



PLAN SNAPSHOT REPORT VAC-2025-00029 FOR CITY OF ALBUQUERQUE

Plan Type: Vacation **Project:** PR-2020-003485 (PR-2020-003485) **App Date:** 07/31/2025
Work Class: Right-of-Way **District:** City of Albuquerque **Exp Date:** NOT AVAILABLE
Status: Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Description: Vacate a portion of Slate Ave NW just east of 5th ST NW **Expire Date:**

Parcel: 101405818018534510	Address: 413 Slate Ave Nw Albuquerque, NM 87102	Zone:
101405820217534502 Main	801 4Th St Nw Albuquerque, NM 87102 Main	

Applicant
Juanita Garcia
P.O. Box 7857
Albuquerque, NM 87194
Business: (505) 362-8903

Owner
Tanya Torres
401 Lomas Blvd NW
Albuquerque, NM 87102
Business: (505) 841-8275
Mobile: (505) 659-8519

Plan Custom Fields

Square Footage to be Vacated	9507	Alleyway or Street	Street	Vacating Entire Width	Yes
Number of Signs	4	Detailed Vacation of Right of Way Description	Vacate a portion of Slate Ave NW immediately east of 5th Street NW.	Do you request an interpreter for the hearing?	No
Lot and/or Tract Number	A1	Block Number	0000	Subdivision Name and/or Unit Number	BERNALILLO COUNTY METROPOLITAN COURT
Legal Description	LT 8-A BLK N PLAT OF LOT 8-A BLOCK N MANDELL BUSINESS & RESIDENCE ADDITION CONT .2535 AC, TR A-1 PLAT OF TRACT A-1 BERNALILLO COUNTY METROPOLITAN COURT CONT 3.4067 AC	Existing Zone District	MX-H, MX-FB-UD, MX-M	Zone Atlas Page(s)	J-14
Acreage	0.2535, 3.4067	Calculated Acreage	0.23168538, 3.53078064	Council District	2
Community Planning Area(s)	Central ABQ	Development Area(s)	Change	Current Land Use(s)	05 Office
Center Type	Downtown	Corridor Type	Main Street (MS) Area, Major Transit (MT) Area, Major Transit (MT) Area	IDO Use Specific Standards Name	Downtown Small Area, Downtown Small Area, Railroad and Spur Small Area, Railroad and Spur Small Area
IDO Use Specific Standards Subsection	Paid Parking Lot or Parking Structure (Prohibitions) (4-3(D)), Drive-through or Drive-up Facility (Prohibitions) (4-3(F)), Commercial Uses (various) (4-3(D)), Industrial Uses (various) (4-3(E))	IDO Use Development Standards Name	Downtown Small Area, Downtown Small Area, Railroad and Spur Small Area, Valley Drainage Area, Downtown Small Area, Downtown Center	IDO Use Development Standards Subsection	Historic Building Façades (5-11), Off-premises Signs (Prohibitions) (5-12), Cumulative Impacts (5-2), Site Design and Sensitive Lands (5-2), On-premises Signs (5-12), Parking and Loading (Exemptions and Reductions) (5-5) Plan – EPC (6-6)
IDO Administration & Enforcement Name	Downtown Small Area, Railroad and Spur Small Area, Railroad and Spur Small Area	IDO Administration & Enforcement Subsection	Demolition Outside of an HPO (6-6), Cumulative Impacts Analysis Requirements (6-4), Site		

PLAN SNAPSHOT REPORT (VAC-2025-00029)

Pre-IDO Zoning District SU-3		Pre-IDO Zoning Description	GOVERNMENT/FINANCIAL /HOSPITALITY FOCUS, GOVERNMENT/FINANCIAL /HOSPITALITY FOCUS, MIXED-USE CORRIDOR	Major Street Functional Classification	3 - urban minor arterial, 3 - urban minor arterial, 3 - urban minor arterial, 2 - urban principal arterial , 3 - urban minor arterial, 3 - urban minor arterial, 2 - urban principal arterial , 2 - urban principal arterial , 3 - urban minor arterial
State or National Historic Register	ANSON FLATS APARTMENTS	Public Property Entity	BERNALILLO COUNTY	FEMA Flood Zone	X
Metropolitan Redevelopment Area(s)	Downtown				

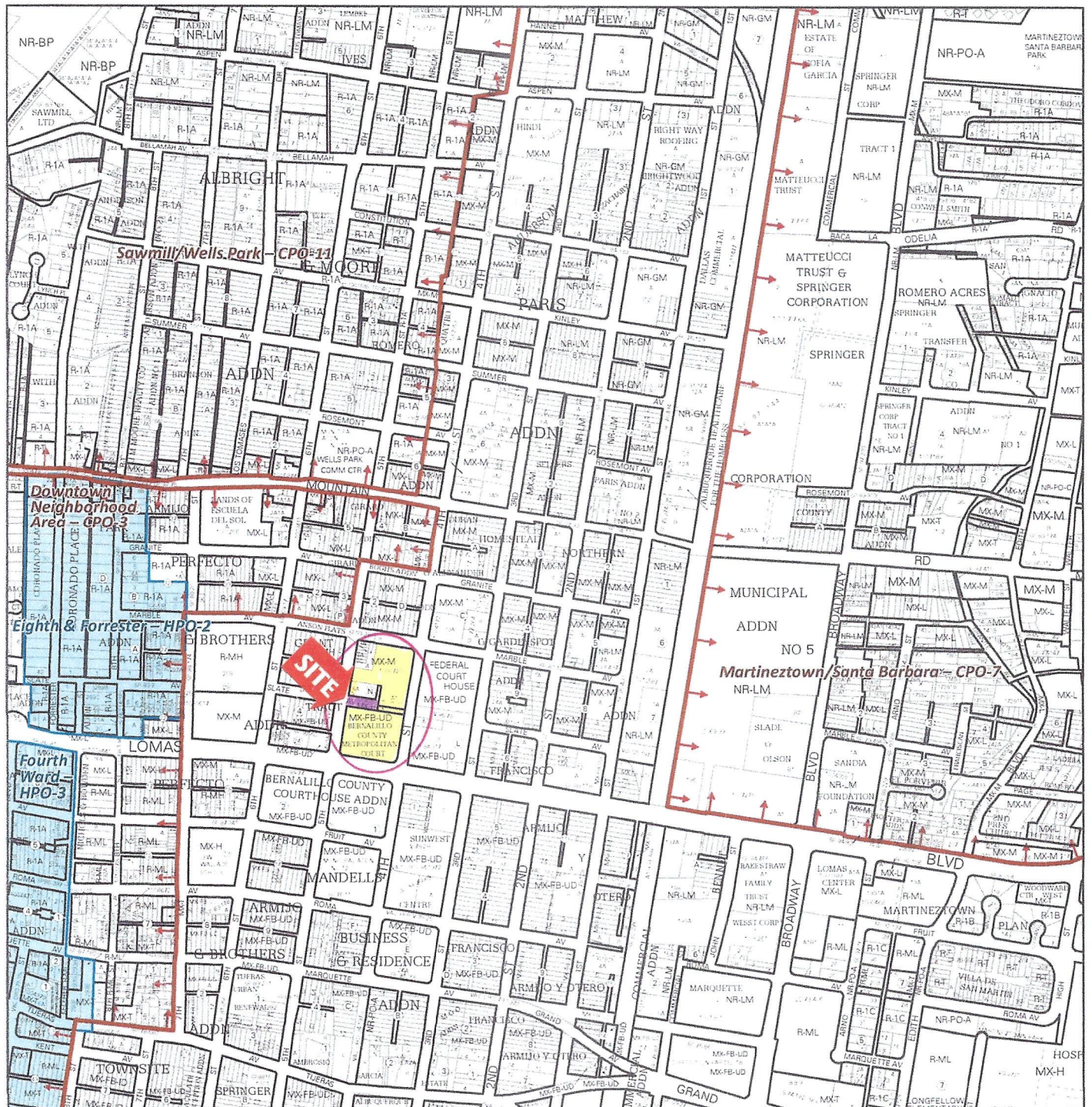
Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Juanita_Garcia_7/31/2025.jpg	07/31/2025 14:02	Garcia, Juanita		Uploaded via CSS

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed.	Renee Zamora	08/04/2025 12:27

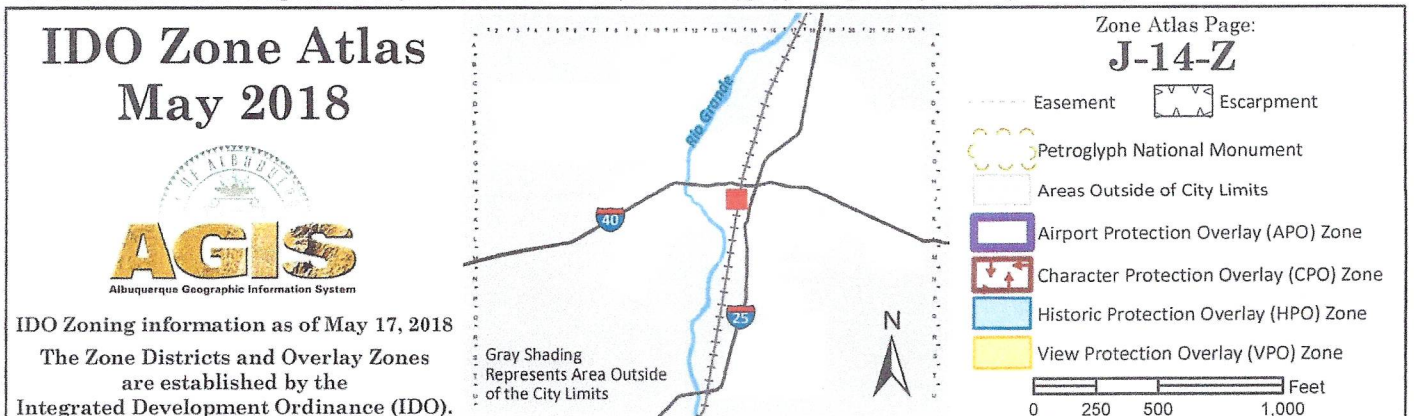
Invoice No.	Fee	Fee Amount	Amount Paid
INV-00038846	Published Notice Fee - Legal Ad	\$75.00	\$0.00
	Technology Fee	\$8.75	\$0.00
	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$0.00
	Total for Invoice INV-00038846	\$133.75	\$0.00
INV-00038848	Posted Sign Fee	\$40.00	\$0.00
	Total for Invoice INV-00038848	\$40.00	\$0.00
Grand Total for Plan		\$173.75	\$0.00

