

## Renee Regal

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**From:** Flores, Suzanna A. <Suzannaflores@cabq.gov>  
**Sent:** Wednesday, April 23, 2025 9:34 AM  
**To:** Renee Regal  
**Subject:** 86th Street and Bridge Boulevard SW\_Public Notice Inquiry Sheet Submission  
**Attachments:** Zone Atlas Pages.pdf

Dear Applicant:

As of April 23, 2025 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that 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](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

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](mailto:suzannaflores@cabq.gov)

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

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**From:** webmaster@cabq.gov <webmaster@cabq.gov>  
**Sent:** Tuesday, April 22, 2025 4:09 PM  
**To:** Office of Neighborhood Coordination <renee.regal@cdsnm.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Public Notice Inquiry Sheet Submission

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

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:

Contact Name

Renee Regal

Telephone Number

7174433717

Email Address

[renee.regal@cdsnm.com](mailto:renee.regal@cdsnm.com)

Company Name

Community Design Solutions

Company Address

9384 Valley View Drive NW

City

Albuquerque

State

NM

ZIP

87114

Legal description of the subject site for this project:

UPC: 100905645249810404

TR A-1 CORRECTION PLAT FOR BRIDGEPOINT SUBD COMPRISED OF TRA & B BRIDGEPOINT SUBD & ALL  
LTS 23-29 TOGETHER WITH REMAINDER OF EXISTING 20' ALLEY R/W ORIG TOWNSITE OF WESTLAND  
CONT

Acres: 4.54

Tax Year: 2024

Physical address of subject site:

86th Street and Bridge Boulevard SW, ALBUQUERQUE NM 87121

Subject site cross streets:

Bridge Blvd SW and 86th St SW

Other subject site identifiers:

This site is located on the following zone atlas page:

K-09-Z, L-09-Z

Captcha

x

# Community *Design* Solutions

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April 24, 2025

Dear Property Owner:

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Development Hearing Officer (DHO) will hold a Public Hearing on **Wednesday, May 21, 2025, at 9:00 AM** for the request below. The DHO hearing will be held via Zoom. To access the hearing online use the following link and select the May 21<sup>st</sup> hearing date:

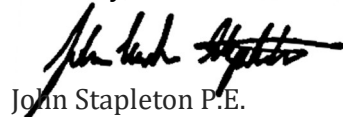
<https://www.cabq.gov/planning/boards-commissions/development-hearing-officer/development-hearing-officer-agendas-archives>

## REQUEST

Community Design Solutions, LLC (CDS), Agents for Landmark Land LTD CO., is submitting an application for a Preliminary Subdivision Plat for a single-family residential development. The property is known as the Bridgeport Subdivision, TR A-1 and TR A and B. It is located at the southeast corner of 86th St SW and Bridge Blvd SW, Albuquerque, NM (see enclosed Zone Atlas pages K-09-Z and L-09-Z). Included in this mailing is an exhibit showing the Preliminary Subdivision Plat and Sketch Plat.

If you have any questions or would like more information, contact John Stapleton at (505) 545-9607 or email at [john.stapleton@cdsnmm.com](mailto:john.stapleton@cdsnmm.com). You can also check the Development Hearing Officer website for information <https://www.cabq.gov/planning/boards-commissions/development-hearing-officer>.

Sincerely,



John Stapleton P.E.

CDS | Project Manager

Attached: Required Neighborhood Notification Packet.

# 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.

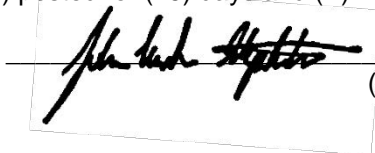
#### 4. TIME

Signs must be posted from May 5, 2025 To May 21, 2025

#### 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)

04/24/2025

(Date)

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

**PROJECT NUMBER:** \_\_\_\_\_

**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: Preliminary Plat

Decision-making Body: DHO

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: 99999 Bridge Boulevard SW, Albuquerque, NM 87121

Name of property owner: Landmark Land LTD CO

Name of applicant: Community Design Solutions, LLC (Agent)

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

May 21, 2025 / City of Albuquerque / DHO Hearing

Address, phone number, or website for additional information:

Please contact John Stapleton at (505) 545-9607 or [john.stapleton@cdsnm.com](mailto:john.stapleton@cdsnm.com)

**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 [IDO §14-16-6-4\(K\)](#).  
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.

