



DEVELOPMENT HEARING OFFICER (DHO) APPLICATIONS

Effective 12/16/2022

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
☐ Major – Preliminary Plat (Forms S & S1)	☐ Sidewalk Waiver (Form V2)
☐ Major – Bulk Land Plat (Forms S & S1)	☐ Waiver to IDO (Form V2)
☐ Extension of Preliminary Plat (Form S1)	☐ Waiver to DPM (Form V2)
☐ Minor Amendment - Preliminary Plat (Forms S & S2)	☒ Vacation of Public Right-of-way (Form V)
☐ Minor - Final Plat (Forms S & S2)	☐ Vacation of Public Easement(s) DHO (Form V)
☐ Minor – Preliminary/Final Plat (Forms S & S2)	☐ Vacation of Private Easement(s) (Form V)
	APPEAL
	☐ Decision of DHO (Form A)

BRIEF DESCRIPTION OF REQUEST

Vacation of the remainder of Slate Avenue between 4th and 5th Streets.
Public right-of-way vacation will be incorporated into proposed lot consolidation for the Bernalillo County Metropolitan Court.

APPLICATION INFORMATION

Applicant/Owner: Bernalillo County Metropolitan Court		Phone:
Address: P.O. Box 133		Email:
City: Albuquerque	State: NM	Zip: 87103
Professional/Agent (if any): ARCH+PLAN Land Use Consultants LLC		Phone: 505-980-8365
Address: P.O. Box 25911		Email: arch.plan@comcast.net
City: Albuquerque	State: NM	Zip: 87125
Proprietary Interest in Site:	List all owners:	

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

Lot or Tract No.: Tract A-1 & Lot 8-A		Block: N	1-014-058-202-175-345-02
Subdivision/Addition: BC Metro Court / Mandell Bus. & Residence Addn.		MRGCD Map No.:	UPC Code: 1-014-058-202-175-345-02
Zone Atlas Page(s): J-14	Existing Zoning: MX-M, MX-H, MX-FB-UD		Proposed Zoning n/a
# of Existing Lots: 2	# of Proposed Lots: 1		Total Area of Site (Acres): 3.9

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 401 Lomas Blvd NW Between: 4th St and: 5th St

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

PR 2020-003485

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: Derrick Archuleta Date: 3.15.2023
Printed Name: DERICK ARCHULETA ☐ Applicant ☒ 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. 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)) 9,507.12 SF

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

____ 14) Interpreter Needed for Hearing? ____ 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 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

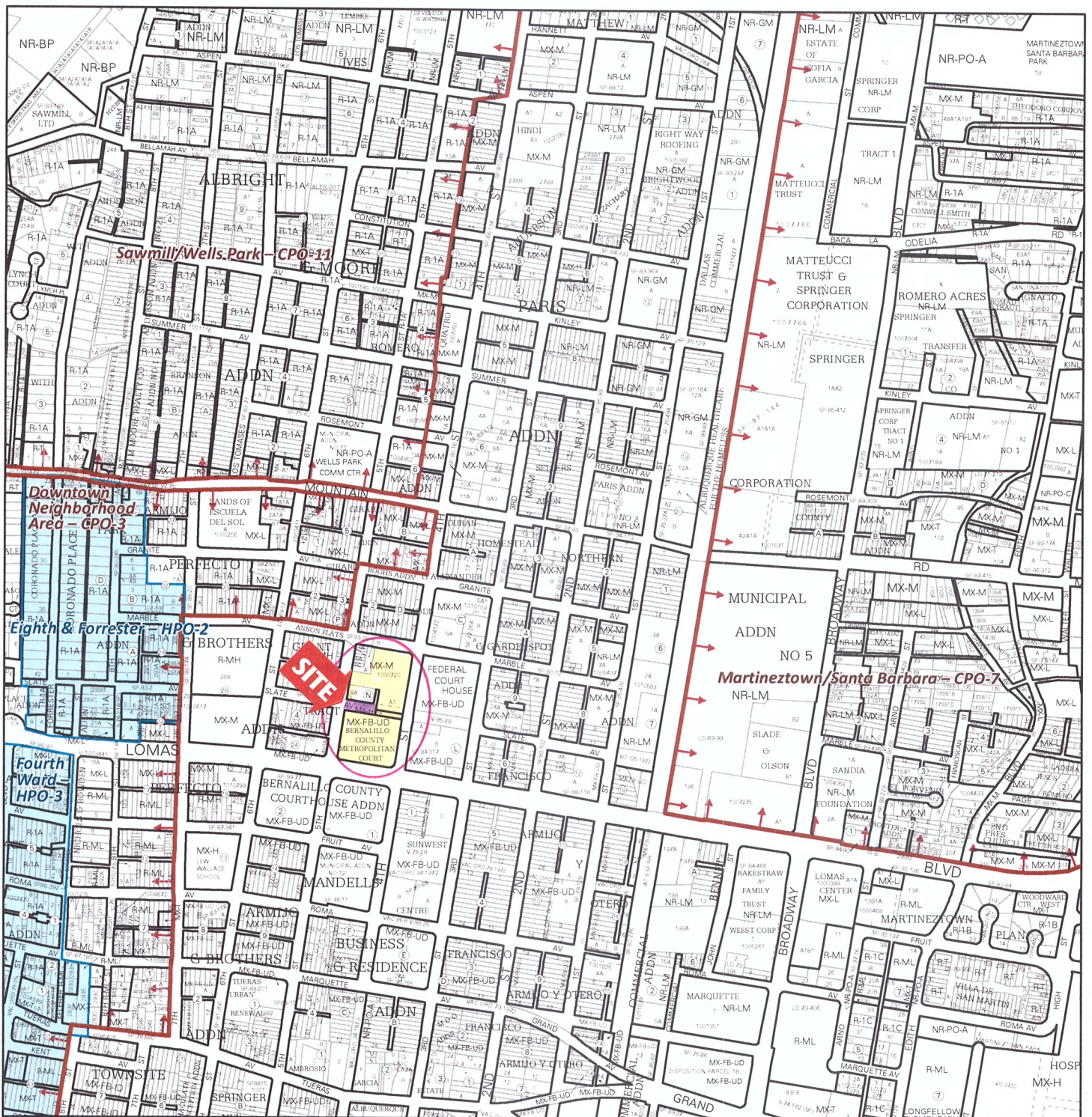
____ 6) List number to be vacated _____

____ 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)

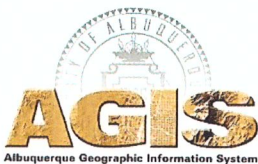
____ 9) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