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	08/27/2025	Scheduled	DHO

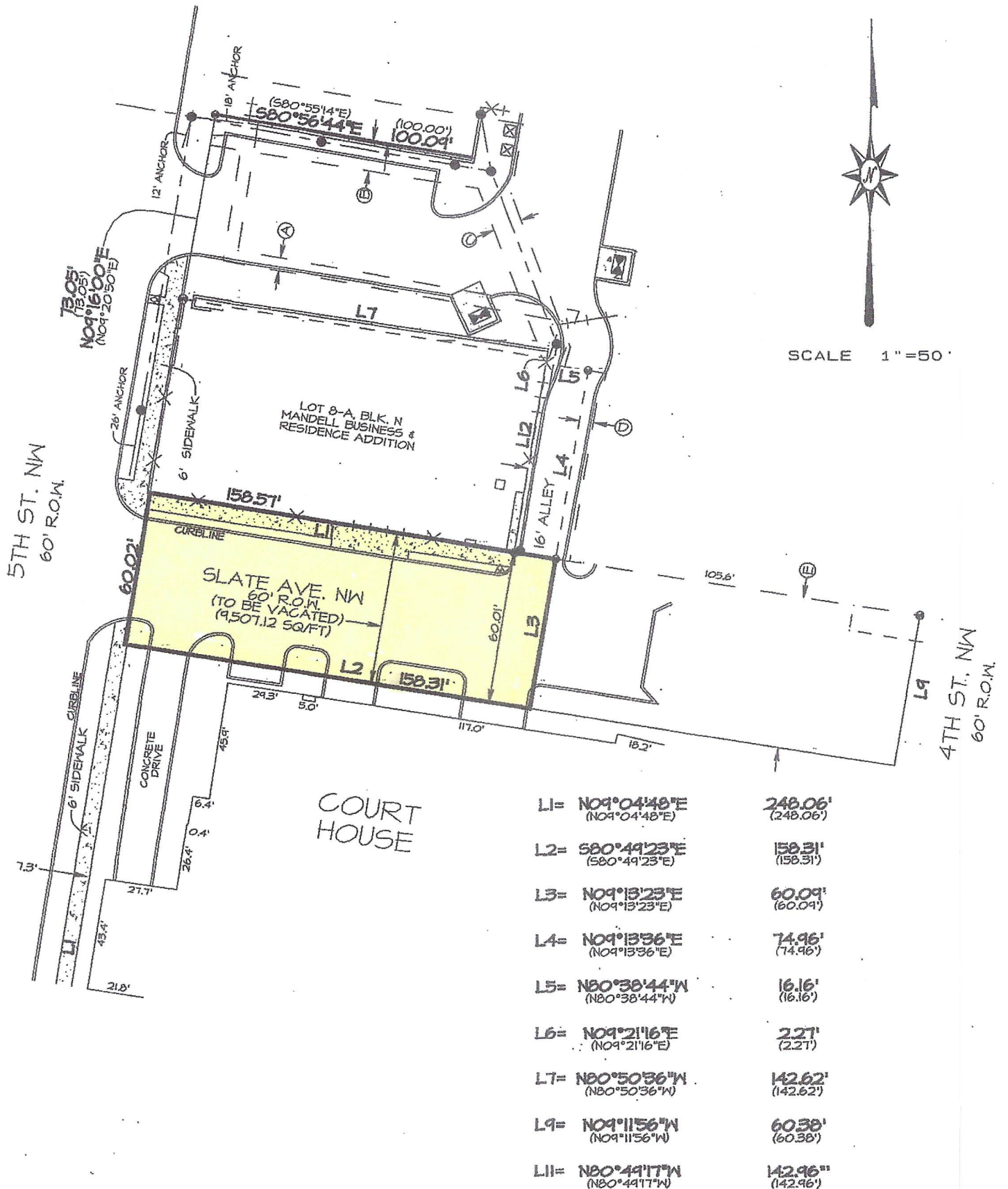
Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		08/04/2025 12:25	08/04/2025 13:17
Associate Project Number v.1	Generic Action		08/04/2025 12:25
Screen for Completeness v.1	Generic Action		08/04/2025 12:25
Sign Posting v.1	Generic Action		08/04/2025 13:07
Verify Payment v.1	Generic Action		08/04/2025 13:17
Application Review v.1		08/04/2025 13:17	
Create and Email Advertisement v.1	Generic Action		08/04/2025 13:17
DHO Hearing v.1	Hold Hearing	08/04/2025 13:17	08/04/2025 13:18
Vacation Submittal v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
City Council Review v.1			
City Council Meeting v.1	Hold Meeting		
Notice of Decision v.1			
Print Notice of Decision v.1	Create Report		
Linked Project Plans v.1			



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



60' R.O.W. VACATION SLATE AVE. NW



SCALE 1" = 50'

L1=	N09°04'48"E (N04°04'48"E)	248.06' (248.06')
L2=	S80°44'23"E (S80°49'23"E)	158.31' (158.31')
L3=	N09°13'23"E (N09°13'23"E)	60.09' (60.09')
L4=	N09°13'36"E (N09°13'36"E)	74.96' (74.96')
L5=	N80°38'44"W (N80°38'44"W)	16.16' (16.16')
L6=	N09°21'16"E (N09°21'16"E)	2.27' (2.27')
L7=	N80°50'36"W (N80°50'36"W)	142.62' (142.62')
L9=	N09°11'56"W (N09°11'56"W)	60.38' (60.38')
L11=	N80°49'17"W (N80°49'17"W)	142.96" (142.96')



July 31, 2025

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

Development Hearing Officer:


JAG Planning & Zoning, agent for Bernalillo County Metropolitan Court, respectfully requests your review and approval of a vacation of right-of-way in accordance with Section 14-16-6-6 (M) of the Integrated Development Ordinance (IDO).

Request

The applicant is requesting approval of a Vacation of Right-of-Way for a portion of Slate Ave, immediately east of 5th Street and located adjacent to 401 Lomas Blvd NW. The right-of-way is a dead end and currently serves as access to Court staff members who park in a secure parking structure. The interest in the vacation of this portion of the alley is to officially allow the Court to restrict access to authorized personnel in a more secure manner.

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, this request will need City Council approval. A similar application was recommended for approval by the Development Hearing Officer on June 21, 2023 (PR-2020-003485, SD-2023-00066) and ultimately approved by City Council (EC-2023-300); however, a subdivision plat was not completed within a one-year time limit, in accordance with Section 14-16-6-6(M). If granted approval, the vacated right-of-way will be incorporated with the proposed plat for Bernalillo County Metropolitan Court plat which will be forthcoming.

A companion application has also been submitted for the vacation of a 16' wide alley that is only accessible through this portion of Slate Ave. The vacation of the 16' wide alley does not exceed 5,000 square feet and does not need to be approved by the City Council. A Development Hearing Officer approved the vacation of the alley on April 26, 2023 (PR-2020-003485, SD-2023-00064)



In accordance with Section 14-16-6-6(M)(3) Review and Decision Criteria for a Vacation of Right-of-Way, the criteria are met in the following manner:

14-16-6-6(M)(3)(a) - The public welfare does not require that the public right-of-way or easement be 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 secure the property more effectively 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 these criteria.

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

The 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 rights be abridged since the Court owns the surrounding property and will be reinforced with the lot consolidation.

Neighborhood and Adjacent Property Owner Notification

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

In addition, property owners within 100 feet of this request were also notified of this request prior to the application date. Information from the City of Albuquerque Planning Department

includes a list of property owners within 100 feet of the subject site and a boundary map of the property owners. As of date, the applicant has not heard from adjacent owners.

Thank you for your consideration on this matter.

Sincerely,

Juanita Garcia

Juanita Garcia
Principal
JAG Planning and Zoning, LLC



State of New Mexico
Bernalillo County
Metropolitan Court

Facility Management Division

401 Lomas Blvd. NW
Albuquerque, New Mexico 87102
Telephone (505) 841-8274
Fax (505) 222-4830

July 28, 2025

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 , JAG Planning & Zoning, LLC 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,

Lissa Quintana, Court Executive Officer
Bernalillo County Metropolitan Court (authorized representative)



JAG JAG <jag@jagpandz.com>

Public Notice of a Proposed Project in the City of Albuquerque

1 message

JAG JAG <jag@jagpandz.com>

Wed, Jul 30, 2025 at 4:03 PM

To: Ken Sears <ken@cbm-wellness.com>, Pamela Candelaria <pcandelaria@gmail.com>, ericcarson@protonmail.com, "sylvia4quality@gmail.com" <sylvia4quality@gmail.com>

Cc: JAG JAG <jag@jagpandz.com>

July 30, 2025

Ken Sears – ABQ Core

Pam Candelaria – ABQ Core

Eric Carson – Downtown Neighborhoods Association

Sylvia Holguin – Downtown Neighborhoods Association

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

We are applying for a vacation of right-of-way, Slate Ave NW and 16' Wide Alley, between 4th Street NW and 5th Street NW next to 401 Lomas Blvd NW (Bernalillo County Metropolitan Court) with the Development Hearing Officer (DHO).

The applications are expected to be heard on August 27, 2025. We have attached the Neighborhood Association form that provides information regarding this request, the vacation of right-of-way exhibits that identifies the location of the street and alley to be vacated and a copy of the zone atlas map. Please don't hesitate to contact us if you would like to meet 15 days before the hearing date.

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

Kind Regards,

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



Neighborhood Notice BC Metropolitan Court.pdf
7943K



JAG JAG <jag@jagpandz.com>

401 Lomas Blvd NW _ Public Notice Inquiry Sheet Submission

1 message

Flores, Suzanna A. <SuzannaFlores@cabq.gov>
To: "jag@jagpandz.com" <jag@jagpandz.com>

Tue, Jul 29, 2025 at 10:45 AM

PLEASE NOTE:

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

Dear Applicant:

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

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Phone
ABQCore Neighborhood Association	abqcorena@gmail.com	Ken	Sears	ken@cbm-wellness.com	400 Gold Ave SW, Ste 130	Albuquerque	NM	87102	5056606670
ABQCore Neighborhood Association	abqcorena@gmail.com	Pam	Candelaria	pcandelaria@gmail.com	PO Box 1674	Albuquerque	NM	87103	2678089164
Downtown Neighborhoods Association		Eric	Carson	ericcarson@protonmail.com	820 Kent Ave NW	Albuquerque	NM	87102	2069488238
Downtown Neighborhoods Association		Sylvia	Holguin	sylvia4quality@gmail.com	1503 Marble Ave NW	Albuquerque	NM	87104	5168496883

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

Please note the following:

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

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Monday, July 28, 2025 7:44 PM
To: Office of Neighborhood Coordination <jag@jagpandz.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Hearing Officer

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

Applicant Information

Contact Name

Juanita Garcia

Telephone Number

5053628903

Email Address

jag@jagpandz.com

Company Name

JAG Planning & Zoning, LLC

Company Address

P.O. Box 7857

City

Albuquerque

State

NM

ZIP

87194

Subject Site Information

Legal description of the subject site for this project:

Tract A-1, Bernalillo County Metropolitan Court and Tract 8-A, Block N, Mandell Business and Residence Addition

Physical address of subject site:

[401 Lomas Blvd NW](#)

Subject site cross streets:

5th and Lomas NW

Other subject site identifiers:

East of 5th Street and North of Lomas Blvd

This site is located on the following zone atlas page:

J-14

Link for map

Captcha



Vacation of Public R-O-W Exhibit.pdf

2217K

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

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

Date of Notice*: 7/30/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) §14-16-6-4(K) Public Notice. This notice is being provided to (mark as relevant):

- ☒ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- ☐ Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* 401 Lomas Blvd NW
Location Description Tract A-1, Bernalillo County Metropolitan Court, Tract 8-A, Block N, Mandell Business and Residence Addition
2. Property Owner* Bernalillo County Metropolitan Court
3. Agent/Applicant* [if applicable] JAG Planning & Zoning, Juanita Garcia
4. Application Type(s)²* per IDO Table 6-1-1
 - ☐ Site Plan – EPC
 - ☐ Subdivision _____ (Minor or Major or Bulk Land)
 - ☒ Vacation Public ROW (Street and Alley) (Easement/Private Way or Public Right-of-way)
 - ☐ Variance – EPC
 - ☐ Waiver _____ (DHO or Wireless Telecommunication Facility)
 - ☐ Other: _____

Summary of project/request³*:

The applicant is seeking to vacate a Public Right-of-Way (A Portion of Slate Ave NW and a 16' wide Alley). The application for Slate Ave ultimately requires City Council approval.

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

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

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

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

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

Hearing Date/Time*: August 27, 2025 9:00 AM

Location*: Via Zoom www.cabq.gov/planning/boards-commissions

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 and select the option for "Boards, Commissions, and ZHE Signs."

