



Effective 3/01/2022

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input checked="" type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

APPLICATION INFORMATION

Applicant/Owner: Issa Rabadi		Phone: 602-233-1005
Address: 1464 E. Victor Hugo Ave.		Email: rabadi54@hotmail.com
City: Phoenix	State: AZ	Zip: 85022
Professional/Agent (if any): Huitt-Zollars, Inc./Donald Duneman		Phone: 505-235-7158
Address: 333 Rio Rancho Drive NE		Email: dduneman@huitt-zollars.com
City: Rio Rancho	State: NM	Zip:
Proprietary Interest in Site: Engineering Consultant		List all owners: Issa and Nancy Rabadi

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

Lot or Tract No.: 1	Block: 8	Unit: 17
Subdivision/Addition: Volcano Cliffs Subdivision	MRGCD Map No.:	UPC Code: 101006305745520820
Zone Atlas Page(s): D-10-Z	Existing Zoning: MX-L	Proposed Zoning MX-L
# of Existing Lots: 1	# of Proposed Lots: 166	Total Area of Site (Acres): 30.126

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Universe Blvd. NW	Between: Perezoso Trail NW	and: Rosa Parks Road NW
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2020-004596, C09D016, 709790, 709791, 709792, 709793

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

Signature:	Date: 12/9/22
Printed Name: Donald Duneman	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S1: SUBDIVISION OF LAND – MAJOR

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

MAJOR AMENDMENT TO PRELIMINARY PLAT

BULK LAND SUBDIVISION

N/A Interpreter Needed for Meeting? No if yes, indicate language: _____

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S1 at the front followed by the remaining documents *in the order provided on this form.*

Zone Atlas map with the entire site clearly outlined and labeled

Letter of authorization from the property owner if application is submitted by an agent

Sign Posting Agreement

Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)

Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)

Proof of Sketch Plat per IDO Section 14-16-6-6(L)(2)(b)

Required notices with content per IDO Section 14-16-6-4(K)(1)

Office of Neighborhood Coordination notice inquiry response

Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.

Proof of emailed notice to affected Neighborhood Association representatives

Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing

Sidewalk Exhibit and/or cross sections of proposed streets

Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use

Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)

N/A Landfill disclosure statement on the plat per IDO Section 14-16-6-4(S)(5)(d)(2).(d.) if site is within a designated landfill buffer zone

Proposed Infrastructure List

EXTENSION OF PRELIMINARY PLAT

INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION
For temporary sidewalk deferral extension, use Form V.

___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S1 at the front followed by the remaining documents *in the order provided on this form.*

___ Zone Atlas map with the entire site clearly outlined and labeled

___ Letter of authorization from the property owner if application is submitted by an agent

___ Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)

___ Preliminary Plat or site plan

___ Copy of DRB approved infrastructure list

FORM S: PRE-APPROVALS/SIGNATURES

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal Description & Location: Lot 1, Block 8, Unit 17, Volcano Cliffs Subdivision - SE corner of Universe Blvd. and Rosa Parks Rd.

Job Description: Creation of 162 townhome lots, 2 apartment lots and 2 commercial lots on the 30.1 acre property.

Hydrology:

- Grading and Drainage Plan Approved _____ NA
- AMAFCA Approved _____ NA
- Bernalillo County _____ Approved NA
- NMDOT _____ Approved NA
- MRGCD _____ Approved NA

Renée C. Brissette 11/14/22
 Hydrology Department Date

Transportation:

- Traffic Circulations Layout (TCL) _____ Approved NA
- Traffic Impact Study (TIS) Approved _____ NA
- Neighborhood Impact Analysis (NIA) _____ Approved NA
- Bernalillo County _____ Approved NA
- NMDOT _____ Approved NA

M. Brown P.E. 12/5/2022
 Transportation Department Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement/Serviceability Letter _____ Approved _____ NA
- ABCWUA Development Agreement _____ Approved _____ NA
- ABCWUA Service Connection Agreement _____ Approved _____ NA

 ABCWUA Date

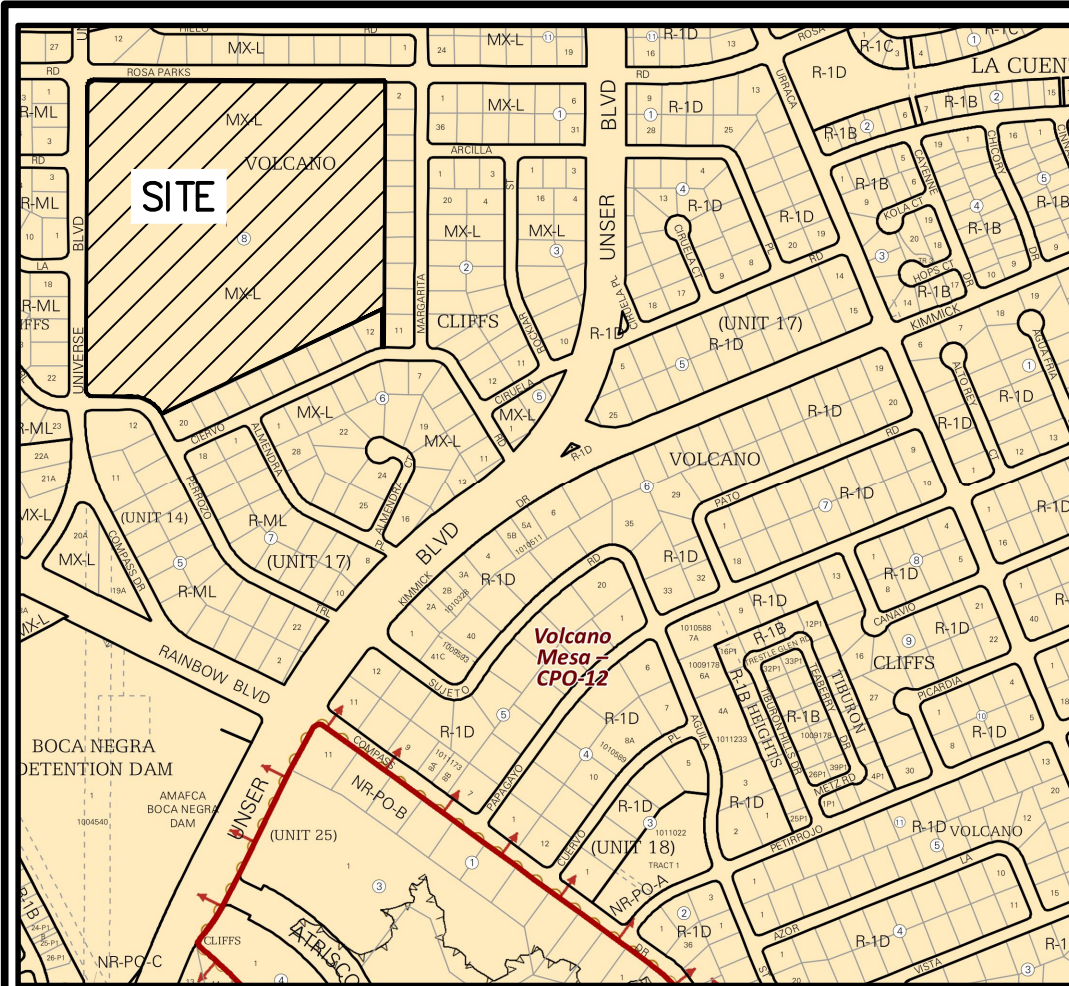
- Infrastructure Improvements Agreement (IIA*) _____ Approved
- AGIS (DXF File) _____ Approved
- Fire Marshall Signature on the plan _____ Approved

Signatures on Plat

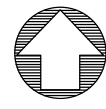
- Owner(s) _____ Yes
- City Surveyor _____ Yes
- AMAFCA** _____ Yes _____ NA
- NM Gas** _____ Yes
- PNM** _____ Yes
- COMCAST** _____ Yes
- MRGCD** _____ Yes _____ NA

* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

** Signatures required for **Final Plat** application and not required for **Preliminary Plat** application



VICINITY MAP
FROM ZONE ATLAS PAGE D-10-Z
N.T.S.



SUBDIVISION DATA

1. ZONE ATLAS MAP NO. D-10; ZONING: MX-L.
2. GROSS SUBDIVISION ACREAGE: 30.137 ACRES.
3. TOTAL NUMBER OF EXISTING LOTS/TRACTS: ONE (1) LOT.
4. TOTAL NUMBER OF LOTS/TRACTS CREATED: ONE HUNDRED SIXTY-SIX (166) LOTS.
5. DATE OF SURVEY: APRIL 2022
6. PLAT IS LOCATED WITHIN CITY OF ALBUQUERQUE, NEW MEXICO.
7. MILES OF FULL WIDTHS STREET CREATED: 0.207 MILES.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO SUB-DIVIDE ONE (1) EXISTING LOT INTO ONE HUNDRED SIXTY-SIX (166) NEW LOTS, GRANT NEW EASEMENTS, AND DEDICATE RIGHT-OF-WAY.

NOTES

1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
2. DISTANCES ARE GROUND DISTANCES (U.S. FOOT).
3. GRID TO GROUND SCALE FACTOR USED IS 1.0003325610.
4. THIS PLAT SHOWS ALL EASEMENTS OF RECORD OR MADE KNOWN TO ME BY THE OWNER'S AND/OR PROPERTIES OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES.

LEGEND

- FOUND MONUMENT AS NOTED
 - SET 18"x1/2" REBAR WITH BLUE PLASTIC CAP MARKED "F&C PS 22909"
 - ⊗ CALCULATED CORNER NOT SET
 - EXISTING EASEMENT LINE
 - NEW EASEMENT LINE
- (N90°00'00"E, 100.00') RECORD BEARING & DISTANCE PER PLAT FILED: APRIL 12, 1971, BK. D4, FOLIO 117
- N00°00'00"E, 00.00' MEASURED BEARING & DISTANCE
- ▲ CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "P.S. NO. 22909"

LEGAL DESCRIPTION

LOT NUMBERED ONE (1) IN BLOCK NUMBERED EIGHT (8) OF VOLCANO CLIFFS, UNIT NO. 17, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 12, 1971 IN PLAT BOOK D4, FOLIO 117.

PUBLIC UTILITY NOTES:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY, FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST CORPORATION D/B/A/ CENTURY LINK QC, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER:

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

SOLAR NOTE:

PURSUANT TO SECTION 14-14-4-7 OF THE CITY OF ALBUQUERQUE CODE OF ORDINANCE, "NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR TRACTS WITHIN THE AREA OF PROPOSED PLAT.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEPICTED ON FLOOD INSURANCE RATE MAP (F.I.R.M.) No. 35001C0111G, EFFECTIVE DATE SEPTEMBER 26, 2008.

TREASURER'S OFFICE CERTIFICATION

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #: _____

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY
TREASURER'S OFFICE _____
DATE _____

FREE CONSENT AND DEDICATION

SURVEYED AND SUB-DIVIDED AND NOW COMPRISING, "PLAT OF UNIVERSE VIEW SUBDIVISION, WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUB-DIVIDED.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL DEDICATING OF STREET RIGHT-OF-WAYS.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL GRANTING OF EASEMENTS.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FORGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: Issa Rabadi
ISSA RABADI, OWNER

BY: Nancy Rabadi
NANCY RABADI, OWNER

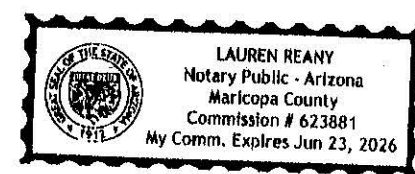
ACKNOWLEDGEMENT:

STATE OF Arizona)
)SS.
COUNTY OF Maricopa)
ON THIS 30th DAY OF October, 2022, BEFORE ME

PERSONALLY APPEARED Issa Rabadi
AND Nancy Rabadi

KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION _____
EXPIRES: June 23rd 2026
Lauren Reamy
NOTARY PUBLIC



SURVEYOR'S CERTIFICATION

I, ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION; THAT IT ACCURATELY MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Robert Fierro
ROBERT J. FIERRO, N.M.P.S. No. 22909
Date 11-10-2022



PLAT OF
UNIVERSE VIEW SUBDIVISION
BEING A REPLAT OF LOT 1, BLOCK 8
UNIT 17, VOLCANO CLIFFS
LOCATED WITHIN SECTION 22, TOWNSHIP 11 NORTH
RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2022

DRB NO. : _____
APPLICATION NO. : _____

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____ DATE _____
NEW MEXICO GAS COMPANY _____ DATE _____
CENTURY LINK _____ DATE _____
COMCAST _____ DATE _____

CITY APPROVALS:

Dan Baso PS. for Loren Risenhoover, PS 11/10/2022
CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ABCWUA _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

AMAFCA _____ DATE _____

CITY ENGINEER/HYDROLOGY _____ DATE _____

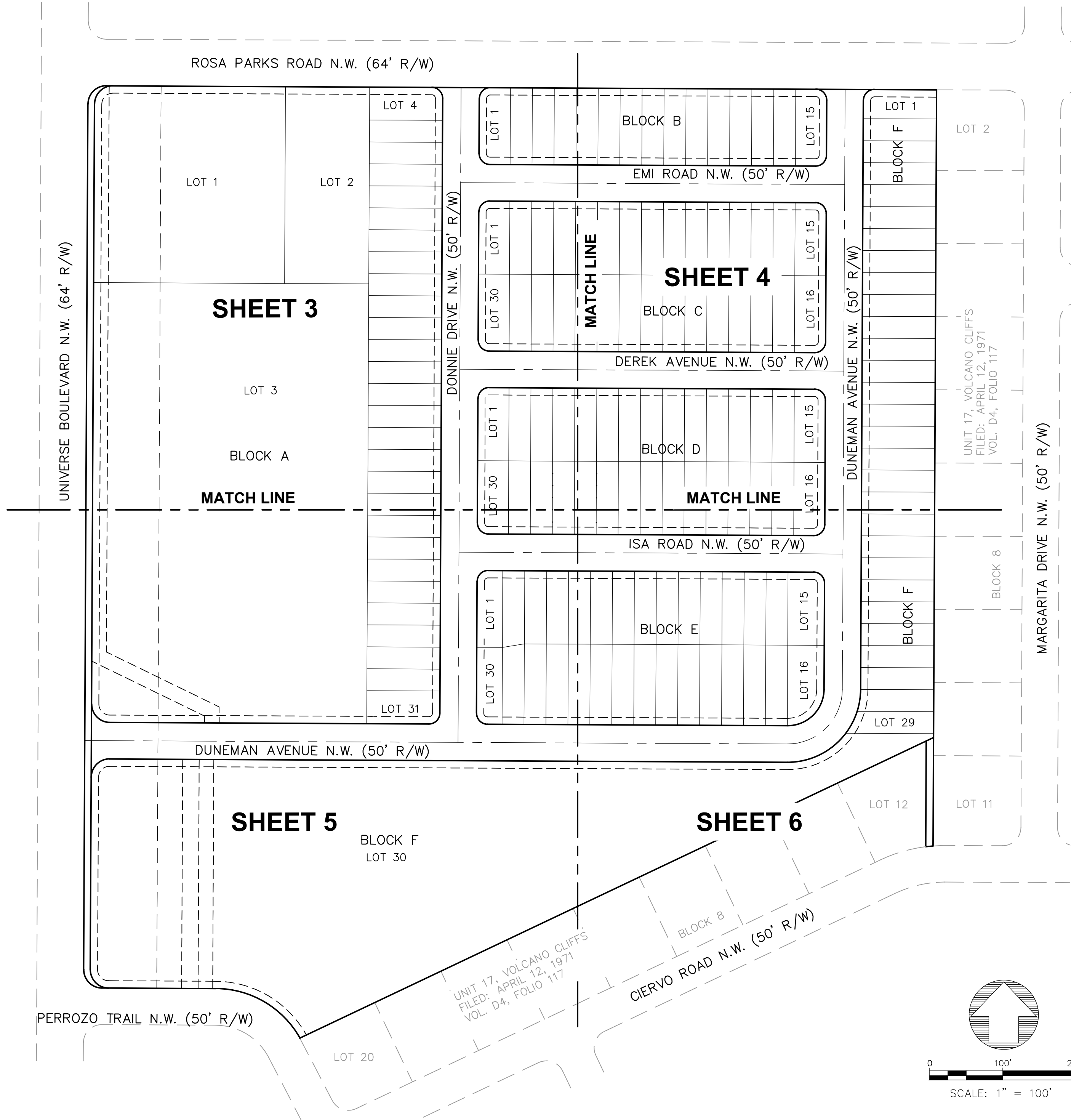
CODE ENFORCEMENT _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

PROJECT NO. 22030

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

PLAT OF
UNIVERSE VIEW SUBDIVISION
 BEING A REPLAT OF LOT 1, BLOCK 8
 UNIT 17, VOLCANO CLIFFS
 LOCATED WITHIN SECTION 22, TOWNSHIP 11 NORTH
 RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2022



DRAINAGE EASEMENT LANGUAGE FOR SUBDIVISION PLAT

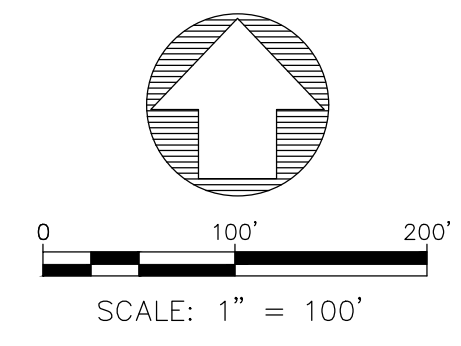
AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. GRANTOR SHALL CONSTRUCT DRAINAGE FACILITIES IN THE EASEMENT IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER IN ACCORDANCE WITH THE DRAINAGE REPORT WITH ENGINEER'S STAMP DATE _____ AND THE GRADING AND DRAINAGE PLAN WITH ENGINEER'S STAMP DATE _____ WHICH REPORT AND PLANS ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER FILE # _____. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.


THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OF MODIFY SAID DRAINAGE FACILITY.

NEW EASEMENTS:

- ① 10' PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT.
- ② 20' DRAINAGE EASEMENT GRANTED BY THIS PLAT.
- ③ 20' PUBLIC SEWER EASEMENT GRANTED BY THIS PLAT.
- ④ 125' DRAINAGE EASEMENT GRANTED BY THIS PLAT.

PROJECT NO. 22030




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 3201 4th. STREET NW, SUITE B, ALBUQUERQUE, NM 87107
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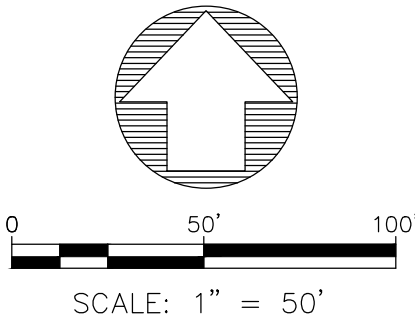
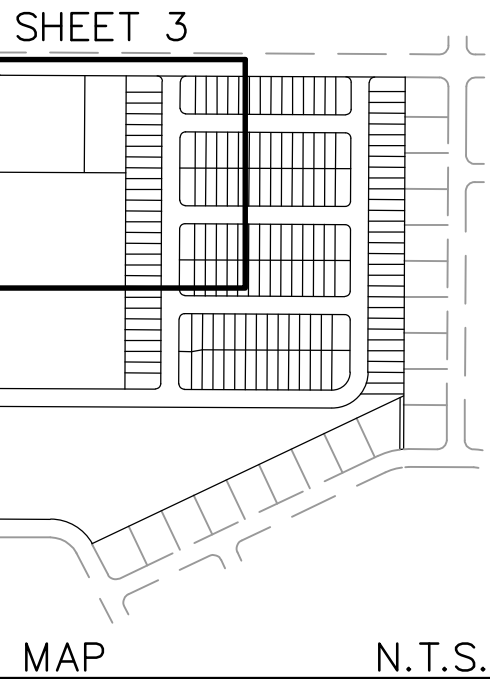
**PLAT OF
UNIVERSE VIEW SUBDIVISION**
 BEING A REPLAT OF LOT 1, BLOCK 8
 UNIT 17, VOLCANO CLIFFS
 LOCATED WITHIN SECTION 22, TOWNSHIP 11 NORTH
 RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2022

ACS MONUMENT "UNION"
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 PUBLISHED DATA IN NAD 1983
 Y=1523503.475 U.S. SURVEY FEET
 X=1493655.03 U.S. SURVEY FEET
 DELTA ALPHA= -0°16'58.96"
 GROUND TO GRID FACTOR= 0.999664360
 PUBLISHED DATA IN NAVD 1988
 ELEVATION= 5524.95 U.S. SURVEY FEET

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C7	39.27	25.00	90°00'00"	S45°16'38"W	35.36
C8	39.27	25.00	90°00'00"	S45°16'38"W	35.36
C9	23.56	15.00	89°59'04"	N44°43'50"W	21.21
C11	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C12	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C18	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C19	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C21	23.57	15.00	90°00'56"	S45°16'10"W	21.22

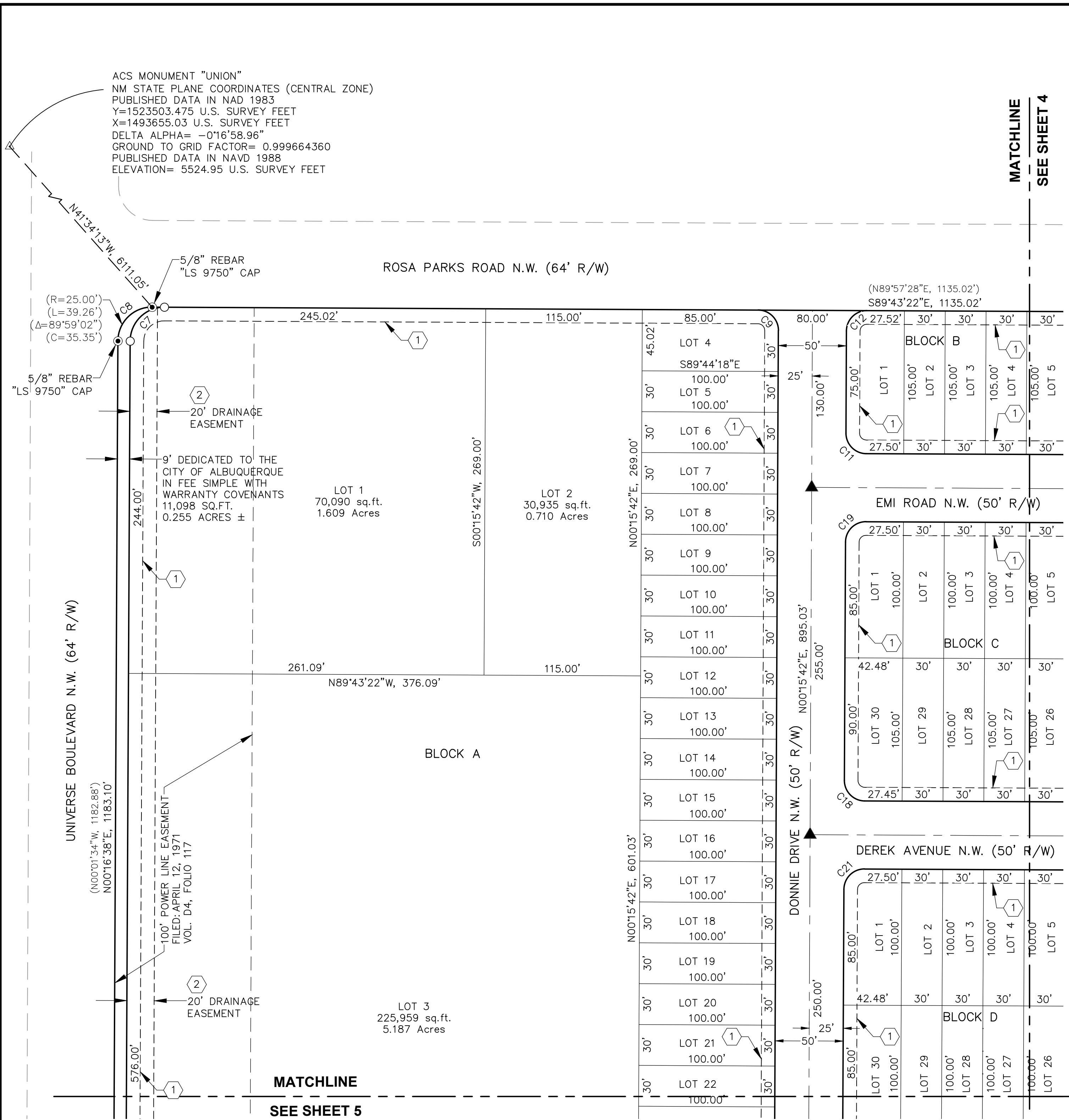
LOT AREA:

BLOCK	LOT	SQ.FT.	ACRES
BLOCK A	LOT 4	4,453	0.102
	LOTS 5-22	3,000	0.069
BLOCK B	LOT 1	4,367	0.100
	LOTS 2-5	3,150	0.072
BLOCK C	LOT 1	4,201	0.096
	LOTS 2-5	3,000	0.069
	LOT 26-29	3,150	0.072
	LOT 30	4,410	0.101
BLOCK D	LOT 1	4,189	0.963
	LOTS 2-5	3,000	0.069
	LOTS 26-29	3,000	0.069
	LOT 30	4,198	0.096



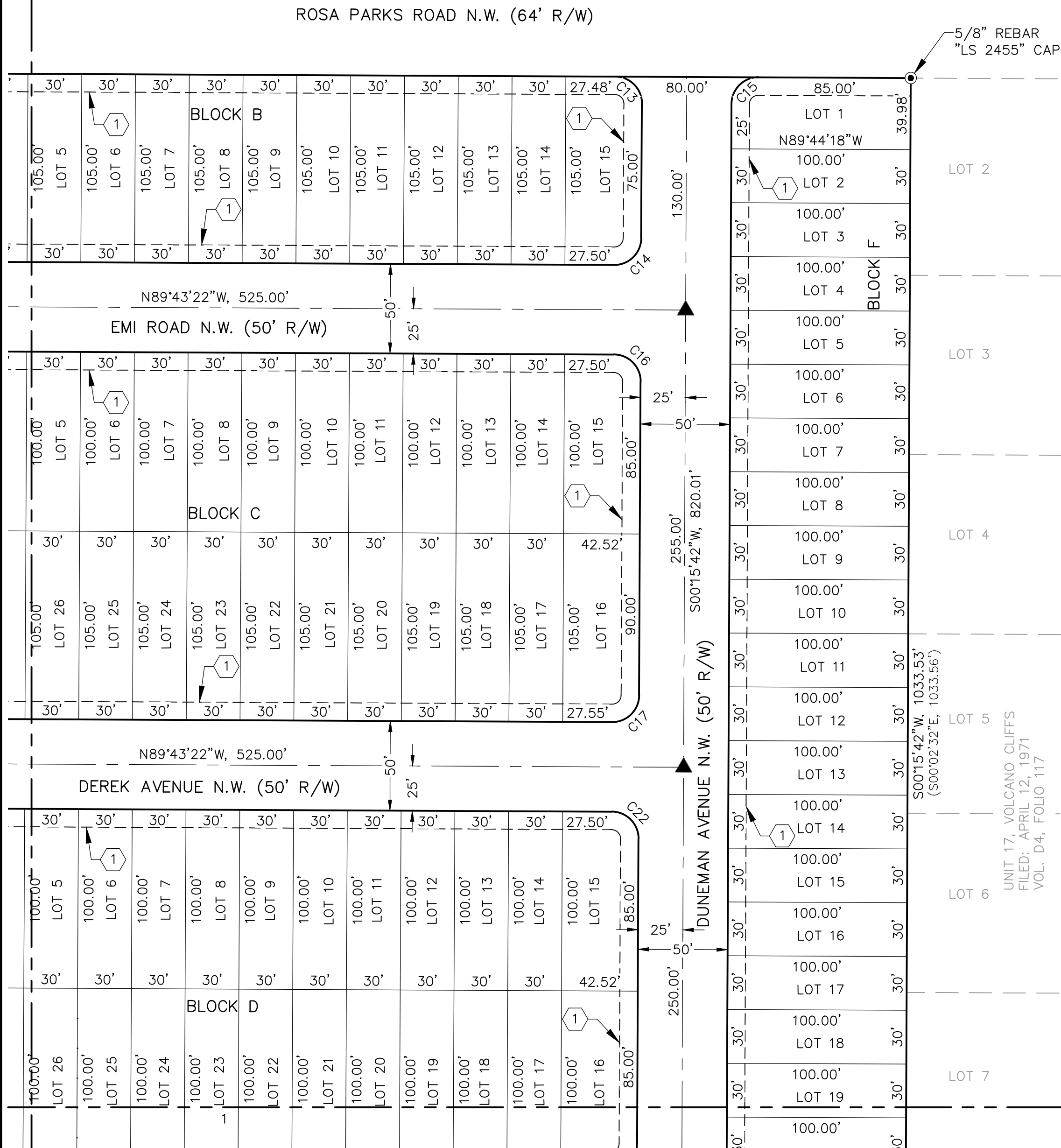


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 PH 505.352.8930 www.fierrocompany.com



PLAT OF
UNIVERSE VIEW SUBDIVISION
 BEING A REPLAT OF LOT 1, BLOCK 8
 UNIT 17, VOLCANO CLIFFS
 LOCATED WITHIN SECTION 22, TOWNSHIP 11 NORTH
 RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2022