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

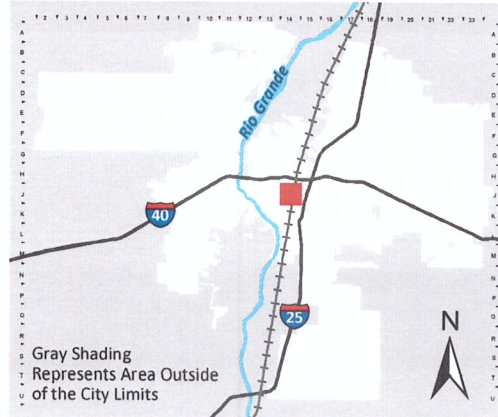


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



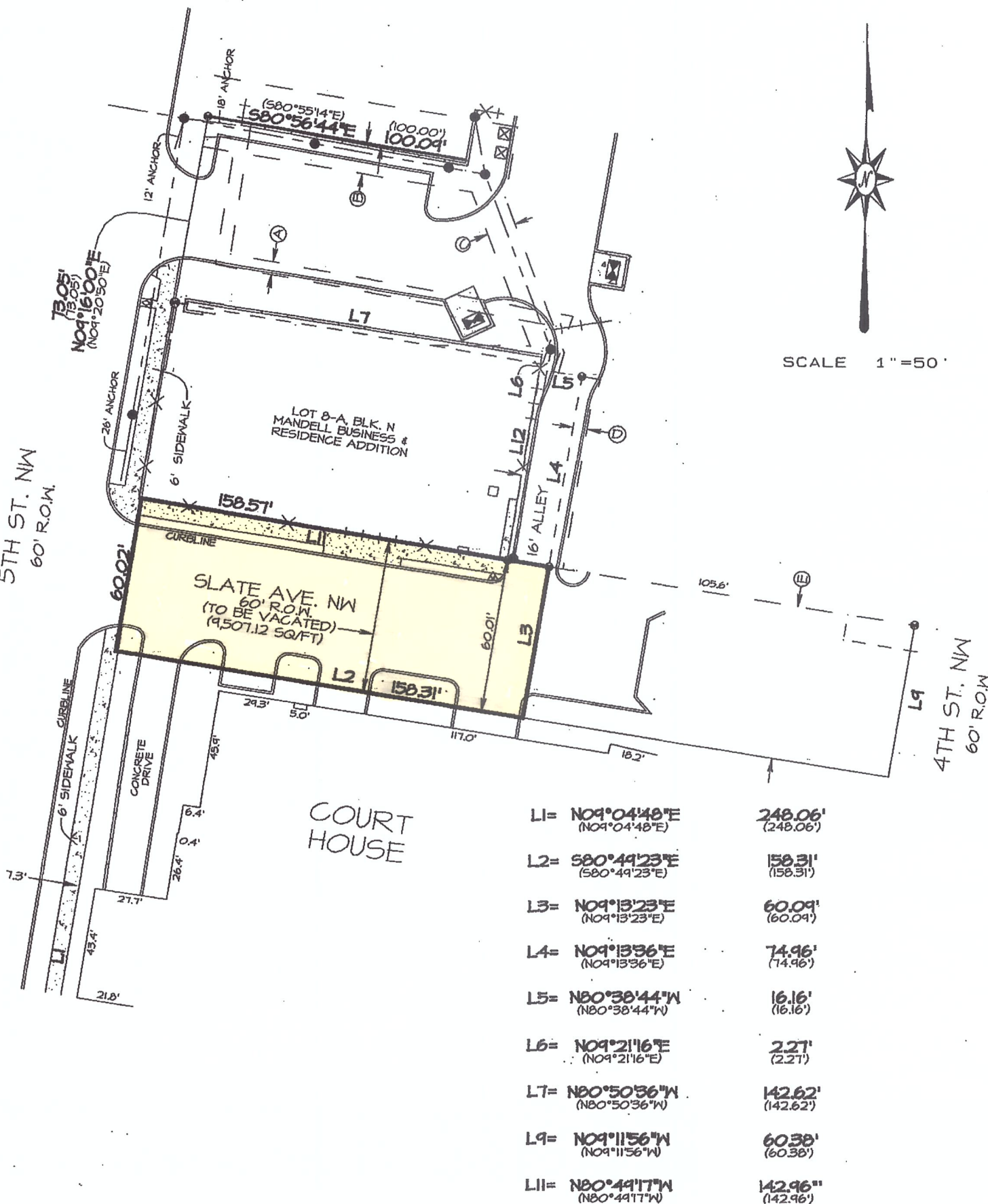
Zone Atlas Page:
J-14-Z

- Easement
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

5TH ST. NW
60' R.O.W.

4TH ST. NW
60' R.O.W.





Robert L. Padilla
Court Executive Officer

State of New Mexico
Bernalillo County
Metropolitan Court

401 Lomas Blvd NW
Albuquerque, New Mexico 87102
Telephone (505) 841-8102
Fax (505) 222-4800

January 3, 2023

City of Albuquerque
Development Hearing Officer
600 2nd St NW
Albuquerque, NM 87102

**RE: OWNER AUTHORIZATION
(PROPOSED) TRACT A-1-A, BERNALILLO COUNTY METROPOLITAN
COURT PR 2020-003485**

Development Hearing Officer:

The Bernalillo County Metropolitan Court is authorizing Derrick Archuleta, ARCH+PLAN Land Use Consultants to serve as agent for (1) Vacation of Public Right-of-Way and (2) Vacation of Public Easement in conjunction with a lot consolidation.

