUSTEES
PHILLIPS RVT
671 BLACKHAWK DR NE
ALBUQUERQUE NM 87122-1803

HELMICK TIMOTHY & CHRISTINE
8100 WYOMING BLVD NE SUITE M4-
316
ALBUQUERQUE NM 87113-1946

SILVER OAK DEVELOPERS LLC
11315 MALAGUENA LN NE
ALBUQUERQUE NM 87111-6885

NEUBER MARK C
8823 SILVER OAK LN NE
ALBUQUERQUE NM 87113-2570

ROSE DALLAS
8828 SILVER OAK LN NE
ALBUQUERQUE NM 87111-6885

SPURLOCK DANNY
1000 CAMINO RANCHITOS NW
ALBUQUERQUE NM 87114-1828

SPURLOCK DANNY
8831 SILVEROAK LN NE
ALBUQUERQUE NM 87113-2570

SILVER OAK ~~DEVELOPERS~~ LLC
11315 MALAGUENA LN NE
ALBUQUERQUE NM 87111-6885

SPURLOCK DANNY
8832 SILVER OAK LN NE
ALBUQUERQUE NM 87113-2561

SILVER OAK ~~DEVELOPERS~~ LLC
11315 MALAGUENA LN NE
ALBUQUERQUE NM 87111-6885

CAYCE PROPERTIES LLC
8100 WYOMING BLVD NE SUITE M4-
316
ALBUQUERQUE NM 87113-1946

SPURLOCK ~~DANNY~~
1000 CAMINO ~~RANCHITOS~~ NW
ALBUQUERQUE NM 87114-1828

19 letters !

23 total incl. NA's

LOT 1 SILVER OAK NEIGHBORHOOD LETTER

8835 Silver Oak Ln. NE

Re: Vacation of Private Drainage Easement

To: Neighboring Property Owners

This letter is to notify you of an upcoming City of Albuquerque Development Review Board (DRB) hearing that will tentatively take place on May 27, 2020 regarding the following matter.

The owner of Lot 1, Silver Oak Subdivision is vacating the private drainage easement that lies across this entire lot. The City of Albuquerque Development Review Board (DRB) approved this vacation at their February 26, 2020 meeting and the Planning Department issued an Official Notice of Decision for Project# PR-2018-003335, Application # SD-202000035. One condition of approval is that a replat be recorded within one year of that approval. This platting action fulfills that condition.

The DRB requires that the Neighborhood Associations be offered a public meeting again and that all neighbors within 100 feet of the project be notified by mail of the upcoming DRB hearing.

Your local representatives of the District 4 Coalition of Neighborhood Associations and the Nor Este Neighborhood Association have been offered a neighborhood meeting. We are awaiting their response within the 15-day statutory period mandated by the Integrated Development Ordinance (the IDO).

Due to the coronavirus crisis, this and all DRB hearings in the foreseeable future will be online only. Instructions for connecting to this hearing are on the City's DRB agendas and hearings website; the link to the DRB agenda site is:

<http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

Please check in to the weekly agenda if you wish to speak or attend the online (ZOOM) hearing, as the hearing date for this item may change depending on DRB comments or directives.

Attachments: Zone Atlas Map C-18-Z

Copy of proposed Final Plat, Lots 4A-1-A and 4A-1-B, Block A, Unit 1, Interstate Industrial Tract.
Official Notice of Decision from the City of Albuquerque Planning Department

You can contact me if you have any questions.

Tom Patrick, NMPS 12651 tompatrik@communitysciences.com 505-897-0000 X118

Thank you

COMMUNITY SCIENCES CORPORATION
P.O. BOX 1328
CORRALES, NEW MEXICO 87048
PHONE (505) 897-0000

Danny Spurlack
8827 Silveroak Ln. NE
Albuquerque, NM
87113-2570

COMMUNITY SCIENCES CORPORATION
P.O. BOX 1328
CORRALES, NEW MEXICO 87048
PHONE (505) 897-0000

David & Jennifer Godsey
8900 Lochner Ln. NE
Albuquerque, NM
87113

COMMUNITY SCIENCES CORPORATION
P.O. BOX 1328
CORRALES, NEW MEXICO 87048
PHONE (505) 897-0000

Pager E. Smith
Tuskee Smith RV
5610 Woodland Dr.
Forest Heights, MD
20745-1329

COMMUNITY SCIENCES CORPORATION
P.O. BOX 1328
CORRALES, NEW MEXICO 87048
PHONE (505) 897-0000

Timothy & Christine Helmick
8100 Wyoming Blvd. NE
Sle M4-316
Albuquerque, NM
87113-6885