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

Preferred project contact information:

Name: JAG Planning & Zoning, Juanita Garcia

Email: jag@jagpandz.com

Phone: (505) 362-8903

- ☒ Attachments:
- ☐ Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*
- ☐ Others: _____

☐ Online website or project page: devhelp@cabq.gov

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

1. Zone Atlas Page(s)*⁵ J-14-Z

2. Project Illustrations, as relevant*⁶

- ☐ Architectural drawings
- ☐ Elevations of the proposed building(s)
- ☒ Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

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

⁴ Physical address or Zoom link

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

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

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

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

days prior to the August 27, 2025 hearing date, if requested.

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

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information from IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] 3.6602
 - 2. IDO Zone District MX-FB , MX-H + MX-M
 - 3. Overlay Zone(s) [if applicable] _____
 - 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Public Right-of-Way (Slate Ave NW and a 16' wide Public Alley) adjacent to Bernalillo County Metropolitan Court.

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for "Boards, Commissions, and ZHE Signs."

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

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

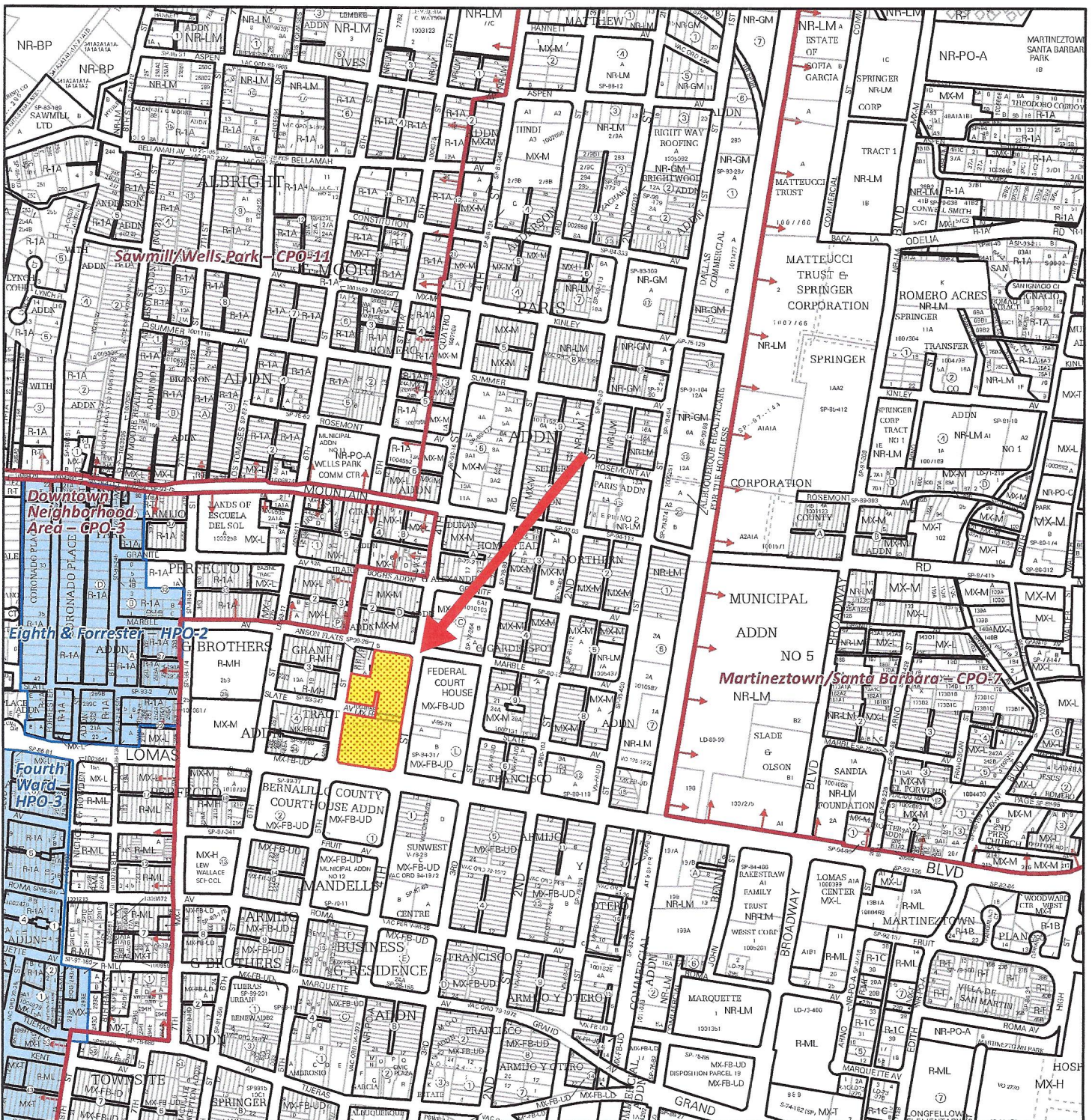
Notificación de Acceso Lingüístico.

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

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

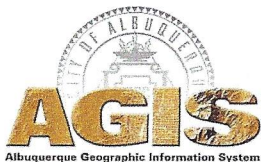
Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

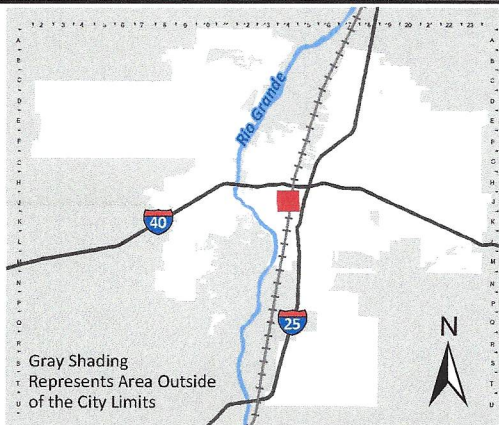


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



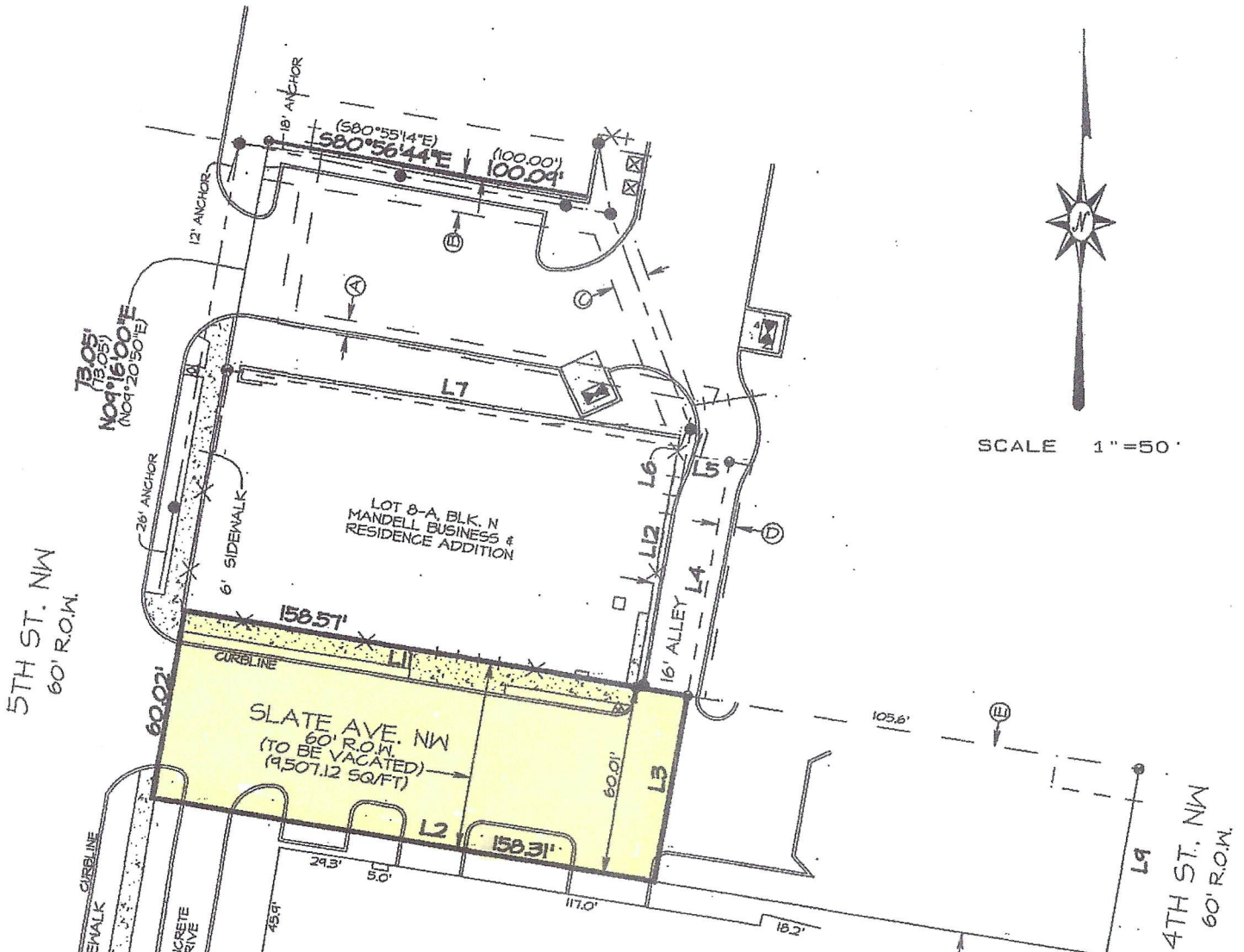
Zone Atlas Page:

J-14-Z

- Easement
- 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

0 250 500 1,000 Feet

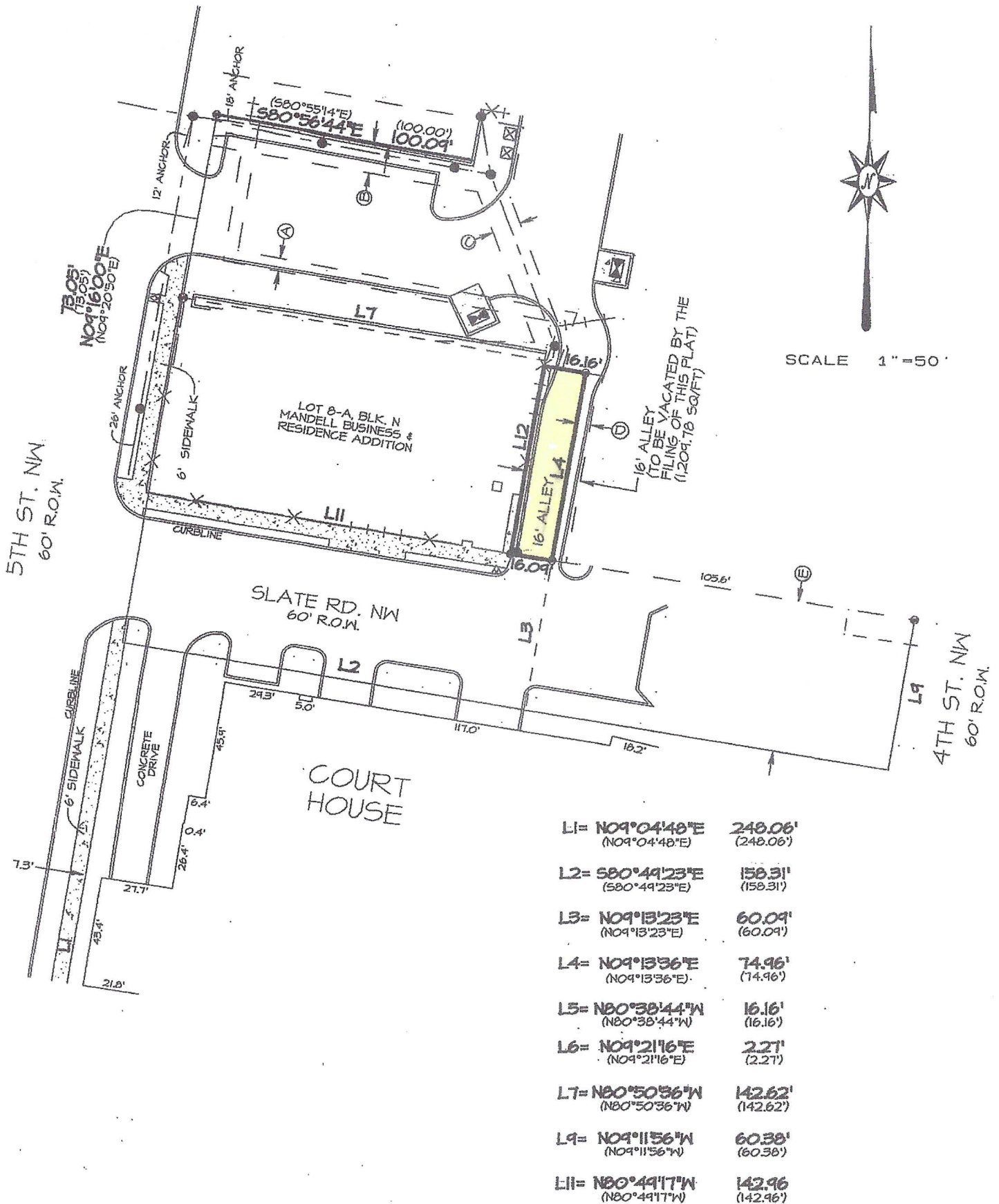
60' R.O.W. VACATION SLATE AVE. NW



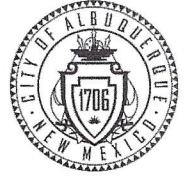
SCALE 1"=50'