The authorization will include, but not limited to:

- Preparation of materials for the Development Hearing Officer, City Council and any other applicable governing body
- Project management
- Project representation
- Execution of all documents to be submitted to the City of Albuquerque, Neighborhood Associations, and any other applicable party

If you have any questions, please contact me.

Sincerely,

Robert Padilla, Court Executive Officer
Bernalillo County Metropolitan Court (authorized representative)

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

March 15, 2023

Development Hearing Officer
City of Albuquerque

RE: Request for Vacation of Portion of Right-of-Way from Slate Avenue NW; part of a proposed lot consolidation for Tract A-1, Bernalillo County Metropolitan Court and Lot 8-A, Block N, Mandell Business and Residence Addition.

Development Hearing Officer:

As agent for the Bernalillo County Metropolitan Courthouse, property located at 401 Lomas Blvd NW. I will be requesting approval from the Development Hearing Officer (DHO) and the City of Albuquerque Council a (1) vacation of public right-of-way. The vacation action is in conjunction with a lot consolidation of Courthouse properties.

The proposed vacation and lot consolidation were presented to the Development Review Board on September 1, 2021 under PR 2020-003485 / PS 2021-00103.

The vacation of public right-of-way is for Slate Avenue just east of 5th Street. The right-of-way is a dead end and currently serves as access to Courthouse staff to a secured parking structure. The vacation amount is approximately 9,507.12 square feet. As a result of exceeding the 5,000 square foot threshold for vacation of right-of-way (Slate Avenue) the request requires City Council approval.

The interest in the vacation of this portion of Slate Avenue and the public easement is officially allow the Court to restrict access to authorized personnel in a more secure manner.

The Bernalillo County Metropolitan Court has taken steps to purchase the property between the courthouse and parking structure to secure the property boundaries, as there have been many safety concerns including a vehicle driving into the front entrance of the courthouse. The vacation of Slate and the 16' alleyway will help us take additional steps to secure the property for the safety of public citizens, Judges, and court employees. The plan is to hire an architect to design a plan to secure the boundaries and have one main entrance for the public and court employees to enter into the Metropolitan Court property so that safety and security can be maintained more effectively and efficiently.

The process will then formally absorb the vacated area into the rest of the Courthouse property through consolidation into one legal lot of record completing the interest and ability control access of these areas to authorized personnel.

Subject to §14-16-6-6(M)(3) Review and Decision Criteria for a Vacation of Public Right-of-way, the criteria is met in the following manner:

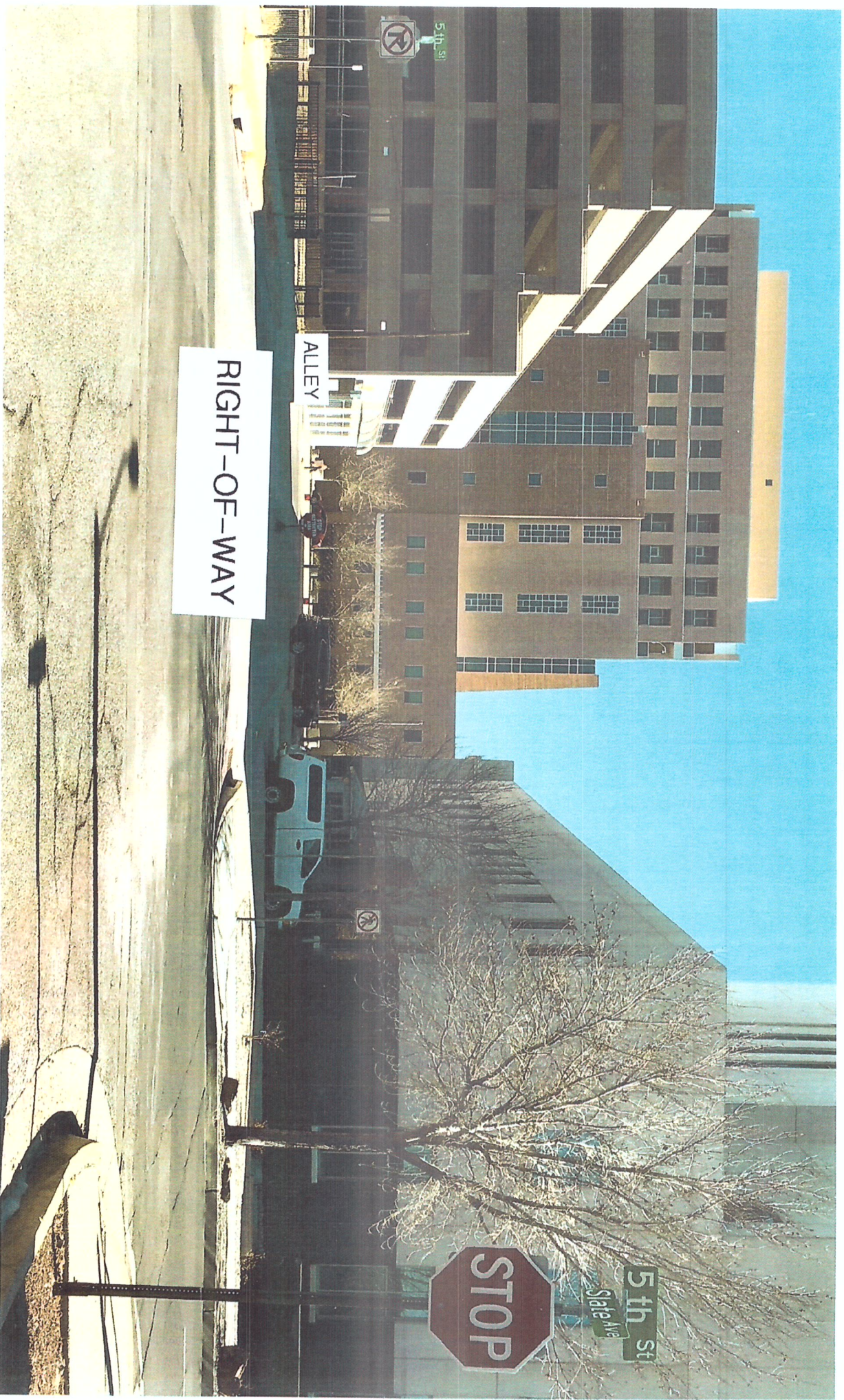
- 6-6(M)(3)(a): The public welfare does not require that the easement, private way, or public right-of-way retained.
 - *As a result of the Vacation, the public welfare does not require retention of the public right-of-way in that the Courthouse owns the property surrounding the proposed vacation site. As previously mentioned, control of the property in conjunction with the proposed lot consolidation will allow the Court to address safety concerns and trespassing that have impacted the public, Court employees and judges. Completion of the Vacation will allow the Court to more effectively secure the property with limited access. The proposed Vacation will also complete the vacation of Slate Avenue between 4th Street and 5th Street along with the opportunity to further secure the property supporting this Criteria.*
- 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 right.
 - *The net benefit to the public welfare continues to revolve around reinforcing safety and security by limiting access to the property to members of the public who have official business at the Courthouse either as an employee or judge. Issues regarding the Court's inability to control access from the existing public right-of-way have been a concern as Slate Avenue currently ends on the subject property. The completed Vacation will be more beneficial to the public welfare nor will any substantial property right will be abridged since the Court owns the surrounding property and will be reinforced with the lot consolidation.*