SEE SHEET 3
MATCHLINE

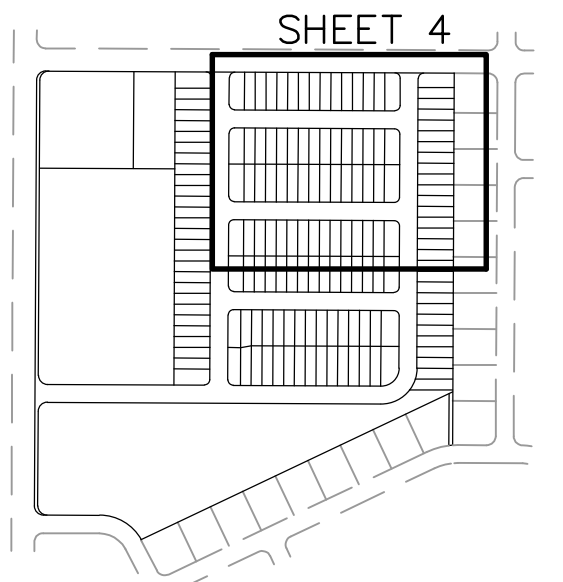


CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C11	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C12	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C13	23.56	15.00	89°59'04"	N44°43'50"W	21.21
C14	23.57	15.00	90°00'56"	N45°16'10"E	21.22
C15	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C16	23.56	15.00	89°59'04"	N44°43'50"W	21.21
C17	23.57	15.00	90°00'56"	N45°16'10"E	21.22
C18	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C19	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C20	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C21	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C22	23.56	15.00	89°59'04"	N44°43'50"W	21.21
C23	23.57	15.00	90°00'56"	N45°16'10"E	21.22
C25	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C26	23.56	15.00	89°59'04"	N44°43'50"W	21.21

LOT AREA:

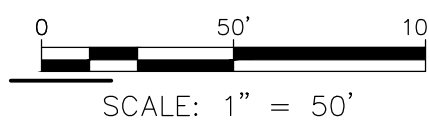
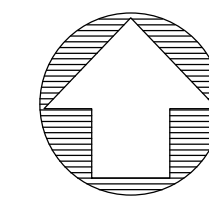
BLOCK	SQ.FT.	ACRES
BLOCK B		
LOT 1	4,367	0.100
LOTS 2-14	3,150	0.072
LOT 15	4,365	0.100
BLOCK C		
LOT 1	4,201	0.096
LOTS 2-14	3,000	0.069
LOT 15	4,203	0.096
LOT 16	4,418	0.101
LOTS 17-29	3,150	0.072
LOT 30	4,410	0.101
BLOCK D		
LOT 1	4,189	0.096
LOTS 2-14	3,000	0.069
LOT 15	4,203	0.096
LOT 16	4,205	0.096
LOTS 17-29	3,000	0.069
LOT 30	4,198	0.096
BLOCK E		
LOT 1	3,631	0.083
LOT 2	3,075	0.071
LOTS 3-14	3,000	0.069
LOT 15	4,948	0.114
BLOCK F		
LOT 1	3,951	0.091
LOTS 2-26	3,000	0.069

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N80°48'54"E	30.41



PROJECT NO. 22030

MATCHLINE
SEE SHEET 6



SHEET 4 OF 6


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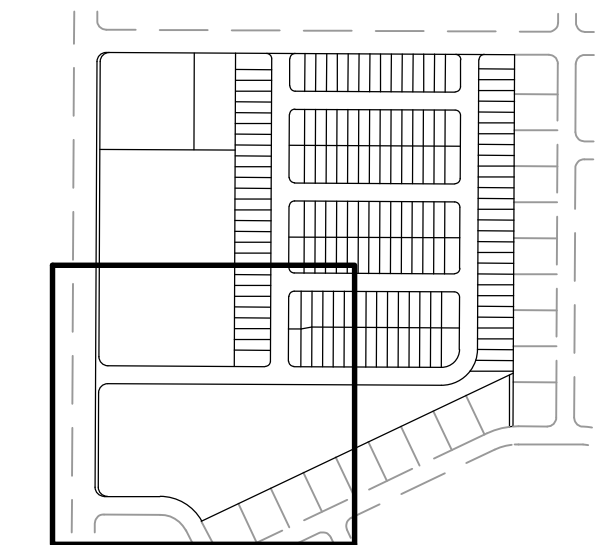
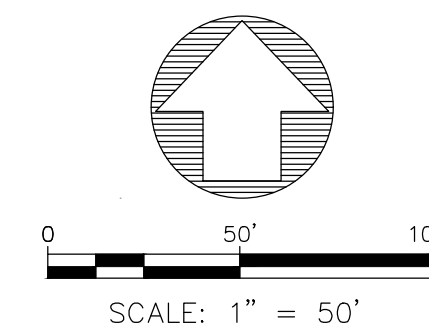
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 PH 505.352.8930 www.fierrocompany.com

PLAT OF
UNIVERSE VIEW SUBDIVISION
 BEING A REPLAT OF LOT 1, BLOCK 8
 UNIT 17, VOLCANO CLIFFS
 LOCATED WITHIN SECTION 22, TOWNSHIP 11 NORTH
 RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2022

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	139.87	132.54	60°27'58"	N59°29'17"W	133.47
C3	39.27	25.00	89°59'54"	S44°43'19"E	35.35
C4	39.27	25.00	89°59'54"	S44°43'19"E	35.35
C5	39.27	25.00	90°00'00"	S45°16'38"W	35.36
C6	39.27	25.00	90°00'00"	S44°43'22"E	35.36
C10	23.57	15.00	90°00'56"	N45°16'10"E	21.22
C20	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C24	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C25	23.57	15.00	90°00'56"	S45°16'10"W	21.22

LOT AREA:

BLOCK	LOT	SQ.FT.	ACRES
BLOCK A	LOT 3	225,959	5.187
BLOCK D	LOT 30	4,198	0.096
BLOCK E	LOT 1	3,631	0.083
	LOT 2	3,075	0.071
	LOTS 3-5	3,000	0.069
	LOTS 26-28	3,001	0.076
	LOT 29	3,226	0.074
	LOT 30	3,629	0.083



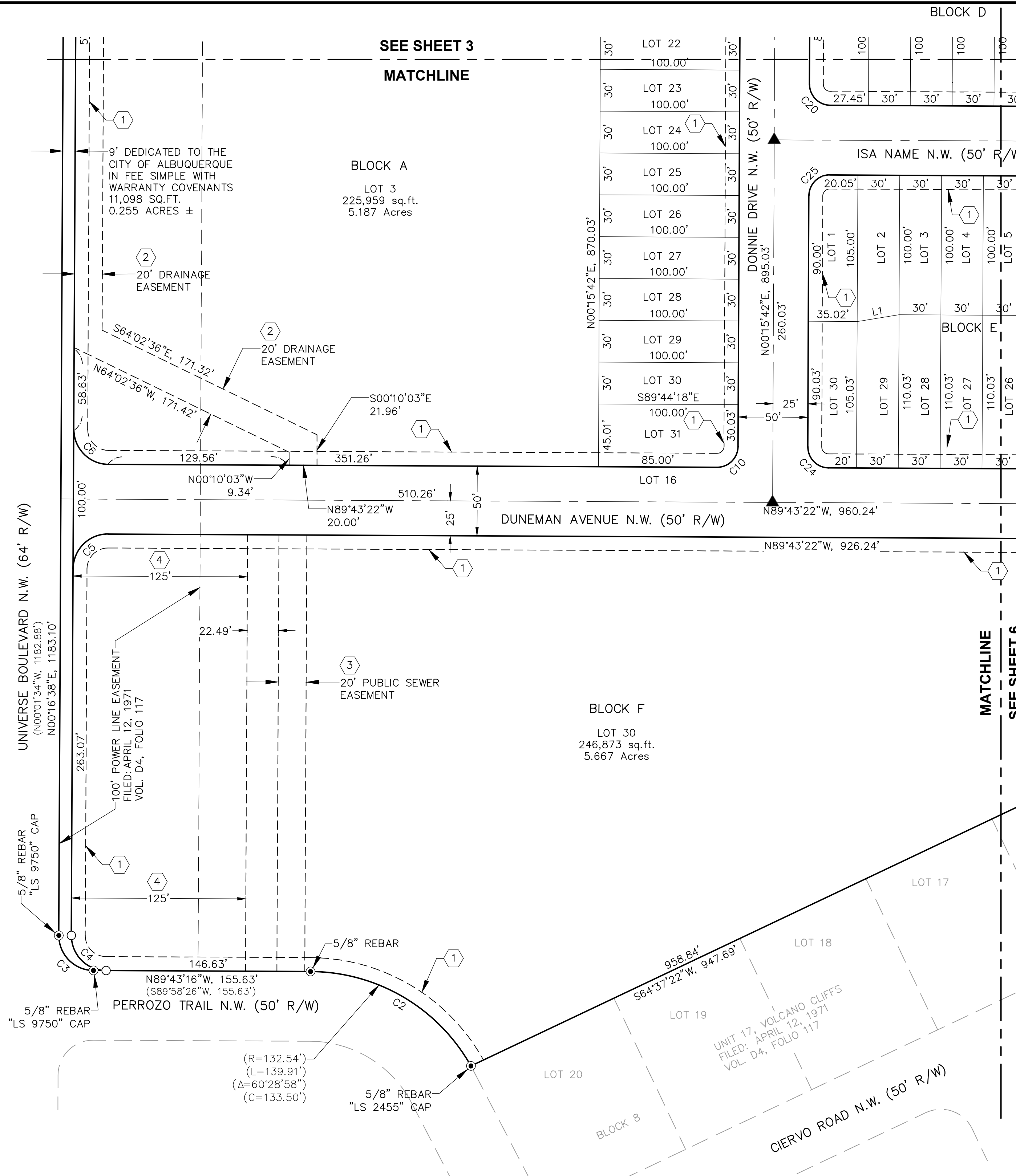
SHEET 5
 KEY MAP N.T.S.

PROJECT NO. 22030



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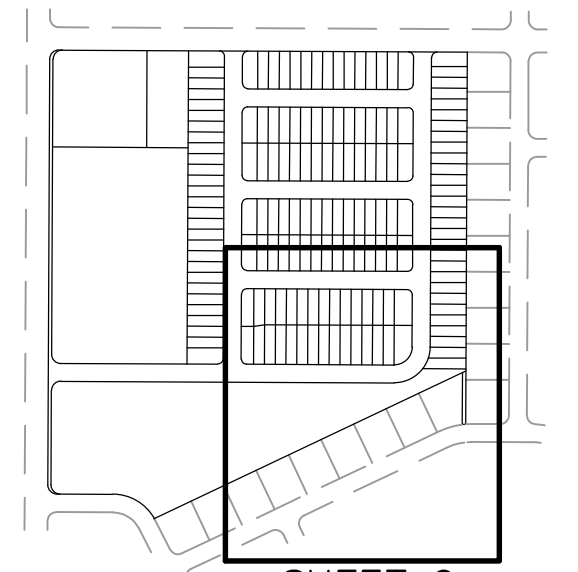
PLAT OF
UNIVERSE VIEW SUBDIVISION
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 RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2022

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	10.04	200.72	2°52'01"	S84°41'21"W	10.04
C10	23.57	15.00	90°00'56"	N45°16'10"E	21.22
C20	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C23	23.57	15.00	90°00'56"	N45°16'10"E	21.22
C24	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C25	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C26	23.56	15.00	89°59'04"	N44°43'50"W	21.21
C27	78.55	50.00	90°00'56"	N45°16'10"E	70.72
C28	117.83	75.00	90°00'56"	N45°16'10"E	106.08
C29	92.76	100.00	53°08'45"	N63°42'16"E	89.47
C30	33.88	100.00	19°24'44"	N27°25'31"E	33.72
C31	30.47	100.00	17°27'27"	N08°59'25"E	30.35

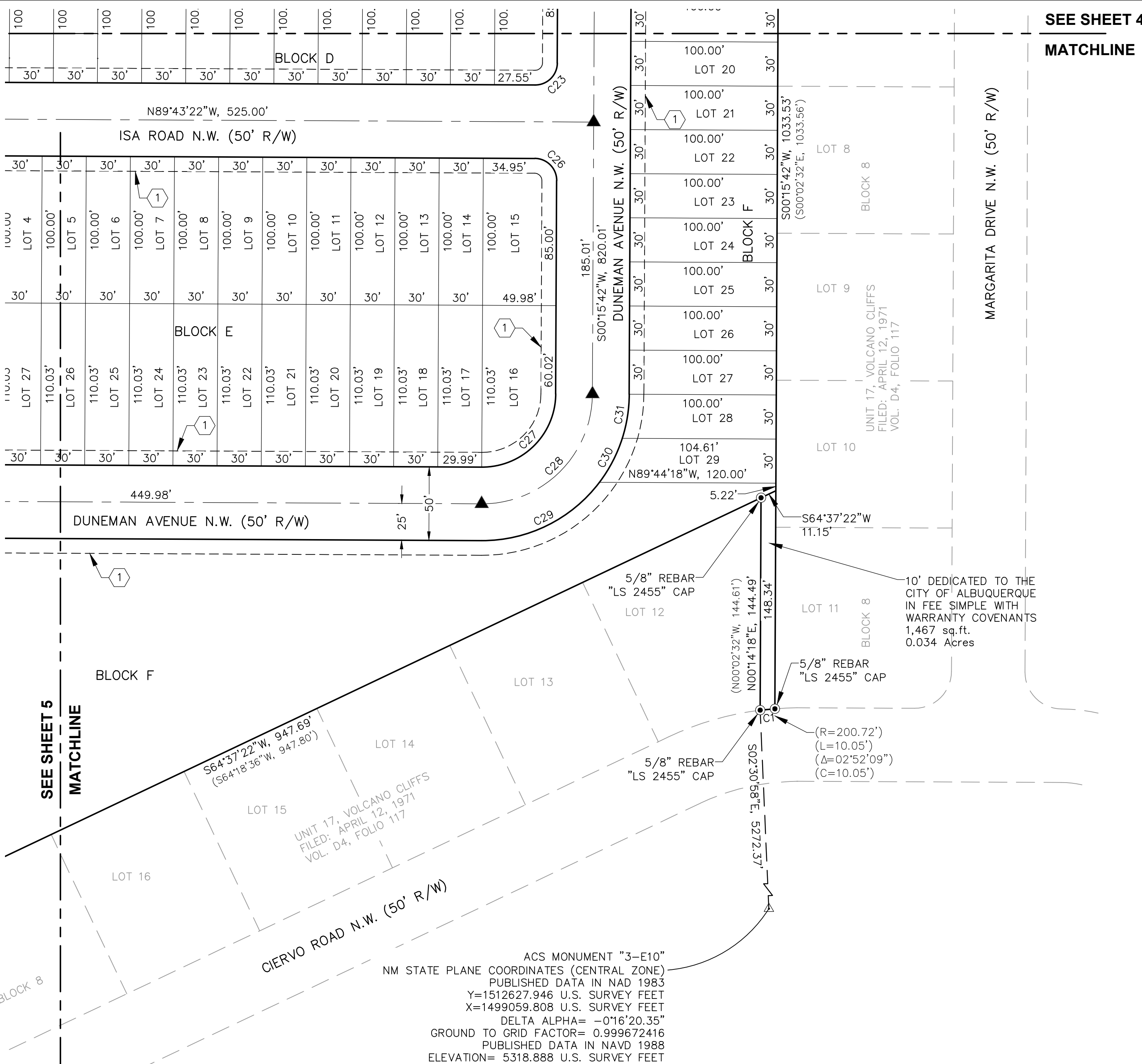
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N80°48'54"E	30.41

LOT AREA:

BLOCK	SQ.FT.	ACRES
BLOCK E		
LOT 1	4,928	0.113
LOT 2	3,075	0.071
LOTS 3-14	3,000	0.069
LOT 15	4,948	0.114
LOT 16	4,964	0.114
LOTS 17-28	3,301	0.076
LOT 29	3,226	0.074
LOT 30	3,329	0.083
BLOCK F		
LOTS 20-27	3,000	0.069
LOT 28	3,046	0.070
LOT 29	3,337	0.077

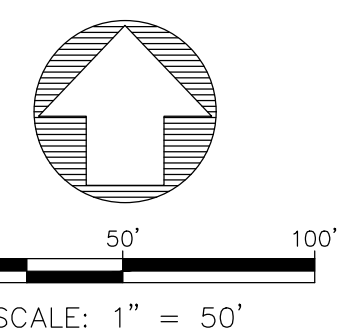


KEY MAP N.T.S.

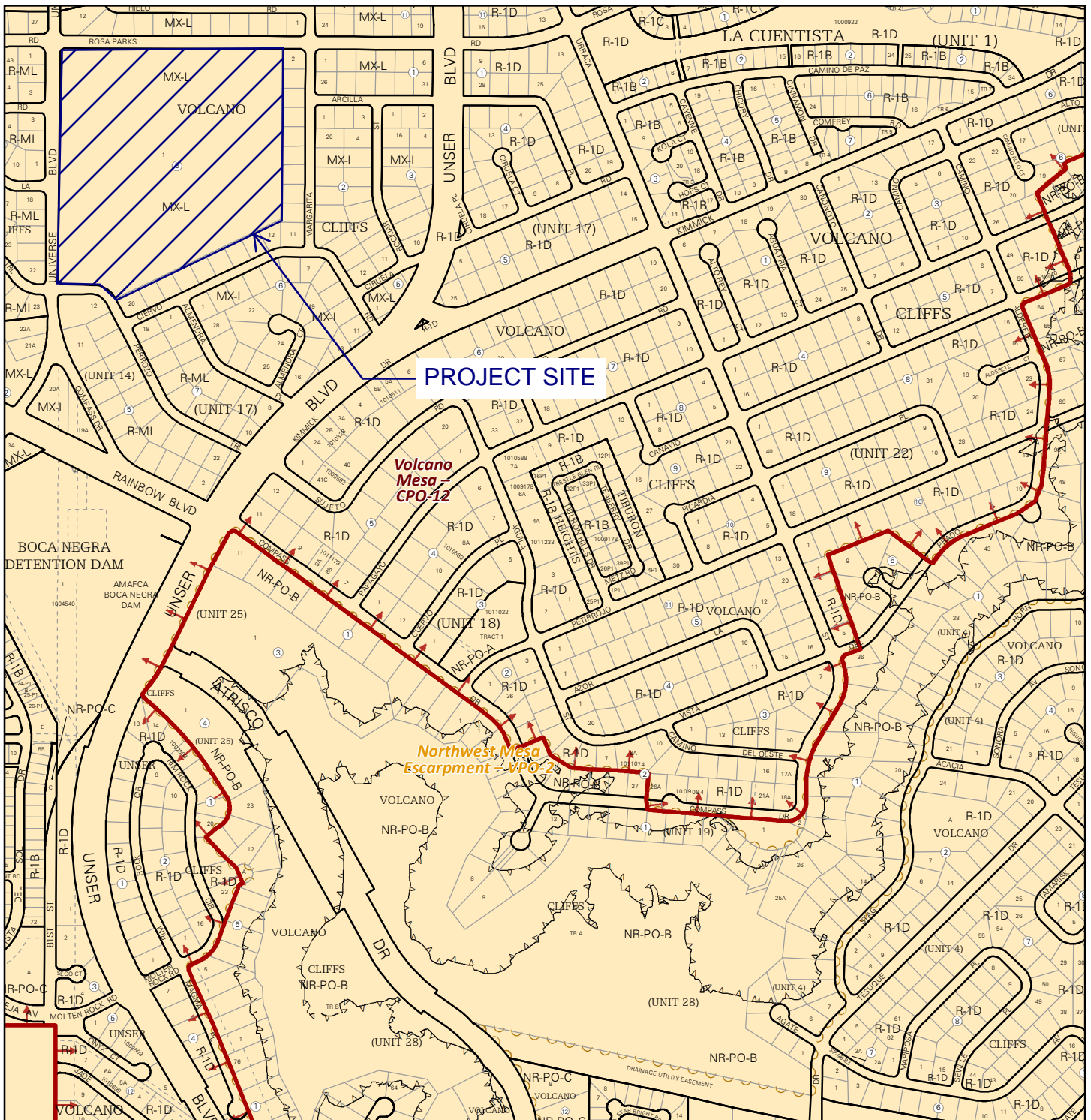


SEE SHEET 4
 MATCHLINE

SEE SHEET 5
 MATCHLINE

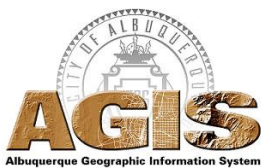


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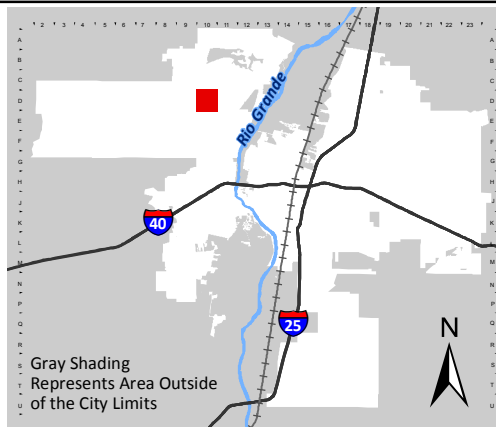


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

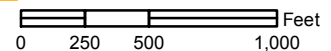


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
D-10-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



May 3, 2022

Jolene Wolfley, DRB Chair
Planning Department
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87102

Dear Jolene,

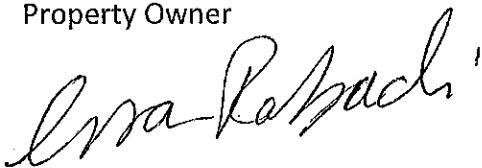
Please accept this letter as our authorization to have Huitt-Zollars, Inc. act as our agent for the following property:

Lot 1, Block 8, Unit 17, Volcano Cliffs Subdivision

If you have any questions regarding the request please feel free to contact me at 602-233-1005.

Sincerely,

Issa Rabadi
Property Owner

A handwritten signature in black ink that reads "Issa Rabadi". The signature is written in a cursive style with a large, stylized initial "I".

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. 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. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public 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 at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

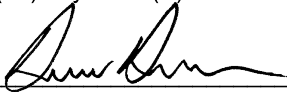
4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.



(Applicant or Agent)

11/11/22

(Date)

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

PROJECT NUMBER: _____



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: September 1, 2022

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2020-004596
Agent: Donnie Duneman, PE
Applicant: Huitt-Zollars, Inc. for Issa Rabadi
Legal Description: Lot 1, Block 8, Unit 17, Volcano Cliffs subdivision
Zoning: MX-L
Acreage: 30.126
Zone Atlas Page(s): D-10-Z

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Historic Google Earth Images, NMCRIS records

SITE VISIT: N/A

RECOMMENDATIONS:

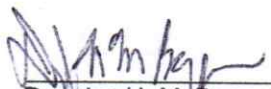
The property was surveyed under NMCRIS 150125 with no significant finds

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..."

SUBMITTED BY:

SUBMITTED TO:

Planning, Development Services



Douglas H. M. Boggess, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

9-1-2022

December 9, 2022

DRB Chair and Board Members
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

**RE: Universe View Subdivision – Preliminary Plat
(Zone Atlas D-10)**

Dear DRB Chair and Board Members,

Huitt-Zollars, Inc., on behalf of Issa and Nancy Rabadi, requests review and comment for a Preliminary Plat of Lot 1, Block 8, Unit 17, Volcano Cliffs Subdivision. The purpose of this request is to create 162 single-family townhome lots, 2 commercial lots with approximately 29,000 square feet of gross floor building space (for proposed pharmacy and strip retail plaza) and 2 multi-family lots with 196 apartment units total. One of the apartment complexes will have a gym designated for residents only, along with an office and janitorial storage space. The total gross building area between both complexes is approximately 177,800 square feet.

1. Property Owner: Issa & Nancy Rabadi
2. Agent: Donald Duneman with the firm Huitt-Zollars, Inc.
3. Property Address: Vacant Land – property is not addressed
4. Location Description: Southeast corner of Universe Blvd. NW and Rosa Parks Road NW
5. Zone Atlas Page: D-10-Z
6. Legal Description: Lot 1, Block 8, Unit 17, Volcano Cliffs Subdivision
7. Area of Property: Approximately 30.1 acres
8. IDO Zone District: MX-L – Mixed Used –Low Density District
9. Overlay Zone:
 - (VPO) View Protection Overlay Zone (3-6): Northwest Mesa Escarpment - VPO-2
 - (CPO) Character Protection Overlay Zone (3-4): Volcano Mesa - CPO-13
10. Center or Corridor Area: Not Applicable
11. Current Use: Vacant
12. Deviation(s) Requested: Not Applicable
13. Variance(s) Requested: Not Applicable

We greatly appreciate your time and consideration. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me at 505-235-7158 or email at dduneman@huitt-zollars.com.

Sincerely,



Donald Duneman, P.E.
Project Manager

CC: Issa Rabadi



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

October 28, 2020

- Jolene Wolfley... DRB Chair
Jeanne Wolfenbarger ... Transportation
Kris Cadena ... Water Authority
Ernest Armijo. ... Hydrology
Carl Garcia... Code Enforcement
Cheryl Somerfeldt... Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

MAJOR CASES

1. Project # PR-2020-003650
SI-2020-01060 - SITE PLAN

McCLURE - MATT EBLEN agent(s) for BRUNACINI DEVELOPMENT CO LTD request(s) the aforementioned action(s) for all or a portion of: LOTS 11 THRU 13, MERIDIAN BUSINESS PARK, zoned NR-BP, located at 7300 MERIDIAN PL NW between BLUEWATER RD NW and LOS VOLCANES RD NW, containing approximately 8.33 acre(s). (K-10 & J-10)

PROPERTY OWNERS: BRUNACINI DEVELOPMENT LTD CO
REQUEST: PARKING LOT IMPROVEMENTS ASSOCIATED WITH COMMERCIAL REMODEL/TENANT IMPROVEMENT OF AN EXISTING BUILDING

DEFERRED TO NOVEMBER 18TH, 2020.

2. Project #1011598
18DRB-70137 - VACATION OF PUBLIC RIGHT-OF-WAY
18DRB-70138 - SIDEWALK VARIANCE
18DRB-70139 - SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS
18DRB-70140 - PRELIMINARY/ FINAL PLAT

BOB KEERAN, request(s) the aforementioned action(s) for all or a portion of: Lot(s) 17 & 18, Block(s) 4, Tract(s) 3, NORTH ALBQ ACRES Unit 3, zoned PD (RD/5DUA), located on VENTURA ST NE between SIGNAL AVE NE and ALAMEDA BLVD NE, containing approximately 2 acre(s). (C-20) [Deferred from 5/16/18, 6/13/18, 7/18/18/, 8/8/18, 9/12/18, 10/24/18, 12/5/18, 12/19/18, 1/9/19, 1/23/19, 2/13/19, 2/27/19, 3/20/19, 4/17/19, 4/24/19, 6/5/19, 7/10/19, 8/7/19, 9/18/19, 10/30/19, 12/11/19, 1/29/20, 4/22/20, 6/24/20, 8/26/20].

DEFERRED TO DECEMBER 16TH, 2020.

3. **Project # PR-2019-002411**
SD-2020-00102 – PRELIMINARY PLAT
SD-2020-00103 – VACATION OF PUBLIC EASEMENT
VA-2020-00154 – TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
VA-2020-00155 -SIDEWALK WAIVER(A1)
VA-2020-00157- SIDEWALK WAIVER (A2)
VA-2020-00174 -SIDEWALK WAIVER (A3)
VA-2020-00179 -SIDEWALK WAIVER (A4)
VA-2020-00160 -RDWAY WIDTH WAIVER (B1)
VA-2020-00182 -RDWAY WIDTH WAIVER(B2)
VA-2020-00183 -RDWAY WIDTH WAIVER(B3)
VA-2020-00163 -RDWAY WIDTH WAIVER(B4)
VA-2020-00164 -RDWAY WIDTH WAIVER(C)
VA-2020-00165 -BLOCK WAIVER (D1)
VA-2020-00166 -BLOCK WAIVER (D2)
VA-2020-00185 – BLOCK WAIVER(D3)
VA-2020-00168 – BLOCK WAIVER (D4)
VA-2020-00169 – BLOCK WAIVER (D5)
VA-2020-00170 – BLOCK WAIVER (D6)
VA-2020-00171 – BLOCK WAIVER (D7)
VA-2020-00172 – CUL DE SAC WAIVER (E)

ISAACSON & ARFMAN, INC, PA agent(s) for **SUCCESS LAND HOLDINGS, LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACTS A-1-A & B-1, ANDERSON HEIGHTS UNIT 4**, zoned R-1A, located at **118TH ST SW between AMOLE MESA AVE SW and COLOBEL SW**, containing approximately 82.931 acre(s). (N-08) [*Deferred from 7/8/20, 7/15/20, 8/26/20, 9/16/20, 10/14/20*]

PROPERTY OWNERS: SUCCESS LAND HOLDINGS LLC C/O PRICE LAND & DEVELOPMENT GROUP INC
REQUEST: PRELIMINARY PLAT, VACATION OF PUBLIC EASEMENT, VARIANCE REQUESTS FOR TEMPORARY DEFERRAL OF SIDEWALK, SIDEWALK WAIVER, VARIANCE TO IDO, VARIANCE TO DPM

DEFERRED TO NOVEMBER 4TH, 2020.

4. **Project # PR-2020-003707**
SD-2020-00137- PRELIMINARY/FINAL PLAT
SI-2020-00247 – SITE PLAN
(Sketch Plat 7/8/20)

ARCH + PLAN LAND USE CONSULTANTS & RESPEC agent(s) for **SONATA TRAILS, LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACTS 1, 2 & 3, UNIT 4**, zoned MX-M, located at **UNIVERSE BLVD NW between PASEO DEL NORTE BLVD and TREELINE AVE NW**, containing approximately 29.9 acre(s). (C-10) [*Site Plan deferred from 6/3/20, 6/24/20, 7/15/20, 7/29/20, 8/26/20, 10/14/20*]

PROPERTY OWNERS: SONATA TRAILS LLC
REQUEST: APARTMENT COMPLEX DEVELOPMENT

DEFERRED TO NOVEMBER 18TH, 2020.