(Applicant signature)

4/24/25

(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 §14-16-6-9(B)(3) and may lead to a denial of your application.

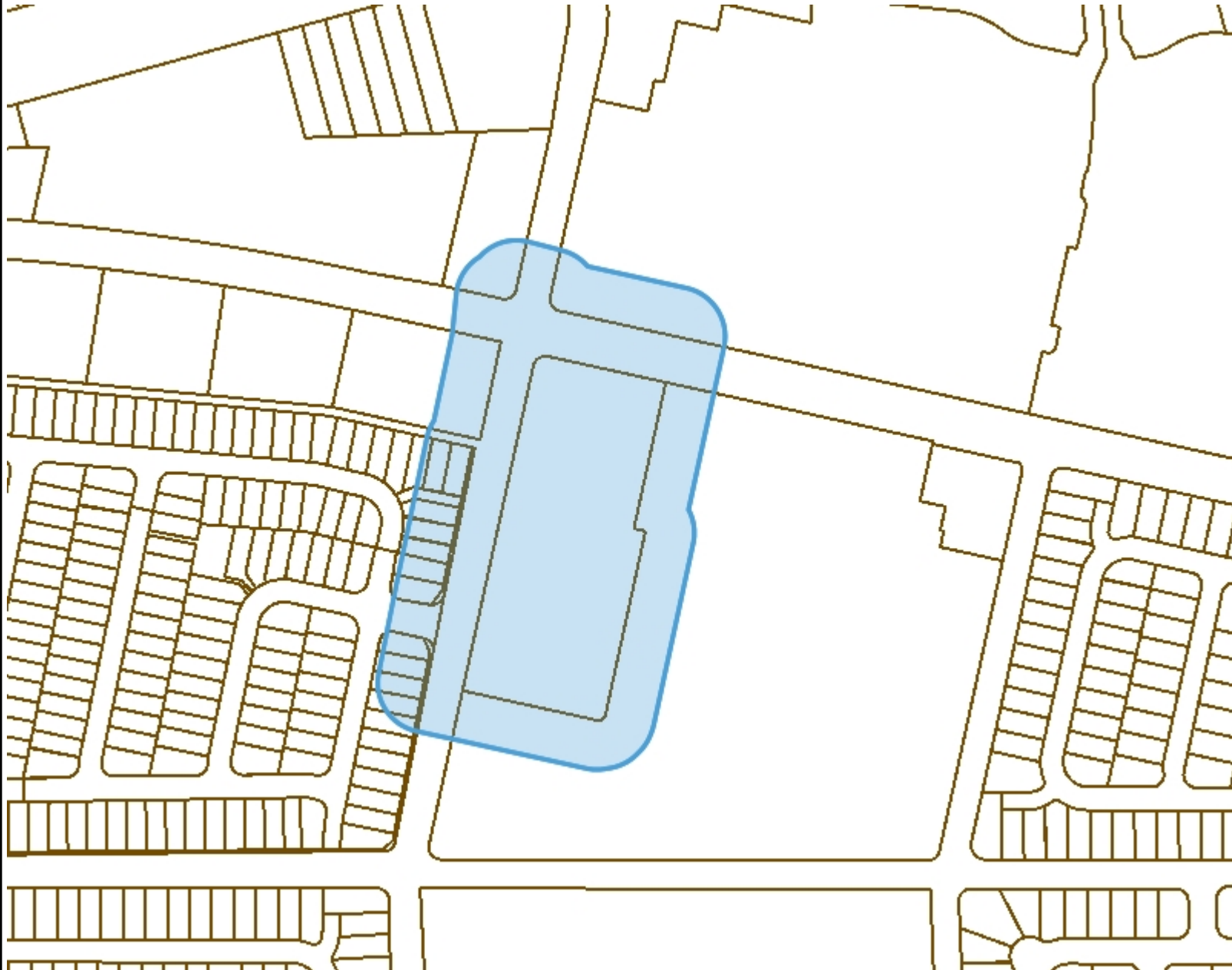


# TR A-1 Correction Plat For Bridgepoint Subd



## Legend

□ Bernalillo County Parcels



## Notes

Buffer: 100 Ft.  
ROW: 86th ST SW; Bridge Blvd SW

598 0 299 598 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
4/23/2025 © City of Albuquerque