L1=	N09°04'48"E (N09°04'48"E)	248.06' (248.06')
L2=	S80°49'23"E (S80°49'23"E)	158.31' (158.31')
L3=	N09°13'23"E (N09°13'23"E)	60.09' (60.09')
L4=	N09°13'36"E (N09°13'36"E)	74.96' (74.96')
L5=	N80°38'44"W (N80°38'44"W)	16.16' (16.16')
L6=	N09°21'16"E (N09°21'16"E)	2.27' (2.27')
L7=	N80°50'36"W (N80°50'36"W)	142.62' (142.62')
L9=	N09°11'56"W (N09°11'56"W)	60.38' (60.38')
L11=	N80°49'17"W (N80°49'17"W)	142.96' (142.96')

16' ALLEY VACATION



**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 Right-of-Way (street and Alley)

Decision-making Body: DHO and 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: JAG Planning + Zoning - Juanita or Andrew Garcia

Date, time, and place of public meeting or hearing, if applicable: Wednesday August 27, 2025
9:00 AM via Zoom

Address, phone number, or website for additional information:

www.cabq.gov / Planning / boards-commissions

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.

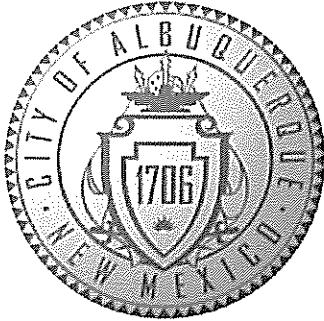
**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

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.

Juanita Garcia (Applicant signature) 8/1/2025 (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.

EC-23-300




CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

INTER-OFFICE MEMORANDUM

May 1, 2023

TO: Pat Davis President, City Council

FROM: Tim Keller, Mayor 

Subject: Bernalillo County Metropolitan Court Right of Way Vacation

Project# PR-2020-003485, SD-2023-00066, VACATION OF PUBLIC RIGHT-OF-WAY

Bernalillo County Metropolitan Court requests the aforementioned action within all or a portion of: TRACT A-1 & LOT 8-A, BLOCK N, BC METRO COURT/MANDELL BUS. & RESIDENCE ADDITION zoned MX-M, MX-H, MX-FB-UD located at 401 LOMAS BLVD NW between 4TH ST and 5th ST containing approximately 3.9 acre(s). (J-14)

Request: This is a request to vacate 9,507 square feet and the entire width of Slate Avenue NW between 5th Street NW and 4th Street NW.

Per Section 14-16-6-6(M)(1)(b) of the IDO, the Development Hearing Officer (DHO) shall make a recommendation and forward the application to City Council for inclusion on the consent agenda for approval without first going to any Council committee if the vacation involves: 1) More than 500 square feet or the entire width of a platted alley; 2) More than 5000 square feet or the entire street width of a street, including any or all of the public right-of-way. The vacation of Slate Avenue NW is over 5,000 square feet in size and the entire width of Slate Avenue in that section, therefore the DHO is a recommending body to City Council.

At the APRIL 26TH, 2023 public meeting, the DHO (Ronald B. Bohannon) recommended approval of the request to the City Council of the proposed vacation as shown on the Vacation Exhibit "60' ROW Vacation Slate Ave. NW" (attached) in the Planning file under Project# PR-2020-003485, based on the recommended Findings per Section 14-16-6-6(M) of the IDO.

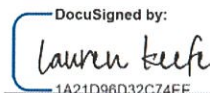
Title/ Subject of Legislation: Bernalillo County Metropolitan Court Vacation – Slate Avenue NW
Vacation: Project# 2020-003485
SD-2023-00066, VACATION OF PUBLIC RIGHT-OF-WAY, DHO RECOMMENDATION
FOR APPROVAL.

Approved:



Lawrence Rael Date
Chief Administrative Officer

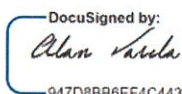
Approved as to Legal Form:

DocuSigned by:

1A21D96D32C74EE

5/3/2023 | 3:50 PM MDT

Lauren Keefe Date
City Attorney

Recommended:

DocuSigned by:

947D8BB6EF4C443

5/2/2023 | 2:23 PM MDT

Alan Varela Date
Planning Director

**PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946**

OFFICIAL NOTIFICATION OF DECISION

Bernalillo County Metropolitan Court
P.O. Box 133
Albuquerque, NM 87103

Project# PR-2020-003485

Application#

SD-2023-00066 VACATION OF RIGHT OF WAY

**SD-2023-00064 VACATION OF PUBLIC
EASEMENT**

LEGAL DESCRIPTION:

For all or a portion of: **TRACT A-1 & LOT 8-A,
BLOCK N, BC METRO COURT/MANDELL BUS.
& RESIDENCE ADDITION** zoned **MX-M, MX-
H, MX-FB-UD** located at **401 LOMAS BLVD
NW between 4TH ST and 5th ST** containing
approximately **3.9 acre(s)**. (J-14)

On April 26, 2023, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced applications, approving the Vacation of Public Easement request and recommended approval of the Vacation of Right-of-Way request, based on the following Findings:

SD-2023-00066 VACATION OF RIGHT OF WAY

1. This is a request to vacate the entirety of Slate Avenue NW between 5th Street NW and 4th Street NW, comprising 9,507 square feet of vacated right-of-way.
2. The applicant provided notice as required in Table 6-1-1 of the IDO.
3. The applicant justified the vacation request for the Right-of-Way pursuant to 14-16-6-6-(M)(3) of the IDO. The public welfare does not require that the public right-of-way for the alleyway be retained as the right-of-way for Slate Avenue NW is a dead-end that currently serves as access to Courthouse staff to a secured parking structure.
4. Pursuant to section 14-16-6-6(M)(1)(b) of the IDO, the DHO will be the recommending body to the City Council on the request because the Vacation is more than 5,000 square feet and the entire width of a street.

Official Notice of Decision

Project # PR-2020-003485 Application# SD-2023-00066, SD-2023-00064


Page 2 of 2

5. A platting application for DHO review and approval must be submitted within one year of City Council approval of the Vacation (see Table 6-4-3 of the IDO), and the platting application will not be accepted and placed on a DHO agenda until/unless the City Council approves the right-of-way Vacation.

SD-2023-00064 VACATION OF PUBLIC EASEMENT

1. The Applicant proposes to vacate an existing public easement, which is a 16-foot alley within the boundaries of the Bernalillo County Metropolitan Courthouse property.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The public welfare does not require that the easement be retained, as the proposed Vacation will absorb the vacated area into the rest of the Bernalillo County Metropolitan Courthouse property through lot consolidation, and will permit the Court to restrict access to Courthouse staff to a secured parking structure.

Sincerely,



Ronald Bohannon (May 1, 2023 11:30 MDT)

Ronald R. Bohannon
Development Hearing Officer

RRB/lis

ARCH+PLAN Land Use Consultants LLC, P.O. Box 25911, Albuquerque, NM 87125

Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Blaine Carter, P.E.
Phone: 505.415.9188

DRB Project No: PR-2020-003485	Date: 09/01/21	Item No: #12
Zone Atlas Page: J-14	Legal Description: Lot(s) TRACT A- & LOT 8-A, BLOCK N, BERNALILLO COUNTY METROPOLITAN COURT & MANDELL BUSINESS RESIDENCE ADDITION Location: 412 MARBLE/804 5TH ST between LOMAS BLVD and MARBLE AVE	
Request For: PS-2021-00103 – SKETCH PLAT		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

1. Coordinate with NM811 on the field location of the public water and public sewer mains. Once the lines are located, survey the locations and show those on the plat. Public water and public sewer easements are required prior to approval over all existing public water and public sewer mains.
2. No objections to the vacation provided the required public water and public sewer easements are provided. Note that the submitted plat does not appear to include easements under the existing right-of-way that is to be vacated, yet there are public mains in this location. This also applies to the alley that is proposed for vacation.

UTILITY DEVELOPMENT

3. The Water Authority needs to have the ability to have operate and maintain the existing infrastructure.
4. As a condition of approval, a minimum 25' public waterline and sanitary sewer easement is required.
5. Coordination with Field and Collections may be helpful to understand the access requirements.

DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Carl Garcia, Code Supervisor
Planning Department
505-924-3838 cagarcia@cabq.gov

DATE: 9/1/2021

AGENDA ITEM NO: 12

DRB PROJECT NUMBER:

PR-2020-003485

PS-2021-00103 – SKETCH PLAT

PROJECT NAME:

ARCH + PLAN LAND USE CONSULTANTS agent for **BERNALILLO COUNTY METROPOLITAN COURT** requests the aforementioned action(s) for all or a portion of: **TRACT A-1 & LOT 8-A, BLOCK N, BERNALILLO COUNTY METROPOLITAN COURT & MANDELL BUSINESS RESIDENCE ADDITION** zoned MX-M, MX-H and MX-FB-UD, located at **412 MARBLE/804 5TH ST** between **LOMAS BLVD and MARBLE AVE** containing approximately 3.9 acre(s). (J-14)

REQUEST:

1. LOT CONSOLIDATION FOR 2 LOTS INTO ONE LOT, VACATION OF PUBLIC RIGHT-OF-WAY, VACATION OF PUBLIC EASEMENT

COMMENTS:

Code Enforcement has no comments no objections.

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-003485
412 Marble/804 5th Street

AGENDA ITEM NO: 12

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. The Transportation Department has no objection to the vacation action. Official vacation action shall be required through City Council.
2. Lomas Blvd. is a regional principal arterial, and 4th Street and 5th Street are minor arterial roadways. Minimum right-of-way widths are required for the roadway classification per the DPM criteria, or an administrative width waiver is needed to justify the current widths.
3. This site is located within a downtown center where 10-foot sidewalk is required on all surrounding arterial roadways. If it is desired to apply for a DRB waiver to the site, written justification shall be provided.