5. **Project # PR-2020-004133**
SI-2020-00809 - SITE PLAN
(Deferred from 10/21/20)
SD-2020-00186 - PRELIMINARY/FINAL
PLAT

CONSENSUS PLANNING INC. agent(s) for **ALBUQUERQUE HOUSING AUTHORITY** request(s) the aforementioned action(s) for all or a portion of: **TRACT A, SIXBEE SUBDIVISION (EXCL PORT OUT TO R/W)**, zoned R-T, located at **1880 BROADWAY PL NE between HANNETT AVE NE and McKNIGHT AVE NE**, containing approximately 3.43 acre(s). (H-14)[Deferred from 9/16/20, 10/7/20, 10/21/20]

PROPERTY OWNERS: ALBUQUERQUE HOUSING AUTHORITY
REQUEST: SITE PLAN - 54-UNIT TOWNHOUSE DEVELOPMENT

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS **APPROVED** THE SITE PLAN . FINAL SIGN-OFF IS DELEGATED TO TRANSPORTATION FOR SOLID WASTE COMMENTS AND TO MOVE BUILDING "F" ONE FOOT TO THE EAST, AND TO PLANNING FOR PARKS AND REC NOTES REGARDING WROUGHT IRON GATE AND PERIMETER WALL, INDICATION OF OWNERSHIP AND MAINTENANCE AND POSSIBLE ENCROACHMENT AGREEMENT SHOULD OWNERSHIP CHANGE, AS WELL AS SOLID WASTE SIGNATURE.

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS **APPROVED** THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO TRANSPORTATION FOR ADEQUATE SIDEWALK RIGHT-OF-WAY AND TO PLANNING FOR UTILITY COMPANIES SIGNATURES, AMAFCA SIGNATURE, AGIS DXF AND FOR PROJECT AND APPLICATION NUMBERS BE ADDED TO THE PLAT.

-
6. **Project # PR-2020-004086**
SD-2020-00164 – VACATION OF PUBLIC
EASEMENT (PNM)
SD-2020-00166 – VACATION OF PUBLIC
EASEMENT(WATERLINE)
SD-2020-00167 – VACATION OF PUBLIC
EASEMENT(DRAINAGE)
SD-2020-00165 – PRELIMINARY/FINAL PLAT
VA-2020-00321 – SIDEWALK WAIVER

CONSENSUS PLANNING INC., agent(s) for **TITAN PROPERTY MANAGEMENT, LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACT 1, THE FOOTHILLS**, zoned R-MH, located on **TENNYSON ST NE between ACADEMY RD NE and SAN ANTONIO DR NE**, containing approximately 16.0519 acre(s). (E-22)[Deferred from 10/21/20]

PROPERTY OWNERS: AMERICUS LLC
REQUEST: VACATE 3 EASEMENTS, REPLAT TO COMPETE VACATION AND DEDICATE ADDITION RIGHT-OF-WAY, AND WAIVER OF SIDEWALK ALONG SAN ANTONIO DRIVE.

DEFERRED TO NOVEMBER 4TH, 2020.

MINOR CASES

7. [PR-2020-004086](#)
[SI-2020-01095](#) - FINAL SIGN-OFF OF EPC
SITE PLAN

CONSENSUS PLANNING INC. agent(s) for **TITAN PROPERTY MANAGEMENT, LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACT 1, THE FOOTHILLS**, zoned R-MH, located at **TENNYSON ST between ACADEMY RD NE and SAN ANTONIO DR NE**, containing approximately 16.0519 acre(s). (E-22){*Deferred from 10/14/20*}

PROPERTY OWNERS: AMERICUS LLC

REQUEST: DRB SIGN-OFF OF A SITE PLAN – EPC FOR A 281 UNIT MULTI-FAMILY RESEDENTIAL DEVELOPMENT

DEFERRED TO NOVEMBER 4TH, 2020.

8. [PR-2020-003658](#)
(1003859)
[SI-2020-01052](#) – FINAL SIGN-OFF
EPC SITE PLAN

CONSENSUS PLANNING INC. agent(s) for **GREYSTAR** request(s) the aforementioned action(s) for all or a portion of: **TRACT 4, NORTH ANDALUCIA AT LA LUZ**, zoned PD, located at **5301 ANTEQUERA RD NW between BOSQUE SCHOOL RD and MIRANDELA ST**, containing approximately 7.7061 acre(s). (E-12){*Deferred from 10/7/20, 10/21/20*}

PROPERTY OWNERS: SILVERLEAF VENTURES LLC

REQUEST: FINAL SITE PLAN SIGN-OFF

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED OCTOBER 28TH, 2020, THE DRB HAS APPROVED FINAL SIGN-OFF OF EPC SITE PLAN . FINAL SIGN-OFF IS DELEGATED TO TRANSPORTATION FOR NOTE FOR LANDING AT THE TOP OF PERPENDICULAR RAMPS AND TO PLANNING FOR SOLID WASTE SIGNATURE AND FOR SEAL SIGNING ON THE PLAN SHEET.

9. [PR-2020-003442](#)
[SD-2020-00102](#) - AMENDMENT TO
INFRASTRUCTURE LIST

BOHANNAN HUSTON agent(s) for **CORAZON DEL MESA 4, LLC** request(s) the aforementioned action(s) for all or a portion of: **A-6-C-A, MESA DEL SOL INNOVATION PARK** zoned PC, located on **UNIVERSITY BLVD between STRYKER RD and STIEGLITZ AVE**, containing approximately 34.00 acre(s). (R-15, R & S-16)

PROPERTY OWNERS: CORAZON DEL MESA 4 LLC

REQUEST: AMENDMENT TO INFRASTRUCTURE LIST

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE AMENDED INFRASTRUCURE LIST. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.

10. [PR-2019-002973](#)
SD-2020-00168 - PRELIMINARY/FINAL
PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **MANUEL GARZA** request(s) the aforementioned action(s) for all or a portion of: **LOTS A & B, LANDS OF ROBERT GARCIA**, zoned MX-M, located at **1821 CANDELARIA NW between SAN ISIDRO ST and GRIEGOS LATERAL**, containing approximately 0.258 acre(s). (G-13)[*Deferred from 10/7/20*]

PROPERTY OWNERS: MANUEL GARZA
REQUEST: CREATE 3 LOTS FROM 2 EXISTING LOTS

DEFERRED TO NOVEMBER 18TH, 2020.

11. [PR-2020-003626](#)
SD-2020-00130 – PRELIMINARY/FINAL
PLAT
(*Sketch Plat 4/22/20*)
VA-2020-00360 – DPM WAIVER

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **JULIAN & SUSANA CULL** request(s) the aforementioned action(s) for all or a portion of: **7A & 7B, VAN CLEAVE ACRES** zoned R-A, located at **1540 VAN CLEAVE NW between SAN ISIDRO ST and GRIEGOS LATERAL**, containing approximately 0.8233 acre(s). (G-13) [*Deferred from 7/15/20, 7/29/20, 8/12/20, 9/2/20, 9/30/20, 10/14/20*]

PROPERTY OWNERS: JULIAN & SUSANA CULL
REQUEST: LOT LINE ADJUSTMENT BETWEEN 2 EXISTING LOTS

DEFERRED TO NOVEMBER 4TH, 2020.

12. [PR-2020-004539](#)
SD-2020-00169- PRELIMINARY/FINAL
PLAT

ALDRICH LAND SURVEYING agent(s) for **LAS VENTANAS NM, INC.** request(s) the aforementioned action(s) for all or a portion of: **LOTS 1, 2, 3 & 5, VILLA LOMA ESTATES** zoned PD, located on **NORTH SIDE OF MONTGOMERY between SHILOH PL NE and TRAMWAY BLVD NE**, containing approximately 0.2537 acre(s). (F-22)[*Deferred from 10/14/20*]

PROPERTY OWNERS: LAS VENTANAS NM, LLC
REQUEST: CREATE 5 NEW LOTS FROM 5 EXISTING LOTS FOR GRANTING/CREATION OF ACCESS AND MAINTENANCE EASEMENT

DEFERRED TO NOVEMBER 4TH. 2020.

13. [Project # PR-2018-001501](#)
SD-2020-00077 – PRELIMINARY/FINAL
PLAT
VA-2019-00290 – SIDEWALK VARIANCE
VA-2019-00289 – STREET VARIANCE
(variances deferred from 4/29/20)

ISAACSON & ARFMAN, INC agent(s) for MONTANO FAMILY HOMES LLC request(s) the aforementioned action(s) for all or a portion of: **TRACT 6-A-2, NORTH FOURTH ST HOMESITES ADDN**, zoned R-1C, located at **712 MONTANO RD NW between 9TH ST NW AND HARWOOD LATERAL**, containing approximately 1.7 acre(s). (F-14)[Deferred from 5/6/20, 6/3/20, 6/24/20, 10/21/20]

PROPERTY OWNERS: MONTANO FAMILY HOMES LLC, TIM NISLY
REQUEST: MINOR SUBDIVISION PRELIMINARY PLAT APPROVAL

DEFERRED TO NOVEMBER 18TH, 2020.

-
14. [Project #PR-2019-002811](#)
SD-2019-00158 - PRELIMINARY/FINAL
PLAT

RICHARD CHAVEZ request(s) the aforementioned action(s) for all or a portion of **LOTS 7-10 BLOCK 44 PEREA ADDITION**, zoned R-1A, located at **NEC of 15th ST NW and GRANITE AVE NW**, containing approximately 0.32 acre(s). (J-13) [Deferred from 9/11/19]

PROPERTY OWNERS: CHAVEZ RICHARD GERARD
REQUEST: REPLAT 4 LOTS INTO 2

DEFERRED TO NOVEMBER 4TH, 2020.

-
15. [PR-2018-001402](#)
(1001047)
SI-2020-01164 – EPC FINAL SITE PLAN
SIGN-OFF

CONSENSUS PLANNING, INC. agent(s) for GAMMA DEVELOPMENT, LLC request(s) the aforementioned action(s) for all or a portion of: **LOTS 1 THROUGH 3 BLOCK 1 PLAT OF WEST BANK ESTATES WITH TRACT A-11 LANDS OF SUZANE H POOLE, TRACT C-1 PLAT OF TRACTS C-1, C-2 AND LOT 4-A LANDS OF SUZANNE H POOLE BEING A REPLAT OF TRACT C LANDS OF SUZANNE H POOLE TRACT C ANNEXATION PLAT LAND, AND LOT 4-A PLAT OF TRACTS C-1, C-2 & LOT 4-A LANDS OF SUZANNE H POOLE BEING A REPLAT OF TRACT C LANDS OF SUZANNE H POOLE TRACT C ANNEXATION PLAT LAND**, zoned R-A, located at **5001 NAMASTE RD NW between LA BIENVENIDA PL and OXBOW OPEN SPACE**, containing approximately 22.75 acre(s). (F-11 & F-12)

PROPERTY OWNERS: DANIELS FAMILY PROPERTIES LLC
REQUEST: EPC SITE PLAN SIGN-OFF

DEFERRED TO NOVEMBER 18TH, 2020.

SKETCH PLAT

16. [PR-2018-001579](#)
(1002202)
PS-2020-00100 - SKETCH PLAT

DEKKER, PERICK, SABATINI request(s) the aforementioned action(s) for all or a portion of: **TR A FINAL PLAT PARCEL Z AND TRACTS A, D, E, F, F-1, G & H WINROCK CENTER ADDITION CONT 1.4709 AC**, zoned MX-H, located at **2100 LOUISIANA BLVD NE**, containing approximately 1.4709 acre(s). (J-18 & J-19)

PROPERTY OWNERS: WINROCK PARTNERS LLC

REQUEST: SKETCH PLAT REVIEW FOR AN URGENT AND EMERGENCY CARE FACILITY

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

17. [PR-2020-004595](#)
PS-2020-00101 - SKETCH PLAT

JAG PLANNING & ZONING agent(s) for **505 SOLUTIONS LLC** request(s) the aforementioned action(s) for all or a portion of: **PARCELS A & B and PARCELS 1 & 3, LANDS OF ALBUQUERQUE RANCH ESTATES AND LANDS OF ALBUQUERQUE ACADEMY**, zoned PD, located on **WALKERWAY ST NE between SPAIN RD NE and ACADEMY RD NE**, containing approximately 4.650 acre(s). (E-22)

PROPERTY OWNERS: MCKAY HORACE F JR ETUX ETAL, SECURITY CAPITAL PACIFIC TRUST C/O PROPEY TAX DEPT, THE ALBUQUERQUE ACADEMY INC

REQUEST: SKETCH PLAT TO SUBDIVIDE 4 LOTS INTO 11 LOTS, AND GRANT A PRIVATE EASEMENT AND A PUBLIC UTILITY EASEMENT AND VACATE A PRIVATE ACCESS EASEMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

18. [PR-2020-004596](#)
PS-2020-00102 - SKETCH PLAT

MARK BURAK, PE agent(s) for **ISSA RABADI** request(s) the aforementioned action(s) for all or a portion of: **UNIT 17 BLOCK 8, VOLCANO CLIFFS SUBDIVISION**, zoned MX-T, located on **UNIVERSE between UNSER BLVD and SQUAW RD**, containing approximately 30.14 acre(s). (D-10)

PROPERTY OWNERS: RABADI ISSA & NANCY

REQUEST: DIVIDE EXITING 30 ACRE PARCEL INTO 89 RESIDENTIAL TOWNHOME LOTS, TWO APARTMENT COMPLEXES, AND A COMMERCIAL DEVELOPMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

19. Other Matters: None.

**20. ACTION SHEET MINUTES:
Approved for October 21, 2020**

ADJOURNED.

Duneman, Donnie

From: Carmona, Dalaina L. <dcarmona@cabq.gov>
Sent: Thursday, April 7, 2022 12:17 PM
To: Duneman, Donnie
Subject: Southeast corner of Universe Blvd. NW and Rosa Parks Road NW Public Notice Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_D-10-Z.pdf

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114

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

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: <https://www.cabq.gov/planning/urban-design-development/public-notice>. The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf. The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

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

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

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



Dalaina L. Carmona

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

505-768-3334

dcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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

From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov

Sent: Thursday, April 7, 2022 11:08 AM

To: Office of Neighborhood Coordination <dduneman@huitt-zollars.com>

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

Subject: Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:

Development Review Board

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

Contact Name

Donnie Duneman

Telephone Number

505.235.7158

Email Address

dduneman@huitt-zollars.com

Company Name

Huitt-Zollars

Company Address

333 Rio Rancho Dr. NE Suite 101

City

Rio Rancho

State

NM

ZIP

87124-1450

Legal description of the subject site for this project:

Lot 1, Block 8, Unit 17, Volcano Cliffs Subdivision

Physical address of subject site:

Southeast corner of Universe Blvd. NW and Rosa Parks Road NW

Subject site cross streets:

Universe Blvd.NW and Rosa Parks Road NW

Other subject site identifiers:

This site is located on the following zone atlas page:

D-10-Z

Captcha

x

CAUTION: This email originated from outside Huitt-Zollars. Treat all links and attachments with appropriate caution. Verify with sender if unexpected.

December 8, 2022

Elizabeth Haley
Westside Coalition of Neighborhood Associations
6005 Chaparral Circle NW
Albuquerque NM 87114

RE: Universe View Subdivision

To Whom it May Concern,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6- 4(K)(2) Mailed Public Notice**, we are notifying you as a Neighborhood Association Representative that Huitt-zollars Inc. will be submitting an application(s) for a Preliminary Plat of Tracts Lot 1, Block 8, Unit 17, Volcano Cliffs Subdivision to be reviewed and decided by the City of Albuquerque Development Review Board (DRB). The application is to create 162 Townhome Lots, 2 Commercial Lots with approximately 29,000 square feet of gross floor building space (for proposed Pharmacy & Strip Retail Plaza), and 2 Multi-Family Apartment Complexes with 196 units total. One of the apartment complexes will have a gym designated for residents only, along with an office and janitorial storage space. The total gross building area between both complexes is approximately 177,800 square feet.

1. Property Owner: Issa & Nancy Rabadi
2. Agent: Donald Duneman with the firm Huitt-Zollars, Inc.
3. Property Address: Vacant Land – property is not addressed
4. Location Description: Southeast corner of Universe Blvd. NW and Rosa Parks Road NW
5. Zone Atlas Page: D-10-Z
6. Legal Description: Lot 1, Block 8, Unit 17, Volcano Cliffs Subdivision
7. Area of Property: Approximately 30.1 acres
8. IDO Zone District: MX-L – Mixed Used –Low Density District
9. Overlay Zone:
 - (VPO) View Protection Overlay Zone (3-6): Northwest Mesa Escarpment - VPO-2
 - (CPO) Character Protection Overlay Zone (3-4): Volcano Mesa - CPO-13
10. Center or Corridor Area: Not Applicable
11. Current Use: Vacant
12. Deviation(s) Requested: Not Applicable
13. Variance(s) Requested: Not Applicable
14. Additional Information Attached:
 - Public Notice
 - Zone Atlas Map
 - Preliminary Plat
 - Preliminary Site Plan
 - Typical Roadway Sections

The public hearing for this request is anticipated to be held remotely on January 11th, 2023 at 9:00 a.m. via Zoom. The date is subject to change. Meeting details and the Zoom link can be found on the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call either the Planning Department at 505-924-3860 or Donald M. Duneman at 505-235-7158.

Useful Links

Integrated Development Ordinance (IDO):

[IDO - 2020 Annual Update - Integrated Development Ordinance \(IDO\) |](#)

[Interactive Integrated Development Ordinance \(abc-zone.com\)](#)

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Sincerely,



Donald M. Duneman, P.E.
Project Manager/Agent

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Westside Coalition of Neighborhood Associations - Elizabeth Haley

Mailing Address*: 6005 Chaparral Circle NW, Albuquerque, NM 87114

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached. proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

N/A

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

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

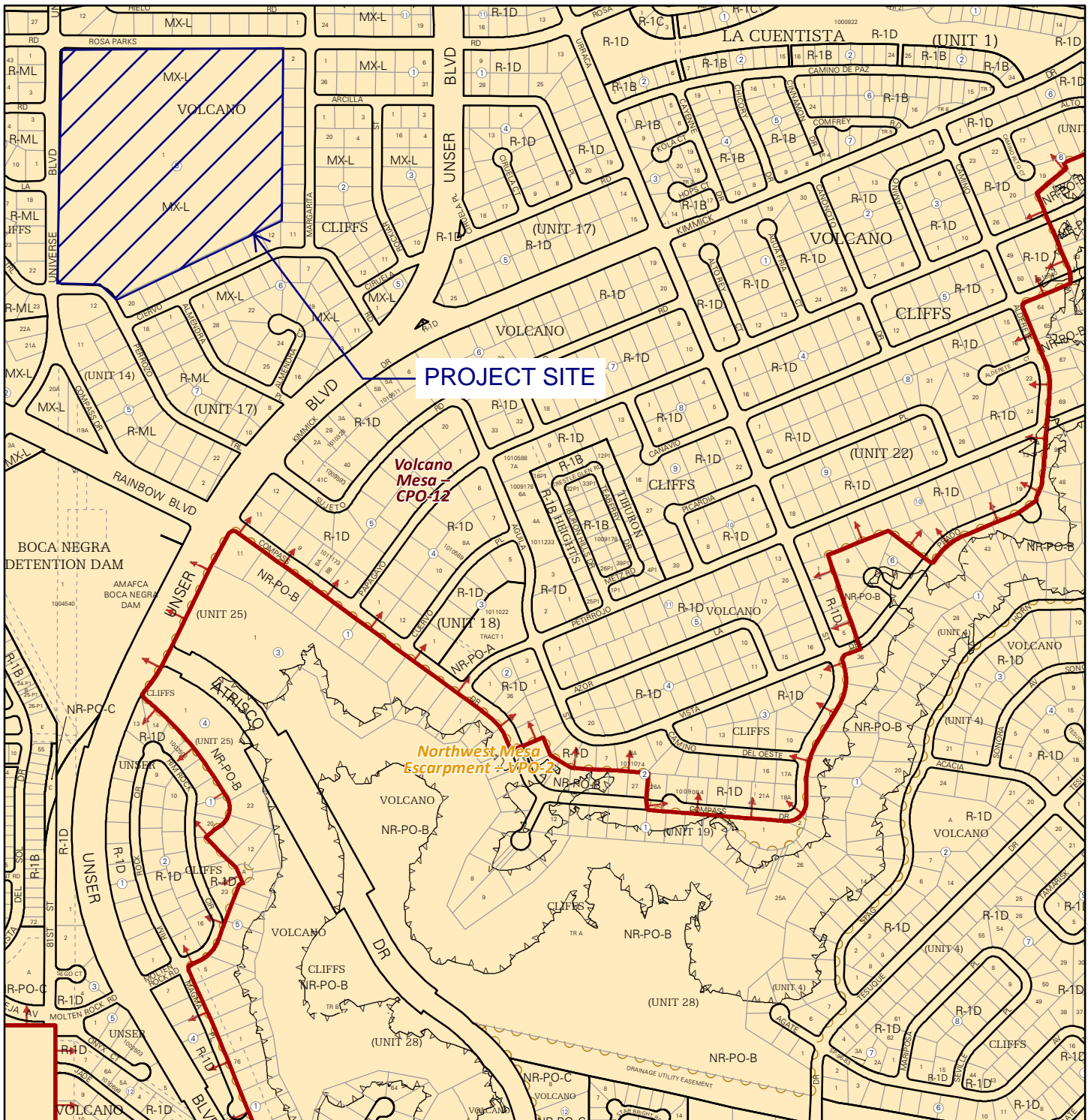
Integrated Development Ordinance (IDO):

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

IDO Interactive Map

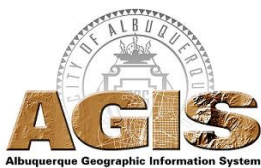
<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

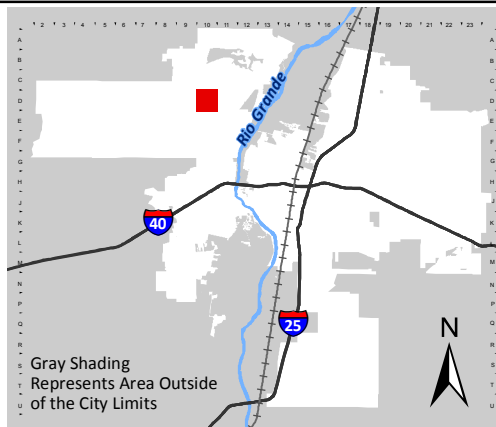


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



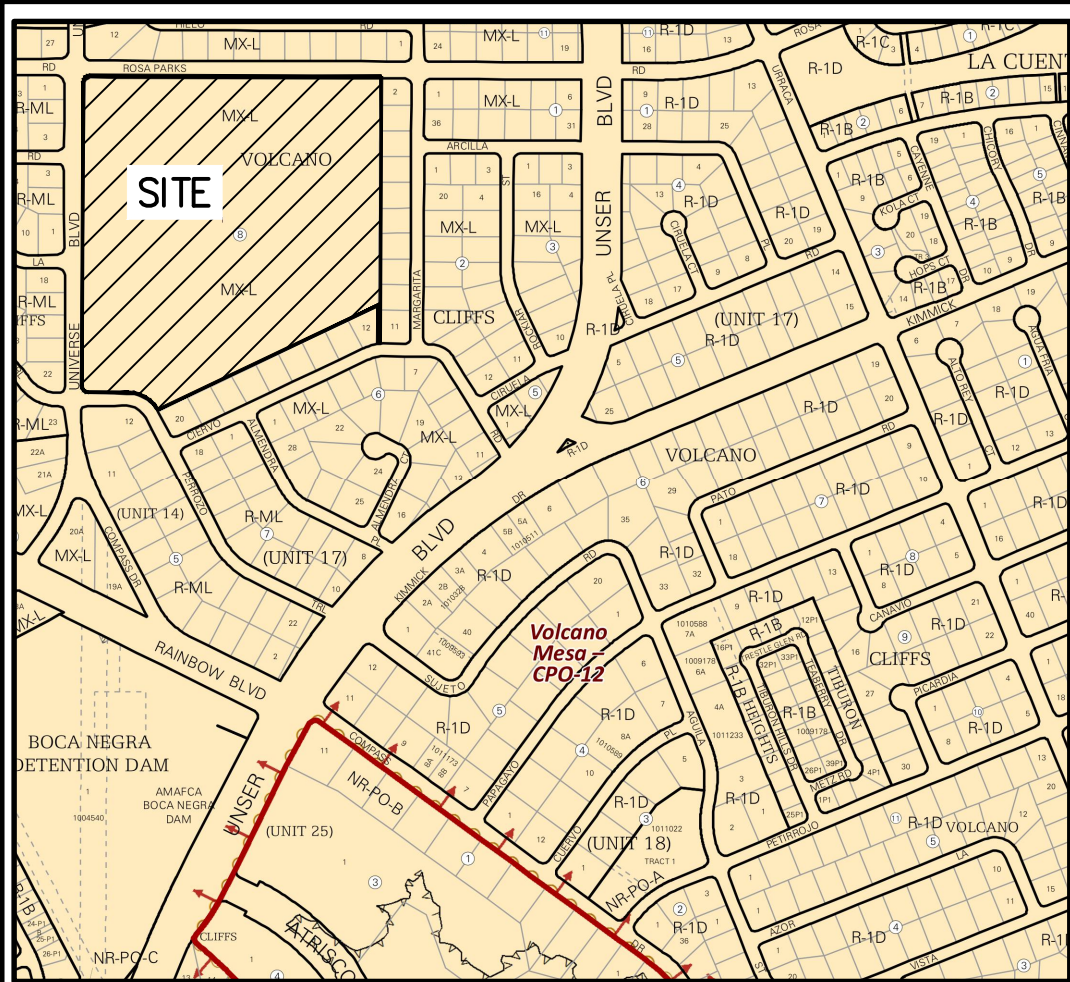
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
D-10-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



VICINITY MAP
FROM ZONE ATLAS PAGE D-10-Z
N.T.S.

SUBDIVISION DATA

1. ZONE ATLAS MAP NO. D-10; ZONING: MX-L.
2. GROSS SUBDIVISION ACREAGE: 30.137 ACRES.
3. TOTAL NUMBER OF EXISTING LOTS/TRACTS: ONE (1) LOT.
4. TOTAL NUMBER OF LOTS/TRACTS CREATED: ONE HUNDRED SIXTY-SIX (166) LOTS.
5. DATE OF SURVEY: APRIL 2022
6. PLAT IS LOCATED WITHIN CITY OF ALBUQUERQUE, NEW MEXICO.
7. MILES OF FULL WIDTHS STREET CREATED: 0.207 MILES.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO SUB-DIVIDE ONE (1) EXISTING LOT INTO ONE HUNDRED SIXTY-SIX (166) NEW LOTS, GRANT NEW EASEMENTS, AND DEDICATE RIGHT-OF-WAY.

NOTES

1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
2. DISTANCES ARE GROUND DISTANCES (U.S. FOOT).
3. GRID TO GROUND SCALE FACTOR USED IS 1.0003325610.
4. THIS PLAT SHOWS ALL EASEMENTS OF RECORD OR MADE KNOWN TO ME BY THE OWNER'S AND/OR PROPERTIES OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES.

LEGEND

- FOUND MONUMENT AS NOTED
 - SET 18"x1/2" REBAR WITH BLUE PLASTIC CAP MARKED "F&C PS 22909"
 - ⊗ CALCULATED CORNER NOT SET
 - EXISTING EASEMENT LINE
 - NEW EASEMENT LINE
- (N90°00'00"E, 100.00') RECORD BEARING & DISTANCE PER PLAT FILED: APRIL 12, 1971, BK. D4, FOLIO 117
- N00°00'00"E, 00.00' MEASURED BEARING & DISTANCE
- ▲ CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "P.S. NO. 22909"

LEGAL DESCRIPTION

LOT NUMBERED ONE (1) IN BLOCK NUMBERED EIGHT (8) OF VOLCANO CLIFFS, UNIT NO. 17, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 12, 1971 IN PLAT BOOK D4, FOLIO 117.

PUBLIC UTILITY NOTES:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY, FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST CORPORATION D/B/A/ CENTURY LINK QC, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER:

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

SOLAR NOTE:

PURSUANT TO SECTION 14-14-4-7 OF THE CITY OF ALBUQUERQUE CODE OF ORDINANCE, "NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR TRACTS WITHIN THE AREA OF PROPOSED PLAT.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEPICTED ON FLOOD INSURANCE RATE MAP (F.I.R.M.) No. 35001C0111G, EFFECTIVE DATE SEPTEMBER 26, 2008.