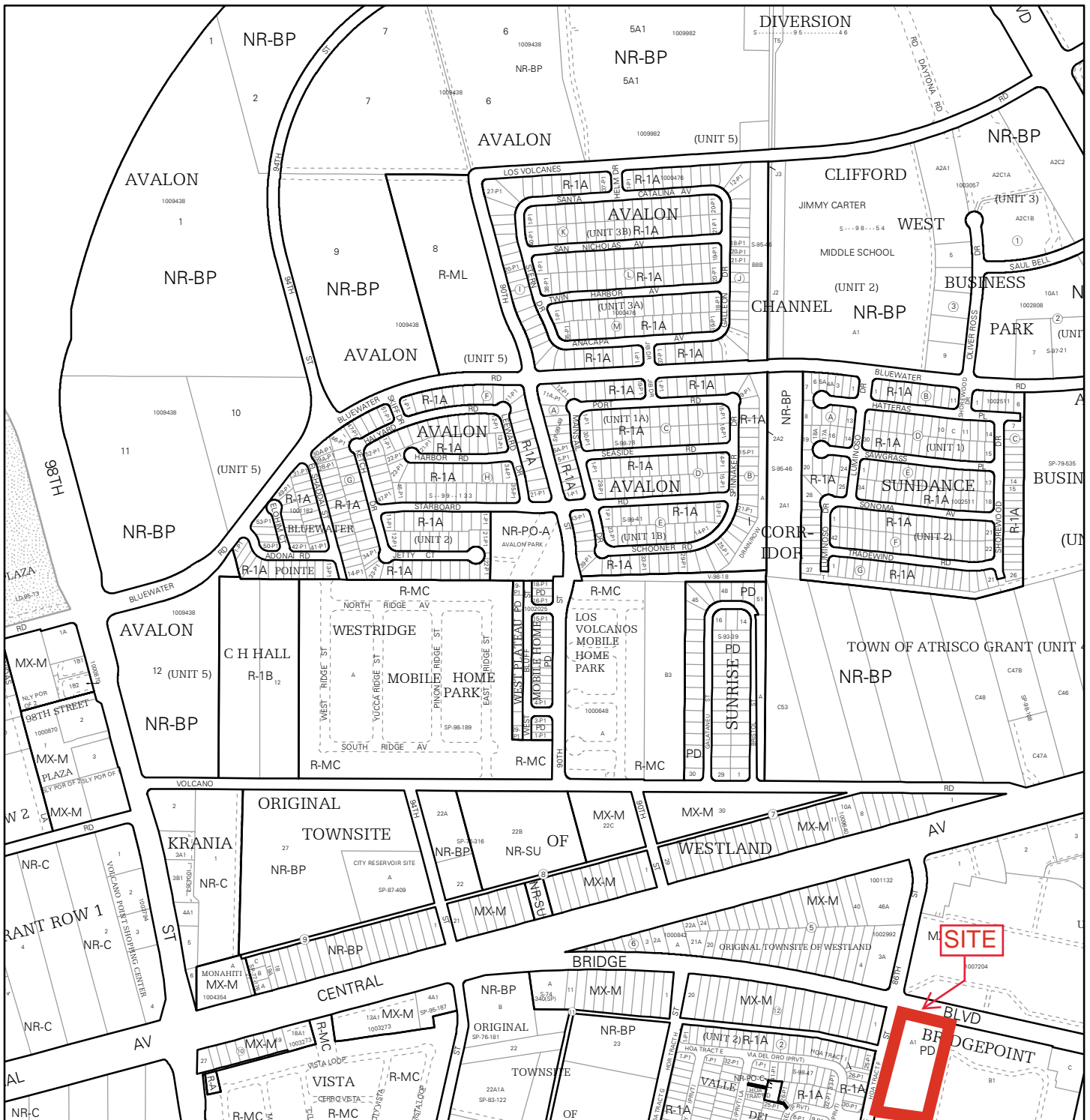
1: 3,587

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

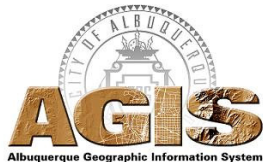
Bridge and 86Th

UPC	Owner	Owner Address	Owner Address 2	Deeded Assessed Acrea	Calculated GIS Acres
100905650348610405	8200 BRIDGE BOULEVARD SW LLC	65 N CATALINA AVE	PASADENA CA 91106-2301	16.48	16.47423925
100905643947210302	AGUINAGA MARIA & LUNA MARISA	8601 VIA DEL ORO SW	ALBUQUERQUE NM 87121-9334	0.1028	0.10280009
101005700505030316	ARMSTRONG CENTRAL UNSER BLVD LLC	1 ARMSTRONG PL	BUTLER PA 16001	16.2112	16.22037927
100905644148110304	ARRIAGA AURORA	8609 VIA DEL ORO SW	ALBUQUERQUE NM 87121	0.096	0.0856083
100905644749710309	BLANDO JOAQUIN TREJO & ROMERO CLAUDIA ARRATIA	8701 VIA DEL ORO SW	ALBUQUERQUE NM 87121-9337	0.104	0.09876757
100905743101240336	DOLGENCORP LLC	100 MISSION RIDGE	GOODLETTSVILLE TN 37072-2171	1.1199	1.13952758
100905644248910307	ESQUIBEL CHRISTINE M	93 JOE NESTOR RD	EDGEWOOD NM 87015	0.107	0.09737372
100905644047710303	GALLEGOS FRANK E	8605 VIA DEL ORO SW	ALBUQUERQUE NM 87121	0.0964	0.1058098
100905643949810311	GUTIERREZ IRENE K	405 HALE CIR SW	ALBUQUERQUE NM 87105-0307	0.101	0.09815889
100905643544911109	JIM MARLA & MATTHEW	316 CALLE AMARILLO SW	ALBUQUERQUE NM 87121-9300	0.0964	0.09379164
100905645249810404	LANDMARK LAND LTD CO	4902 ALAMEDA BLVD NE	ALBUQUERQUE NM 87113-1736	4.54	4.53366875