COMMUNITY SCIENCES CORPORATION
P.O. BOX 1328
CORRALES, NEW MEXICO 87048
PHONE (505) 897-0000

*Cayce Properties LLC
8100 Wyoming Blvd. NE
Suite M4-316
Albuquerque, NM 87113-1946*



FOREVER / USA

COMMUNITY SCIENCES CORPORATION
P.O. BOX 1328
CORRALES, NEW MEXICO 87048
PHONE (505) 897-0000

*Carlene B. Vidotto
Robert L. Carlson
6900 Limestone Ave. NE
Albuquerque, NM 87113-1907*



FOREVER / USA

COMMUNITY SCIENCES CORPORATION
P.O. BOX 1328
CORRALES, NEW MEXICO 87048
PHONE (505) 897-0000

*Mortey and Rebecca Kunzler
6816 Glenbody Way NE
Albuquerque, NM 87113-2532*



FOREVER / USA

COMMUNITY SCIENCES CORPORATION
P.O. BOX 1328
CORRALES, NEW MEXICO 87048
PHONE (505) 897-0000

*Timothy D. & Julie R. Epling
8901 Obsidian St. NE
Albuquerque, NM 87113*



FOREVER / USA

COMMUNITY SCIENCES CORPORATION
P.O. BOX 1328
CORRALES, NEW MEXICO 87048
PHONE (505) 897-0000

Muhammad Asif Asghar
6812 Glenbody Way NE
Albuquerque, NM 87113-2532

COMMUNITY SCIENCES CORPORATION
P.O. BOX 1328
CORRALES, NEW MEXICO 87048
PHONE (505) 897-0000

Dallas Rose
8828 Silver Oak Ln. NE
Albuquerque, NM 87111-6885

COMMUNITY SCIENCES CORPORATION
P.O. BOX 1328
CORRALES, NEW MEXICO 87048
PHONE (505) 897-0000

Eric B. & Debra A. Phillips
Trustees Phillips RVT
671 Blackhawk Dr. NE
Albuquerque, NM 87122-1803

COMMUNITY SCIENCES CORPORATION
P.O. BOX 1328
CORRALES, NEW MEXICO 87048
PHONE (505) 897-0000

Rafiq S. Ghadi
6804 Limestone Ave. NE
Albuquerque, NM 87113-1907

COMMUNITY SCIENCES CORPORATION
P.O. BOX 1328
CORRALES, NEW MEXICO 87048
PHONE (505) 897-0000

Danny Spurlack
8832 Silver Oak Ln. NE
Albuquerque, NM 87113-2501

COMMUNITY SCIENCES CORPORATION
P.O. BOX 1328
CORRALES, NEW MEXICO 87048
PHONE (505) 897-0000

Ingrid Gomez
61 Royal Oak Dr.
Palm Coast, FL

32164-6925

COMMUNITY SCIENCES CORPORATION
P.O. BOX 1328
CORRALES, NEW MEXICO 87048
PHONE (505) 897-0000

Danny Spurlack
1000 Camino Rancharos NW
Albuquerque, NM 87114-1828

COMMUNITY SCIENCES CORPORATION
P.O. BOX 1328
CORRALES, NEW MEXICO 87048
PHONE (505) 897-0000

Alameda Storage of NE
Albuquerque LLC
c/o Jay M. Parkes
1800 Oakland Ave. NE Ste. B
Albuquerque, NM 87113-2440

COMMUNITY SCIENCES CORPORATION
P.O. BOX 1328
CORRALES, NEW MEXICO 87048
PHONE (505) 897-0000

Mark C. Newber
8823 Silver Oak Ln. NE
Albuquerque, NM 87113-2570

COMMUNITY SCIENCES CORPORATION
P.O. BOX 1328
CORRALES, NEW MEXICO 87048
PHONE (505) 897-0000

David R. Edwards
6508 Limestone Ave. NE
Albuquerque, NM

87113-1707

COMMUNITY SCIENCES CORPORATION
P.O. BOX 1328
CORRALES, NEW MEXICO 87048
PHONE (505) 897-0000

Silver Oak Developers LLC
11315 Malaga Ln. NE
Albuquerque, NM 87111-6805

COMMUNITY SCIENCES CORPORATION
P.O. BOX 1328
CORRALES, NEW MEXICO 87048
PHONE (505) 897-0000

Michael Proham
6413 Northland Ave. NE
Albuquerque, NM 87109

COMMUNITY SCIENCES CORPORATION
P.O. BOX 1328
CORRALES, NEW MEXICO 87048
PHONE (505) 897-0000

Daniel Regan
4109 Chama St. NE
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