TREASURER'S OFFICE CERTIFICATION

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #: _____

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY
TREASURER'S OFFICE _____
DATE _____

FREE CONSENT AND DEDICATION

SURVEYED AND SUB-DIVIDED AND NOW COMPRISING, "PLAT OF UNIVERSE VIEW SUBDIVISION, WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUB-DIVIDED.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL DEDICATING OF STREET RIGHT-OF-WAYS.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL GRANTING OF EASEMENTS.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FORGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: Issa Rabadi
ISSA RABADI, OWNER

BY: Nancy Rabadi
NANCY RABADI, OWNER

ACKNOWLEDGEMENT:

STATE OF Arizona)
)SS.
COUNTY OF Maricopa)

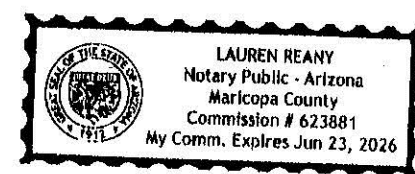
ON THIS 30th DAY OF October, 2022, BEFORE ME

PERSONALLY APPEARED Issa Rabadi
AND Nancy Rabadi

KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION June 23rd 2026
EXPIRES: _____
Lauren Reamy
NOTARY PUBLIC



SURVEYOR'S CERTIFICATION

I, ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION; THAT IT ACCURATELY MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Robert Fierro
ROBERT J. FIERRO, N.M.P.S. No. 22909
Date 11-10-2022



PLAT OF
UNIVERSE VIEW SUBDIVISION
BEING A REPLAT OF LOT 1, BLOCK 8
UNIT 17, VOLCANO CLIFFS
LOCATED WITHIN SECTION 22, TOWNSHIP 11 NORTH
RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2022

DRB NO. : _____
APPLICATION NO. : _____

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____ DATE _____
NEW MEXICO GAS COMPANY _____ DATE _____
CENTURY LINK _____ DATE _____
COMCAST _____ DATE _____

CITY APPROVALS:

Dan Baso PS. for Loren Risenhoover, PS 11/10/2022
CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ABCWUA _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

AMAFCA _____ DATE _____

CITY ENGINEER/HYDROLOGY _____ DATE _____

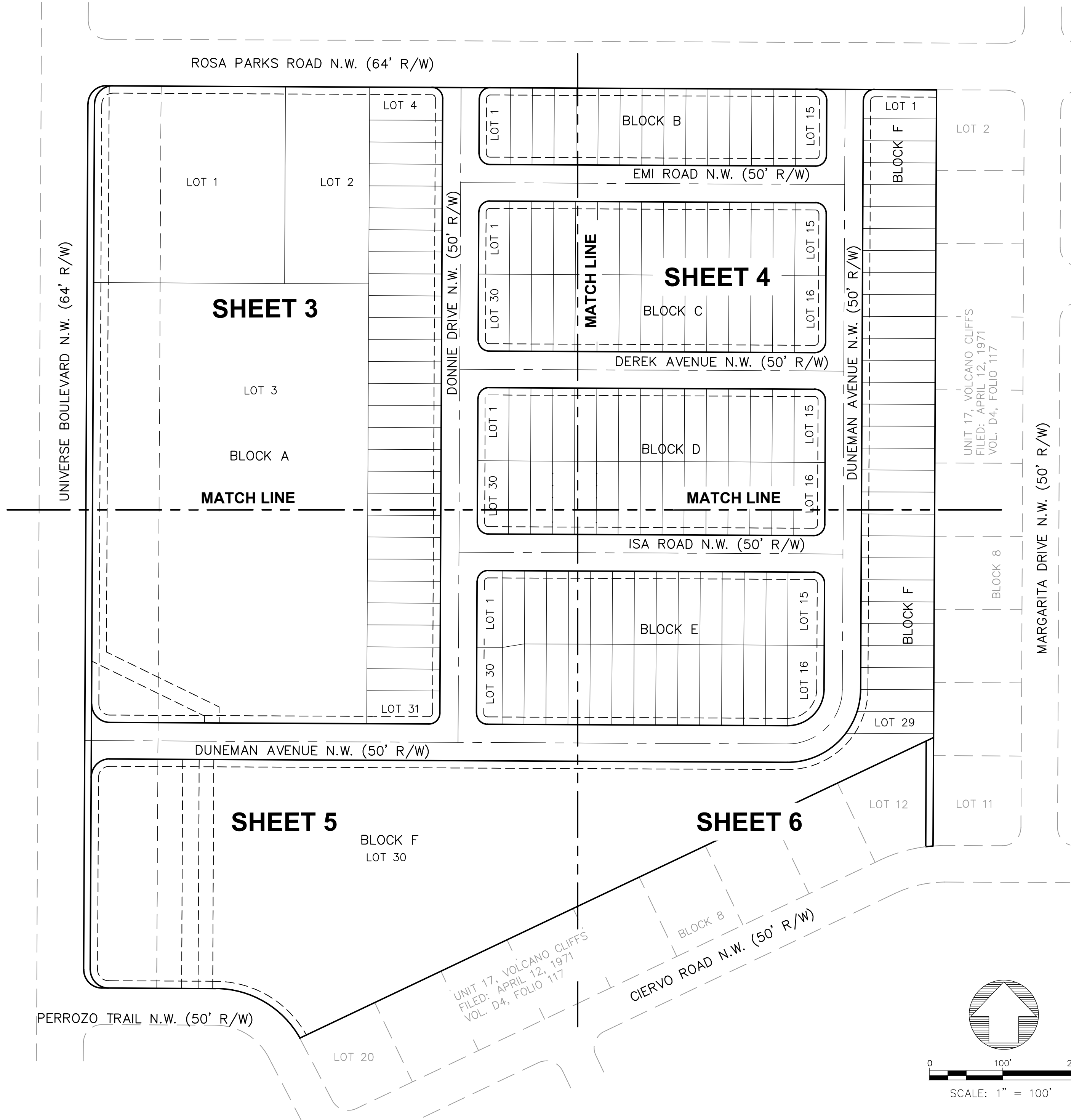
CODE ENFORCEMENT _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

PROJECT NO. 22030

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ww.fierrocompany.com

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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2022



DRAINAGE EASEMENT LANGUAGE FOR SUBDIVISION PLAT

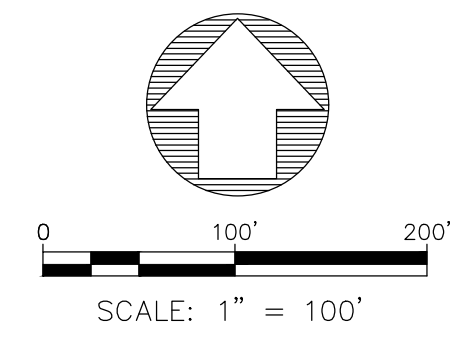
AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. GRANTOR SHALL CONSTRUCT DRAINAGE FACILITIES IN THE EASEMENT IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER IN ACCORDANCE WITH THE DRAINAGE REPORT WITH ENGINEER'S STAMP DATE _____ AND THE GRADING AND DRAINAGE PLAN WITH ENGINEER'S STAMP DATE _____ WHICH REPORT AND PLANS ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER FILE # _____. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.


THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OF MODIFY SAID DRAINAGE FACILITY.

NEW EASEMENTS:

- ① 10' PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT.
- ② 20' DRAINAGE EASEMENT GRANTED BY THIS PLAT.
- ③ 20' PUBLIC SEWER EASEMENT GRANTED BY THIS PLAT.
- ④ 125' DRAINAGE EASEMENT GRANTED BY THIS PLAT.

PROJECT NO. 22030



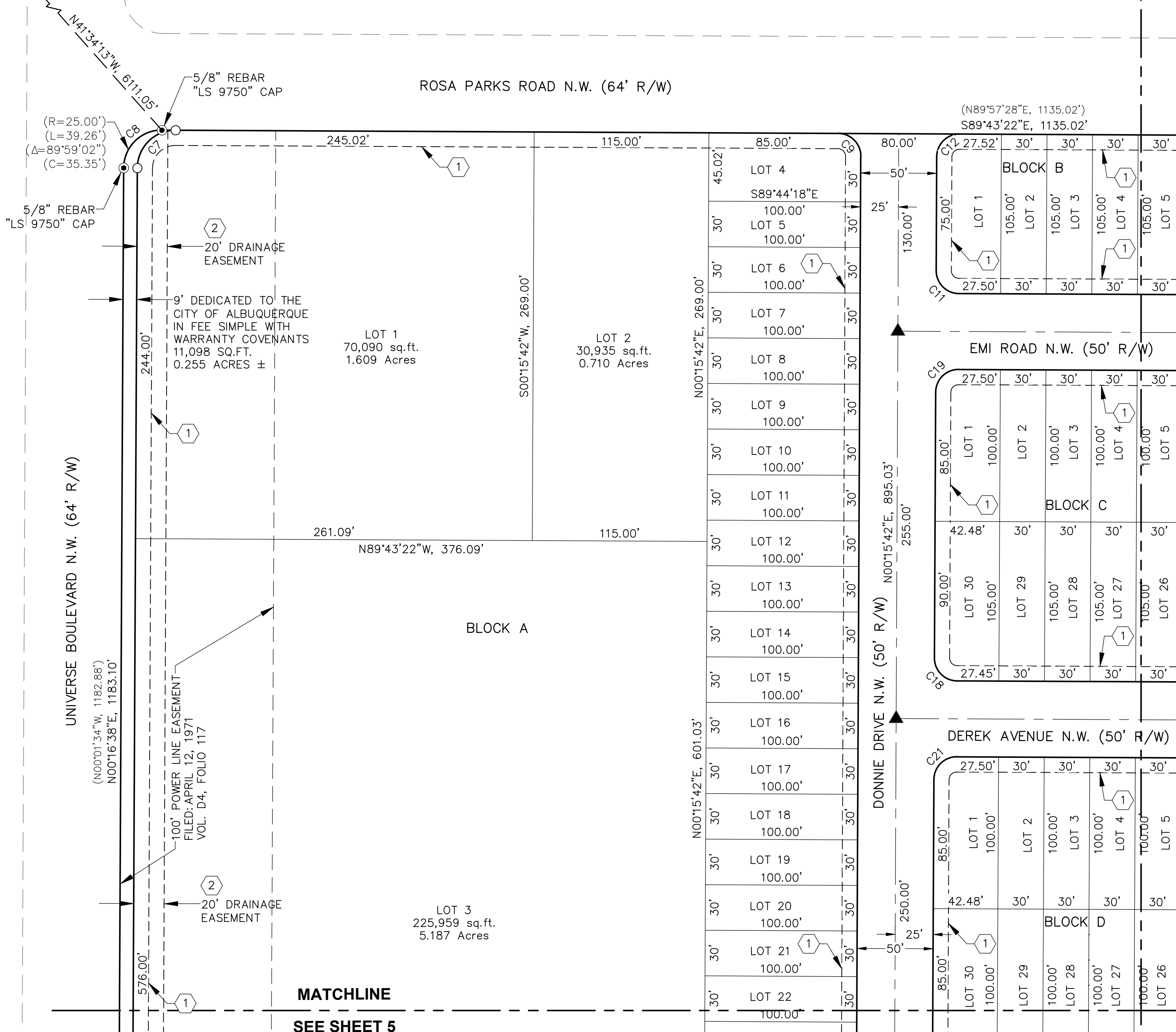


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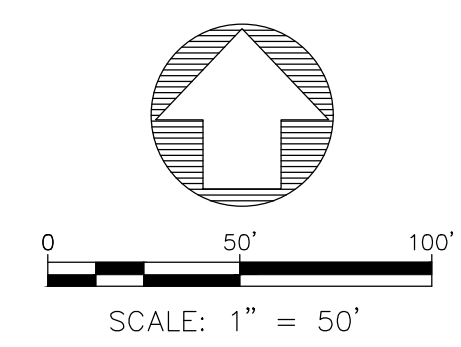
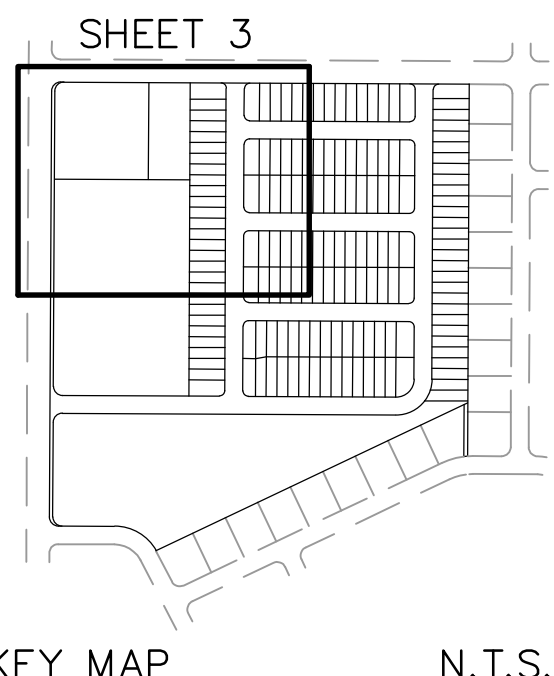
ACS MONUMENT "UNION"
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 PUBLISHED DATA IN NAD 1983
 Y=1523503.475 U.S. SURVEY FEET
 X=1493655.03 U.S. SURVEY FEET
 DELTA ALPHA= -0°16'58.96"
 GROUND TO GRID FACTOR= 0.999664360
 PUBLISHED DATA IN NAVD 1988
 ELEVATION= 5524.95 U.S. SURVEY FEET



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C7	39.27	25.00	90°00'00"	S45°16'38"W	35.36
C8	39.27	25.00	90°00'00"	S45°16'38"W	35.36
C9	23.56	15.00	89°59'04"	N44°43'50"W	21.21
C11	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C12	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C18	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C19	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C21	23.57	15.00	90°00'56"	S45°16'10"W	21.22

LOT AREA:

BLOCK	LOT	SQ.FT.	ACRES
BLOCK A	LOT 4	4,453	0.102
	LOTS 5-22	3,000	0.069
BLOCK B	LOT 1	4,367	0.100
	LOTS 2-5	3,150	0.072
BLOCK C	LOT 1	4,201	0.096
	LOTS 2-5	3,000	0.069
	LOT 26-29	3,150	0.072
	LOT 30	4,410	0.101
BLOCK D	LOT 1	4,189	0.963
	LOTS 2-5	3,000	0.069
	LOTS 26-29	3,000	0.069
	LOT 30	4,198	0.096

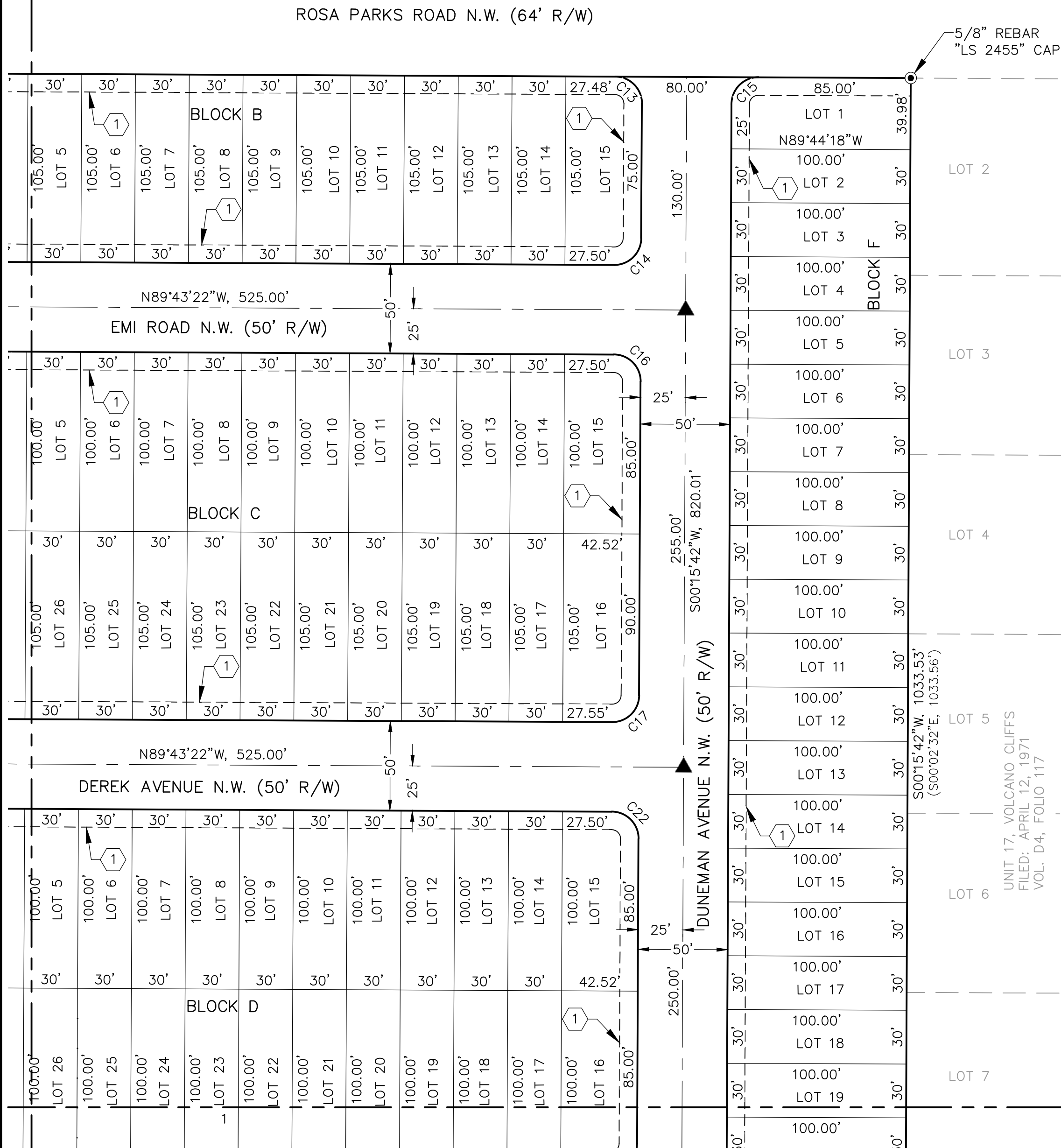


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PLAT OF
UNIVERSE VIEW SUBDIVISION
 BEING A REPLAT OF LOT 1, BLOCK 8
 UNIT 17, VOLCANO CLIFFS
 LOCATED WITHIN SECTION 22, TOWNSHIP 11 NORTH
 RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2022

SEE SHEET 3
MATCHLINE

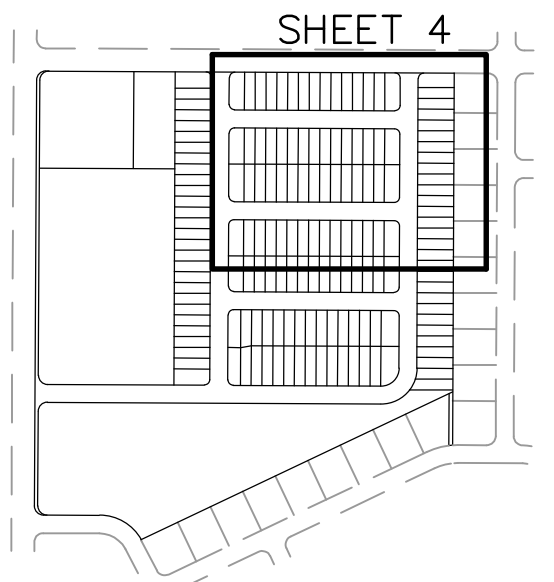


CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C11	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C12	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C13	23.56	15.00	89°59'04"	N44°43'50"W	21.21
C14	23.57	15.00	90°00'56"	N45°16'10"E	21.22
C15	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C16	23.56	15.00	89°59'04"	N44°43'50"W	21.21
C17	23.57	15.00	90°00'56"	N45°16'10"E	21.22
C18	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C19	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C20	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C21	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C22	23.56	15.00	89°59'04"	N44°43'50"W	21.21
C23	23.57	15.00	90°00'56"	N45°16'10"E	21.22
C25	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C26	23.56	15.00	89°59'04"	N44°43'50"W	21.21

LOT AREA:

BLOCK	SQ.FT.	ACRES
BLOCK B		
LOT 1	4,367	0.100
LOTS 2-14	3,150	0.072
LOT 15	4,365	0.100
BLOCK C		
LOT 1	4,201	0.096
LOTS 2-14	3,000	0.069
LOT 15	4,203	0.096
LOT 16	4,418	0.101
LOTS 17-29	3,150	0.072
LOT 30	4,410	0.101
BLOCK D		
LOT 1	4,189	0.096
LOTS 2-14	3,000	0.069
LOT 15	4,203	0.096
LOT 16	4,205	0.096
LOTS 17-29	3,000	0.069
LOT 30	4,198	0.096
BLOCK E		
LOT 1	3,631	0.083
LOT 2	3,075	0.071
LOTS 3-14	3,000	0.069
LOT 15	4,948	0.114
BLOCK F		
LOT 1	3,951	0.091
LOTS 2-26	3,000	0.069

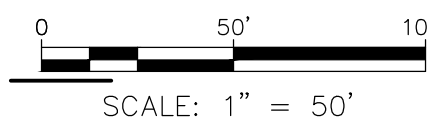
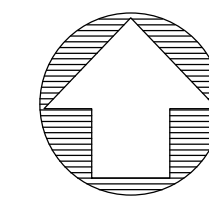
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N80°48'54"E	30.41



KEY MAP N.T.S.

PROJECT NO. 22030

MATCHLINE
SEE SHEET 6



SHEET 4 OF 6


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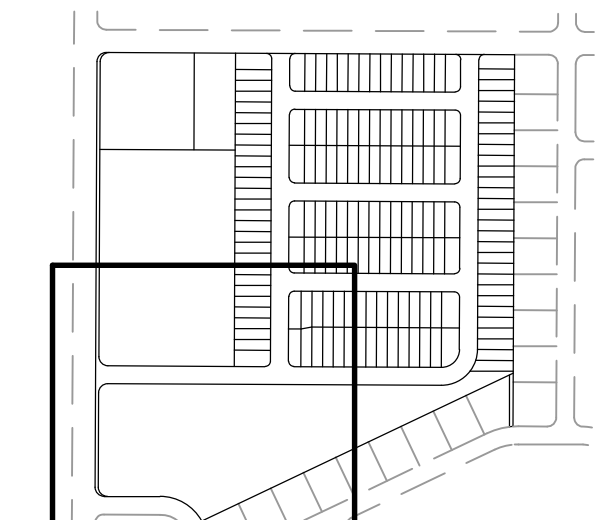
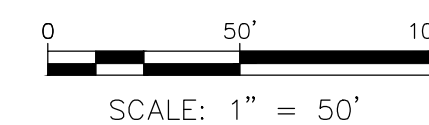
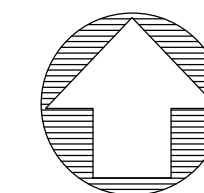
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2022

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	139.87	132.54	60°27'58"	N59°29'17"W	133.47
C3	39.27	25.00	89°59'54"	S44°43'19"E	35.35
C4	39.27	25.00	89°59'54"	S44°43'19"E	35.35
C5	39.27	25.00	90°00'00"	S45°16'38"W	35.36
C6	39.27	25.00	90°00'00"	S44°43'22"E	35.36
C10	23.57	15.00	90°00'56"	N45°16'10"E	21.22
C20	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C24	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C25	23.57	15.00	90°00'56"	S45°16'10"W	21.22

LOT AREA:

BLOCK	LOT	SQ.FT.	ACRES
BLOCK A	LOT 3	225,959	5.187
BLOCK D	LOT 30	4,198	0.096
BLOCK E	LOT 1	3,631	0.083
	LOT 2	3,075	0.071
	LOTS 3-5	3,000	0.069
	LOTS 26-28	3,001	0.076
	LOT 29	3,226	0.074
	LOT 30	3,629	0.083



SHEET 5

KEY MAP

N.T.S.

PROJECT NO. 22030

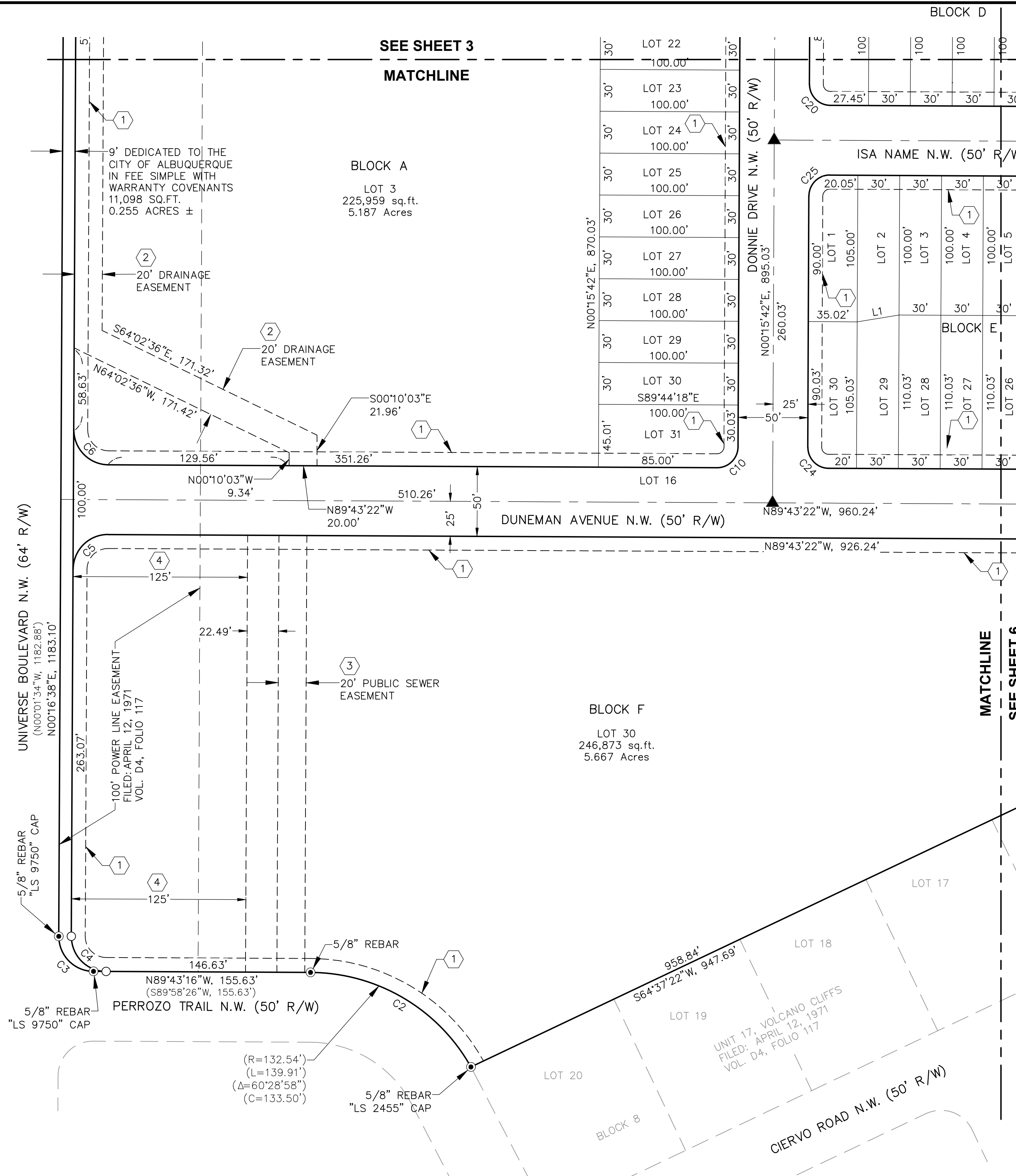


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SHEET 5 OF 6



SEE SHEET 3
 MATCHLINE

MATCHLINE
 SEE SHEET 6

BLOCK A
 LOT 3
 225,959 sq.ft.
 5.187 Acres

BLOCK F
 LOT 30
 246,873 sq.ft.
 5.667 Acres

UNIT 17, VOLCANO CLIFFS
 FILED: APRIL 12, 1971
 VOL. D4, FOLIO 117

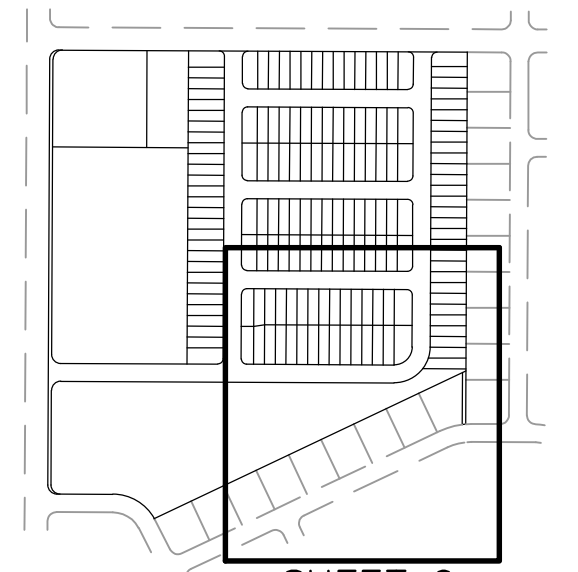
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2022

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	10.04	200.72	2°52'01"	S84°41'21"W	10.04
C10	23.57	15.00	90°00'56"	N45°16'10"E	21.22
C20	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C23	23.57	15.00	90°00'56"	N45°16'10"E	21.22
C24	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C25	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C26	23.56	15.00	89°59'04"	N44°43'50"W	21.21
C27	78.55	50.00	90°00'56"	N45°16'10"E	70.72
C28	117.83	75.00	90°00'56"	N45°16'10"E	106.08
C29	92.76	100.00	53°08'45"	N63°42'16"E	89.47
C30	33.88	100.00	19°24'44"	N27°25'31"E	33.72
C31	30.47	100.00	17°27'27"	N08°59'25"E	30.35

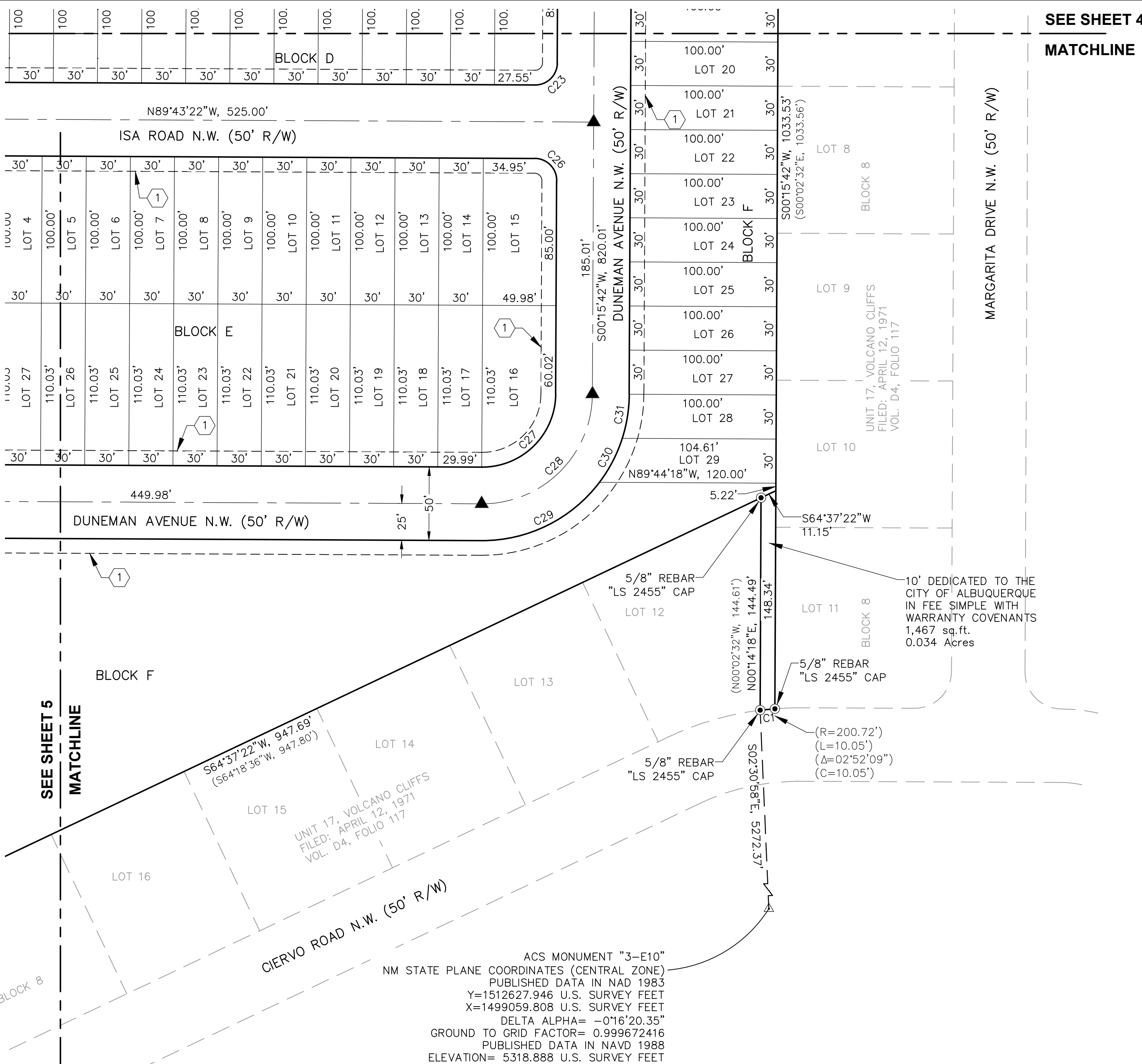
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N80°48'54"E	30.41

LOT AREA:

BLOCK	SQ.FT.	ACRES
BLOCK E		
LOT 1	4,928	0.113
LOT 2	3,075	0.071
LOTS 3-14	3,000	0.069
LOT 15	4,948	0.114
LOT 16	4,964	0.114
LOTS 17-28	3,301	0.076
LOT 29	3,226	0.074
LOT 30	3,329	0.083
BLOCK F		
LOTS 20-27	3,000	0.069
LOT 28	3,046	0.070
LOT 29	3,337	0.077

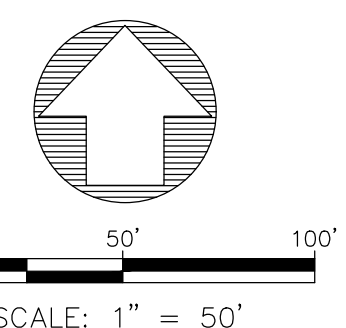


KEY MAP N.T.S.