Upon completing the vacation process, the Courthouse will proceed with acquisition of the vacated property through coordination with the Real Property Division and the City Department of Municipal Development. Preliminary conversations with staff have been initiated in this effort that include assessment and evaluation of the market calculated at \$6 per square foot.

Thank you,


Derrick Archuleta

EXHIBIT



ALLEY

RIGHT-OF-WAY

5th St
Slate Ave

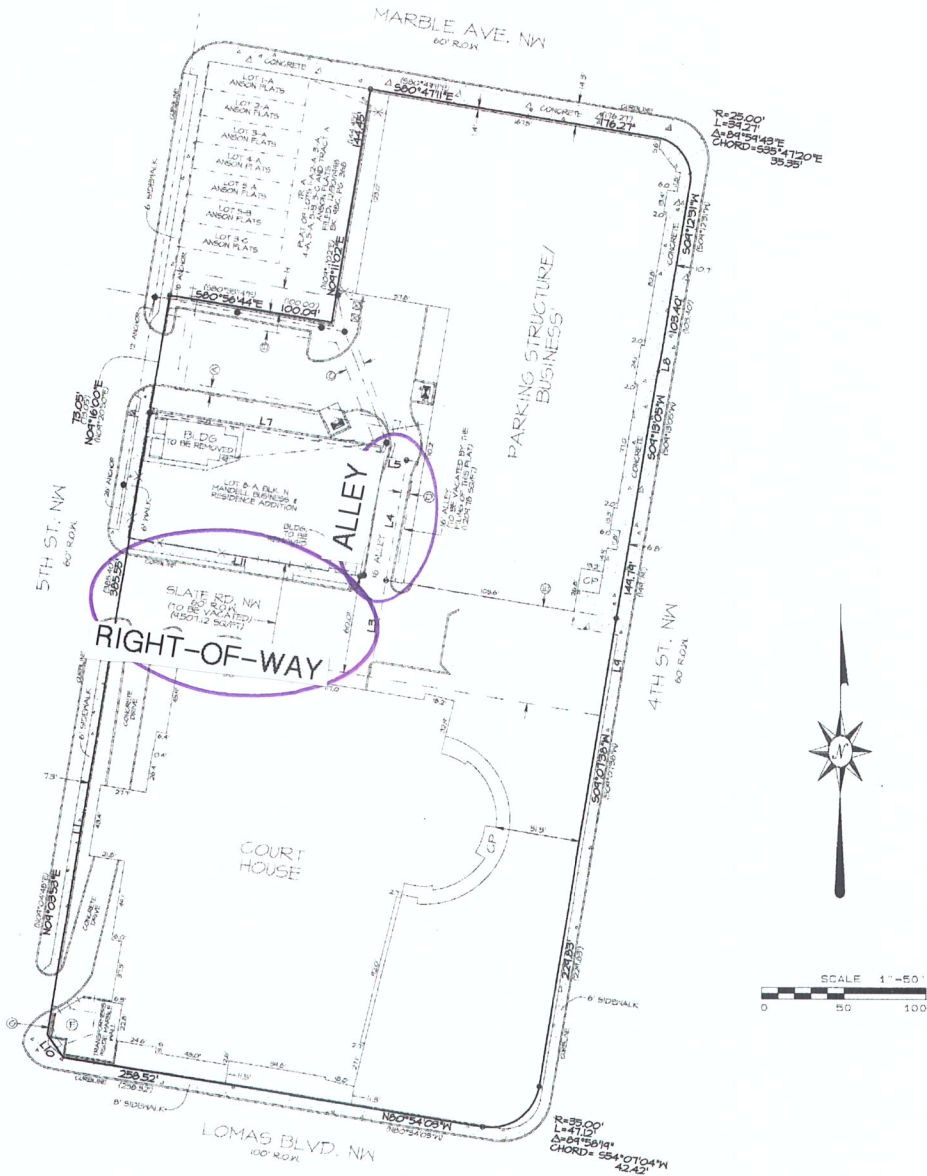
STOP

5th St

SITEPLAN TRACT A-1-A BERNALILLO COUNTY METROPOLITAN COURT OCTOBER, 2021

LINE CHART

LINE	BEARING	LENGTH
L1=	N01°04'46"E	230.23' (230.23')
L2=	S60°44'23"E	156.31' (156.31')
L3=	N01°13'23"E	60.09' (60.09')
L4=	N01°13'36"E	74.36' (74.36')
L5=	N60°36'44"W	16.16' (16.16')
L6=	N01°21'16"E	2.27' (2.27')
L7=	N60°50'36"W	142.62' (142.62')
L8=	N01°20'50"E	79.07' (79.07')
L9=	N01°11'02"E	144.45' (144.45')
L10=	S01°12'31"W	103.40' (103.40')
L11=	S10°20'37"W	16.31' (16.31')
L12=	S01°13'05"W	144.75' (144.75')
L13=	S01°11'56"W	60.36' (60.36')
L14=	S01°07'39"W	224.69' (224.69')
L15=	N60°54'03"W	256.52' (256.52')
L16=	N35°16'12"W	17.01' (17.01')
L17=	N60°44'11"W	142.46' (142.46')
L18=	N01°12'31"E	71.34' (71.34')
L19=	S01°12'32"W	79.15' (79.15')