*Please remember to email me directly with an electronic copy of all supplemental submittal documents.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E.
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

DATE: September 1, 2021

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION

Ernest Armijo, PE, Principal Engineer | 505-924-3986 earmijo@cabq.gov

DRB Project Number: 2020-003485 Hearing Date: 9-1-2021

Project: 412 Marble/804 5th – Metro Court Agenda Item No: 12

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- With the public utility easement within the proposed vacated ROW of Slate St. Hydrology has no objection.
- Note: An approved Grading and Drainage plan will be required prior to building permit if any of the following conditions are met: 500 cy of grading, 1000 sf of proposed building, or 10,000 sf of proposed paving

RESOLUTION/COMMENTS:

Code Enforcement:

Water:

Transportation:

Planning:

Parks:

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG

Delegated For: _____

SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT

DEFERRED TO _____



Middle Rio Grande Conservancy District

1931 2nd St Sw | 87102-4515

PO Box 581 | 87103-0581

Albuquerque, New Mexico

Ph: (505) 247-0234 | Email: mapping@mrgcd.us

MRGCD Engineering/Mapping Plat Reviews

Review Date:	9/1/2021	Hearing Date:	8/30/2021
Project No:	PR2020-003485	Application No:	
Agenda:	DRB	Completed By:	RJA
Plat Type:	Sketch Plat/	County:	

Plat/Survey Title:

PLAT OF TRACT A-1-A BERNALILLO COUNTY METROPOLITAN COURT

R/W Centerline, Bearings and Distances Referenced: N/A

MRGCD Water Service Charge Paid: N/A

MRGCD Signature Line Provided: NO

MRGCD Approval Note: NO

MRGCD Signed off for Final Approval on: _____

Engineering/Mapping Comments:

1. Please add MRGCD signature line with other signatories on page 1.
2. Please add MRGCD Approval Note to page 1 of plat.
3. Final Plat Approval Signature required by the MRGCD.

Licensing/Lands Comments:

Development Review Board

Planning Dept. - Sketch Plat Comments

Project #:PR-2020-003485

Application #PS: -2021-00103

Meeting Date/Item Number: 12

Standard comments:

- This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.
 - Must submit any DRB signed off site plans, variances and/or NOD with submittal for building permit.
 - Note that the document titles listed in the submitted PDF must not include symbols (+, &, etc....) and title should be a short and abbreviated as possible.
-

Please see the procedures for vacation below

6-6(M) VACATION OF EASEMENT, PRIVATE WAY, OR PUBLIC RIGHT-OF-WAY All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-6(M) or the DPM. 6-6(M)(1) Applicability This Subsection 14-16-6-6(M) applies to all applications for any of the following Vacations: 6-6(M)(1)(a) Vacation of Public or Private Easement or Private Way Any public or private easement or private way shown on a recorded plat. 6-6(M)(1)(b) Vacation of Public Right-of-way – Council Any public right-of-way that meets any of the following thresholds: 1. More than 500 square feet or the entire width of a platted alley. 2. More than 5,000 square feet or the entire width of a street, including any or all of the right-of-way. 6-6(M)(1)(c) Vacation of Public Right-of-way – DRB Any public right-of-way that does not meet the thresholds in Subsection (b) above.

6-6(M)(2) Procedure 6-6(M)(2)(a) The City may retain, use, or dispose of any vacated public right-ofway in any manner that the City, in its discretion, deems appropriate. 6-6(M)(2)(b) The City Planning Department staff shall review the application and forward a recommendation to the DRB. 6-6(M)(2)(c) The DRB shall conduct a public meeting on the application. 6-6(M)(2)(d) For a Vacation of Public or Private Easement or Private Way or for a Vacation of Public Right-of-way – DRB, the DRB shall make a decision on the application. 6-6(M)(2)(e) For a Vacation of Public Right-of-way – Council, the DRB shall make a recommendation and forward the application to City Council for inclusion on the consent agenda for approval without first going to any City Council committee. 6-6(M)(2)(f) If an application for a Vacation of Public Right-of-way is approved, all of the following requirements shall apply: 1. Within 7

days of the approval, the applicant shall coordinate with the Real Property Division of the City Department of Municipal Development and send notice of the approved vacation by First Class Mail to all abutting property owners. The letter shall include the contact information for the Real Property Division of the City Department of Municipal Development, as well as any other information as directed by the Real Property Division of the City Department of Municipal Development: a. Abutting property owners have 30 days from the receipt of the notice to notify the Real Property Division of the City Department of Municipal Development of the intent to purchase the vacated right-of-way, or any portion thereof, or possibly forfeit their right to do so. b. Within 7 days of receipt of the notice of intent to purchase, the Real Property Division of the City Department of Municipal Development will provide the interested property owner with a purchase price for the desired portion of the vacated public right-of-way. 2. Any property owner that purchases vacated public right-ofway shall obtain a Subdivision of Land – Minor or a Subdivision of Land – Major, as applicable, to combine the vacated rightof-way with their property within 1 year of the approval of the Vacation or the Vacation is voided. The zone district boundary will be extended to the new lot lines established by the subdivision.

6-6(M)(3) Review and Decision Criteria An application for a Vacation of Easement, Private Way, or Public Right-of-way shall be approved if it meets any of the following criteria: 6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained. 6-6(M)(3)(b) There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

Plat will require City Surveyor, Surveyor and property owner signature.

See table 6-6-1 of the IDO for notice requirements.



DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2020-003485

PS-2021-00103 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent for BERNALILLO COUNTY METROPOLITAN COURT requests the aforementioned action(s) for all or a portion of: TRACT A-1 & LOT 8-A, BLOCK N, BERNALILLO COUNTY METROPOLITAN COURT & MANDELL BUSINESS RESIDENCE ADDITION zoned X, located at 412 MARBLE/804 5TH ST between LOMAS BLVD and MARBLE AVE containing approximately 3.9 acre(s). (J-14)

PROPERTY OWNERS: X

REQUEST: LOT CONSOLIDATION FOR 2 LOTS INTO ONE LOT, VACATION OF PUBLIC RIGHT-OF-WAY, VACATION OF PUBLIC EASEMENT

09-01-2021

No Comments.

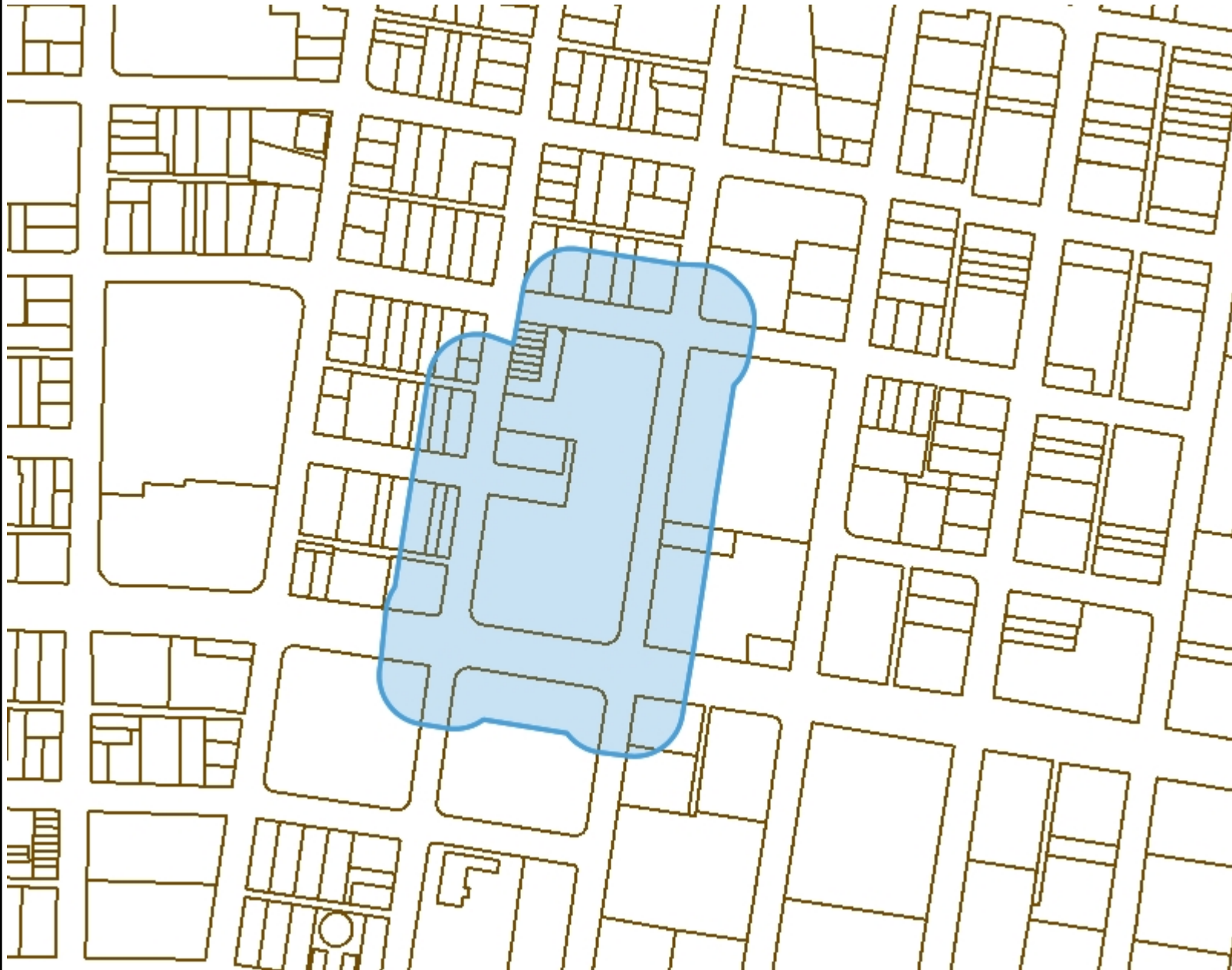


401 Lomas Blvd NW & 804 5th St NW



Legend

■ Bernalillo County Parcels



Notes

Buffer: 100 Ft.
ROW: 4th Street NW; 5th Street NW;
Lomas Blvd NW; Marble Ave NW.

601 0 300 601 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
7/29/2025 © City of Albuquerque

1: 3,606

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

510 SLATE AVE HOLDINGS LLC
PO BOX 27437
ALBUQUERQUE NM 87125-7437

ALBUQUERQUE PAWN SHOP LLC
501 LOMAS BLVD NW
ALBUQUERQUE NM 87102

ANSON FLATS GROUP LTD
320 GOLD AVE SW SUITE 1400
ALBUQUERQUE NM 87102-0000

ARGYRES CHRISTINA
2011 LOS POBLANOS PL NW
ALBUQUERQUE NM 87107

ARGYRES CHRISTINA P
2011 LOS POBLANOS PL NW
ALBUQUERQUE NM 87107

ARGYRES CHRISTINA P & PETE
2011 LOS PABLANOS PL NW
LOS RANCHOS DE ALBUQUERQUE NM
87107

ASSED AHMAD & SANA
818 5TH ST NW
ALBUQUERQUE NM 87102

BERNALILLO COUNTY METROPOLITAN
COURT
PO BOX 133
ALBUQUERQUE NM 87103-0133

CHACON GAYLE D
826 5TH ST NW
ALBUQUERQUE NM 87102-2137

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-1293

COUNTY OF BERNALILLO C/O COUNTY
MANAGER
1 CIVIC PLAZA NW
ALBUQUERQUE NM 87102-2109

DAVIS CHARLES G (ESTATE OF) C/O
FORD DAVIS
415 MARBLE AVE NW
ALBUQUERQUE NM 87102-2192

GIRON MARCELA TELLEZ
500 MARBLE ST NW
ALBUQUERQUE NM 87102-2149

JACKIE SANCHEZ BAIL BONDS LLC
809 5TH ST NW
ALBUQUERQUE NM 87102

JAWAHER LLC
818 5TH ST NW
ALBUQUERQUE NM 87102-2437

LOCKART BARBETTA L C/O SKY
MANAGEREAL INC
PO BOX 67078
ALBUQUERQUE NM 87193-7078

LOPEZ RAUL A & SHANNON K
2209 VIA CADIZ CT NW
ALBUQUERQUE NM 87104-5501

MATTHEW RENTALS LLC
5925 EDITH BLVD NE
ALBUQUERQUE NM 87107-5051

MONTOYA ERNEST P TRUSTEE
MONTOYA RVT
PO BOX 25227
ALBUQUERQUE NM 87125

ORESTE PROPERTIES LLC
2719 TRAMWAY CIR NE
ALBUQUERQUE NM 87122-1298

SANCHEZ MARCELA TELLEZ GIRON
6284 APACHE PLUME RD NE
RIO RANCHO NM 87144-5176

SCHULTZ GEORGE D & COOK ELIZABETH
H
1209 RIDGECREST DR SE
ALBUQUERQUE NM 87108-3459

UNITED STATES OF AMERICA DIST
COURT C/O GEN SERV ADMIN 7L
819 TAYLOR ST
FORT WORTH TX 76102-6124

WAGNER ALOIS
504 MARBLE AVE NW
ALBUQUERQUE NM 87102-2182

YCE LLC
PO BOX 25324
ALBUQUERQUE NM 87125-0324

YURCIC PROPERTIES LLC
8922 GREEN ARBOR RD NE
ALBUQUERQUE NM 87122

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

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

Date of Notice*: 8/1/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) §14-16-6-4(K) Public Notice. This notice is being provided to (mark as relevant):