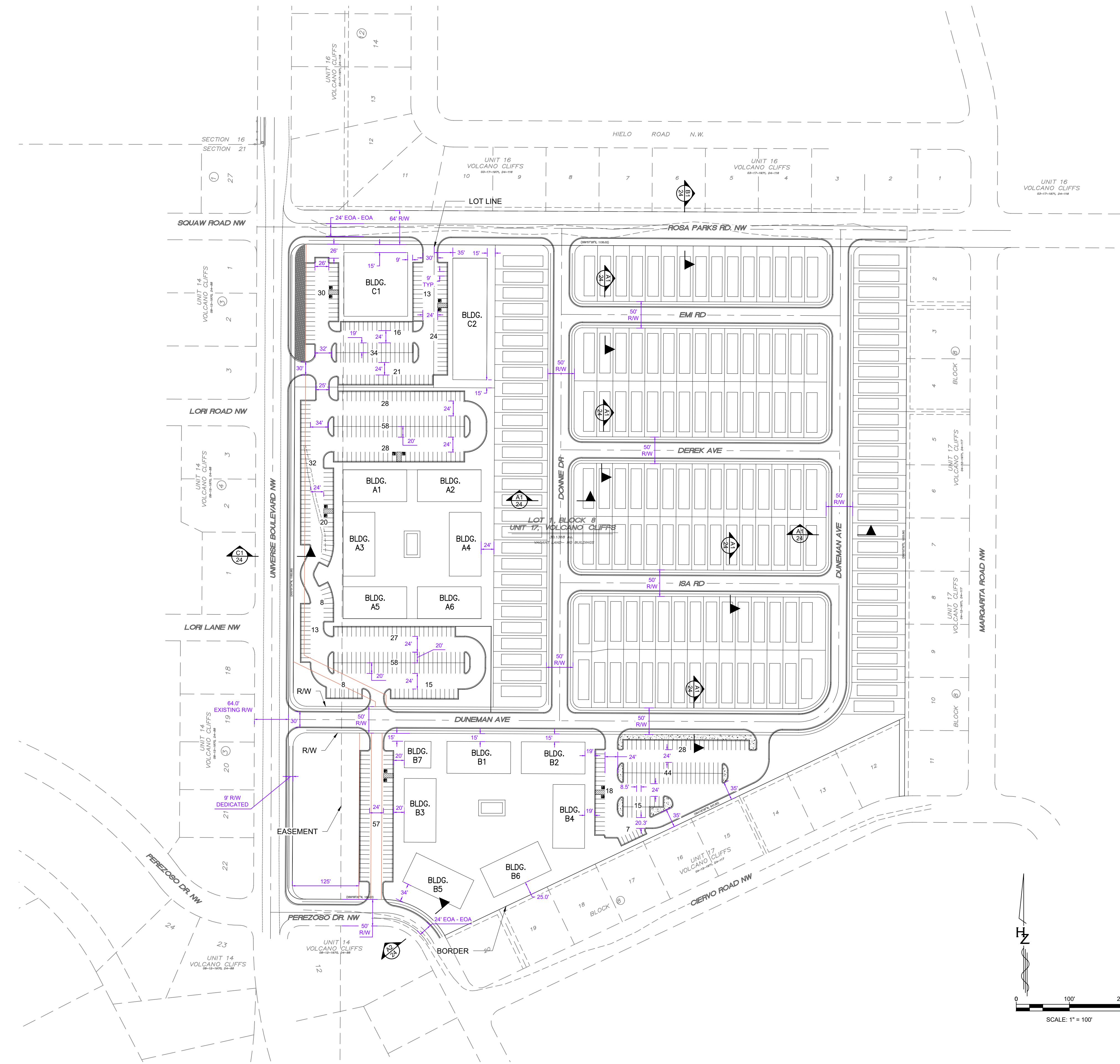
SEE SHEET 4
 MATCHLINE

SEE SHEET 5
 MATCHLINE

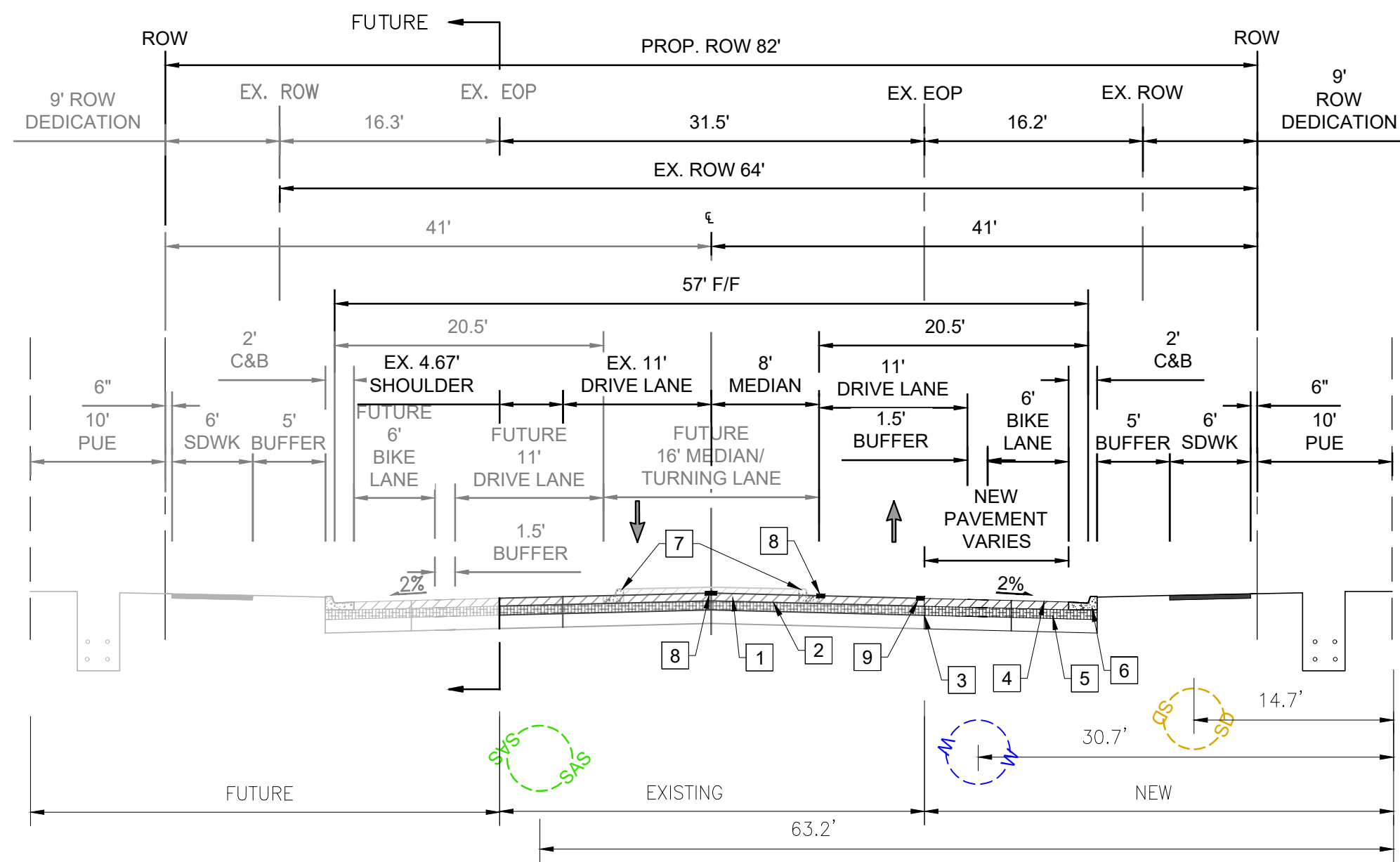


Fierro & Company
 ENGINEERING | SURVEYING
 3201 4th. STREET NW, SUITE B, ALBUQUERQUE, NM 87107
 PH 505.352.8930 www.fierrocompany.com

Plotted: 11/09/2022 3:12:45 PM By:Rokets, Mark
 File:PR-2020-004596.dwg
 AutoCAD/Sheet/Sheet/PRELIMINARY
 Unit: Feet
 Last Saved: 11/09/2022 2:10:28 PM, 11/09/2022

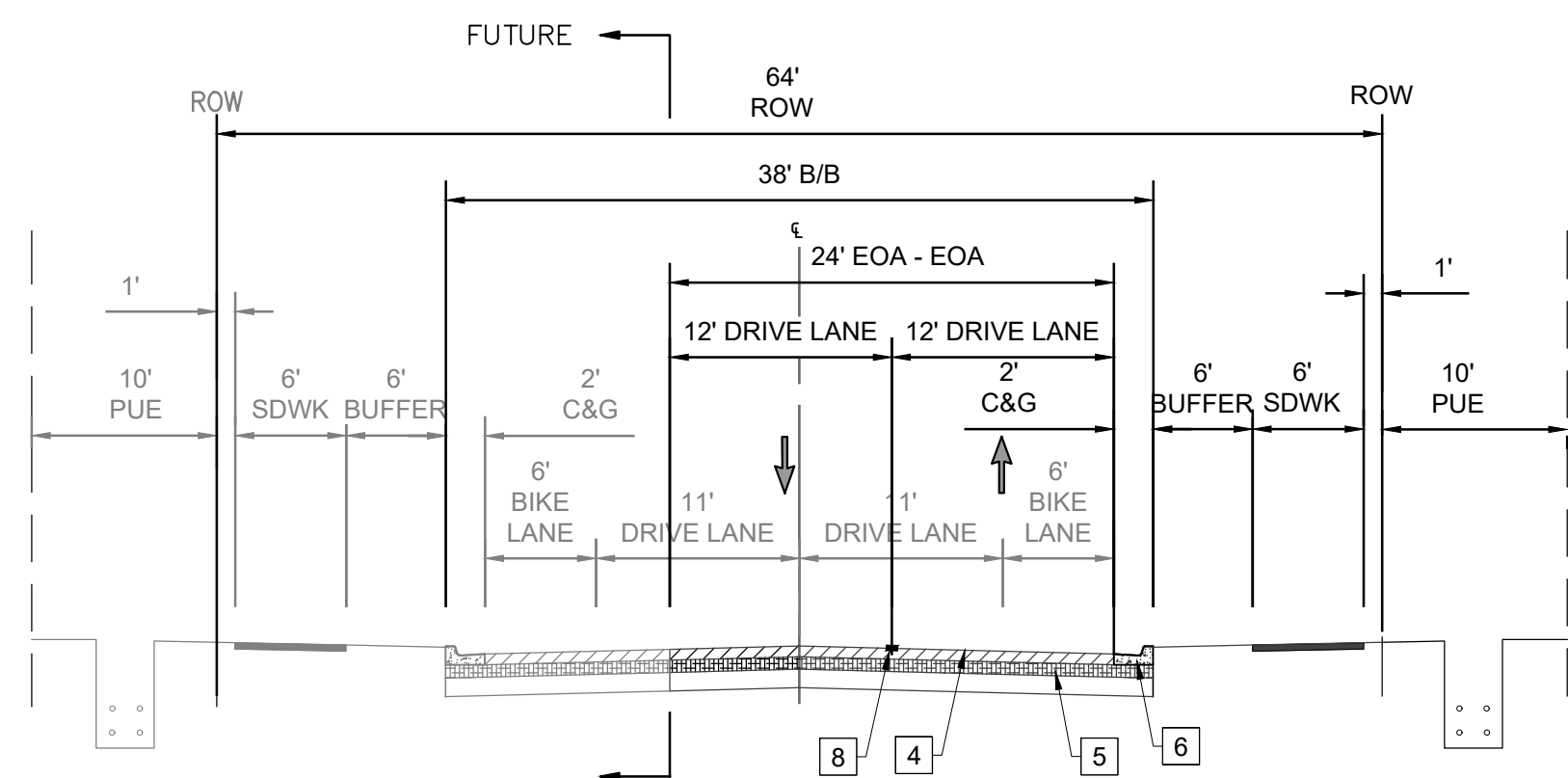


SITE DATA		AS BUILT INFORMATION	
SITE ADDRESS: UNIVERSE BLVD AND ROSA PARKS RD NW, ALBUQUERQUE, NM LEGAL DESCRIPTION: LOT 1, BLOCK 8, VOLCANO CLIFFS SUBDIVISION ACRES: 30.13 ZONE ATLAS: D-10 ZONING SUMMARY: (MX-1) MIXED-USE - LOW INTENSITY ZONE DISTRICT: CONSTRUCTION TYPE: V-A FOR APARTMENTS & COMMERCIAL V-B FOR TOWNHOME LOTS BUILDING HEIGHT: COMMERCIAL 20'-0", APARTMENTS 32'-0" SPRINKLERED: APARTMENTS & COMMERCIAL FULLY SPRINKLERED; TOWNHOMES NOT SPRINKLERED		CONTRACTOR - WORK ORDER NO. PERMITS ACCEPTANCE BY DATE VERIFICATION BY DATE DRAWINGS CORRECTED BY DATE MICRO-FILM INFORMATION RECORDED BY DATE	
BUILDING DATA		BENCH MARKS	
BUILDING TYPE - A: FIRST LEVEL 7,200 GSF = APARTMENTS APARTMENT UNITS 16 TOTAL 96 SECOND LEVEL 7,200 GSF = APARTMENTS BLDG A1-A6 86,400 GSF TOTAL 86,400 GSF CONSTRUCTION TYPE: V-A BUILDING TYPE - B: FIRST LEVEL 7,200 GSF = APARTMENTS APARTMENT UNITS 16 TOTAL 96 SECOND LEVEL 7,200 GSF = APARTMENTS BLDG B1-B6 86,400 GSF TOTAL 86,400 GSF CONSTRUCTION TYPE: V-A BUILDING TYPE - B7: FIRST LEVEL 2,500 GSF = (GYM/OFFICE) SECOND LEVEL 2,500 GSF = (APARTMENTS) TOTAL 5,000 GSF APARTMENTS UNITS 4 TOTAL APARTMENT UNITS = 196 BUILDING TYPE - C1: FIRST LEVEL 14,400 GSF = PHARMACY w/o DRIVE THRU TOTAL 14,400 GSF CONSTRUCTION TYPE: V-A BUILDING TYPE - C2: FIRST LEVEL 14,726 GSF = (SHOPPING CENTER) TOTAL 14,726 GSF CONSTRUCTION TYPE: V-A TOTAL BUILDING AREA 203,325 GSF LARGEST SF SPACE- BLDG C2 16,725 GSF BUILDING TYPE - TOWNHOMES: LOT SIZE 3000 SF NUMBER OF LOTS 162 CONSTRUCTION TYPE: V-B		ACS MONUMENT 3-4' 0" STANDARD 3 1/4" ALUMINUM DISC NEW MEXICO STATE PLANE COORDINATES CENTRAL ZONE N.A.D. 1983 N= 1572.627.946 E= 1498.059.888 PUBLISHED EL= 5318.888 (NAVD 1988) GROUND TO GRID FACTOR= 0.99972416 MAPPING ANGLE= 0.1620135°	
PARKING		SURVEY INFORMATION	
PEDESTRIAN PARKING: STANDARD = 600 ADA = 12 TOTAL = 602		FIELD NOTES BY DATE NO.	
DESIGNED BY: HUITT-ZOLIARS Huitt-Zollars, Inc. Albuquerque 6501 Americas Pkwy NE, Suite 550 Albuquerque, New Mexico 87110 Phone (505) 883-8114 Fax (505) 883-5022		NO. DATE REMARKS BY REVISIONS DESIGN DESIGNED BY: DMD DATE: - 10/27/2022 DRAWN BY: MTR DATE: - 10/27/2022 DWG NAME: - PROJ.# - R314494.01 CHECKED BY: DMD DATE: - 10/27/2022	
UNIVERSE VIEW SUBDIVISION			
TITLE: SITE PLAN			
Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 709790-93	Zone Map No. D - 10	Sheet	Of
PROJECT NO. PR-2020-004596		SHEET	

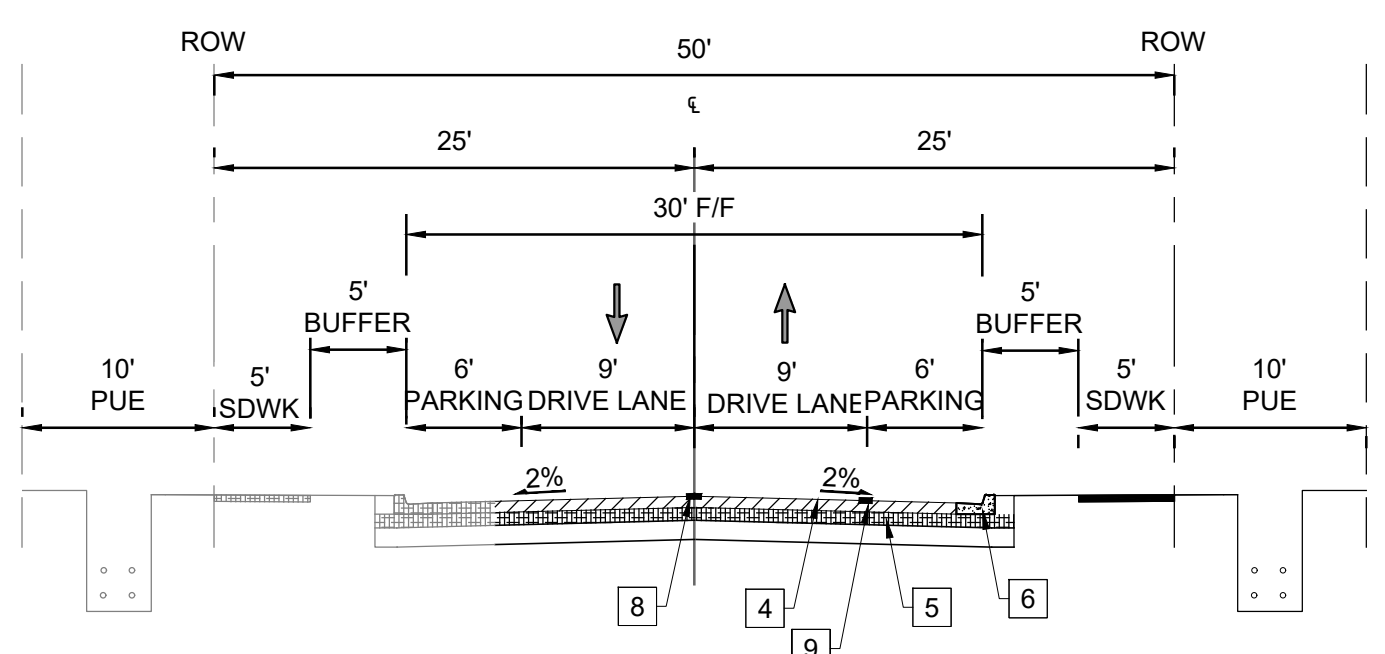


- 1 FUTURE 2" CONCRETE (AC) OVERLAY 1-2" LIFT.
- 2 EX 3" ASPHALT CONCRETE TO REMAIN.
- 3 SAWCUT, REMOVE EXISTING ASPHALT CONCRETE
- 4 5" ASPHALT CONCRETE (AC) 1-2" LIFT ABD 1-3" LIFT
- 5 12" SUBGRADE PREP (R VALUE > 50) 95% MIN.
- 6 STANDARD CURB AND GUTTER PER STD DWG 2415A
- 7 FUTURE MEDIAN CURB AND GUTTER
- 8 4" DOUBLE YELLOW STRIPE
- 9 4" SOLID WHITE STRIPE

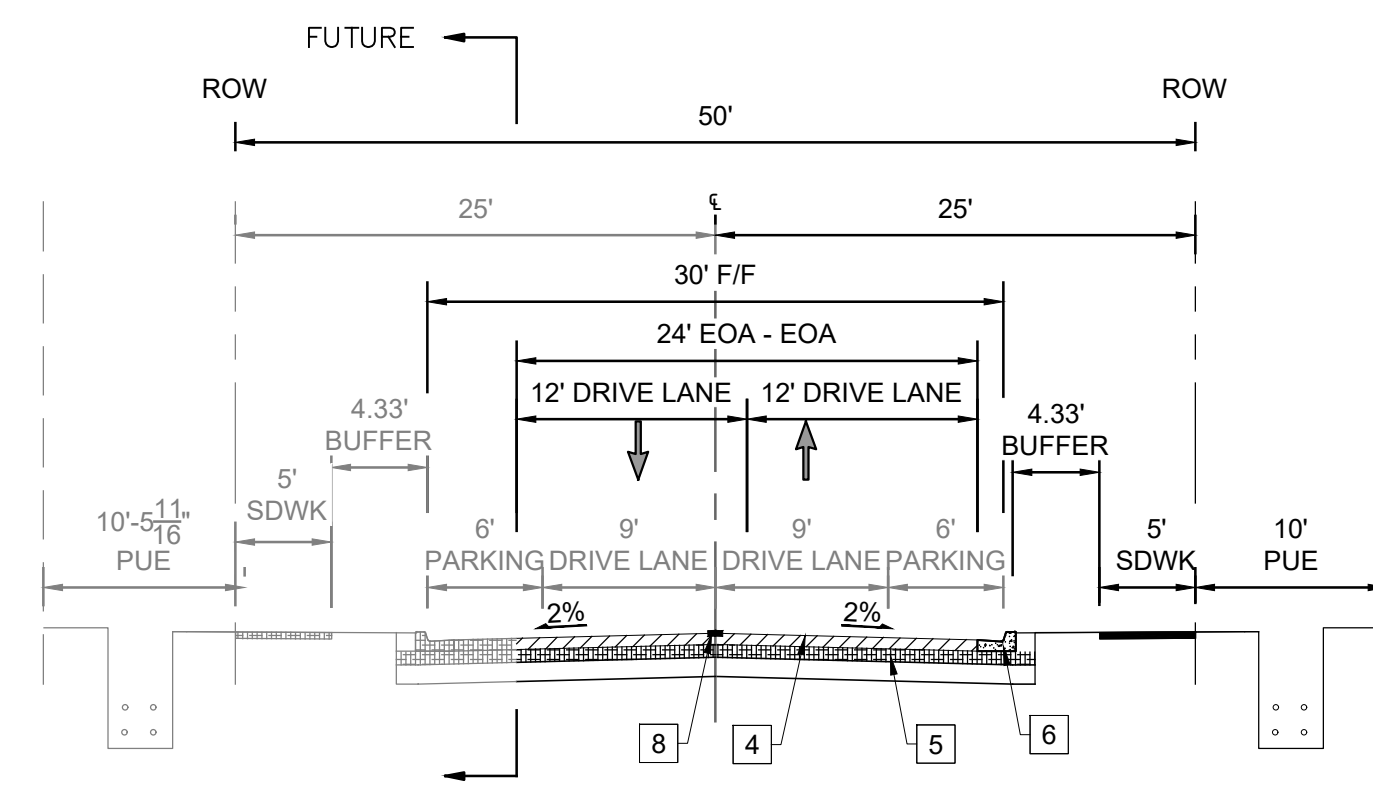
ROAD SECTION @ UNIVERSE BOULEVARD (MINOR ARTERIAL) SCALE: 1"=10' C1



ROAD SECTION @ ROSA PARKS ROAD NW (MAJOR COLLECTOR) SCALE: 1"=10' B1



ROAD SECTION @ INTERNAL ROADS (LOCAL STREET) SCALE: 1"=10' A1
 DUNEMAN AVE
 DONNIE DR
 EMI RD
 DEREK AVE
 ISA RD



ROAD SECTION @ PEREZOSO DRIVE NW/INTERNAL ROADS (LOCAL STREET) SCALE: 1"=10' A2

Designed By: **HUITT-ZOLLARS**
 Huitt-Zollars, Inc. Albuquerque
 6501 Americas Pkwy NE, Suite 550
 Albuquerque, New Mexico 87110
 Phone (505) 883-8114 Fax (505) 883-5022

NO.	DATE	REVISIONS	BY
		DESIGN	

DESIGNED BY: DMD
 DRAWN BY: MTR
 DWG NAME: UNIVERSE VIEW SUBDIVISION
 CHECKED BY: DMD
 DATE: 10/27/2022
 DATE: 10/27/2022
 PROJ # - R314494.01
 DATE: 10/27/2022

UNIVERSE VIEW SUBDIVISION			
TITLE: TYPICAL SECTIONS			
Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.		Zone Map No. D - 10	Sheet Of
PROJECT NO. PR-2020-004596		SHEET 24	

Plotted: 1/19/2022 4:26:05 PM By: Ricketts, Mark
 Hydro/R314494.01 - Volcano Cells Subdivision U17 B1 B1.110 CADD & BIM10.1 AutoCAD/Sheet Set/PRELIMINARY
 PLAY PACKAGES/PS - Typical Sections.dwg
 User: r314494.01 1/19/2022 4:26:05 PM

AS BUILT INFORMATION	
CONTRACTOR	DATE
WORK STAMPED BY	DATE
FIELD ACCEPTANCE BY	DATE
FIELD REVISION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	DATE

SURVEY INFORMATION	
FIELD NOTES BY	DATE
NO.	DATE

December 8, 2022

Rene Horvath
Westside Coalition of Neighborhood Associations
5515 Palomino Drive NW
Albuquerque NM 87120

RE: Universe View Subdivision

To Whom it May Concern,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6- 4(K)(2) Mailed Public Notice**, we are notifying you as a Neighborhood Association Representative that Huitt-zollars Inc. will be submitting an application(s) for a Preliminary Plat of Tracts Lot 1, Block 8, Unit 17, Volcano Cliffs Subdivision to be reviewed and decided by the City of Albuquerque Development Review Board (DRB). The application is to create 162 Townhome Lots, 2 Commercial Lots with approximately 29,000 square feet of gross floor building space (for proposed Pharmacy & Strip Retail Plaza), and 2 Multi-Family Apartment Complexes with 196 units total. One of the apartment complexes will have a gym designated for residents only, along with an office and janitorial storage space. The total gross building area between both complexes is approximately 177,800 square feet.

1. Property Owner: Issa & Nancy Rabadi
2. Agent: Donald Duneman with the firm Huitt-Zollars, Inc.
3. Property Address: Vacant Land – property is not addressed
4. Location Description: Southeast corner of Universe Blvd. NW and Rosa Parks Road NW
5. Zone Atlas Page: D-10-Z
6. Legal Description: Lot 1, Block 8, Unit 17, Volcano Cliffs Subdivision
7. Area of Property: Approximately 30.1 acres
8. IDO Zone District: MX-L – Mixed Used –Low Density District
9. Overlay Zone:
 - (VPO) View Protection Overlay Zone (3-6): Northwest Mesa Escarpment - VPO-2
 - (CPO) Character Protection Overlay Zone (3-4): Volcano Mesa - CPO-13
10. Center or Corridor Area: Not Applicable
11. Current Use: Vacant
12. Deviation(s) Requested: Not Applicable
13. Variance(s) Requested: Not Applicable
14. Additional Information Attached:
 - Public Notice
 - Zone Atlas Map
 - Preliminary Plat
 - Preliminary Site Plan
 - Typical Roadway Sections

The public hearing for this request is anticipated to be held remotely on January 11th, 2023 at 9:00 a.m. via Zoom. The date is subject to change. Meeting details and the Zoom link can be found on the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call either the Planning Department at 505-924-3860 or Donald M. Duneman at 505-235-7158.