100905644148510306	MAESTAS JESSICA C & LARRY A	8615 VIA DEL ORO SW	ALBUQUERQUE NM 87121	0.097	0.09568358
100905643746111112	MARKS DENISE	300 CALLE AMARILLO SW	ALBUQUERQUE NM 87121-9300	0.099	0.09579427
100905643645311110	MARTINEZ EUGENE M	308 CALLE AMARILLO SW	ALBUQUERQUE NM 87121-9300	0.0964	0.09457305
100905643444611108	RIVERA AYANIRA	320 CALLE AMARILLO SW	ALBUQUERQUE NM 87121-9300	0.0964	0.09677819
100905741800540105	ROMERO DENNIS M	3500 VISTA GRANDE DR NW	ALBUQUERQUE NM 87120	1.4206	1.42061028
100905643745711111	SMITH CHRISTOPHER EDWARD & REESE-SMITH GERRI LYNN	304 CALLE AMARILLO SW	ALBUQUERQUE NM 87121-9300	0.0964	0.09743108
100905644349710310	STEPHENS KEVIN L & PATTY T R	8705 VIA DEL ORO SW	ALBUQUERQUE NM 87121-9337	0.097	0.09459331
100905644547110301	VALLE DEL CANTO HOMEOWNER ASSOC C/O CAROL PICKERT & ASSC	4121 EUBANK BLVD NE	ALBUQUERQUE NM 87111-3421	0.0136	0.01517341
100905643442111101	VALLE DEL CANTO HOMEOWNERS ASSOC C/O CAROL PICKERT & ASS	4121 EUBANK BLVD NE	ALBUQUERQUE NM 87111-3421	0.1471	0.1412936
100905644849110336	VALLE DEL CANTO HOMEOWNERS ASSOC C/O CAROL PICKERT & ASS	4121 EUBANK BLVD NE	ALBUQUERQUE NM 87111-3421	0.034	0.0341211
100905644249210308	VALLE DEL CANTO HOMEOWNERS ASSOC C/O CAROL PICKERT & ASS	4121 EUBANK BLVD NE	ALBUQUERQUE NM 87111-3421	0.067	0.06610166
100905638348510305	VALLE DEL CANTO HOMEOWNERS ASSOC C/O CAROL PICKERT & ASS	4121 EUBANK BLVD NE	ALBUQUERQUE NM 87111-3421	2.68	2.72962415

