



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.

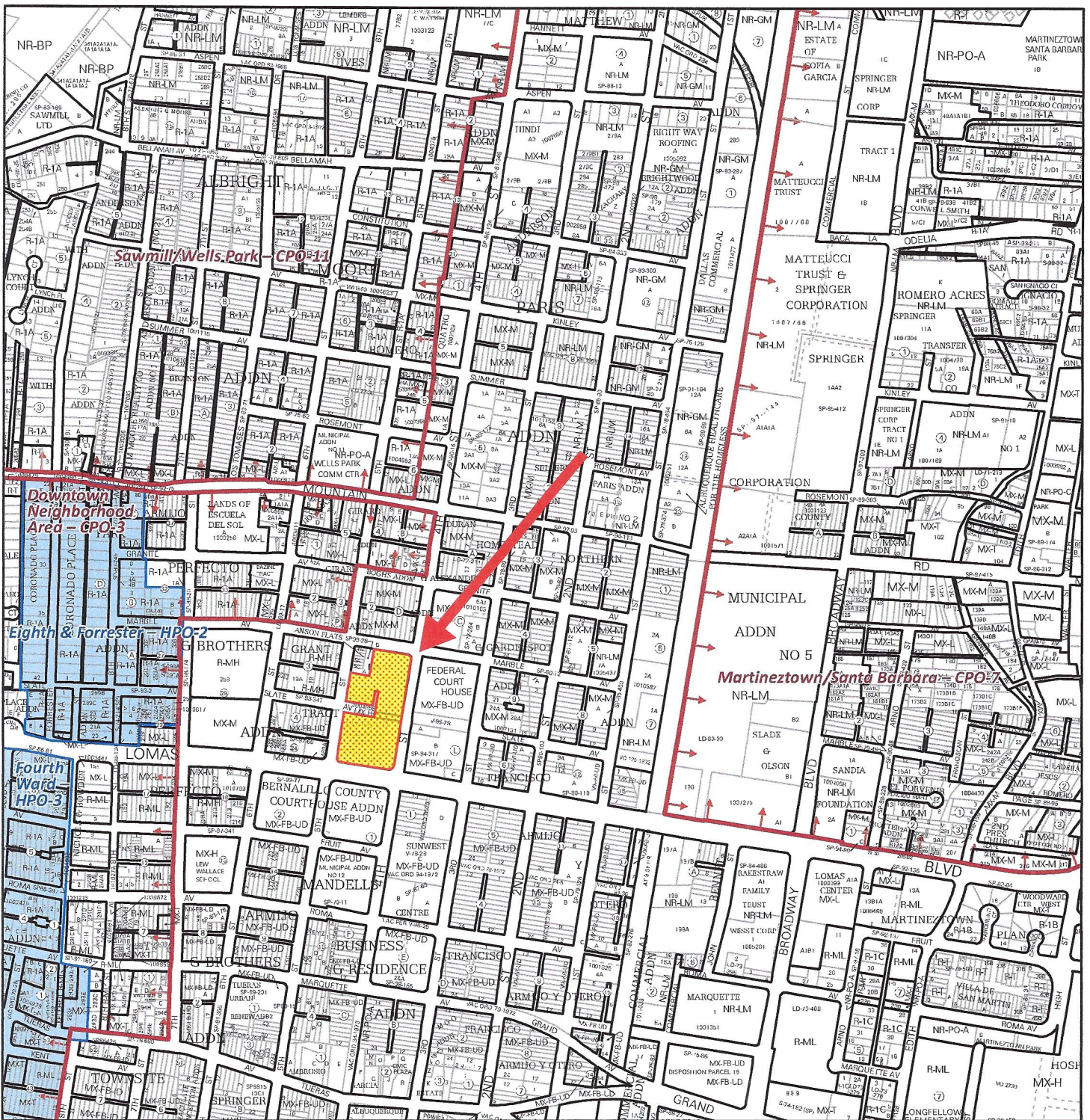
Notificación de Acceso Lingüístico.