Useful Links

Integrated Development Ordinance (IDO):

[IDO - 2020 Annual Update - Integrated Development Ordinance \(IDO\) |](#)

[Interactive Integrated Development Ordinance \(abc-zone.com\)](#)

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Sincerely,



Donald M. Duneman, P.E.
Project Manager/Agent

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Westside Coalition of Neighborhood Associations - Rene Horvath

Mailing Address*: 5515 Palomino Drive NW, Albuquerque, NM 87120

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached. proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

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

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

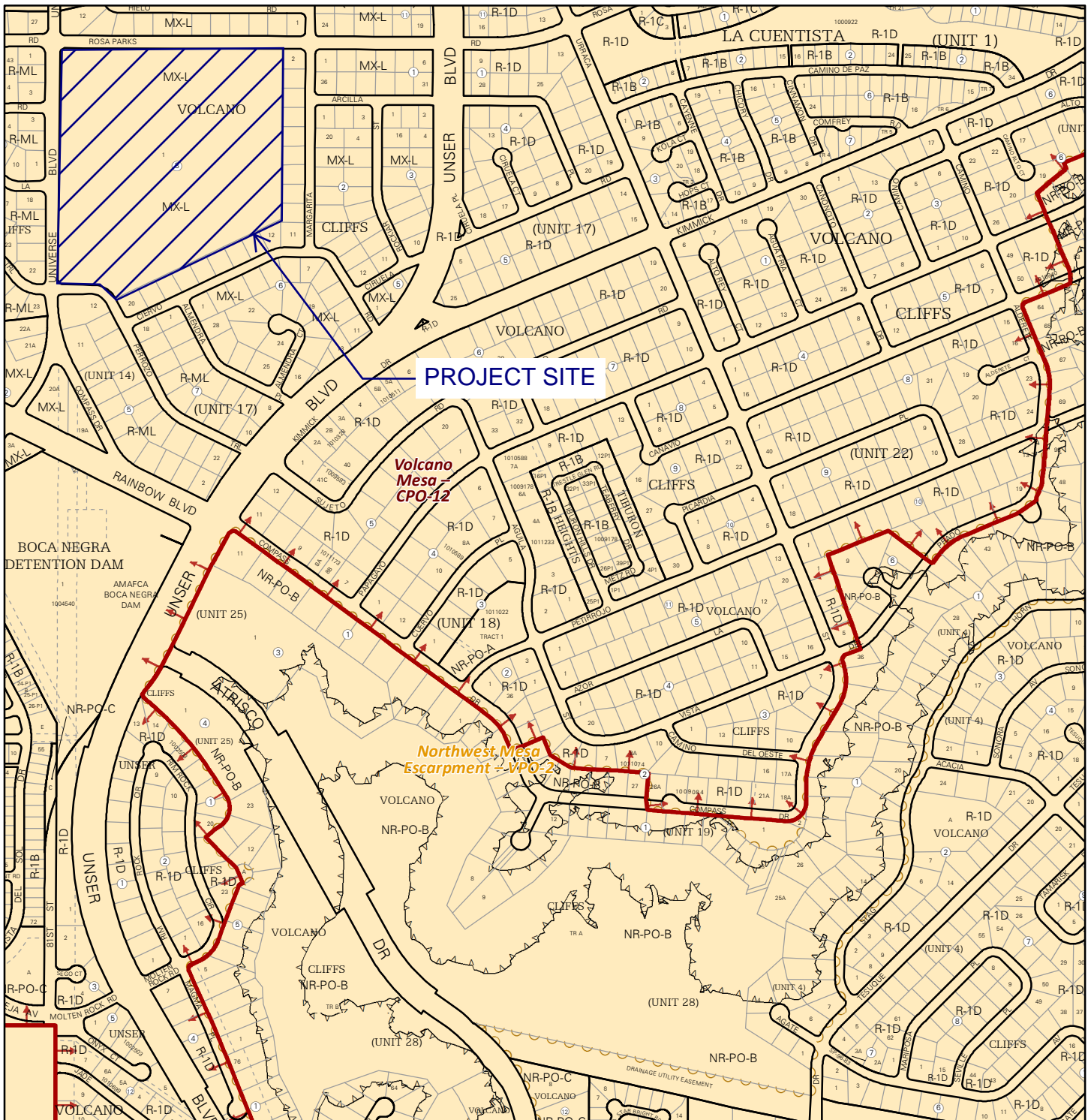
Integrated Development Ordinance (IDO):

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

IDO Interactive Map

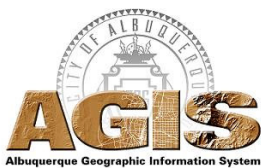
<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

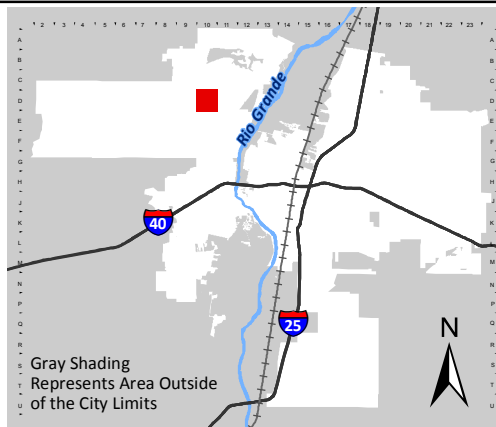


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



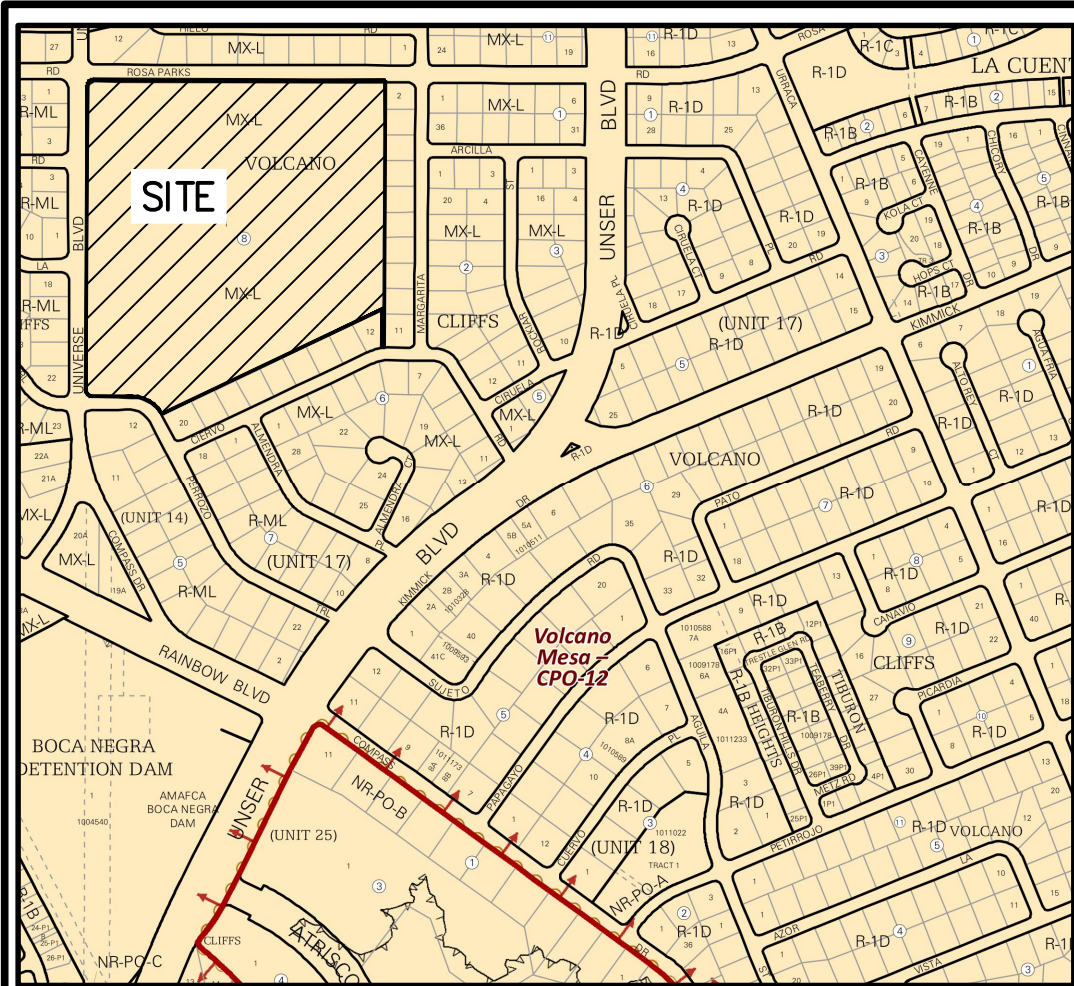
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



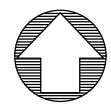
Zone Atlas Page:
D-10-Z

- 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



VICINITY MAP
FROM ZONE ATLAS PAGE D-10-Z
N.T.S.



NTS

SUBDIVISION DATA

1. ZONE ATLAS MAP NO. D-10; ZONING: MX-L.
2. GROSS SUBDIVISION ACREAGE: 30.137 ACRES.
3. TOTAL NUMBER OF EXISTING LOTS/TRACTS: ONE (1) LOT.
4. TOTAL NUMBER OF LOTS/TRACTS CREATED: ONE HUNDRED SIXTY-SIX (166) LOTS.
5. DATE OF SURVEY: APRIL 2022
6. PLAT IS LOCATED WITHIN CITY OF ALBUQUERQUE, NEW MEXICO.
7. MILES OF FULL WIDTHS STREET CREATED: 0.207 MILES.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO SUB-DIVIDE ONE (1) EXISTING LOT INTO ONE HUNDRED SIXTY-SIX (166) NEW LOTS, GRANT NEW EASEMENTS, AND DEDICATE RIGHT-OF-WAY.

NOTES

1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
2. DISTANCES ARE GROUND DISTANCES (U.S. FOOT).
3. GRID TO GROUND SCALE FACTOR USED IS 1.0003325610.
4. THIS PLAT SHOWS ALL EASEMENTS OF RECORD OR MADE KNOWN TO ME BY THE OWNER'S AND/OR PROPERTIES OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES.

LEGEND

- FOUND MONUMENT AS NOTED
 - SET 18"x1/2" REBAR WITH BLUE PLASTIC CAP MARKED "F&C PS 22909"
 - ⊗ CALCULATED CORNER NOT SET
 - EXISTING EASEMENT LINE
 - NEW EASEMENT LINE
- (N90°00'00"E, 100.00') RECORD BEARING & DISTANCE PER PLAT FILED: APRIL 12, 1971, BK. D4, FOLIO 117
- N00°00'00"E, 00.00' MEASURED BEARING & DISTANCE
- ▲ CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "P.S. NO. 22909"

LEGAL DESCRIPTION

LOT NUMBERED ONE (1) IN BLOCK NUMBERED EIGHT (8) OF VOLCANO CLIFFS, UNIT NO. 17, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 12, 1971 IN PLAT BOOK D4, FOLIO 117.

PUBLIC UTILITY NOTES:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY, FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST CORPORATION D/B/A/ CENTURY LINK QC, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER:

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

SOLAR NOTE:

PURSUANT TO SECTION 14-14-4-7 OF THE CITY OF ALBUQUERQUE CODE OF ORDINANCE, "NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR TRACTS WITHIN THE AREA OF PROPOSED PLAT.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEPICTED ON FLOOD INSURANCE RATE MAP (F.I.R.M.) No. 35001C0111G, EFFECTIVE DATE SEPTEMBER 26, 2008.

TREASURER'S OFFICE CERTIFICATION

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: _____
PROPERTY OWNER OF RECORD _____
BERNALILLO COUNTY
TREASURER'S OFFICE _____
DATE _____

FREE CONSENT AND DEDICATION

SURVEYED AND SUB-DIVIDED AND NOW COMPRISING, "PLAT OF UNIVERSE VIEW SUBDIVISION, WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUB-DIVIDED.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL DEDICATING OF STREET RIGHT-OF-WAYS.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL GRANTING OF EASEMENTS.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FORGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: Issa Rabadi
ISSA RABADI, OWNER

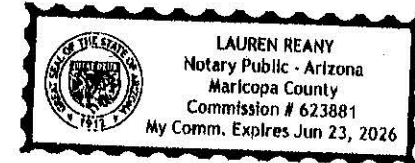
BY: Nancy Rabadi
NANCY RABADI, OWNER

ACKNOWLEDGEMENT:

STATE OF Arizona)
)SS.
COUNTY OF Maricopa)
ON THIS 30th DAY OF October, 2022, BEFORE ME

PERSONALLY APPEARED Issa Rabadi
AND Nancy Rabadi
KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION June 23rd 2026
EXPIRES: _____
Lauren Reamy
NOTARY PUBLIC



SURVEYOR'S CERTIFICATION

I, ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION; THAT IT ACCURATELY MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Robert Fierro
ROBERT J. FIERRO, N.M.P.S. No. 22909
11-10-2022
Date



SHEET 1 OF 6

PLAT OF
UNIVERSE VIEW SUBDIVISION
BEING A REPLAT OF LOT 1, BLOCK 8
UNIT 17, VOLCANO CLIFFS
LOCATED WITHIN SECTION 22, TOWNSHIP 11 NORTH
RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2022

DRB NO. : _____

APPLICATION NO. : _____

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____ DATE _____
NEW MEXICO GAS COMPANY _____ DATE _____
CENTURY LINK _____ DATE _____
COMCAST _____ DATE _____

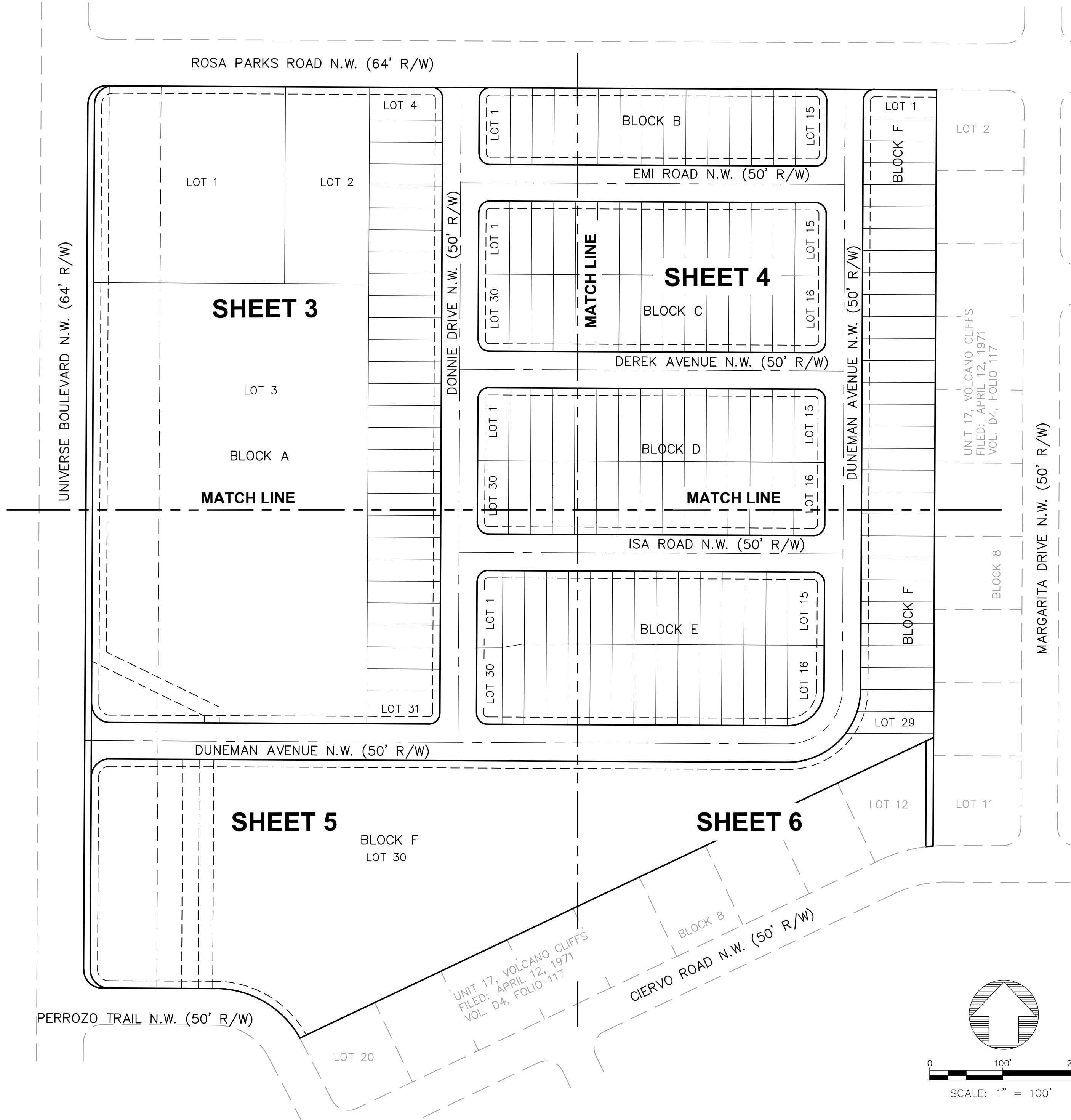
CITY APPROVALS:

Dan Bero PS. for Loren Risenhoover, PS 11/10/2022
CITY SURVEYOR _____ DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
ABCWUA _____ DATE _____
PARKS & RECREATION DEPARTMENT _____ DATE _____
AMAFCA _____ DATE _____
CITY ENGINEER/HYDROLOGY _____ DATE _____
CODE ENFORCEMENT _____ DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

PROJECT NO. 22030

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PLAT OF
UNIVERSE VIEW SUBDIVISION
 BEING A REPLAT OF LOT 1, BLOCK 8
 UNIT 17, VOLCANO CLIFFS
 LOCATED WITHIN SECTION 22, TOWNSHIP 11 NORTH
 RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2022



DRAINAGE EASEMENT LANGUAGE FOR SUBDIVISION PLAT

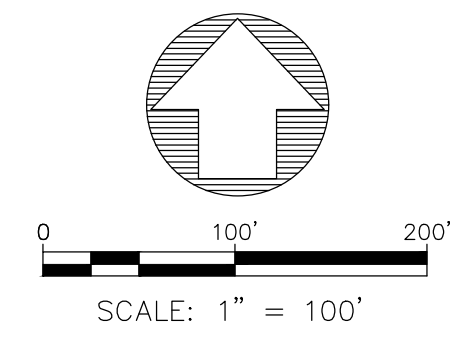
AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. GRANTOR SHALL CONSTRUCT DRAINAGE FACILITIES IN THE EASEMENT IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER IN ACCORDANCE WITH THE DRAINAGE REPORT WITH ENGINEER'S STAMP DATE _____ AND THE GRADING AND DRAINAGE PLAN WITH ENGINEER'S STAMP DATE _____ WHICH REPORT AND PLANS ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER FILE # _____. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.


THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OF MODIFY SAID DRAINAGE FACILITY.

NEW EASEMENTS:

- ① 10' PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT.
- ② 20' DRAINAGE EASEMENT GRANTED BY THIS PLAT.
- ③ 20' PUBLIC SEWER EASEMENT GRANTED BY THIS PLAT.
- ④ 125' DRAINAGE EASEMENT GRANTED BY THIS PLAT.

PROJECT NO. 22030



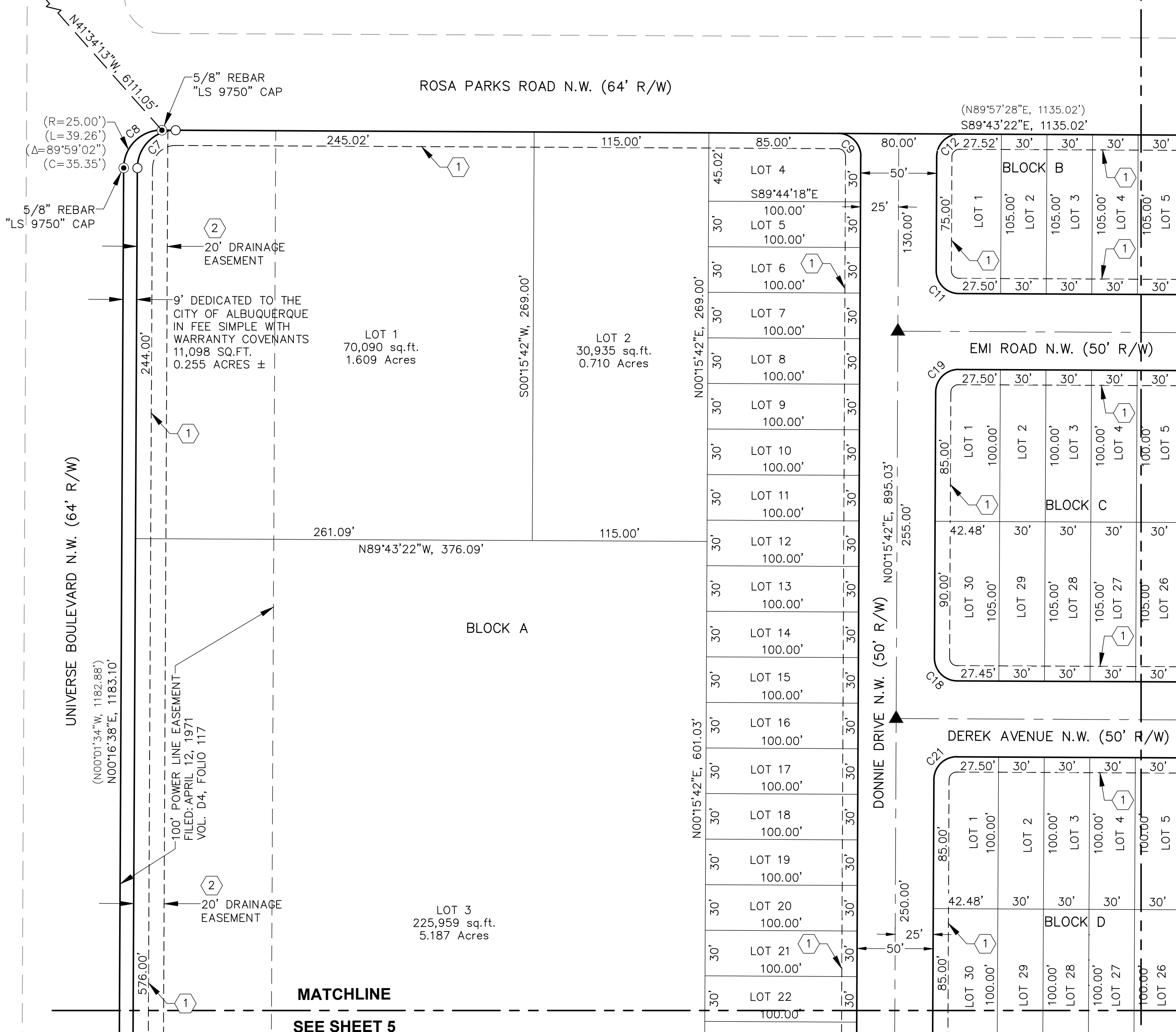


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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2022

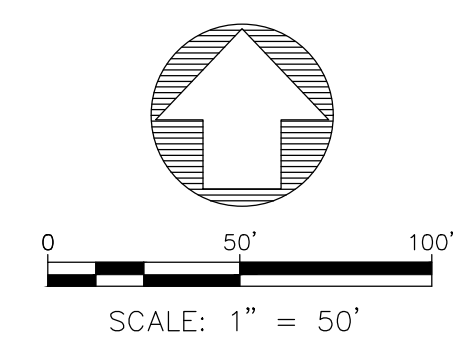
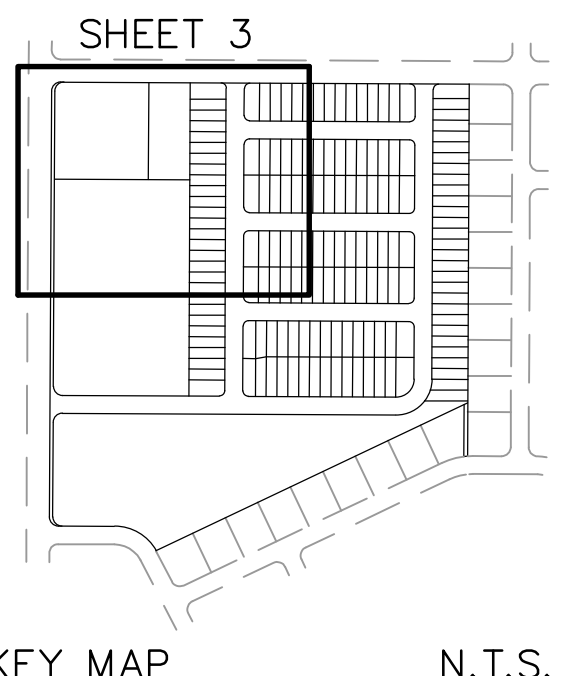
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 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 PUBLISHED DATA IN NAD 1983
 Y=1523503.475 U.S. SURVEY FEET
 X=1493655.03 U.S. SURVEY FEET
 DELTA ALPHA= -0°16'58.96"
 GROUND TO GRID FACTOR= 0.999664360
 PUBLISHED DATA IN NAVD 1988
 ELEVATION= 5524.95 U.S. SURVEY FEET



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C7	39.27	25.00	90°00'00"	S45°16'38"W	35.36
C8	39.27	25.00	90°00'00"	S45°16'38"W	35.36
C9	23.56	15.00	89°59'04"	N44°43'50"W	21.21
C11	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C12	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C18	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C19	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C21	23.57	15.00	90°00'56"	S45°16'10"W	21.22

LOT AREA:

BLOCK	LOT	SQ.FT.	ACRES
BLOCK A	LOT 4	4,453	0.102
	LOTS 5-22	3,000	0.069
BLOCK B	LOT 1	4,367	0.100
	LOTS 2-5	3,150	0.072
BLOCK C	LOT 1	4,201	0.096
	LOTS 2-5	3,000	0.069
	LOT 26-29	3,150	0.072
	LOT 30	4,410	0.101
BLOCK D	LOT 1	4,189	0.963
	LOTS 2-5	3,000	0.069
	LOTS 26-29	3,000	0.069
	LOT 30	4,198	0.096



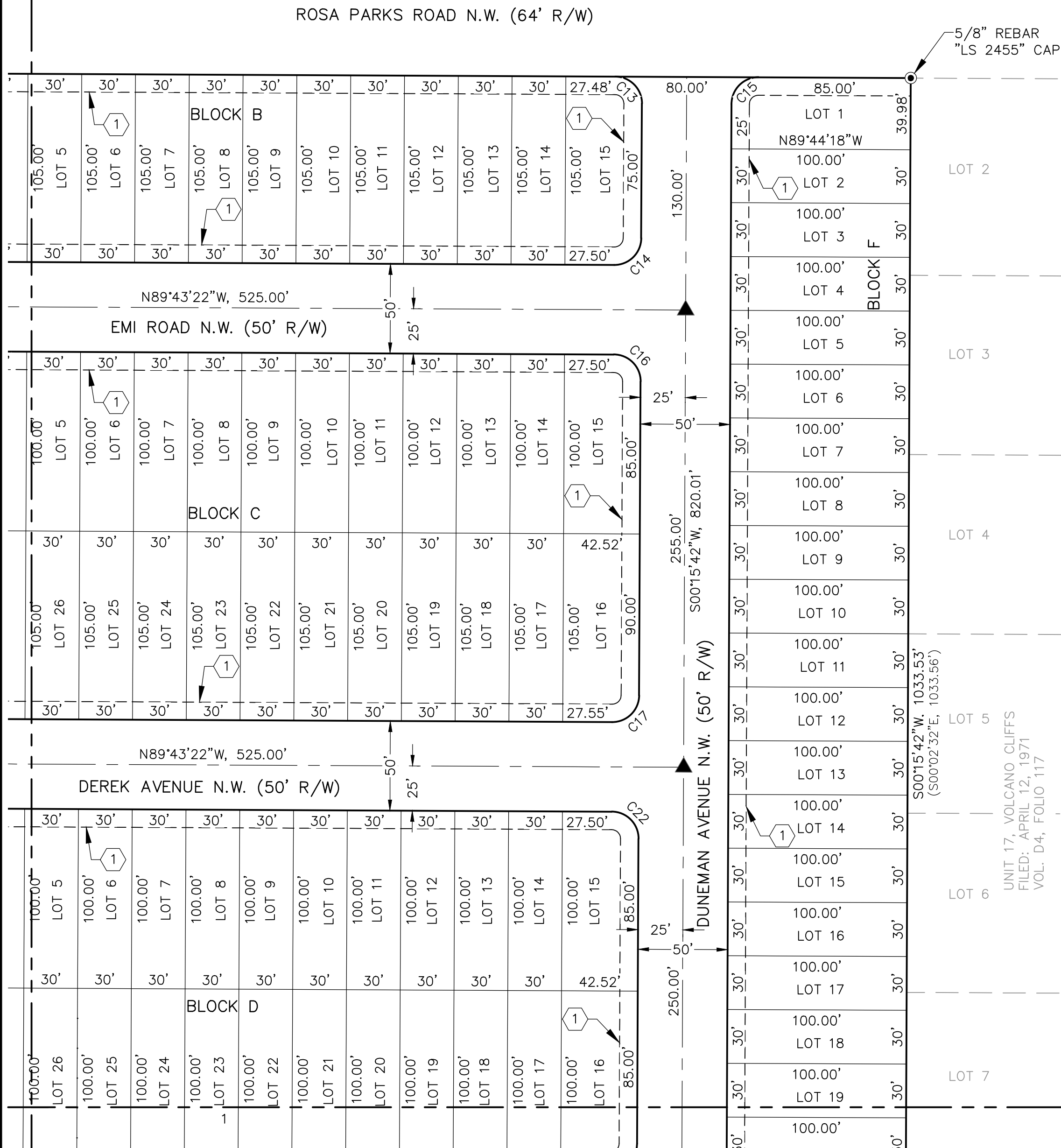
PROJECT NO. 22030

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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2022

SEE SHEET 3
MATCHLINE



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C11	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C12	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C13	23.56	15.00	89°59'04"	N44°43'50"W	21.21
C14	23.57	15.00	90°00'56"	N45°16'10"E	21.22
C15	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C16	23.56	15.00	89°59'04"	N44°43'50"W	21.21
C17	23.57	15.00	90°00'56"	N45°16'10"E	21.22
C18	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C19	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C20	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C21	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C22	23.56	15.00	89°59'04"	N44°43'50"W	21.21
C23	23.57	15.00	90°00'56"	N45°16'10"E	21.22
C25	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C26	23.56	15.00	89°59'04"	N44°43'50"W	21.21

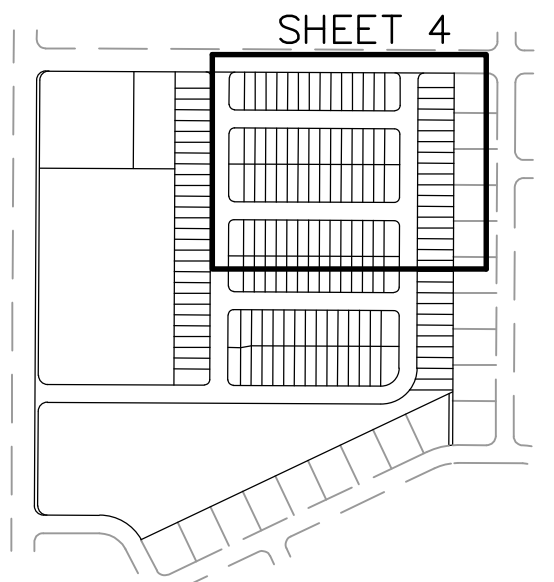
LOT AREA:

BLOCK	SQ.FT.	ACRES
BLOCK B		
LOT 1	4,367	0.100
LOTS 2-14	3,150	0.072
LOT 15	4,365	0.100
BLOCK C		
LOT 1	4,201	0.096
LOTS 2-14	3,000	0.069
LOT 15	4,203	0.096
LOT 16	4,418	0.101
LOTS 17-29	3,150	0.072
LOT 30	4,410	0.101
BLOCK D		
LOT 1	4,189	0.096
LOTS 2-14	3,000	0.069
LOT 15	4,203	0.096
LOT 16	4,205	0.096
LOTS 17-29	3,000	0.069
LOT 30	4,198	0.096
BLOCK E		
LOT 1	3,631	0.083
LOT 2	3,075	0.071
LOTS 3-14	3,000	0.069
LOT 15	4,948	0.114
BLOCK F		
LOT 1	3,951	0.091
LOTS 2-26	3,000	0.069

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N80°48'54"E	30.41

LOT AREA:

BLOCK	SQ.FT.	ACRES
BLOCK B		
LOT 1	4,367	0.100
LOTS 2-14	3,150	0.072
LOT 15	4,365	0.100
BLOCK C		
LOT 1	4,201	0.096
LOTS 2-14	3,000	0.069
LOT 15	4,203	0.096
LOT 16	4,418	0.101
LOTS 17-29	3,150	0.072
LOT 30	4,410	0.101
BLOCK D		
LOT 1	4,189	0.096
LOTS 2-14	3,000	0.069
LOT 15	4,203	0.096
LOT 16	4,205	0.096
LOTS 17-29	3,000	0.069
LOT 30	4,198	0.096
BLOCK E		
LOT 1	3,631	0.083
LOT 2	3,075	0.071
LOTS 3-14	3,000	0.069
LOT 15	4,948	0.114
BLOCK F		
LOT 1	3,951	0.091
LOTS 2-26	3,000	0.069

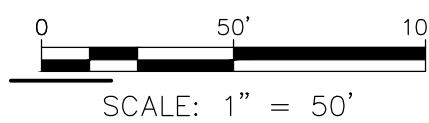
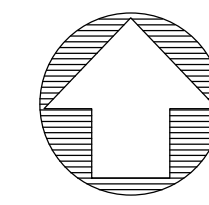


KEY MAP N.T.S.