- EASEMENTS
- ① - GUEST CORPORATION EASEMENT
 - ② - PUBLIC UTILITY EASEMENT
 - ③ - PNM ELECTRIC SERVICES EASEMENT
 - ④ - PUBLIC ACCESS EASEMENT
 - ⑤ - PUBLIC UTILITY, PUBLIC WATER, PUBLIC SANITARY SEWER AND PUBLIC STORM DRAIN EASEMENT
 - ⑥ - PNM ELECTRIC SERVICES EASEMENT

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.

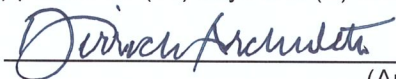
4. TIME

Signs must be posted from _____ To _____

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.



(Applicant or Agent)

2.24.23

(Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____

412 MARBLE AV NW / 804 5TH ST NW Public Notice Inquiry Sheet Submission

To arch.plan@comcast.net <arch.plan@comcast.net>

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Phone
Downtown Neighborhoods Association	Zoning	Committee	zoning@abqdna.com	400 Romero Street NW	Unit 1	Albuquerque	NM	87104	
ABQCore Neighborhood Association	Joaquin	Baca	bacajoaquin9@gmail.com	100 Gold Avenue	#408	Albuquerque	NM	87102	5054176686
ABQCore Neighborhood Association	Rick	Rennie	rickrennie@comcast.net	326 Lucero Road		Albuquerque	NM	87048	5054502182

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

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.
- 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 your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

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.

*Dalaina L. Carmona*

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Thursday, January 12, 2023 10:24 PM
To: Office of Neighborhood Coordination <arch.plan@comcast.net>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Do not click on links or open attachments unless you were expecting the email, recognize the sender, and know the content is safe. Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Development Review Board

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

Contact Name

DERRICK ARCHULETA

Telephone Number

505-980-8365

Email Address

arch.plan@comcast.net

Company Name

ARCH+PLAN Land Use Consultants

Company Address

P.O. BOX 25911

City

ALBUQUERQUE

State

NM

ZIP

87125

Legal description of the subject site for this project:

TRACT A-1

BERNALILLO COUNTY METROPOLITAN COURT

LOT 8-A

BLOCK N

MANDELL BUSINESS & RESIDENCE ADDN

Physical address of subject site:

412 MARBLE AV NW / 804 5TH ST NW

Subject site cross streets:

BETWEEN LOMAS BLVD & MARBLE AV

Other subject site identifiers:

This site is located on the following zone atlas page:

J-14

Captcha

x

- ZONE ATLAS J-14.PDF (3 MB)
- image001.png (18 KB)
- image002.png (8 KB)
- image003.png (3 KB)
- image004.png (7 KB)
- image007.png (2 KB)

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

February 24, 2023

To Neighborhood Associations and members:

I represent the Bernalillo County Metropolitan Courthouse, property located at 401 Lomas Blvd NW.

As agent for the Courthouse, I will be requesting approval from the Development Review Board (DRB) and the City of Albuquerque Council a (1) vacation of public right-of-way and (2) vacation of public easement.

The vacation of public right-of-way is for Slate Avenue just east of 5th Street. The right-of-way is a dead end and currently serves as access to Courthouse staff to a secured parking structure. The vacation amount is approximately 9,507.12 square feet.

The vacation of public easement is for an alley accessed from Slate Avenue. This public easement also serves as access to Courthouse staff to a secured parking structure. The vacation amount is approximately 1,209.78 square feet.

The interest in the vacation of this portion of Slate Avenue and the public easement is officially allow the Court to restrict access to authorized personnel in a more secure manner.

The Bernalillo County Metropolitan Court has taken steps to purchase the property between the courthouse and parking structure to secure the property boundaries, as there have been many safety concerns including a vehicle driving into the front entrance of the courthouse. The vacation of Slate and the 16' alleyway will help us take additional steps to secure the property for the safety of public citizens, Judges, and court employees. The plan is to hire an architect to design a plan to secure the boundaries and have one main entrance for the public and court employees to enter into the Metropolitan Court property so that safety and security can be maintained more effectively and efficiently.

As a result of exceeding the 5,000 square foot threshold for vacation of right-of-way (Slate Avenue) and 500 square foot threshold for vacation of public easement (alley) the request requires City Council approval.

Upon completing the vacation process, the Courthouse will proceed with acquisition of the vacated property through coordination with the Real Property Division and the City Department of Municipal Development.

The process will then formally absorb the vacated area into the rest of the Courthouse property through consolidation into one legal lot of record completing the interest and ability control access of these areas to authorized personnel.

This email is an offer to meet with you to provide additional information.

Per Ordinance, you must respond within 15 consecutive days to: 1) request a meeting; 2) decline the meeting; or 3) support the above request for approval.

I am attaching the following for your convenience:

- 1) Neighborhood Meeting Request Form
- 2) Neighborhood association list
- 3) Zone Atlas page
- 4) Site map and areas of vacation
- 5) Photo of vacation area

Please contact me for details or if you have any questions.