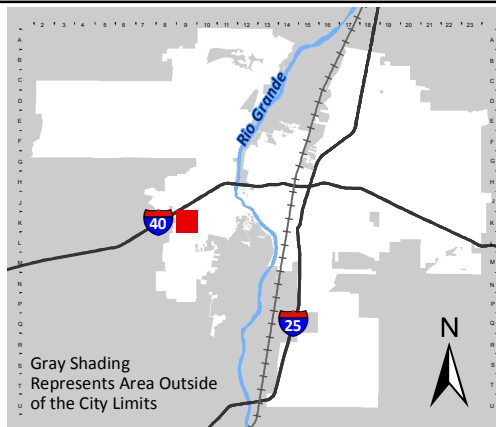


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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:  
**K-09-Z**

- Easement
  - Escarpment
  - Petroglyph National Monument
  - Areas Outside of City Limits
  - Airport Protection Overlay (APO) Zone
  - Character Protection Overlay (CPO) Zone
  - Historic Protection Overlay (HPO) Zone
  - View Protection Overlay (VPO) Zone
- Gray Shading  
Represents Area Outside of the City Limits
- 0 250 500 1,000 Feet



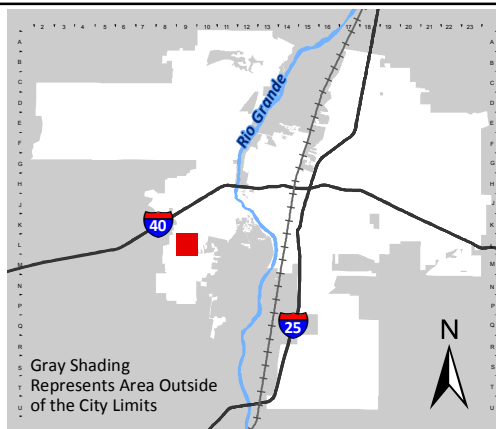


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



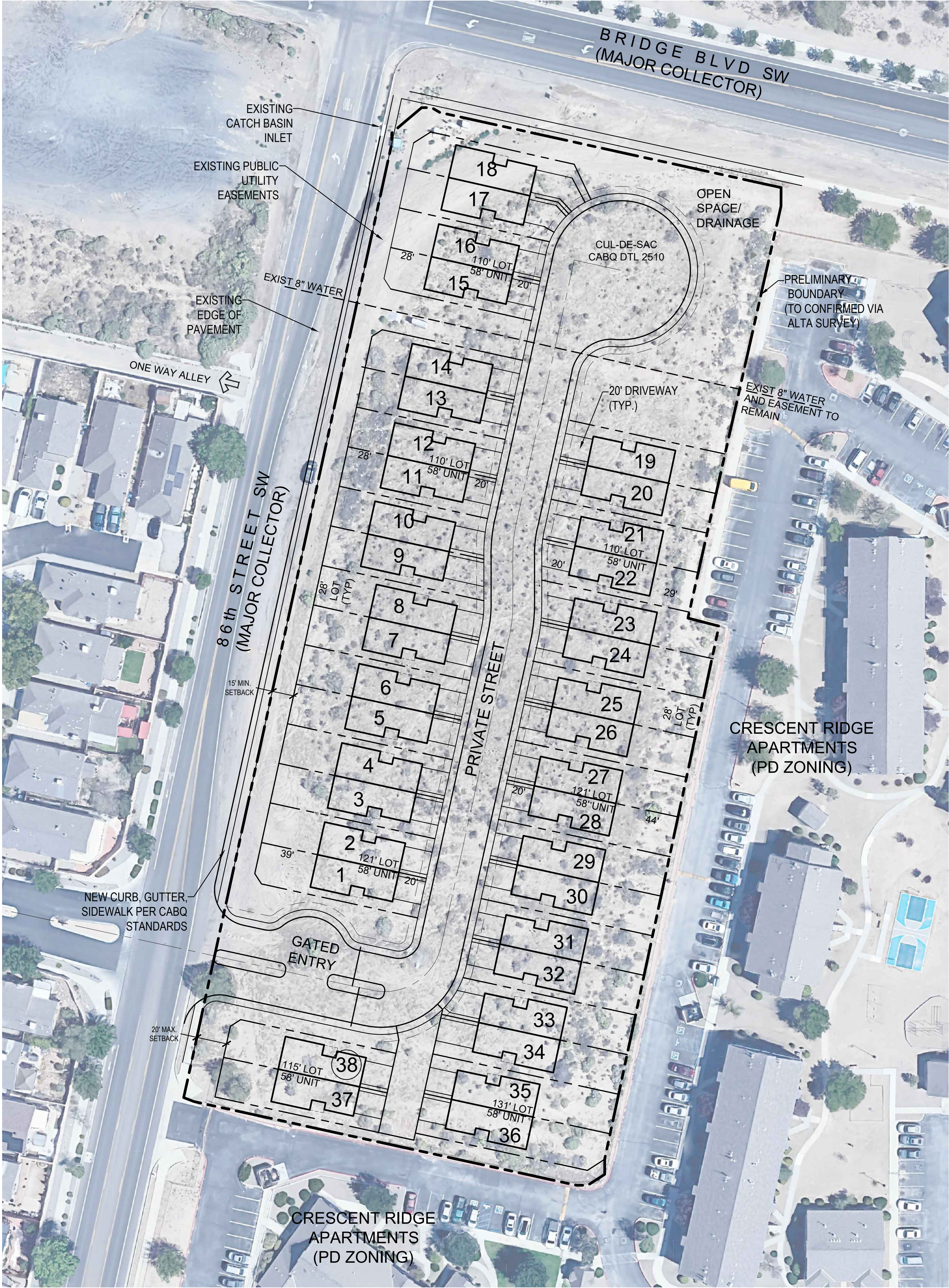
IDO Zoning information as of May 17, 2018  
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Zone Atlas Page:  
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- Easement
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  - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet





# SKETCH PLAT

TRACT A-1 AS THE SAME IS SHOWN AND DESIGNATED ON THE CORRECTION PLAT FOR BRIDGEPOINT SUBDIVISION FILED OCTOBER 4, 1996, VOLUME 96C, FOLIO 418 RECORDS OF BENALILLO COUNTY, NEW MEXICO.

### CONCEPTUAL PLAN DATA

TOTAL AREA:	4.52 ac
EXISTING ZONING:	PD
TOTAL LOTS:	38
GROSS DENSITY:	8.44 du/ac

### SITE PLAN



Plan is conceptual and subject to change.  
Requires Engineering and City approvals.