MARGARITA DRIVE N.W. (50' R/W)

UNIT 17, VOLCANO CLIFFS
FILED: APRIL 12, 1971
VOL. D4, FOLIO 117

MATCHLINE
SEE SHEET 6



SHEET 4 OF 6

PROJECT NO. 22030


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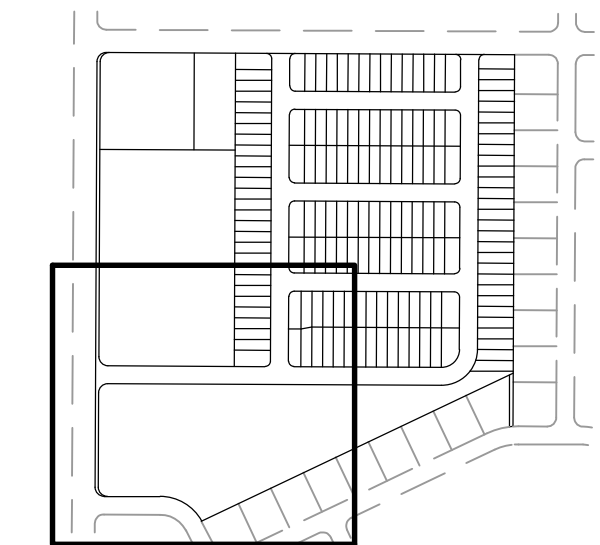
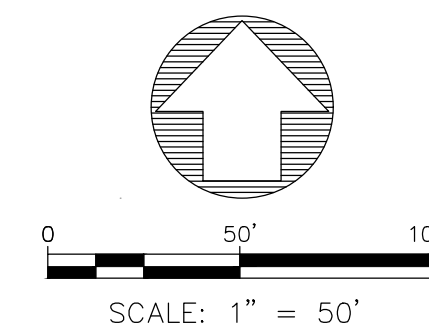
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PLAT OF
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 BEING A REPLAT OF LOT 1, BLOCK 8
 UNIT 17, VOLCANO CLIFFS
 LOCATED WITHIN SECTION 22, TOWNSHIP 11 NORTH
 RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2022

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	139.87	132.54	60°27'58"	N59°29'17"W	133.47
C3	39.27	25.00	89°59'54"	S44°43'19"E	35.35
C4	39.27	25.00	89°59'54"	S44°43'19"E	35.35
C5	39.27	25.00	90°00'00"	S45°16'38"W	35.36
C6	39.27	25.00	90°00'00"	S44°43'22"E	35.36
C10	23.57	15.00	90°00'56"	N45°16'10"E	21.22
C20	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C24	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C25	23.57	15.00	90°00'56"	S45°16'10"W	21.22

LOT AREA:

BLOCK	LOT	SQ.FT.	ACRES
BLOCK A	LOT 3	225,959	5.187
BLOCK D	LOT 30	4,198	0.096
BLOCK E	LOT 1	3,631	0.083
	LOT 2	3,075	0.071
	LOTS 3-5	3,000	0.069
	LOTS 26-28	3,001	0.076
	LOT 29	3,226	0.074
	LOT 30	3,629	0.083



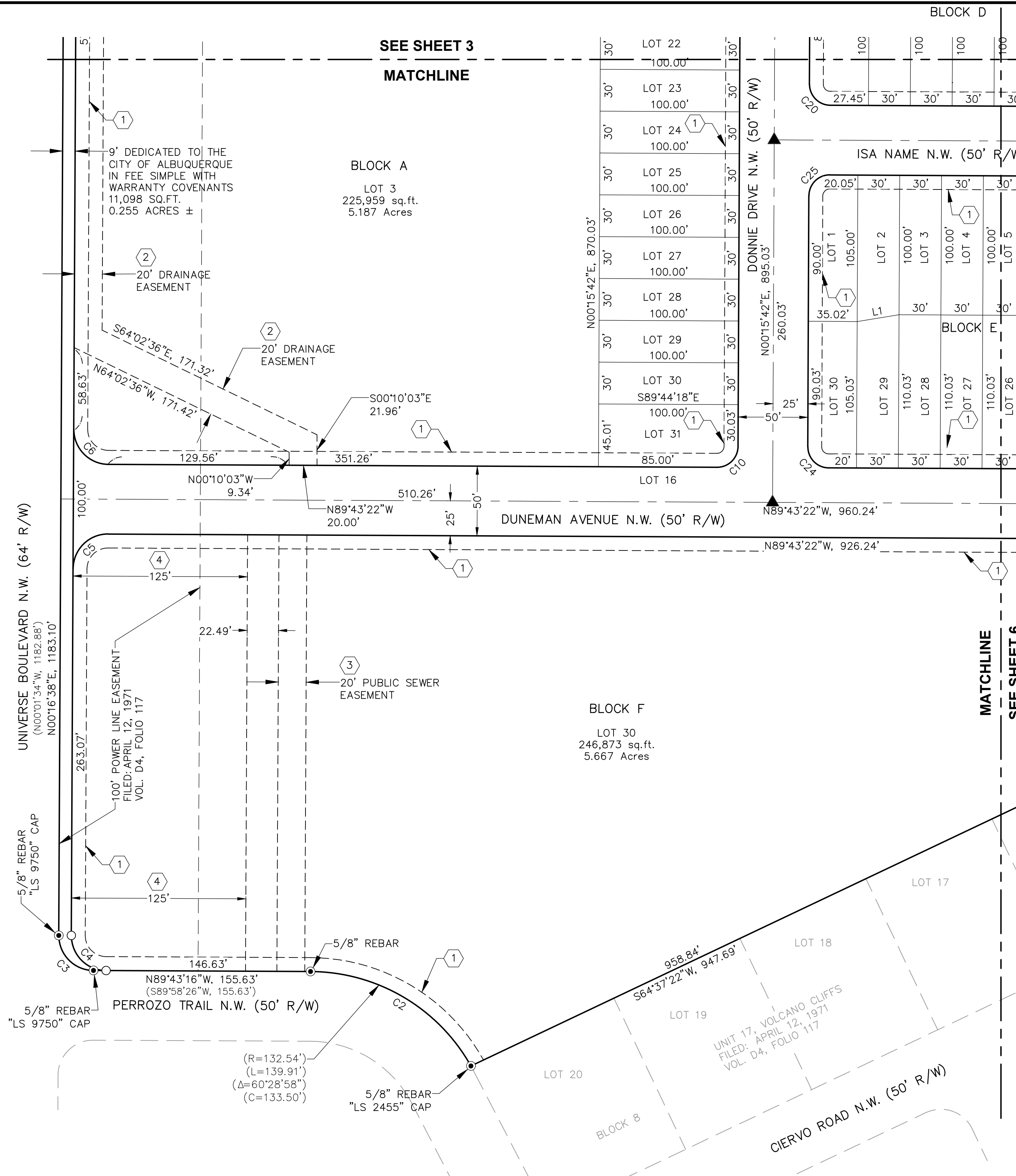
SHEET 5
 KEY MAP N.T.S.

PROJECT NO. 22030



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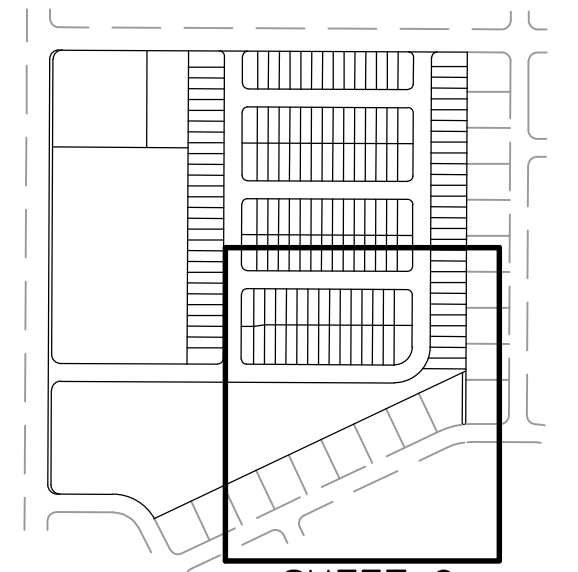
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 BEING A REPLAT OF LOT 1, BLOCK 8
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 RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2022

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	10.04	200.72	2°52'01"	S84°41'21"W	10.04
C10	23.57	15.00	90°00'56"	N45°16'10"E	21.22
C20	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C23	23.57	15.00	90°00'56"	N45°16'10"E	21.22
C24	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C25	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C26	23.56	15.00	89°59'04"	N44°43'50"W	21.21
C27	78.55	50.00	90°00'56"	N45°16'10"E	70.72
C28	117.83	75.00	90°00'56"	N45°16'10"E	106.08
C29	92.76	100.00	53°08'45"	N63°42'16"E	89.47
C30	33.88	100.00	19°24'44"	N27°25'31"E	33.72
C31	30.47	100.00	17°27'27"	N08°59'25"E	30.35

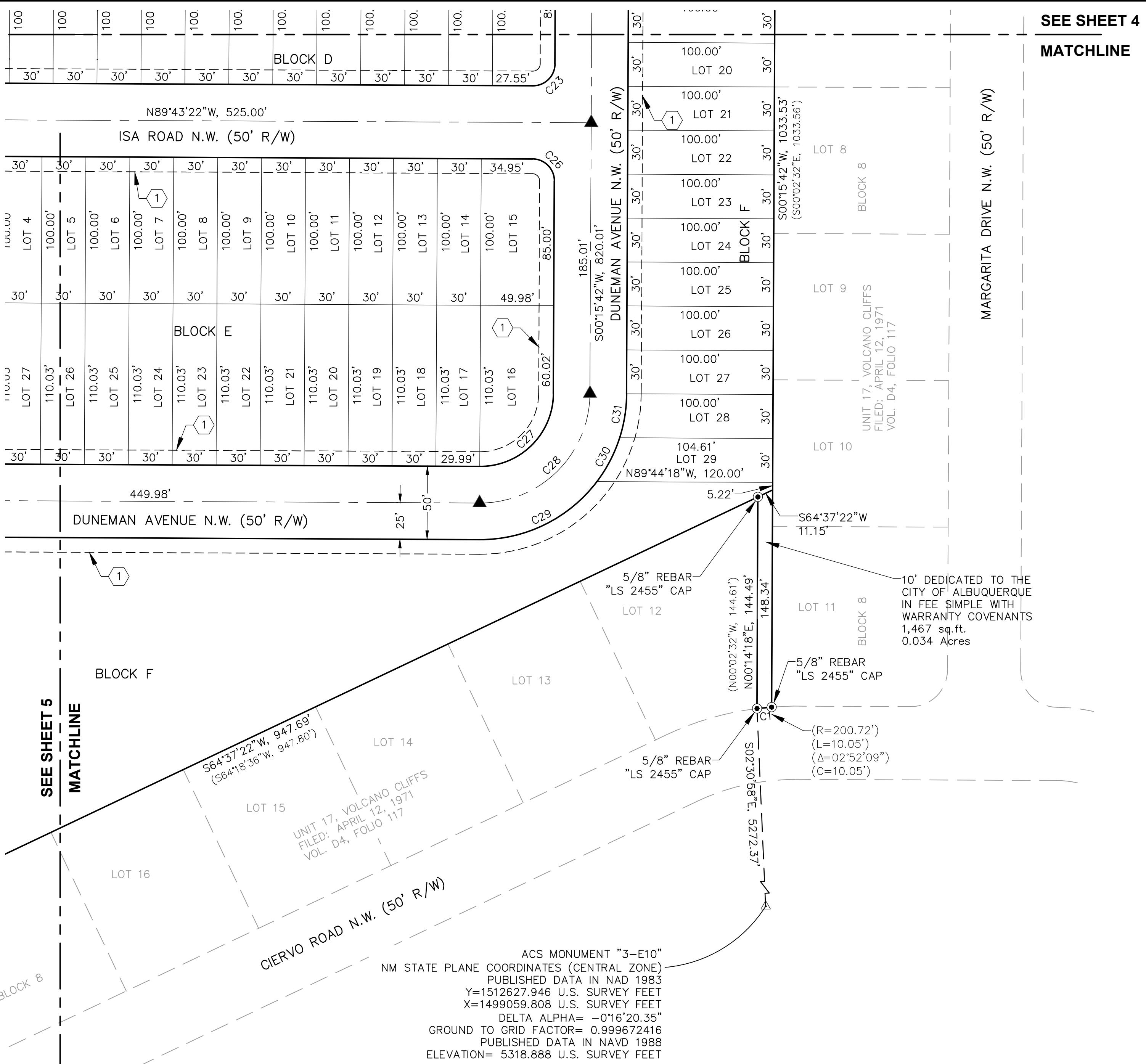
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N80°48'54"E	30.41

LOT AREA:

BLOCK	SQ.FT.	ACRES
BLOCK E		
LOT 1	4,928	0.113
LOT 2	3,075	0.071
LOTS 3-14	3,000	0.069
LOT 15	4,948	0.114
LOT 16	4,964	0.114
LOTS 17-28	3,301	0.076
LOT 29	3,226	0.074
LOT 30	3,329	0.083
BLOCK F		
LOTS 20-27	3,000	0.069
LOT 28	3,046	0.070
LOT 29	3,337	0.077

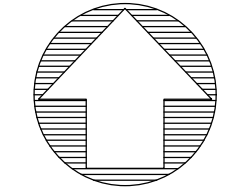


KEY MAP N.T.S.



SEE SHEET 4
 MATCHLINE

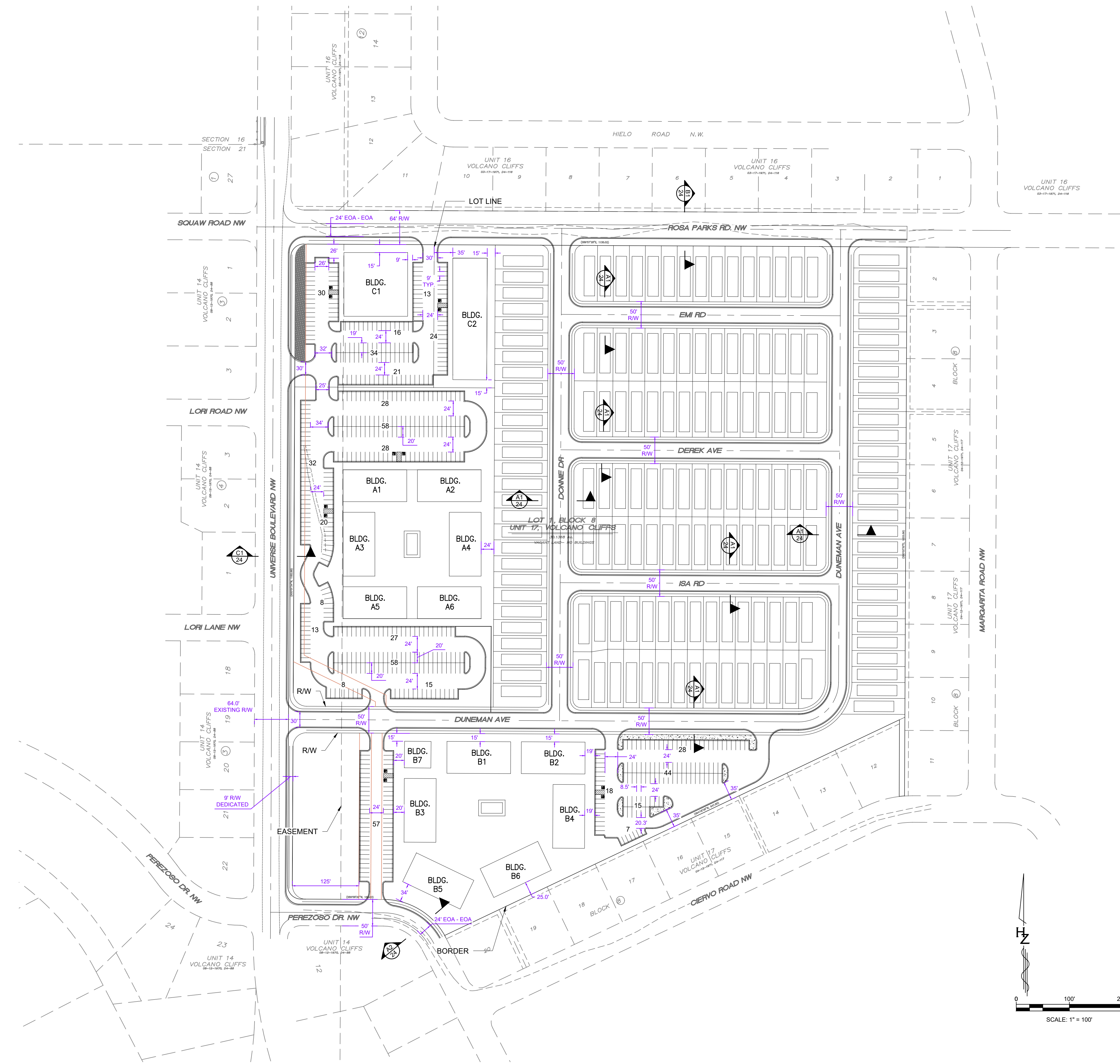
SEE SHEET 5
 MATCHLINE



0 50' 100'
 SCALE: 1" = 50'

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 PH 505.352.8930 www.fierrocompany.com

Plotted: 11/09/2022 3:12:45 PM By: Ricketts, Mark
 File: H:\931493\01 - Volcano Cliffs Subdivision UT17 B8 L110 CAD & BIM\10.1 AutoCAD\Sheet Set\PRELIMINARY
 Last Saved: 11/09/2022 2:10:28 PM, 11/09/2022



AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION	
CONTRACTOR	DATE	ACS MONUMENT	DATE	FIELD NOTES	NO.
WORK BY: RICKETTS, MARK		STANDARD 3 1/4" ALUMINUM DISC		BY:	
REVISIONS ACCEPTANCE BY:		NEW MEXICO STATE PLANE COORDINATES CENTRAL ZONE N.A.D. 1983			
VEGETATION BY:		N= 1572.627 946			
DRAWINGS CORRECTED BY:		E= 1498.059 888			
MICRO-FILM INFORMATION		GROUND TO GRID FACTOR=0.99972416			
RECORDED BY:		MAPPING ANGLE=0.1670135			

SITE DATA	
SITE ADDRESS: UNIVERSE BLVD AND ROSA PARKS RD NW, ALBUQUERQUE, NM	
LEGAL DESCRIPTION: LOT 1, BLOCK 8, VOLCANO CLIFFS	
SUBDIVISION	
ACRES: 30.13	
ZONE ATLAS: D-10	
ZONING SUMMARY: (MX-L) MIXED-USE - LOW INTENSITY ZONE	
DISTRICT:	
CONSTRUCTION TYPE: V-A FOR APARTMENTS & COMMERCIAL	
V-B FOR TOWNHOME LOTS	
BUILDING HEIGHT: COMMERCIAL 20'-0", APARTMENTS 32'-0"	
SPRINKLERED: APARTMENTS & COMMERCIAL FULLY SPRINKLERED;	
TOWNHOMES NOT SPRINKLERED	

BUILDING DATA	
BUILDING TYPE - A:	
FIRST LEVEL	7,200 GSF = APARTMENTS
APARTMENT UNITS	16
TOTAL	96
SECOND LEVEL	7,200 GSF = APARTMENTS
BLDG A1-A6	86,400 GSF
TOTAL	86,400 GSF
CONSTRUCTION TYPE:	V-A
BUILDING TYPE - B:	
FIRST LEVEL	7,200 GSF = APARTMENTS
APARTMENT UNITS	16
TOTAL	96
SECOND LEVEL	7,200 GSF = APARTMENTS
BLDG B1-B6	86,400 GSF
TOTAL	86,400 GSF
CONSTRUCTION TYPE:	V-A
BUILDING TYPE - B7:	
FIRST LEVEL	2,500 GSF = (GYM/OFFICE)
SECOND LEVEL	2,500 GSF = (APARTMENTS)
TOTAL	5,000 GSF
APARTMENTS UNITS	4
TOTAL APARTMENT UNITS = 196	
BUILDING TYPE - C1:	
FIRST LEVEL	14,400 GSF = PHARMACY w/o DRIVE THRU
TOTAL	14,400 GSF
CONSTRUCTION TYPE:	V-A
BUILDING TYPE - C2:	
FIRST LEVEL	14,726 GSF = (SHOPPING CENTER)
TOTAL	14,726 GSF
CONSTRUCTION TYPE:	V-A
TOTAL BUILDING AREA 203,325 GSF	
LARGEST SF SPACE- BLDG C2 16,725 GSF	
BUILDING TYPE - TOWNHOMES:	
LOT SIZE	3000 SF
NUMBER OF LOTS	162
CONSTRUCTION TYPE:	V-B

PARKING	
PEDESTRIAN PARKING:	
STANDARD =	600
ADA =	12
TOTAL =	602

Designed By:

HUITT-ZOLIARS
 Huitt-Zollars, Inc. Albuquerque
 6501 Americas Pkwy NE, Suite 550
 Albuquerque, New Mexico 87110
 Phone (505) 883-8114 Fax (505) 883-5022

UNIVERSE VIEW SUBDIVISION

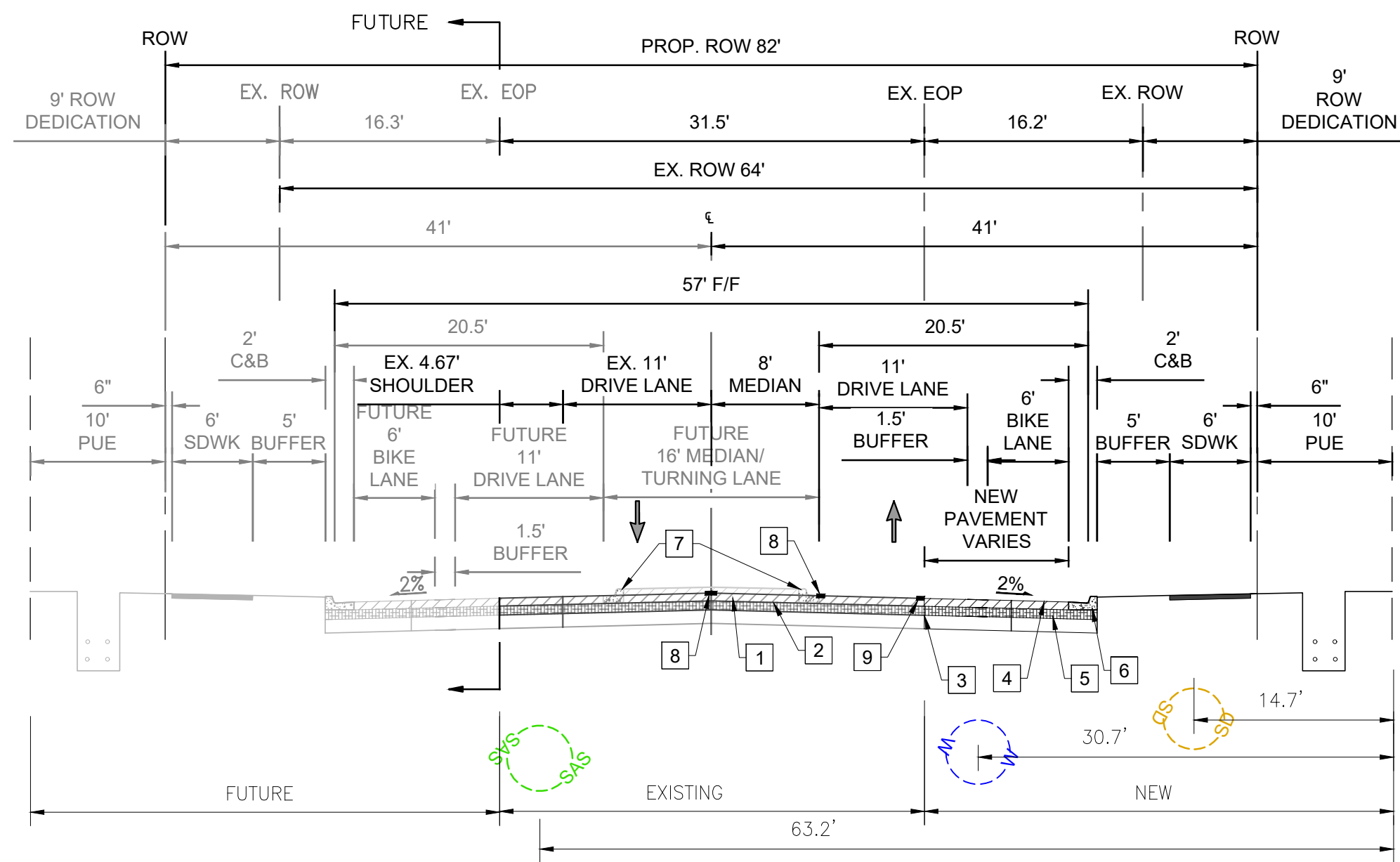
TITLE: **SITE PLAN**

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. **709790-93** Zone Map No. **D - 10** Sheet **Of**

