

Veronica Herrera

From: Veronica Herrera
Sent: Monday, April 20, 2026 10:05 AM
To: 'idalialt@gmail.com'; 'Chipolson44@gmail.com'; 'Lizmiatasmith@gmail.com';
'Collin.PRORA@hotmail.com'
Subject: Public Notice for Minor Subdivision - Albuquerque Ranch Estates
Attachments: PublicNotice 4.20.26.pdf; ONC Contact List.pdf; E22 Zone Atlas.pdf;
AlbuquerqueRanchEstates.pdf

Dear Neighborhood Association Representatives,

This email is to provide notice, as required by the City of Albuquerque, that Fierro & Company on behalf of the property owner of 12517 & 12521 Bevan Way NE, will be applying for Preliminary Final Plat for Minor Subdivision to consolidate lots 5 & 6 Albuquerque Ranch Estates.

Attached to this email is the formal notice, ONC Contact List, E-22 zone atlas page outlining the subject property, and the proposed plat for lot 5A, Albuquerque Ranch Estates.

This notice is being provided to you in accordance with the Integrated Development Ordinance (IDO) to formally notify you of the application submission and the date of DHO meeting. We anticipate being placed on May 6, 2026, DHO meeting agenda. The meeting will start at 9am and additional meeting information is included in the attached public notice form. If you have any questions or would like to discuss, please call (505)352-8930, Ext. 101 or email vherrera@fierrocompany.com.

Attachments (5)

- Public Notice Form
- ONC Neighborhood Contact List
- Zone Atlas Page E-22
- Proposed Plat

Thank you,
Veronica Herrera
Fierro & Company
Ph. (505)352-8930, Ext. 101

Veronica Herrera

From: webmaster@cabq.gov
Sent: Thursday, April 16, 2026 1:10 PM
To: Veronica Herrera
Cc: onc@cabq.gov
Subject: Public Notice Inquiry Sheet Submission
Attachments: E22 Zone Atlas.pdf

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

Veronica Herrera

Telephone Number

505-516-9861

Email Address

vherrera@fierrocompany.com

Company Name

Fierro & Company

Company Address

3201 4th St. NW Suite C

City

Albuquerque

State

NM

ZIP

87107

Subject Site Information

Legal description of the subject site for this project:

Lots 5 & 6 Albuquerque Ranch Estates

Physical address of subject site:

12517 and 12521 Bevan Way NE

Subject site cross streets:

Royal Oak St NE and Bevan Way NE

Other subject site identifiers:

This site is located on the following zone atlas page:

E22

Link for map

Captcha

Veronica Herrera

From: Flores, Suzanna A. <Suzanna.flores@cabq.gov>
Sent: Thursday, April 16, 2026 4:09 PM
To: Veronica Herrera
Subject: 12517 and 12521 Bevan Way NE_Public Notice Inquiry Sheet Submission
Attachments: E22 Zone Atlas.pdf

PLEASE NOTE:
The neighborhood association contact information listed below is valid for 30 calendar days after today's date. **You must send notice to each e-mail address listed below.**

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	Mobile Phone	Phone
District 8 Coalition of Neighborhood Associations	district8coalition@gmail.com	Idalia	Lechuga-Tena	idalialt@gmail.com	4405 Prairie Loft Way NE	Albuquerque	NM	87111	5055503868	
District 8 Coalition of Neighborhood Associations	district8coalition@gmail.com	Walter	Olson	Chipolson44@gmail.com	6019 Los Hermanos Ct NE	Albuquerque	NM	87111	5052282165	
Peppertree Royal Oak Residents Association	a.verardo@comcast.net	Liz	Smith	Lizmiatasmith@gmail.com	5708 Papaya Place NE	Albuquerque	NM	87111		6128454533
Peppertree Royal Oak Residents Association	a.verardo@comcast.net	Collin	Donovan	Collin.PRORA@hotmail.com	12204 San Victorio Ave NE	Albuquerque	NM	87111		5052506715

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: Thursday, April 16, 2026 1:10 PM
To: Office of Neighborhood Coordination <vherrera@fierrocompany.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