# PRELIMINARY PLAT ELEVATE ON BRIDGE

BEING A REPLAT OF TRACT A-1, BRIDGEPOINT SUBDIVISION

SITUATE WITHIN  
SECTIONS 21 & 28, T.10N, R.2E, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MARCH, 2025

## NOTES:

1. PLEASE SEE SHEET 3 FOR:

- A)  PUBLIC WATER EASEMENTS GRANTED BY THIS PLAT
- B)  PUBLIC WATER & PUBLIC SEWER EASEMENT GRANTED BY THIS PLAT
2.  VACATED PORTION OF 10' P.U.E.

## LINE TABLE

NUM	BEARING	DISTANCE
L1	S77°21'26"E	15.00'
L2	S77°21'26"E	15.00'
L3	S77°21'26"E	25.00'
L4	N12°38'34"E	2.71'
L5	N46°07'45"E	4.86'
L6	N46°07'45"E	2.88'
L7	N46°07'45"E	1.98'
L8	N12°38'34"E	20.83'
L9	N12°38'34"E	5.64'
L10	N 5°38'42"E	45.29'
L11	N 5°38'42"E	23.12'
L12	N 5°38'42"E	22.17'
L13	N12°38'34"E	12.67'
L14	N12°38'34"E	20.23'
L15	S12°38'34"W	23.90'
L16	S12°38'34"W	20.00'
L17	N12°38'34"E	8.39'
L18	N 5°38'42"E	45.29'
L19	S 5°38'42"W	20.35'
L20	S 5°38'42"W	24.94'
L21	S12°38'34"W	9.92'
L22	N77°21'26"W	17.23'
L23	N12°38'34"E	17.11'
L24	S12°38'34"W	27.99'
L25	N12°38'34"E	41.89'
L26	S31°03'01"E	36.30'
L27	S12°38'19"W	9.50'
L28	S77°21'41"E	16.51'
L29	S12°38'34"W	27.02'
L30	S50°17'51"E	11.94'
L31	S12°38'34"W	20.48'
L32	S77°21'13"E	17.42'
L33	N12°38'47"E	7.50'
L34	N12°38'47"E	7.50'
L35	S77°21'13"E	17.41'
L36	S12°38'34"W	20.62'
L37	S12°38'34"W	12.81'

## EASEMENT TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	90°53'40"	7.93'	5.00'	N32°19'15"W	7.13'
C2	89°44'19"	23.49'	15.00'	N57°44'12"E	21.16'
C3	19°09'00"	20.26'	60.63'	N31°51'29"E	20.17'
C4	23°50'46"	4.16'	10.00'	S34°12'22"W	4.13'
C5	33°29'11"	5.84'	10.00'	N29°23'10"E	5.76'
C6	6°59'52"	27.48'	225.00'	N 9°08'38"E	27.46'
C7	5°42'12"	22.40'	225.00'	N 9°47'28"E	22.39'
C8	1°17'40"	5.08'	225.00'	N 6°17'32"E	5.08'
C9	6°59'52"	21.37'	175.00'	S 9°08'38"W	21.36'
C10	1°58'21"	6.03'	175.00'	S 6°37'53"W	6.02'
C11	5°01'30"	15.35'	175.00'	S10°07'49"W	15.34'
C12	83°23'20"	25.29'	17.38'	S54°20'14"W	23.11'
C13	171°39'36"	175.64'	58.63'	N 1°51'42"E	116.94'
C14	46°48'32"	47.89'	58.63'	S36°02'50"W	46.57'
C15	0°30'07"	0.51'	58.63'	S59°12'02"W	0.51'
C16	19°14'50"	19.69'	58.63'	S49°19'34"W	19.60'
C17	23°02'58"	23.58'	58.63'	S28°10'40"W	23.43'
C18	4°00'36"	4.10'	58.63'	S14°38'52"W	4.10'
C19	6°59'52"	27.48'	225.00'	S 9°08'38"W	27.46'
C20	5°00'02"	19.64'	225.00'	S10°08'33"W	19.63'
C21	1°59'50"	7.84'	225.00'	S 6°38'37"W	7.84'
C22	6°59'52"	21.37'	175.00'	N 9°08'38"E	21.36'
C23	1°04'08"	3.27'	175.00'	N 6°10'46"E	3.27'
C24	5°55'43"	18.11'	175.00'	N 9°40'42"E	18.10'
C25	2°05'44"	0.91'	25.00'	N78°24'10"W	0.91'
C26	90°00'08"	39.27'	25.00'	S57°38'38"W	35.36'