Thank you,
Derrick Archuleta

7018 0040 0000 5422 8029

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Albuquerque, NM 87104	
Certified Mail Fee \$4.15	0106 21
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ Return Receipt (hardcopy) \$0.00	
☐ Return Receipt (electronic) \$0.00	
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Postage \$1.74	02/24/2023
Total Postage and Fees \$9.24	
Sent To LONING COMMITTEE	
Street and Apt. No., or PO Box No. 400 ROMERO ST NW - UNIT 1	
City, State, ZIP+4® ALBUQUERQUE NM 87104	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7016 0750 0000 1103 6577

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Albuquerque, NM 87102	
Certified Mail Fee \$4.15	0106 21
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ Return Receipt (hardcopy) \$0.00	
☐ Return Receipt (electronic) \$0.00	
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Postage \$1.74	02/24/2023
Total Postage and Fees \$9.24	
Sent To JOAQUIN BACA	
Street and Apt. No., or PO Box No. 100 GOLD AV SW #408	
City, State, ZIP+4® ALBUQUERQUE NM 87102	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7016 0040 0000 5422 8036

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Corrales, NM 87048	
Certified Mail Fee \$4.15	0106 21
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ Return Receipt (hardcopy) \$0.00	
☐ Return Receipt (electronic) \$0.00	
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Postage \$1.74	02/24/2023
Total Postage and Fees \$9.24	
Sent To RICK RENNIE	
Street and Apt. No., or PO Box No. 326 LUCERO RD	
City, State, ZIP+4® CORRALES NM 87048	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

VACATION OF PUBLIC RIGHT-OF-WAY & PUBLIC EASEMENT sent successfully to zoning@abqdna.com and 2 others

To arch.plan@comcast.net



VACATION OF PUBLIC RIGHT-OF-WAY & PUBLIC EASEMENT sent
to
zoning@abqdna.com
and 2 others

1 item, 8.11 MB in total · Expires on 6 March, 2023

Thanks for using WeTransfer. We'll email you a confirmation as soon as your files have been downloaded.

Recipients

zoning@abqdna.com bacajoaquin9@gmail.com
rickrennie@comcast.net

Download link

<https://we.tl/t-CFKshAafvx>

1 item

ATTACHMENTS.PDF

8.11 MB

Message

To Neighborhood Associations and members:

This email is to compliment the previously mailed certified return receipt letter with the same information.

I represent the Bernalillo County Metropolitan Courthouse, property located at 401 Lomas Blvd NW.

As agent for the Courthouse, I will be requesting approval from the Development Hearing Officer (DHO) and the City of Albuquerque Council a (1) vacation of public right-of-way and (2) vacation of public easement. The vacation actions are in conjunction with a lot consolidation of Courthouse properties.

The vacation of public right-of-way is for Slate Avenue just east of 5th Street. The right-of-way is a dead end and currently serves as access to Courthouse staff to a secured parking structure. The vacation amount is approximately 9,507.12 square feet.

The vacation of public easement is for an alley accessed from Slate Avenue. This public easement also serves as access to Courthouse staff to a secured parking structure. The vacation amount is approximately 1,209.78 square feet.

The interest in the vacation of this portion of Slate Avenue and the public easement is officially allow the Court to restrict access to authorized personnel in a more secure manner.

The Bernalillo County Metropolitan Court has taken steps to purchase the property between the courthouse and parking structure to secure the property boundaries, as there have been many safety concerns including a vehicle driving into the front entrance of the courthouse.

The vacation of Slate and the 16' alleyway will help us take additional steps to secure the property for the safety of public citizens, Judges, and court employees. The plan is to hire an architect to design a plan to secure the boundaries and have one main entrance for the public and court employees to enter into the Metropolitan Court property so that safety and security can be maintained more effectively and efficiently.

As a result of exceeding the 5,000 square foot threshold for vacation of right-of-way (Slate Avenue) and 500 square foot threshold for vacation of public easement (alley) the request requires City Council approval.

Upon completing the vacation process, the Courthouse will proceed with acquisition of the vacated property through coordination with the Real Property Division and the City Department of Municipal Development.

The process will then formally absorb the vacated area into the rest of the Courthouse property through consolidation into one legal lot of record completing the interest and ability control access of these areas to authorized personnel.

This email is an offer to meet with you to provide additional information.

Per Ordinance, you must respond within 15 consecutive days to: 1) request a meeting; 2) decline the meeting; or 3) support the above request for approval.

I am attaching the following for your convenience:

- 1) Neighborhood Meeting Request Form
- 2) Zone Atlas page
- 3) Site map and areas of vacation
- 4) Proposed lot consolidation
- 5) Photos of vacation area

Please contact me for details or if you have any questions.

Thank you,

Derrick Archuleta

Derrick Archuleta, MCRP
ARCH+PLAN Land Use Consultants
P.O. Box 25911
Albuquerque NM 87125
P: 505.980.8365
E: arch.plan@comcast.net

To make sure our emails arrive, please add noreply@wetransfer.com to your contacts.

[About WeTransfer](#) · [Help](#) · [Legal](#) · [Report this transfer as spam](#)

Your files haven't been downloaded yet...

To arch.plan@comcast.net



VACATION OF PUBLIC RIGHT-OF-WAY & PUBLIC EASEMENT expires in two days!

Hmm, it looks like your files haven't been downloaded yet, and this transfer will expire on **6 March, 2023**. When this happens, these files will be removed from our servers.

Do you want to keep this transfer available for longer? Upgrade to **WeTransfer Pro**, and you'll be able to change the expiration date to whenever you want. Just go to your sent transfers, choose a transfer, and set a new expiration date after you upgrade.

[Upgrade to keep transfer](#)

Recipients

zoning@abqdna.com bacajoaquin9@gmail.com

rickrennie@comcast.net

Download link

<https://we.tl/t-CFKshAafvx>

1 item

ATTACHMENTS.PDF

8.11 MB

Message

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The vacation of public right-of-way is for Slate Avenue just east of 5th Street. The right-of-way is a dead end and currently serves as access to Courthouse staff to a secured parking structure. The vacation amount is approximately 9,507.12 square feet.

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The interest in the vacation of this portion of Slate Avenue and the public easement is officially allow the Court to restrict access to authorized personnel in a more secure manner.