- ☐ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- ☒ Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* 401 Lomas Blvd NW
Location Description Tract A-1, Bernalillo County Metropolitan Court, Tract 8-A, Block N, Mandell Business and Residence Addition
2. Property Owner* Bernalillo County Metropolitan Court
3. Agent/Applicant* [if applicable] JAG Planning & Zoning, Juanita Garcia
4. Application Type(s)²* per IDO Table 6-1-1
 - ☐ Site Plan – EPC
 - ☐ Subdivision _____ (Minor or Major or Bulk Land)
 - ☒ Vacation Public ROW (Street and Alley) (Easement/Private Way or Public Right-of-way)
 - ☐ Variance – EPC
 - ☐ Waiver _____ (DHO or Wireless Telecommunication Facility)
 - ☐ Other: _____

Summary of project/request³*:

The applicant is seeking to vacate Public Right-of-Way (A Portion of Slate Ave NW and a 16' wide Alley). The application for Slate Ave ultimately requires City Council approval.

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

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

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

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

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

Hearing Date/Time*: August 27, 2025 9:00 AM

Location*⁴: Via Zoom www.cabq.gov/planning/boards-commissions

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 and select the option for "Boards, Commissions, and ZHE Signs."

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

Preferred project contact information:

Name: JAG Planning & Zoning, Juanita Garcia

Email: jag@jagpandz.com

Phone: (505) 362-8903



Attachments:



Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*



Others: _____



Online website or project page: devhelp@cabq.gov

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

1. Zone Atlas Page(s)*⁵ J-14-Z

2. Project Illustrations, as relevant*⁶



Architectural drawings



Elevations of the proposed building(s)



Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:



Deviation(s)



Variance(s)



Waiver(s)

Explanation*:

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

⁴ Physical address or Zoom link

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

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

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

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

days prior to the August 27, 2025 hearing date, if requested.

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

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information from IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] 3.6602
 - 2. IDO Zone District MX-FB, MX-H, MX-M
 - 3. Overlay Zone(s) [if applicable] _____
 - 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Public Right-of-Way (Slate Ave NW and a 16' wide alley) between 4th and 5th ST NW.

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for "Boards, Commissions, and ZHE Signs."

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

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

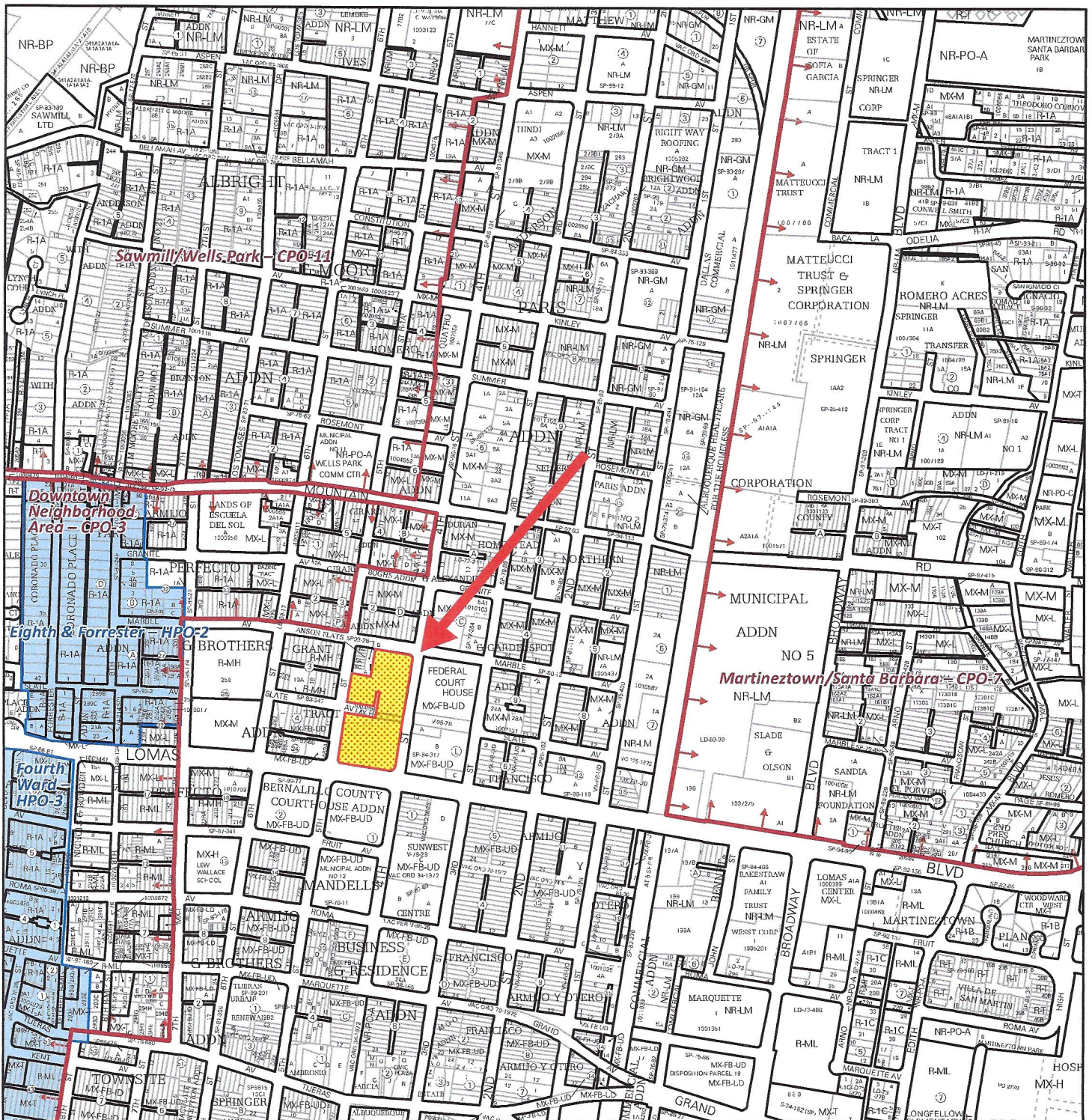
Notificación de Acceso Lingüístico.

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

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

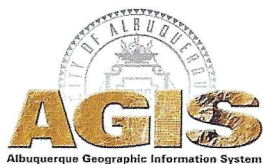
Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihiigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

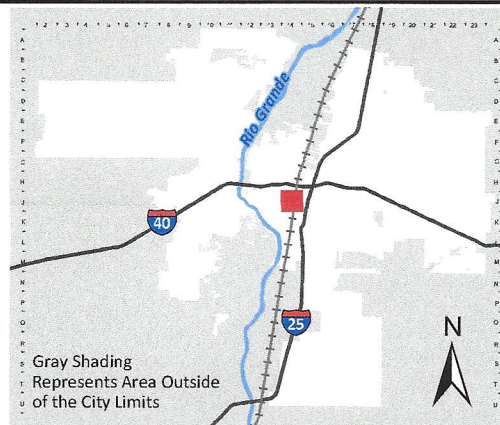


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).