## PLAT GEOMETRY

## PRELIMINARY PLAT ELEVATE ON BRIDGE






DWG PATH: 3/28/2025 J:\N1462 - Gallo Partners\SURVEY\TRACT A-1 (PLAT).dwg

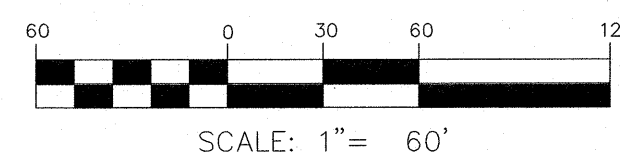
GPS: PRIMO AND NINO  
CREW: LRC/DCA/JAK/NSV  
SCALE: 1"=30'  
DATE: 03/11/2025  
DRAWN: AHM  
JOB NO: N1462-01

Community  
Sciences  
Corporation  
Land Surveying  
(505) 897.0000

2  
of  
4

## Monument Legend

-  FND CONTROL MONUMENT (AS NOTED)
-  FND PROPERTY CORNER (AS NOTED)
-  FND CHISELED OR SCRIBED "X"
-  SET 5/8" REBAR W/YELLOW PLASTIC CAP OR NAIL STAMPED "PATRICK PS12651"
-  EASEMENT POINT (NOT SET)



# *Community Design Solutions*

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April 24, 2025

Development Hearing Officer  
City of Albuquerque  
600 2<sup>nd</sup> St NW  
Albuquerque, NM 87102

**RE: Project Description/Justification Letter for Preliminary Plat Application** – 38-lot subdivision at the southeast corner of 86th St SW and Bridge Blvd SW, Albuquerque, NM.

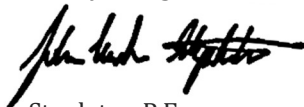
Dear Development Hearing Officer,

Community Design Solutions, LLC (CDS), on behalf of Ashland Companies, LLC, submits this project description/justification letter per the City's preliminary plat application requirements.

This request seeks to subdivide one 4.54-acre lot into 38 residential lots. The plat includes the necessary easements to support access, utilities, and drainage for the proposed lots. CDS has prepared an infrastructure list containing the developer-funded public infrastructure improvements.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,  
Community Design Solutions, LLC



John Stapleton P.E.  
CDS | Project Manager  
505-545-9607

Community Design Solutions, LLC  
9384 Valley View Drive NW, Suite 100  
Albuquerque, NM 87114

ROMERO DENNIS M  
3500 VISTA GRANDE DR NW  
ALBUQUERQUE NM 87120

Community Design Solutions, LLC  
9384 Valley View Drive NW, Suite 100  
Albuquerque, NM 87114

VALLE DEL CANTO HOMEOWNERS ASSOC  
C/O CAROL PICKERT & ASSOC ATTN: JOEY  
4121 EUBANK BLVD NW  
ALBUQUERQUE NM 87111 3421

Community Design Solutions, LLC  
9384 Valley View Drive NW, Suite 100  
Albuquerque, NM 87114

ARMSTRONG CENTRAL UNDER BLVD LLC  
1 ARMSTRONG PL  
BUTLER PA 16001

Community Design Solutions, LLC  
9384 Valley View Drive NW, Suite 100  
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