Veronica Herrera

Telephone Number

505-516-9861

Email Address

vherrera@fierrocompany.com

Company Name

Fierro & Company

Company Address

3201 4th St. NW Suite C

City

Albuquerque

State

NM

ZIP

87107

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E22

Link for map
Captcha



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: Minor Preliminary/Final Plat
Decision-making Body: DHO
Pre-Application 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: 10517 & 10521 Bevan Way NE
Name of property owner: Kenneth P. Goldblum and Kathryn Goldblum Revocable Trust
Name of applicant: Veronica Herrera, Fierro & Company
Date, time, and place of public meeting or hearing, if applicable: 5/6/2026 9am, via zoom. Link provided in agenda at https://www.cabq.gov/planning/boards-commissions/development-hearing-officer/development-hearing-officer-agendas-archives
Address, phone number, or website for additional information: Call or Email Fierro & Company at (505)352-8930, Ext. 101 / vherrera@fierrocompany.com
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[X] Zone Atlas page indicating subject property.
[] Drawings, elevations, or other illustrations of this request.
[] Summary of pre-submittal neighborhood meeting, if one occurred.
[X] 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(J).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

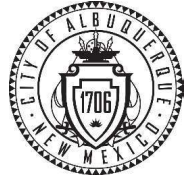
I certify that the information I have included here and sent in the required notice is complete, true, and accurate to the extent of my knowledge.

Veronica Herrera (Applicant signature) 4/20/2026 (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.



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- 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.

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.

[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*: 4/20/2026

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(J\) 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\(J\)\(1\)\(a\)](#)

1. Subject Property Address* 12517 & 12521 Bevan Way NE
Location Description Royal Oak St. & Bevan Way
2. Property Owner* Kenneth P. Goldblum and Kathryn Goldblum Revocable Trust
3. Agent/Applicant* [if applicable] Veronica Herrera
4. Application Type(s)²* see IDO [Table 6-1-1](#)

- Site Plan – EPC
- Subdivision Minor (Minor, Major, or Bulk Land)
- Vacation _____ (Easement, Private Way, or Public Right-of-way)
- Variance – EPC
- Waiver _____ (DHO or Wireless Telecommunication Facility)
- Other: _____

Summary of project/request³*:

Purpose of plat is to consolidate lots 5 & 6, Albuquerque Ranch Estates.

5. This application will be heard 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*: May 6, 2026 at 9am

Location*⁴: Via Zoom, link to meeting will be included the agenda at the following link.

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

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

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

Preferred project contact information:

Name: Veronica Herrera

Email: vherrera@fierrocompany.com

Phone: (505)352-8930, Ext. 101

Website or project page: _____

Attachments:

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

Other: _____

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

1. Zone Atlas Page(s)*⁵ E-22

2. Project Illustrations, as relevant*⁶

Architectural drawings

Elevations of the proposed building(s)

Other relevant illustrations

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*:

NA

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. Was a Pre-submittal Neighborhood Meeting held? Yes No

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

NA

[Note: If a meeting was held, the meeting report is required to be provided in the application materials.]

5. **For Site Plan Applications only***, attach the 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 [acres] 1.287 acres
 - 2. IDO Zone District R1D Select
 - 3. Overlay Zone(s) [if applicable] NA Select Select Select Select
 - 4. Center or Corridor Area [if applicable] NA
- Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO §14-16-6-4\(K\)](#), 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 hearing date. Requests for a facilitated meeting must be submitted through ABQ-Plan: <https://www.cabq.gov/planning/abq-plan>