The Bernalillo County Metropolitan Court has taken steps to purchase the property between the courthouse and parking structure to secure the property boundaries, as there have been many safety concerns including a vehicle driving into the front entrance of the courthouse. The vacation of Slate and the 16' alleyway will help us take additional steps to secure the property for the safety of public citizens, Judges, and court employees. The plan is to hire an architect to design a plan to secure the boundaries and have one main entrance for the public and court employees to enter into the Metropolitan Court property so that safety and security can be maintained more effectively and efficiently.

As a result of exceeding the 5,000 square foot threshold for vacation of right-of-way (Slate Avenue) and 500 square foot threshold for vacation of public easement (alley) the request requires City Council approval.

Upon completing the vacation process, the Courthouse will proceed with acquisition of the vacated property through coordination with the Real Property Division and the City Department of Municipal Development.

The process will then formally absorb the vacated area into the rest of the Courthouse property through consolidation into one legal lot of record completing the interest and ability control access of these areas to authorized personnel.

This email is an offer to meet with you to provide additional information.

Per Ordinance, you must respond within 15 consecutive days to: 1) request a meeting; 2) decline the meeting; or 3) support the above request for approval.

I am attaching the following for your convenience:

- 1) Neighborhood Meeting Request Form
- 2) Zone Atlas page
- 3) Site map and areas of vacation
- 4) Proposed lot consolidation
- 5) Photos of vacation area

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 1-13-2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Downtown Neighborhoods Assn / ABQCore Neighborhood Assn

Name of NA Representative*: Zoning Committee / Joaquin Baca & Rick Rennie

Email Address* or Mailing Address* of NA Representative¹: 400 Romero St NW - Unit 1(zoning@abqdn.com) / 100 Gold Av SW #408 (baca@joaquin9@gmail.com) / 326 Lucero Rd (rickrennie@comcast.net)

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

1. Subject Property Address* 401 Lomas Blvd NW
Location Description between 4th Street & 5th Street
2. Property Owner* Bernalillo County Metropolitan Court
3. Agent/Applicant* [if applicable] ARCH+PLAN Land Use Consultants (Derrick Archuleta)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation Public Right-of-Way & Public Easement (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*:
Vacation of public right-of-way (9,507 sf) and public easement (1,209 sf)
in conjunction with lot consolidation (PR 2020-003485 / PS 2021-00103)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

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

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

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

Date/Time*: TBD

Location*³: via Zoom

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

E: Arch.plan@comcast.net P: 505.980.8365 DERRICK ARCHULETA

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

1. Zone Atlas Page(s)*⁵ J-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

- ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

n/a

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:

Certified return receipt letters and Wettransfer were method of contact with no response from neighborhood associations.

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

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

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

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 [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 3.9 acres (lot consolidation)
2. IDO Zone District MX-M / MX-H / MX-FB-UD
3. Overlay Zone(s) [if applicable] n/a
4. Center or Corridor Area [if applicable] n/a
- Current Land Use(s) [vacant, if none] Bernalillo County Courthouse

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Downtown Neighborhoods Association [Other Neighborhood Associations, if any]
ABQCore Neighborhood Association

⁶ Available here: <https://tinyurl.com/idozoningmap>

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



PART I - PROCESS

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

Application Type: VACATION OF PUBLIC RIGHT-OF-WAY & PUBLIC EASEMENT

Decision-making Body: DEVELOPMENT HEARING OFFICER & CITY COUNCIL

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II - DETAILS OF REQUEST

Address of property listed in application: 401 LOMAS BLVD NW

Name of property owner: BERNALILLO COUNTY METROPOLITAN COURT

Name of applicant: ARCH+PLAN LAND USE CONSULTANTS - DERRICK ARCHULETA (AGENT)

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

TBD VIA ZOOM

Address, phone number, or website for additional information:

E: arch.plan@comcast.net P: 505.980.8365 DERRICK ARCHULETA

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

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

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

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

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).**

**PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

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

Derrick Archuleta (Applicant signature) 1.13.2023 (Date)

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

412 MARBLE AV NW / 804 5TH ST NW Neighborhood Meeting Inquiry Sheet Submission

To arch.plan@comcast.net <arch.plan@comcast.net>

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Phone
Downtown Neighborhoods Association	Zoning	Committee	zoning@abqdna.com	400 Romero Street NW	Unit 1	Albuquerque	NM	87104	
ABQCore Neighborhood Association	Rick	Rennie	rickrennie@comcast.net	326 Lucero Road			Albuquerque	NM	87048
ABQCore Neighborhood Association	Joaquin	Baca	bacajoaquin9@gmail.com	100 Gold Avenue	#408	Albuquerque	NM	87102	50541

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

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.
- 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 your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

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.



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102

505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Wednesday, February 8, 2023 10:57 AM

To: Office of Neighborhood Coordination <arch.plan@comcast.net>

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

Subject: Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:

Development Review Board

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

Contact Name

DERRICK ARCHULETA

Telephone Number

505-980-8365

Email Address

arch.plan@comcast.net

Company Name

ARCH+PLAN Land Use Consultants

Company Address

P.O. BOX 25911

City

ALBUQUERQUE

State

NM

ZIP

87125

Legal description of the subject site for this project:

TRACT A-1

BERNALILLO COUNTY METROPOLITAN COURT

LOT 8-A

BLOCK N

MANDELL BUSINESS & RESIDENCE ADDN

Physical address of subject site:

412 MARBLE AV NW / 804 5TH ST NW

Subject site cross streets:

BETWEEN LOMAS BLVD & MARBLE AV

Other subject site identifiers:

This site is located on the following zone atlas page:

J-14

Captcha

x

- ZONE ATLAS J-14.PDF (3 MB)
- image001.png (18 KB)
- image002.png (8 KB)
- image003.png (3 KB)
- image004.png (7 KB)
- image007.png (2 KB)

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

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 2-24-2023

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Downtown Neighborhood Assn / ABQCore Neighborhood Assn