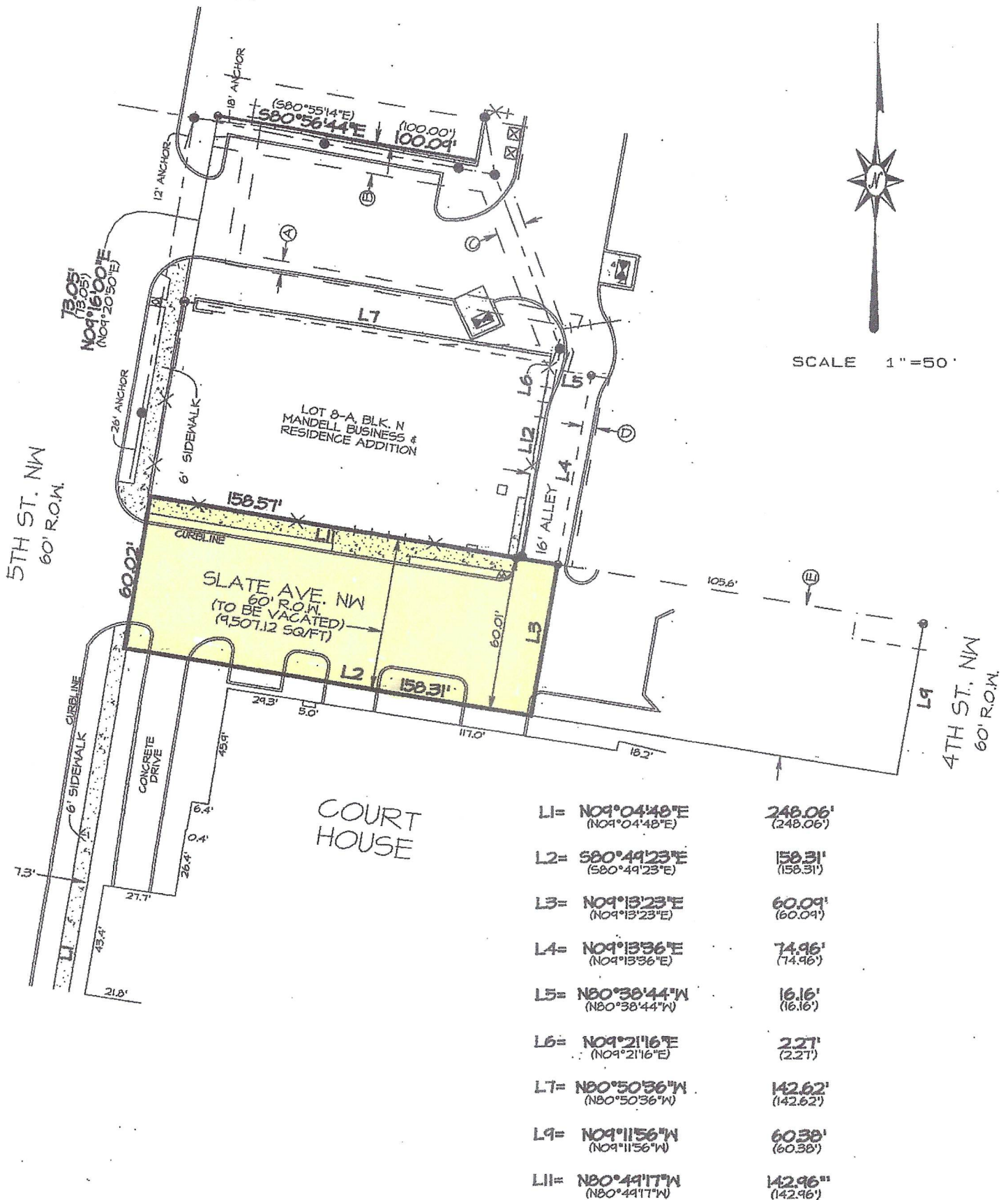


Zone Atlas Page:
J-14-Z

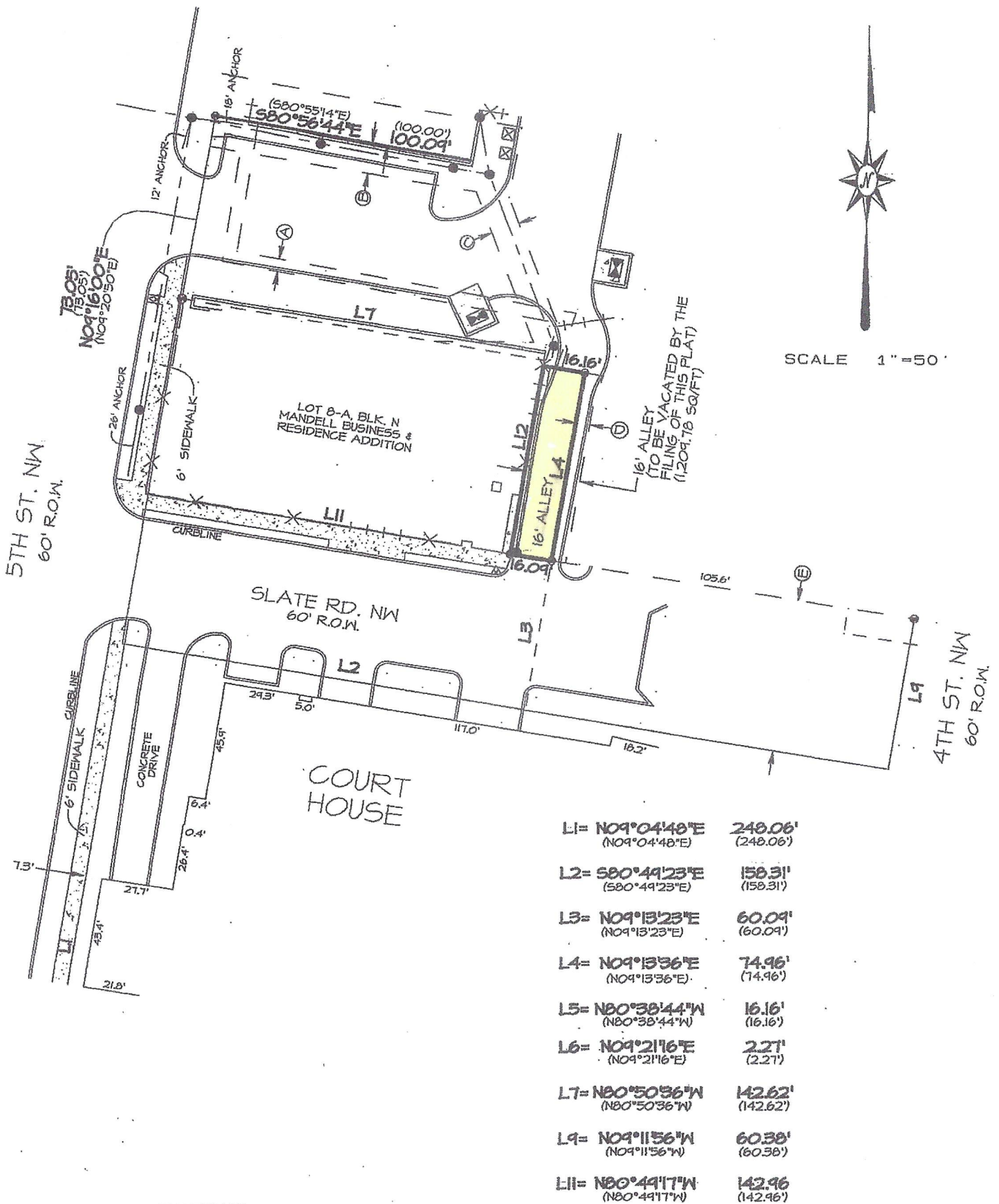
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

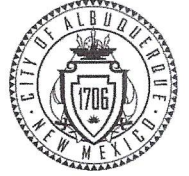
60' R.O.W. VACATION SLATE AVE. NW



16' ALLEY VACATION



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



PART I - PROCESS	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	<u>Vacation of Right-of-Way (street and Alley)</u>
Decision-making Body:	<u>DHO and City Council</u>
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II - DETAILS OF REQUEST	
Address of property listed in application:	<u>401 Lomas Blvd NW</u>
Name of property owner:	<u>Bernalillo County Metropolitan Court</u>
Name of applicant:	<u>JAG Planning + Zoning - Juanita or Andrew Garcia</u>
Date, time, and place of public meeting or hearing, if applicable:	<u>Wednesday August 27, 2025</u> <u>9:00 AM via Zoom</u>
Address, phone number, or website for additional information:	<u>www.cabq.gov / Planning / boards-commissions</u>
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO <u>SUBSECTION 14-16-6-4(K)</u> 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.

Juanita Garcia (Applicant signature) 8/1/2025 (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.

Division XI

ESTADA

JARAMILLO

quadiant FIRST-CLASS MAIL
07/30/2025 IMI
US POSTAGE \$001.03⁰
ZIP 87102
041M12254271

MONTOYA ERNEST P TRUSTEE
MONTOYA RVT
PO BOX 25227
ALBUQUERQUE NM 87125

quadiant FIRST-CLASS MAIL
07/30/2025 IMI
US POSTAGE \$001.03⁰
ZIP 87102
041M12254271

ORESTE PROPERTIES LLC
2719 TRAMWAY CIR NE
ALBUQUERQUE NM 87122-1298

quadiant FIRST-CLASS MAIL
07/30/2025 IMI
US POSTAGE \$001.03⁰
ZIP 87102
041M12254271

SANCHEZ MARCELA TELLEZ GIRON
6284 APACHE PLUME RD NE
RIO RANCHO NM 87144-5176

quadiant FIRST-CLASS MAIL
07/30/2025 IMI
US POSTAGE \$001.03⁰
ZIP 87102
041M12254271

SCHULTZ GEORGE D & COOK ELIZABETH
H
1209 RIDGECREST DR SE
ALBUQUERQUE NM 87108-3459

quadiant FIRST-CLASS MAIL
07/30/2025 IMI
US POSTAGE \$001.03⁰
ZIP 87102
041M12254271

UNITED STATES OF AMERICA DIST
COURT C/O GEN SERV ADMIN 7L
819 TAYLOR ST
FORT WORTH TX 76102-6124

quadiant FIRST-CLASS MAIL
07/30/2025 IMI
US POSTAGE \$001.03⁰
ZIP 87102
041M12254271

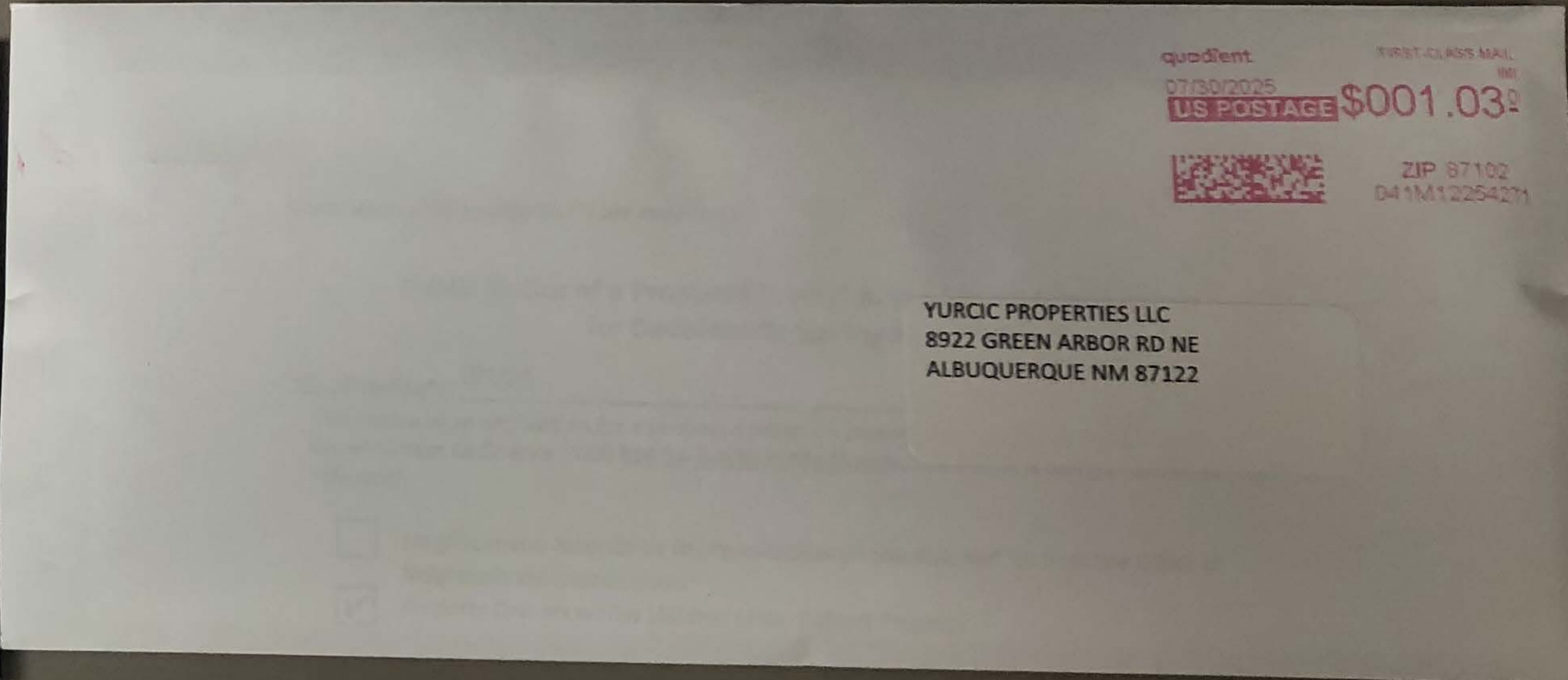
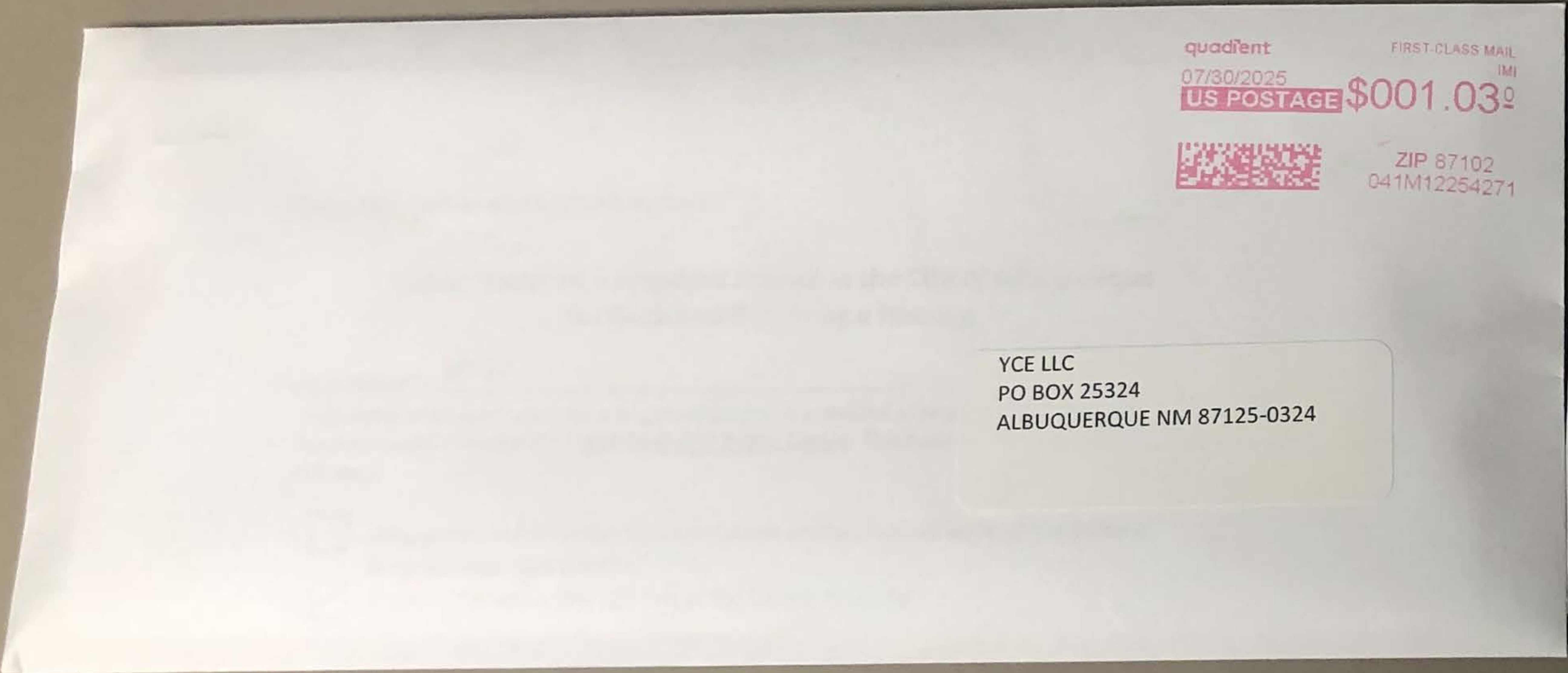
WAGNER ALOIS
504 MARBLE AVE NW
ALBUQUERQUE NM 87102-2182