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>

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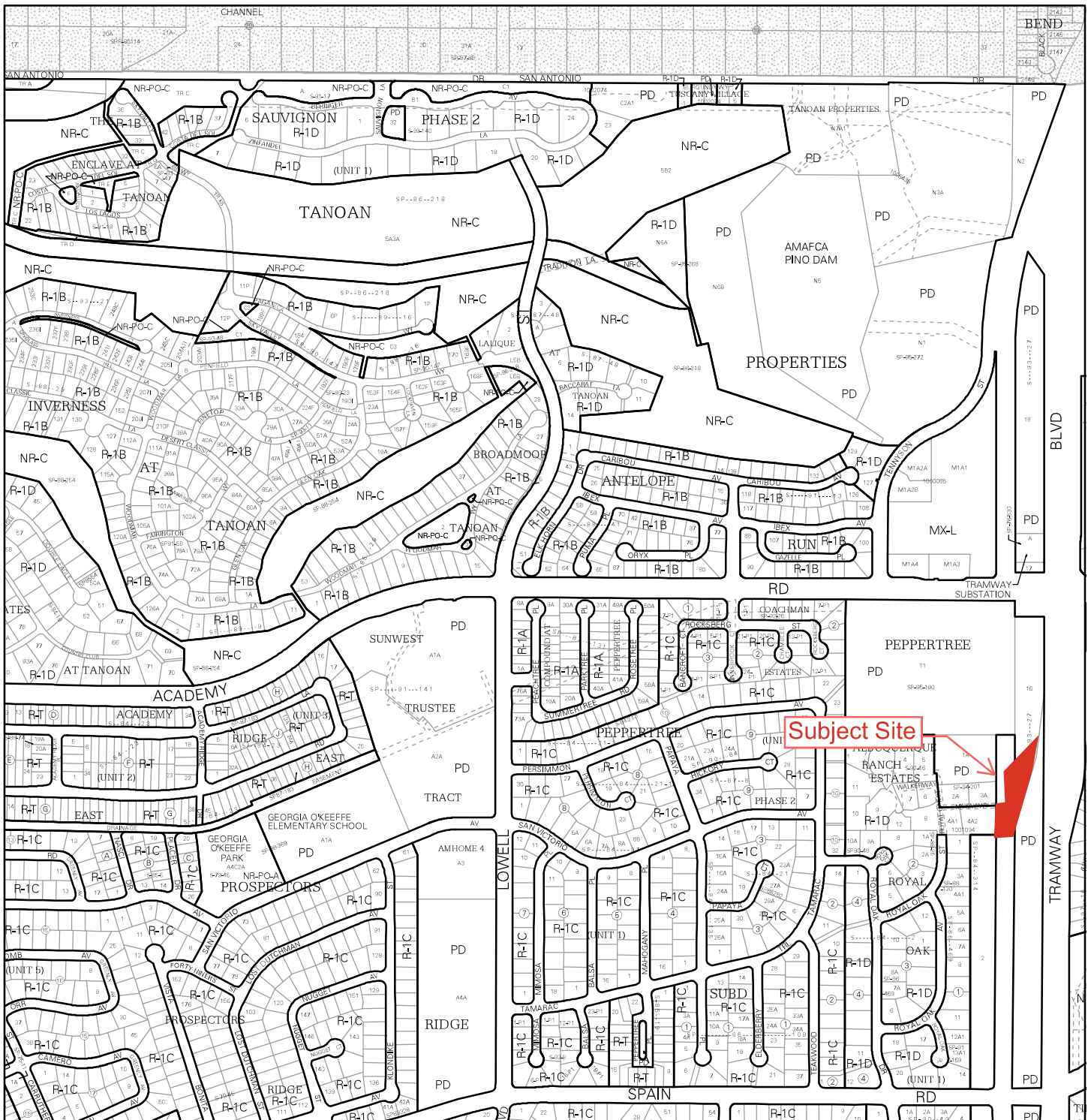
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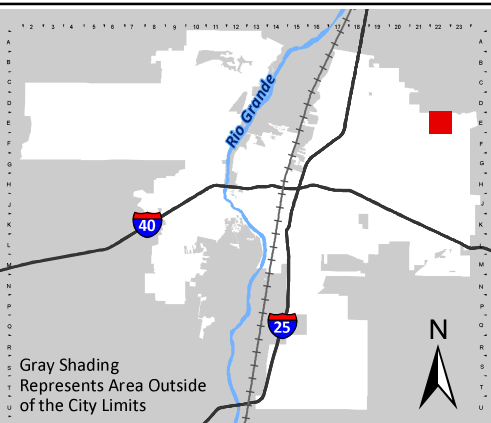