Name of NA Representative*: Zoning Committee / Joaquin Baca & Rick Rennie

Email Address* or Mailing Address* of NA Representative¹: 400 Romero St NW- Unit 1 (zoning@abqdn.com) / 100 Gold Av SW #408 (baca@joaquin9@gmail.com) / 326 Lucero Rd (rickrennie@comcast.net)

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: arch.plan@comcast.net

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:
TBD

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

1. Subject Property Address* 401 Lomas Blvd NW
Location Description between 4th Street & 5th Street
2. Property Owner* Bernalillo County Metropolitan Court
3. Agent/Applicant* [if applicable] ARCH+PLAN Land Use Consultants (Derrick Archuleta)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- ☐ Vacation Public Right-of-Way & Public Easement (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment
- ☐ Other: _____

Summary of project/request^{3*}:

Vacation of public right-of-way (9,507 sf) and public easement (1,209 sf)

in conjunction with lot consolidation (PR 2020-003485 / PS 2021-00103)

5. This type of application will be decided by^{4*}: ☐ City Staff
- OR at a public meeting or hearing by:
- ☐ Zoning Hearing Examiner (ZHE) ☐ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)
- ☒ City Council
6. Where more information about the project can be found^{4*}:
- E: arch.plan@comcast.net P: 505-980-8365 Derrick Archuleta

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

1. Zone Atlas Page(s)^{5*} J-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{4*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{4*}:
- ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)
- Explanation:
- n/a
4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{4*}: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

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

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

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:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 3.9 acres (lot consolidation)
- b. IDO Zone District MX-M / MX-H / MX-FB-UD
- c. Overlay Zone(s) [if applicable] n/a
- d. Center or Corridor Area [if applicable] n/a

2. Current Land Use(s) [vacant, if none] Bernalillo County Courthouse

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Downtown Neighborhood Association [Other Neighborhood Associations, if any]

ABQCore Neighborhood Association

⁶ Available here: <https://tinyurl.com/idozoningmap>

RE: VACATION OF PUBLIC RIGHT-OF-WAY AND VACATION OF PUBLIC EASEMENT - BERNALILLO COUNTY METROPOLITAN COURT

To Derrick Archuleta <arch.plan@comcast.net>

----- Original Message -----

From: Derrick Archuleta <arch.plan@comcast.net>

To: bacajoaquin9@gmail.com, rickrennie@comcast.net, zoning@abqdn.com

Cc: Derrick Archuleta <arch.plan@comcast.net>

Date: 02/24/2023 11:18 AM

Subject: RE: VACATION OF PUBLIC RIGHT-OF-WAY AND VACATION OF PUBLIC EASEMENT - BERNALILLO COUNTY METROPOLITAN COURT

To Neighborhood Associations and members:

I represent the Bernalillo County Metropolitan Courthouse, property located at 401 Lomas Blvd NW.

A Certified return receipt letter was mailed and Wettransfer was emailed previously as an offer to meet in this effort.

As agent for the Courthouse, I will be requesting approval from the Development Review Board (DRB) and the City of Albuquerque Council a (1) vacation of public right-of-way and (2) vacation of public easement.

The vacation of public right-of-way is for Slate Avenue just east of 5th Street. The right-of-way is a dead end and currently serves as access to Courthouse staff to a secured parking structure. The vacation amount is approximately 9,507.12 square feet.

The vacation of public easement is for an alley accessed from Slate Avenue. This public easement also serves as access to Courthouse staff to a secured parking structure. The vacation amount is approximately 1,209.78 square feet.

The interest in the vacation of this portion of Slate Avenue and the public easement is officially allow the Court to restrict access to authorized personnel in a more secure manner.

As a result of exceeding the 5,000 square foot threshold for vacation of right-of-way (Slate Avenue) and 500 square foot threshold for vacation of public easement (alley) the request requires City Council approval.

Upon completing the vacation process, the Courthouse will proceed with acquisition of the vacated property through coordination with the Real Property Division and the City Department of Municipal Development.

The process will then formally absorb the vacated area into the rest of the Courthouse property through consolidation into one legal lot of record completing the interest and ability control access of these areas to authorized personnel.

This email is an offer to continue the conversation to provide any needed information.

Attached again are the following for your convenience:

- 1) Neighborhood Meeting Request Form
- 2) Neighborhood association list
- 3) Zone Atlas page
- 4) Site map and areas of vacation
- 5) Proposed lot consolidation
- 6) Photos of vacation area

You will receive a notice of hearing pertaining to the each vacation when the meeting date has been scheduled as part of public notice process.

Please contact me for details or if you have any questions regarding either vacation or the process.

Thank you,
Derrick Archuleta

Derrick Archuleta, MCRP

ARCH+PLAN Land Use Consultants

P.O. Box 25911

Albuquerque NM 87125

p: 505.980.8365

e: arch.plan@comcast.net

w: www.ArchPlan.org

-
- NEIGHBORHOOD MTG REQUEST FORM.PDF (2 MB)
 - NEIGHBORHOOD ASSOCIATION LIST.PDF (2 MB)
 - J-14 ZONE ATLAS.PDF (3 MB)
 - VACATION EXHIBITS.PDF (2 MB)
 - PHOTO OF SITE.PDF (2 MB)

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



PART I - PROCESS

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

Application Type: VACATION OF PUBLIC RIGHT OF WAY & PUBLIC EASEMENT

Decision-making Body: DEVELOPMENT HEARING OFFICER & CITY COUNCIL

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☐ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II - DETAILS OF REQUEST

Address of property listed in application: 401 LOMAS BLVD NW

Name of property owner: BERNALILLO COUNTY METROPOLITAN COURT

Name of applicant: ARCH + PLAN LAND USE CONSULTANTS - DERRICK ARCHULETA (AGENT)

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

TBD VIA ZOOM

Address, phone number, or website for additional information:

E: arch.plan@comcast.net P: 505.980.8365 DERRICK ARCHULETA

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

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

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

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

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

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

Derrick Archuleta

(Applicant signature)

2.24.2023

(Date)

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