Division XI

Division XII

ESTAD

JARAMILLO



Division XI

JARAMILLO

ESTADA

quadtent FIRST-CLASS MAIL
07/30/2025 IMI
US POSTAGE \$001.03⁹



ZIP 87102
041M12254271

GIRON MARCELA TELLEZ
500 MARBLE ST NW
ALBUQUERQUE NM 87102-2149

quadtent FIRST-CLASS MAIL
07/30/2025 IMI
US POSTAGE \$001.03⁹



ZIP 87102
041M12254271

JACKIE SANCHEZ BAIL BONDS LLC
809 5TH ST NW
ALBUQUERQUE NM 87102

quadtent FIRST-CLASS MAIL
07/30/2025 IMI
US POSTAGE \$001.03⁹



ZIP 87102
041M12254271

JAWAHER LLC
818 5TH ST NW
ALBUQUERQUE NM 87102-2437

quadtent FIRST-CLASS MAIL
07/30/2025 IMI
US POSTAGE \$001.03⁹



ZIP 87102
041M12254271

LOCKART BARBETTA L C/O SKY
MANAGEREAL INC
PO BOX 67078
ALBUQUERQUE NM 87193-7078

quadtent FIRST-CLASS MAIL
07/30/2025 IMI
US POSTAGE \$001.03⁹



ZIP 87102
041M12254271

LOPEZ RAUL A & SHANNON K
2209 VIA CADIZ CT NW
ALBUQUERQUE NM 87104-5501

quadtent FIRST-CLASS MAIL
07/30/2025 IMI
US POSTAGE \$001.03⁹



ZIP 87102
041M12254271

MATTHEW RENTALS LLC
5925 EDITH BLVD NE
ALBUQUERQUE NM 87107-5051

ESTADIA

Division XI

JARAMILLO

quadtent
07/30/2025
FIRST-CLASS MAIL
IM1
US POSTAGE \$001.03⁹



ZIP 87102
041M12254271

510 SLATE AVE HOLDINGS LLC
PO BOX 27437
ALBUQUERQUE NM 87125-7437

quadtent
07/30/2025
FIRST-CLASS MAIL
IM1
US POSTAGE \$001.03⁹



ZIP 87102
041M12254271

ALBUQUERQUE PAWN SHOP LLC
501 LOMAS BLVD NW
ALBUQUERQUE NM 87102

quadtent
07/30/2025
FIRST-CLASS MAIL
IM1
US POSTAGE \$001.03⁹



ZIP 87102
041M12254271

ANSON FLATS GROUP LTD
320 GOLD AVE SW SUITE 1400
ALBUQUERQUE NM 87102-0000

quadtent
07/30/2025
FIRST-CLASS MAIL
IM1
US POSTAGE \$001.03⁹



ZIP 87102
041M12254271

ARGYRES CHRISTINA
2011 LOS POBLANOS PL NW
ALBUQUERQUE NM 87107

quadtent
07/30/2025
FIRST-CLASS MAIL
IM1
US POSTAGE \$001.03⁹



ZIP 87102
041M12254271

ARGYRES CHRISTINA P
2011 LOS POBLANOS PL NW
ALBUQUERQUE NM 87107

quadtent
07/30/2025
FIRST-CLASS MAIL
IM1
US POSTAGE \$001.03⁹



ZIP 87102
041M12254271

ARGYRES CHRISTINA P & PETE
2011 LOS PABLANOS PL NW
LOS RANCHOS DE ALBUQUERQUE NM
87107

ESTADA

JARAMILLO

quadtent
07/30/2025
US POSTAGE \$001.03⁹
FIRST-CLASS MAIL
IMJ
ZIP 87102
041M12254271

ASSED AHMAD & SANA
818 5TH ST NW
ALBUQUERQUE NM 87102

quadtent
07/30/2025
US POSTAGE \$001.03⁹
FIRST-CLASS MAIL
IMJ
ZIP 87102
041M12254271

BERNALILLO COUNTY METROPOLITAN
COURT
PO BOX 133
ALBUQUERQUE NM 87103-0133

quadtent
07/30/2025
US POSTAGE \$001.03⁹
FIRST-CLASS MAIL
IMJ
ZIP 87102
041M12254271

CHACON GAYLE D
826 5TH ST NW
ALBUQUERQUE NM 87102-2137

quadtent
07/30/2025
US POSTAGE \$001.03⁹
FIRST-CLASS MAIL
IMJ
ZIP 87102
041M12254271

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-1293

quadtent
07/30/2025
US POSTAGE \$001.03⁹
FIRST-CLASS MAIL
IMJ
ZIP 87102
041M12254271

COUNTY OF BERNALILLO C/O COUNTY
MANAGER
1 CIVIC PLAZA NW
ALBUQUERQUE NM 87102-2109

quadtent
07/30/2025
US POSTAGE \$001.03⁹
FIRST-CLASS MAIL
IMJ
ZIP 87102
041M12254271

DAVIS CHARLES G (ESTATE OF) C/O
FORD DAVIS
415 MARBLE AVE NW
ALBUQUERQUE NM 87102-2192

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

08/12/2025

09/12/2025

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.

Juanita Garcia - JAG Planning & Zoning

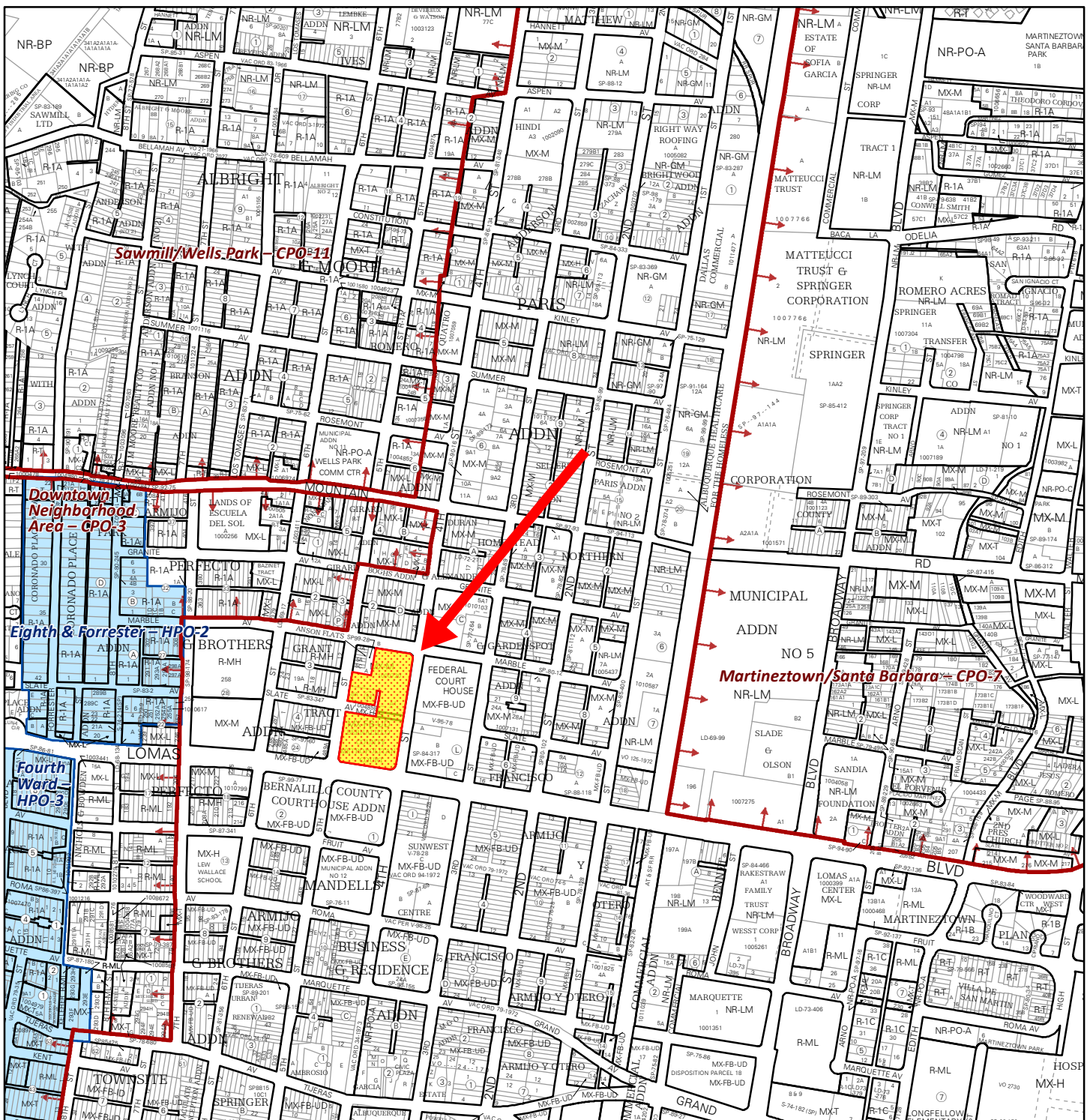
07/31/2025

(Applicant or Agent)

(Date)

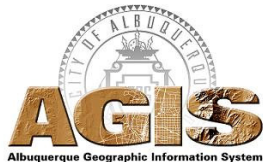
I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____

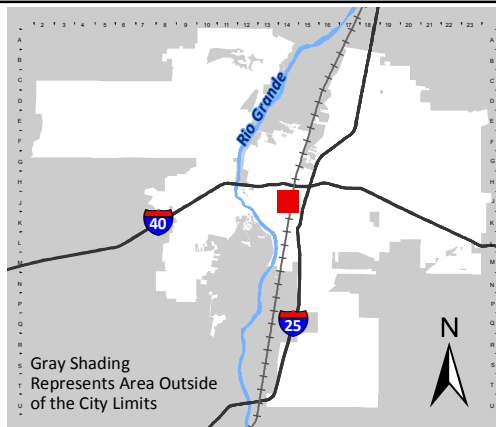


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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
- 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

0 250 500 1,000 Feet