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
E-22-Z

- Easement
- 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

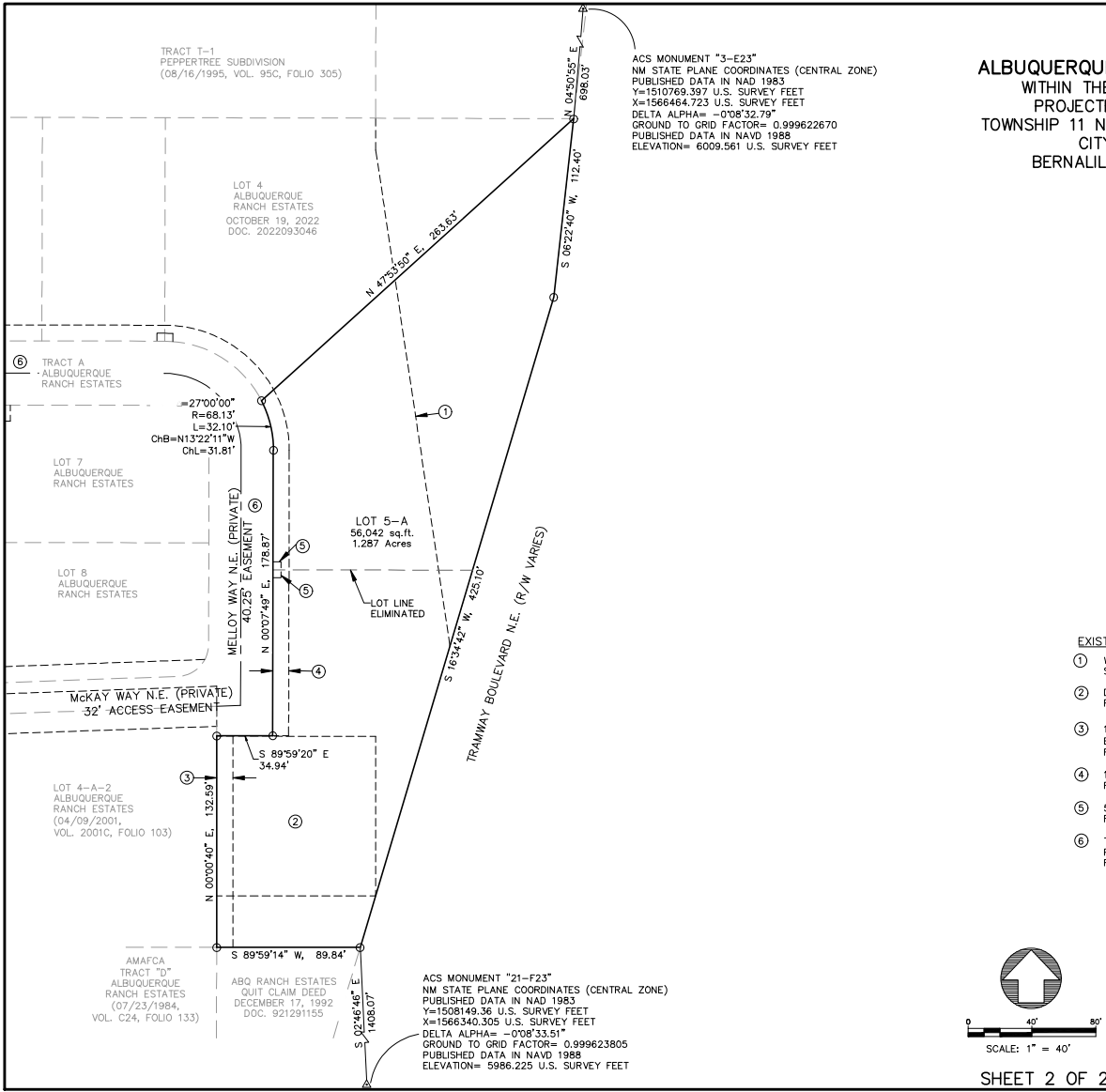
- Escarpment
- Petroglyph National Monument

Gray Shading
Represents Area Outside
of the City Limits

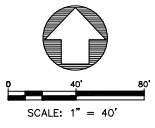
N

0 250 500 1,000 Feet

PLAT OF
LOT 5-A
 ALBUQUERQUE RANCH ESTATES, UNIT II
 WITHIN THE ELENA GALLEGOS GRANT
 PROJECTED SECTIONS 26 AND 27
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL 2026



- EXISTING EASEMENTS:**
- 1 WEST BOUNDARY PNM EASEMENT PER PROFESSIONAL CONTRACTING SERVICES JOB #09-027, DATED 02-09.
 - 2 DECLARATION OF RESTRICTIVE COVENANT FILED: AUGUST 25, 2009, DOC. #2009096401.
 - 3 10' PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT. EASEMENT TO BE MAINTAINED BY HOME OWNERS'S ASSOCIATION. FILED: SEPTEMBER 22, 2022, DOC. #2022086259.
 - 4 10' PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT. FILED: SEPTEMBER 22, 2022, DOC. #2022086259.
 - 5 5' X 5' PUBLIC WATER EASEMENT GRANTED BY THIS PLAT. FILED: SEPTEMBER 22, 2022, DOC. #2022086259.
 - 6 TRACT "A" PRIVATE ACCESS, PRIVATE DRAINAGE, AND PUBLIC WATER AND SEWER EASEMENT. FILED: SEPTEMBER 22, 2022, DOC. #2022086259.



Fierro & Company
 ENGINEERING | SURVEYING
 3201 4th STREET NW, SUITE C, ALBUQUERQUE, NM 87107
 PH 505.352.8930 ww.fierrocompany.com