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。

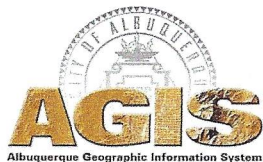
Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque,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

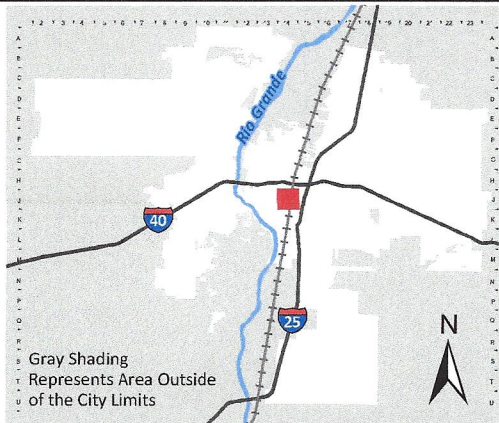


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



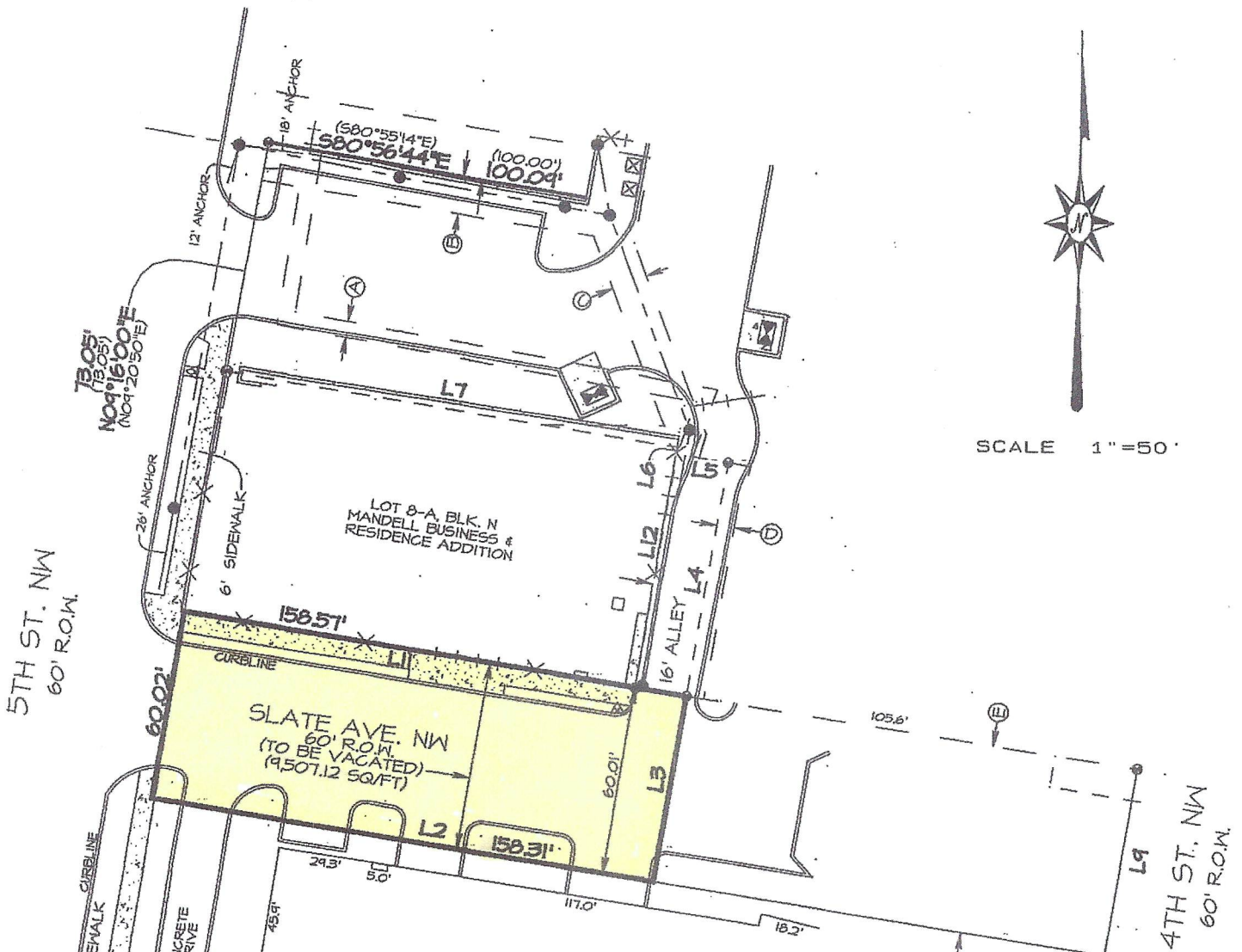
Zone Atlas Page:

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

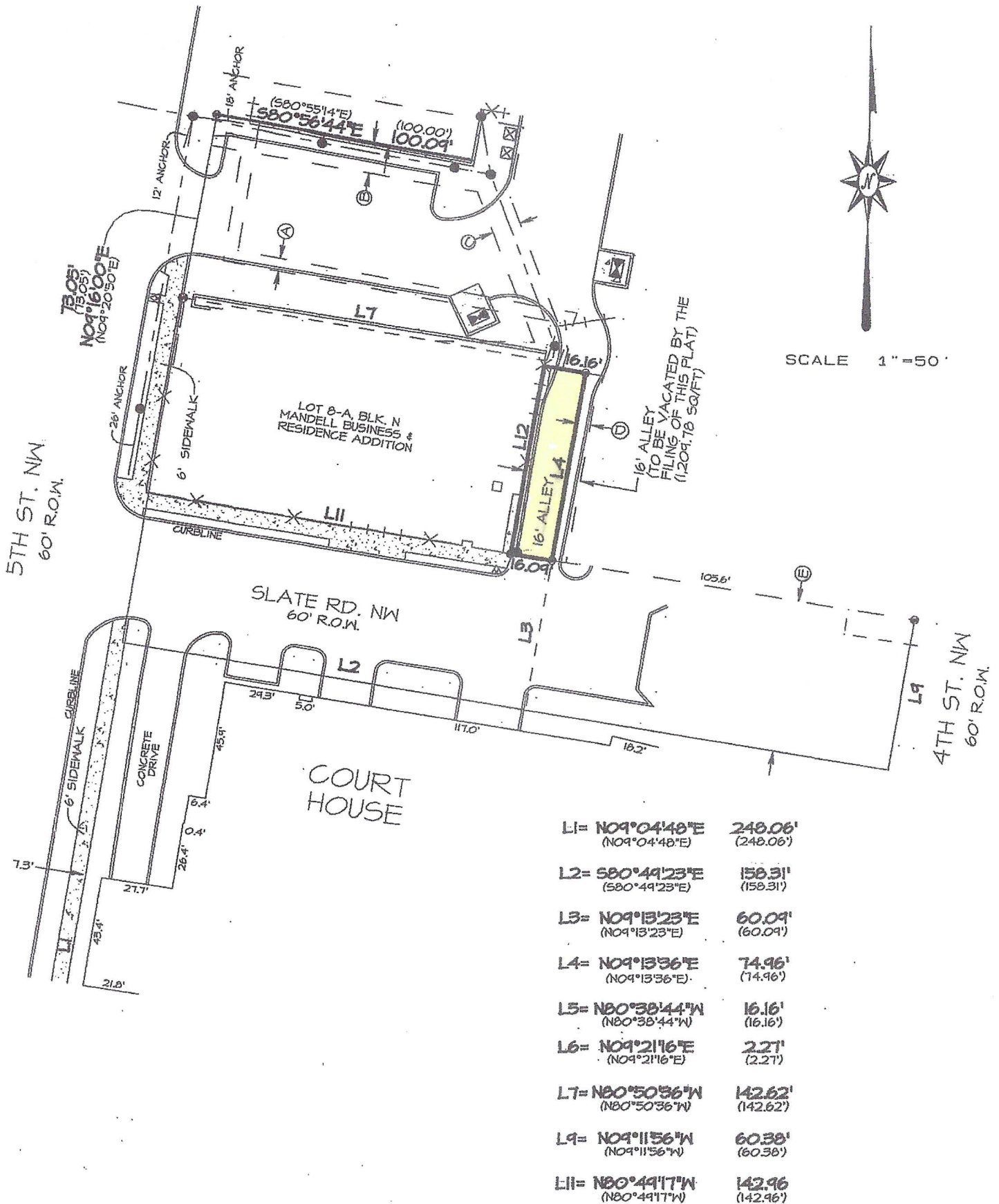


SCALE 1"=50'

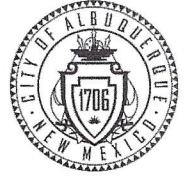
COURT
HOUSE

L1=	NO9°04'48"E (NO9°04'48"E)	248.06' (248.06')
L2=	580°49'23"E (580°49'23"E)	158.31' (158.31')
L3=	NO9°13'23"E (NO9°13'23"E)	60.09' (60.09')
L4=	NO9°13'36"E (NO9°13'36"E)	74.96' (74.96')
L5=	N80°38'44"W (N80°38'44"W)	16.16' (16.16')
L6=	NO9°21'16"E (NO9°21'16"E)	2.27' (2.27')
L7=	N80°50'36"W (N80°50'36"W)	142.62' (142.62')
L9=	NO9°11'56"W (NO9°11'56"W)	60.38' (60.38')
LII=	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.