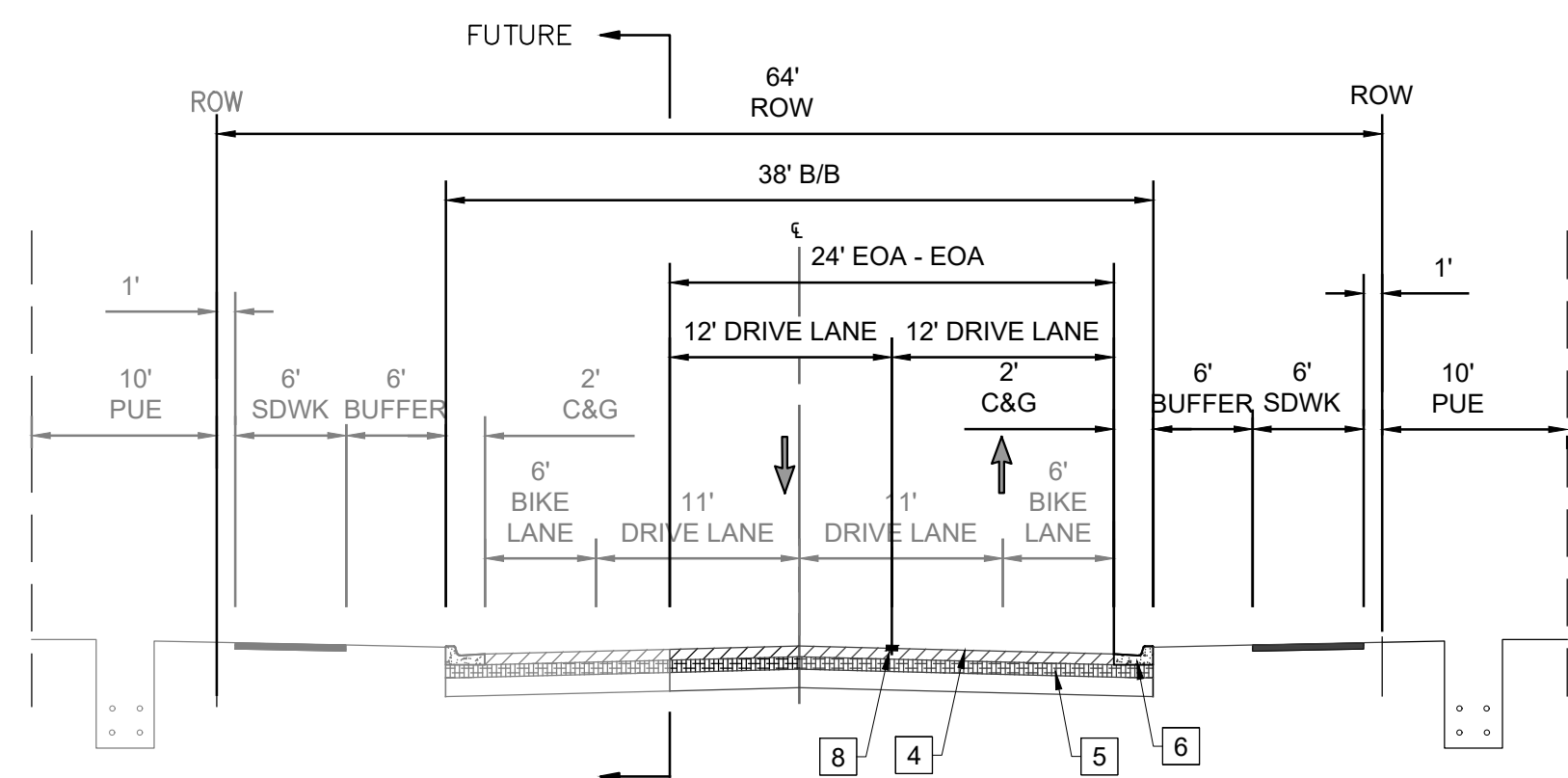
PROJECT NO. **PR-2020-004596** SHEET **Of**

Plotted: 11/09/2022 3:12:45 PM By: Ricketts, Mark
 File: H:\931493\01 - Volcano Cliffs Subdivision UT17 B8 L110 CAD & BIM\10.1 AutoCAD\Sheet Set\PRELIMINARY
 Last Saved: 11/09/2022 2:10:28 PM, 11/09/2022

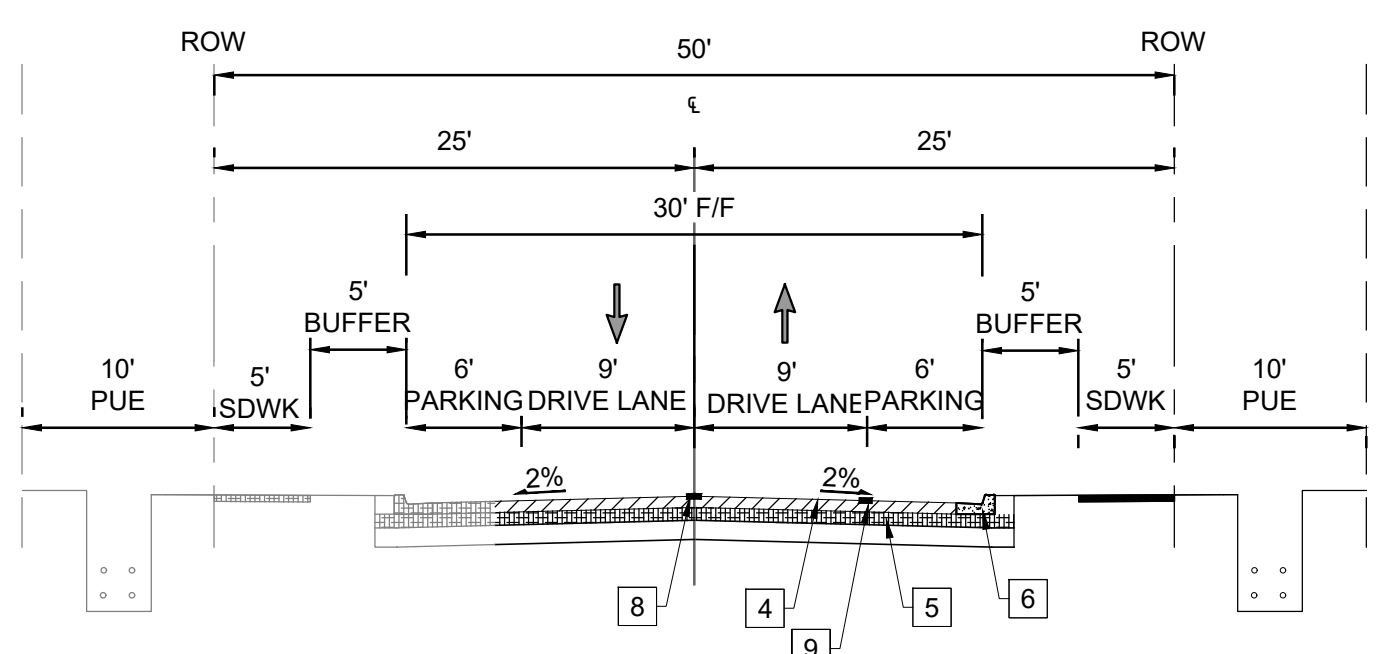


- 1 FUTURE 2" CONCRETE (AC) OVERLAY 1-2" LIFT.
- 2 EX 3" ASPHALT CONCRETE TO REMAIN.
- 3 SAWCUT, REMOVE EXISTING ASPHALT CONCRETE
- 4 5" ASPHALT CONCRETE (AC) 1-2" LIFT ABD 1-3" LIFT
- 5 12" SUBGRADE PREP (R VALUE > 50) 95% MIN.
- 6 STANDARD CURB AND GUTTER PER STD DWG 2415A
- 7 FUTURE MEDIAN CURB AND GUTTER
- 8 4" DOUBLE YELLOW STRIPE
- 9 4" SOLID WHITE STRIPE

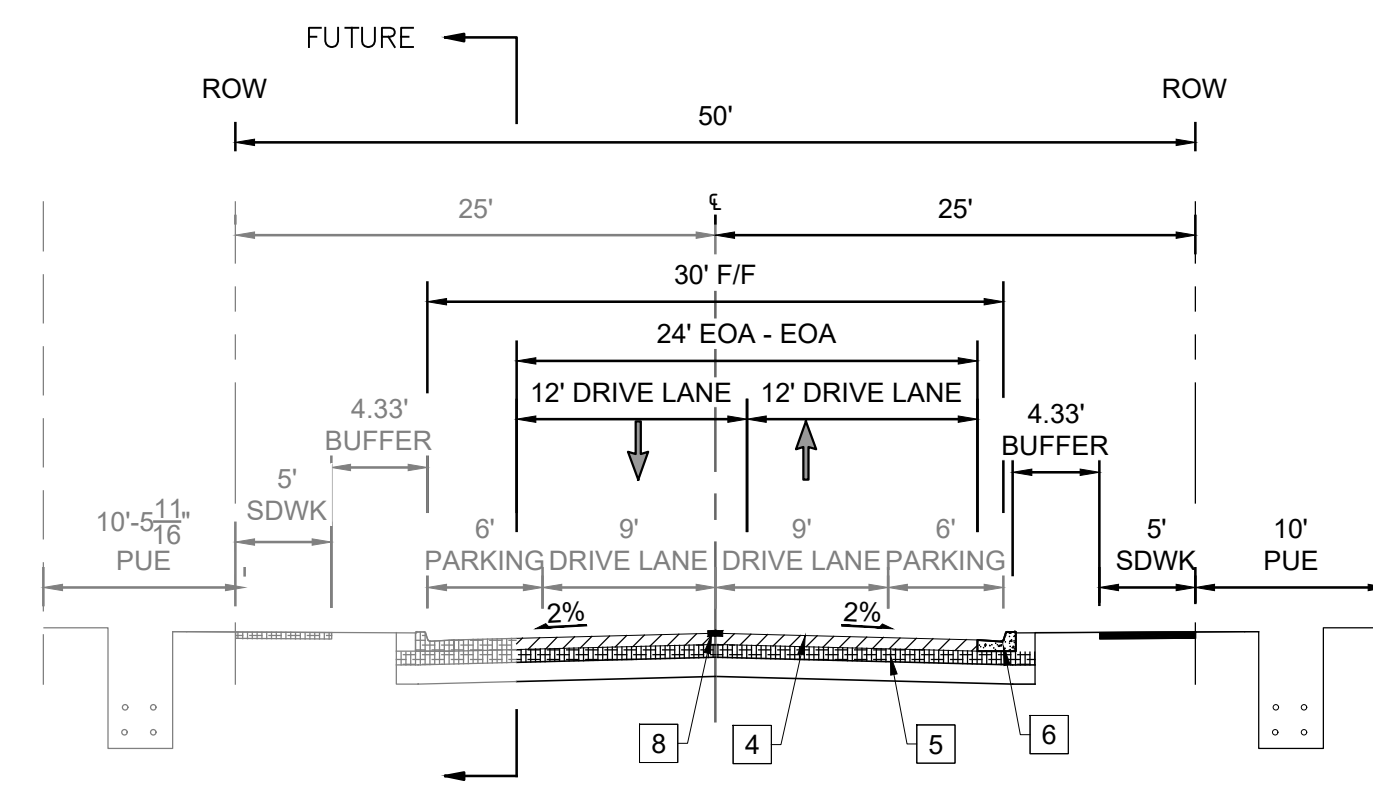
ROAD SECTION @ UNIVERSE BOULEVARD (MINOR ARTERIAL) SCALE: 1"=10' C1



ROAD SECTION @ ROSA PARKS ROAD NW (MAJOR COLLECTOR) SCALE: 1"=10' B1



ROAD SECTION @ INTERNAL ROADS (LOCAL STREET) SCALE: 1"=10' A1
 DUNEMAN AVE
 DONNIE DR
 EMI RD
 DEREK AVE
 ISA RD



ROAD SECTION @ PEREZOSO DRIVE NW/INTERNAL ROADS (LOCAL STREET) SCALE: 1"=10' A2

Designed By: **HUITT-ZOLLARS**
 Huitt-Zollars, Inc. Albuquerque
 6501 Americas Pkwy NE, Suite 550
 Albuquerque, New Mexico 87110
 Phone (505) 883-8114 Fax (505) 883-5022

NO.	DATE	REVISIONS	BY
		DESIGN	

DESIGNED BY: DMD
 DRAWN BY: MTR
 DWG NAME: UNIVERSE VIEW SUBDIVISION
 CHECKED BY: DMD
 DATE: 10/27/2022
 DATE: 10/27/2022
 PROJ # - R314494.01
 DATE: 10/27/2022

UNIVERSE VIEW SUBDIVISION			
TYPICAL SECTIONS			
Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No. D - 10	Sheet	Of
PROJECT NO. PR-2020-004596		SHEET 24	

Plotted: 1/19/2022 4:26:05 PM. By: Ricketts, Mark
 Hydro/R314494.01 - Volcano Cells Subdivision U17 B1 B1.110 CADD & BIM10.1 AutoCAD/Sheet Set/PRELIMINARY
 PLAY PACKAGES/PS - Typical Sections.dwg
 User: daniel.1/19/2022 3:16:59 PM. mckenna

AS BUILT INFORMATION	
CONTRACTOR	DATE
WORK STAMPED BY	DATE
FIELD ACCEPTANCE BY	DATE
FIELD REVISION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	DATE

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	
NO.	

**Receipt**

Print Date: Dec 08, 2022

RETURN TO**REFERENCE**

Ship Date: 12/8/22

Ship from ZIP: 87124

Weight: 0 lbs. 3 oz.

User: HuittZoll-010

Cost Code: R314494.01

Refund Type: Mail-in

Reference #:

Printed on: Stamps

Tracking #: Volcano Cliffs Subdivision
public notice**SHIP TO****SERVICE****UNIT PRICE**

First Class ® \$42.00

Tracking \$0.00

Insurance (N/A)

Subtotal \$1.68

Label Quantity 25

Total Cost \$42.00



Receipt

Print Date: Dec 08, 2022

RETURN TO

REFERENCE

Ship Date: 12/8/22

Ship from ZIP: 87124

Weight: 0 lbs. 3 oz.

User: HuittZoll-010

Cost Code: R314494.01

Refund Type: Mail-in

Reference #:

Printed on: Stamps

Tracking #: Volcano Cliffs Subdivision
public notice

SHIP TO

SERVICE

UNIT PRICE

First Class ® \$40.32

Tracking \$0.00

Insurance (N/A)

Subtotal \$1.68

Label Quantity 24

Total Cost \$40.32

Duneman, Donnie

From: Duneman, Donnie
Sent: Thursday, December 8, 2022 1:37 PM
To: aboard111@gmail.com
Subject: Preliminary Plat Submittal for Universe View Subdivision Notification
Attachments: NA Notice Complete RHORVATH.pdf

Good afternoon,

Huitt-Zollars, on behalf of Issa and Nancy Rabadi, will be submitting a preliminary plat for DRB approval for Universe View Subdivision. Attached is the information on this project per the requirements of the submittal. You will be receiving this information via mail as well.

Please let me know if you have any questions.

Thanks,

Donnie Duneman, P.E.
Senior Project Manager
505.892.5141 x 10922
505.235.7158 (cell)

Duneman, Donnie

From: Duneman, Donnie
Sent: Thursday, December 8, 2022 1:37 PM
To: 'ekhaley@comcast.net'
Subject: Preliminary Plat Submittal for Universe View Subdivision Notification
Attachments: NA Notice Complete EHALEY.pdf

Good afternoon,

Huitt-Zollars, on behalf of Issa and Nancy Rabadi, will be submitting a preliminary plat for DRB approval for Universe View Subdivision. Attached is the information on this project per the requirements of the submittal. You will be receiving this information via mail as well.

Please let me know if you have any questions.

Thanks,

Donnie Duneman, P.E.
Senior Project Manager
505.892.5141 x 10922
505.235.7158 (cell)

Duneman, Donnie

From: Microsoft Outlook
To: ekhaley@comcast.net
Sent: Thursday, December 8, 2022 1:37 PM
Subject: Undeliverable: Preliminary Plat Submittal for Universe View Subdivision Notification



Your message to ekhaley@comcast.net couldn't be delivered.

[ekhaley](mailto:ekhaley@comcast.net) wasn't found at [comcast.net](https://www.comcast.net).

dduneman Action Required	Office 365	ekhaley Recipient
Unknown To address		

How to Fix It

The address may be misspelled or may not exist. Try one or more of the following:

- Send the message again following these steps: In Outlook, open this non-delivery report (NDR) and choose **Send Again** from the Report ribbon. In Outlook on the web, select this NDR, then select the link "**To send this message again, click here.**" Then delete and retype the entire recipient address. If prompted with an Auto-Complete List suggestion don't select it. After typing the complete address, click **Send**.
- Contact the recipient (by phone, for example) to check that the address exists and is correct.
- The recipient may have set up email forwarding to an incorrect address. Ask them to check that any forwarding they've set up is working correctly.
- Clear the recipient Auto-Complete List in Outlook or Outlook on the web by following the steps in this article: [Fix email delivery issues for error code 5.1.1 in Office 365](#), and then send the message again. Retype the entire recipient address before selecting **Send**.

If the problem continues, forward this message to your email admin. If you're an email admin, refer to the **More Info for Email Admins** section below.

More Info for Email Admins

Status code: 550 5.1.1

This error occurs because the sender sent a message to an email address outside of Office 365, but the address is incorrect or doesn't exist at the destination domain. The error is reported by the recipient domain's email server, but most often it must be fixed by the person who sent the message. If the steps in the **How to Fix It** section above don't fix the problem, and you're the email admin for the recipient, try one or more of the following:

The email address exists and is correct - Confirm that the recipient address exists, is correct, and is accepting messages.

Synchronize your directories - If you have a hybrid environment and are using directory synchronization make sure the recipient's email address is synced correctly in both Office 365 and in your on-premises directory.

Errant forwarding rule - Check for forwarding rules that aren't behaving as expected. Forwarding can be set up by an admin via mail flow rules or mailbox forwarding address settings, or by the recipient via the Inbox Rules feature.

Mail flow settings and MX records are not correct - Misconfigured mail flow or MX record settings can cause this error. Check your Office 365 mail flow settings to make sure your domain and any mail flow connectors are set up correctly. Also, work with your domain registrar to make sure the MX records for your domain are configured correctly.

For more information and additional tips to fix this issue, see [Fix email delivery issues for error code 550 5.1.1 in Office 365.](#)

Original Message Details

Created Date: 12/8/2022 8:37:08 PM
Sender Address: dduneman@Huitt-Zollars.com
Recipient Address: ekhaley@comcast.net
Subject: Preliminary Plat Submittal for Universe View Subdivision Notification

Error Details

Reported error: 552 5.1.1 <ekhaley@comcast.net> recipient rejected - extended quota violation
DSN generated by: IA0PR17MB6273.namprd17.prod.outlook.com

Message Hops

HOP	TIME (UTC)	FROM	TO	WITH
1	12/8/2022 8:37:08 PM	DM6PR17MB3977.namprd17.prod.outlook.com	DM6PR17MB3977.namprd17.prod.outlook.com	mapi
2	12/8/2022 8:37:08 PM	DM6PR17MB3977.namprd17.prod.outlook.com	IA0PR17MB6273.namprd17.prod.outlook.com	Microsoft SMTP Server Cipher=TLS_ECDHE_

Original Message Headers

ARC-Seal: i=1; a=rsa-sha256; s=arcselector9901; d=microsoft.com; cv=none;

b=WuV115NYnDlXVZqliSvzVIddiz9Tdyzq7TltMLhXEU6GF10b93DJWFr+dWmlMQ52VTBCwi+fEucYDawdkbTpVUWUfKAg6ALRHZUnKGURQkTmDrwiIJ7FvDoVMSDFcxcfvD8Whnu9euB2Vw45QGVWp5u7jxGOv5iQZaI/+ZPN9Gvz/Dt7v8fYMIbdlJVEkNqLx06S2VeQTaSDCaF4LmkGAHSv9IhNqcSyuy6PaGz4uDF9kR6GNpjApRl0pP9MZdwWsPgUg2Jt7crvbxNXnBA0Y+iD/2Oe+h0vJCLoCzzMuQoEpBF/+E15t5deccFwX6PbanWv/WbtXlRGSZzQw7A==

ARC-Message-Signature: i=1; a=rsa-sha256; c=relaxed/relaxed; d=microsoft.com; s=arcselector9901;

h=From:Date:Subject:Message-ID:Content-Type:MIME-Version:X-MS-Exchange-AntiSpam-MessageData-ChunkCount:X-MS-Exchange-AntiSpam-MessageData-0:X-MS-Exchange-AntiSpam-MessageData-1;

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b=W8Busxv5ECaJLTsoZozCZJCQ1vvtB0sTP3ULQji81Q00yXhLfEnsF/BgW0W2EJBRRN7vUMjOcLqBANBhrKhgfOw6i6K22P2GOoc6JcAnzduRRU52h35x625RI0opOGyViqrZwNr7a/0DLBnj2c3TqcP6YFO8grrpX866K8aLn6hGzrCJXTUxSuoKcrPJ35zuhlwtDTE7QaBur1Zz9q3kXRcbqJ6uFoDsCWkbFvja6Gsgeza99er1EHLSO9WDHj3xqOj1UFMmC4QLxUiAnTP3Thpal0tAOUDFN/YEMHdxwWADT/+0Yf6LD8DBM4tpC/JSZnv6ICgMFVbTlgsb0g==

ARC-Authentication-Results: i=1; mx.microsoft.com 1; spf=pass

smtp.mailfrom=huitt-zollars.com; dmarc=pass action=none

header.from=huitt-zollars.com; dkim=pass header.d=huitt-zollars.com; arc=none

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=huitt-zollars.com;

s=selector1;

h=From:Date:Subject:Message-ID:Content-Type:MIME-Version:X-MS-Exchange-SenderADCheck;

bh=N2GuDb9mNxt/pMZyq669q0G0N5uqqc6RR1YVBjRlW9c=;

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Received: from DM6PR17MB3977.namprd17.prod.outlook.com (2603:10b6:5:255::21)

by IA0PR17MB6273.namprd17.prod.outlook.com (2603:10b6:208:43d::11) with

Microsoft SMTP Server (version=TLS1_2,

cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384) id 15.20.5857.23; Thu, 8 Dec

2022 20:37:08 +0000

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([fe80::1410:1dc7:a676:6b1%8]) with mapi id 15.20.5880.014; Thu, 8 Dec 2022

20:37:08 +0000

From: "Duneman, Donnie" <dduneman@Huitt-Zollars.com>

To: "ekhaley@comcast.net" <ekhaley@comcast.net>

Subject: Preliminary Plat Submittal for Universe View Subdivision Notification

Thread-Topic: Preliminary Plat Submittal for Universe View Subdivision

Notification

Thread-Index: AdkLREoxBlEdRjYgQ8qMBEwO21/wbA==

Date: Thu, 8 Dec 2022 20:37:08 +0000

Message-ID:

<DM6PR17MB397717A9D6798F6DD95F3AD2851D9@DM6PR17MB3977.namprd17.prod.outlook.com>

Accept-Language: en-US

Content-Language: en-US

X-MS-Has-Attach: yes

X-MS-TNEF-Correlator:

authentication-results: dkim=none (message not signed)

header.d=none;dmARC=none action=none header.from=Huitt-Zollars.com;

x-ms-publictraffictype: Email

x-ms-traffictypediagnostic: DM6PR17MB3977:EE_|IA0PR17MB6273:EE_

x-ms-office365-filtering-correlation-id: 8cab04e7-a724-4c4c-d12c-08dad95bfa0c

x-hzsrc: ONLINE

x-ms-exchange-senderadcheck: 1

x-ms-exchange-antispam-relay: 0

x-microsoft-antispam: BCL:0;

x-microsoft-antispam-message-info:

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Content-Type: multipart/mixed;

boundary="_004_DM6PR17MB397717A9D6798F6DD95F3AD2851D9DM6PR17MB3977namprd17"

MIME-Version: 1.0

X-OriginatorOrg: huitt-zollars.com

X-MS-Exchange-CrossTenant-AuthAs: Internal

X-MS-Exchange-CrossTenant-AuthSource: DM6PR17MB3977.namprd17.prod.outlook.com

X-MS-Exchange-CrossTenant-Network-Message-Id: 8cab04e7-a724-4c4c-d12c-08dad95bfa0c

X-MS-Exchange-CrossTenant-originalarrivaltime: 08 Dec 2022 20:37:08.6585

(UTC)

X-MS-Exchange-CrossTenant-fromentityheader: Hosted

X-MS-Exchange-CrossTenant-id: a8f78da4-4518-4e16-90ba-1d7e31123403

X-MS-Exchange-CrossTenant-mailboxtype: HOSTED

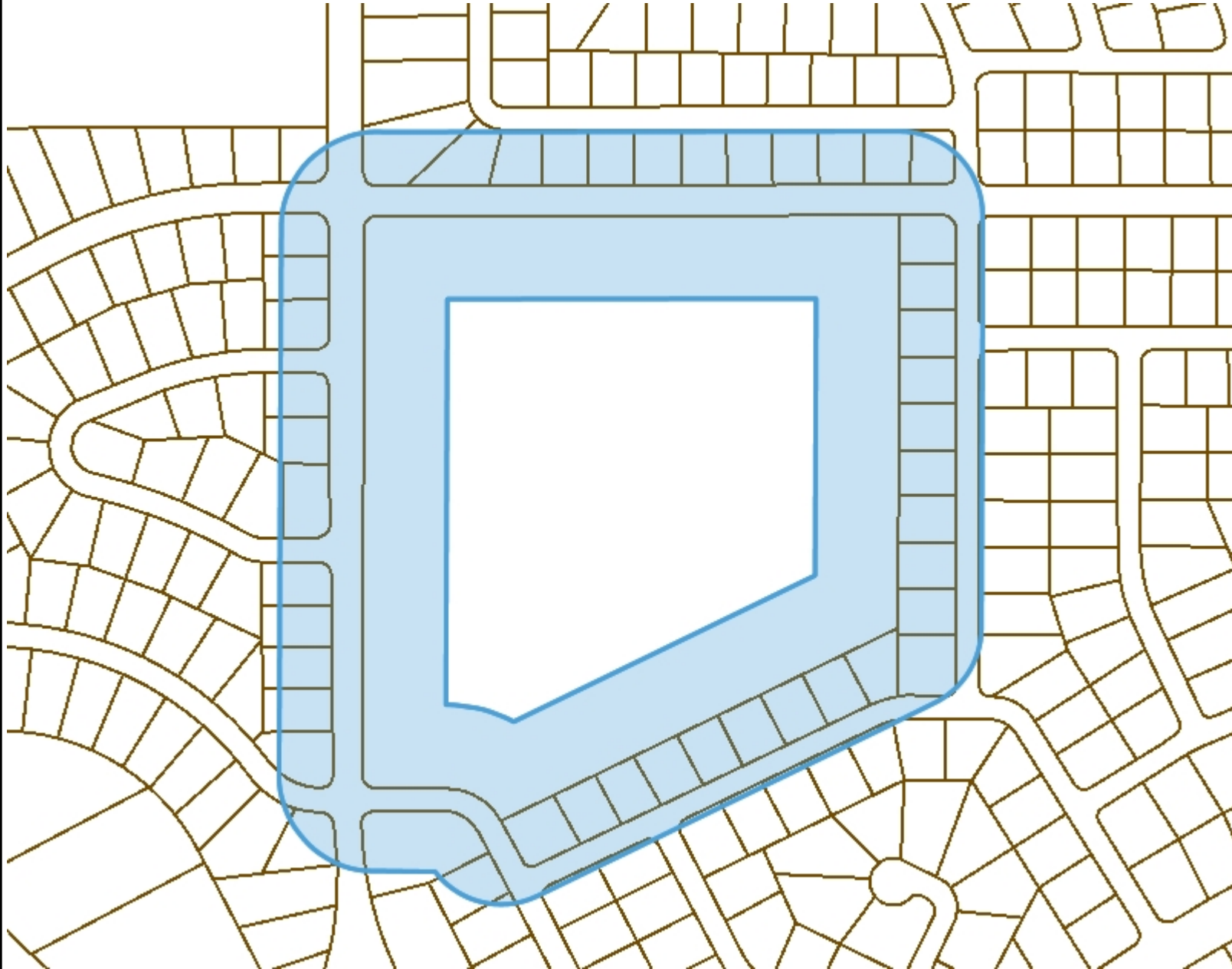
X-MS-Exchange-CrossTenant-userprincipalname:

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X-MS-Exchange-Transport-CrossTenantHeadersStamped: IA0PR17MB6273



SW corner of Universe Blvd. and Rosa Parks Rd.

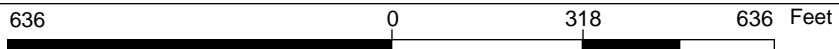


Legend

□ Bernalillo County Parcels

Notes

Buffer: 180 Ft.
ROW: Universe Blvd NW: 80 Ft.



WGS_1984_Web_Mercator_Auxiliary_Sphere
11/9/2022 © City of Albuquerque

1: 3,817

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

UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUS Address 2	Tax District	Legal Description
101006303638020000	BARGAS MARTIN	11903 HOLLY AVE NE	ALBUQUERQUE NM 87122-1509	N/A	ALBUQUERQUE NM 87120	A1A	* 020 008VOLCANO CLIFFS SUBD UNIT 17
101006312041520000	MARTINEZ LOURDES M	1508 FOOTHILL RD SW	ALBUQUERQUE NM 87105-4212	N/A	ALBUQUERQUE NM 87120	A1A	* 011 008VOLCANO CLIFFS SUBD UNIT 17
101006310352421000	SOTELO ENRIQUE	9804 CLEARWATER ST NW	ALBUQUERQUE NM 87114-5813	N/A	ALBUQUERQUE NM 87120	A1A	* 003 012VOLCANO CLIFFS SUBD UNIT 16
100906351552211000	NEW MEXICO BOYS RANCH	6209 HENDRIX RD NE	ALBUQUERQUE NM 87110-1334		ALBUQUERQUE NM 87120	A1A	LT 27 BLK 1 UNIT 14 VOLCANO CLIFFS SUBD CONT .2500 AC +/-
101006310041020000	RUIZ DEVELOPMENT	PO BOX 66960	ALBUQUERQUE NM 87193-6960	N/A	ALBUQUERQUE NM 87120	A1A	* 013 008VOLCANO CLIFFS SUBD UNIT 17
101006307239720000	C DEBACA PETE C & NANCY	6800 VISTA DEL NORTE RD NE APT 414	ALBUQUERQUE NM 87113-1316	N/A	ALBUQUERQUE NM 87120	A1A	* 016 008VOLCANO CLIFFS SUBD UNIT 17
100906351442010000	M & F ABQ REAL ESTATE INVESTMENT INC	3228 ISLETA BLVD SW	ALBUQUERQUE NM 87105-5833	COMPASS DR NW	ALBUQUERQUE NM 87120	A1A	LT 19 BLK 3 UNIT 14 VOLCANO CLIFFS SUBD CONT .2893 AC +/-
101006313749421000	1ST AMERICAN TITLE INS CO TR C/O BENNY DOMINGUEZ	6916 TIJERAS CREEK RD NW	ALBUQUERQUE NM 87114	N/A	ALBUQUERQUE NM 87120	A1A	* 036 001VOLCANO CLIFFS SUBD UNIT 17
101006306352521000	KASSAM LAND ACQUISITIONS 5 LLC C/O LEGACY HOSPITALITY LLC	5051 JOURNAL CENTER BLVD NE SUITE 500	ALBUQUERQUE NM 87109-5915	N/A	ALBUQUERQUE NM 87120	A1A	* 007 012VOLCANO CLIFFS SUBD UNIT 16
101006305538920000	BARGAS MARTIN	11903 HOLLY AVE NE	ALBUQUERQUE NM 87122-1509	N/A	ALBUQUERQUE NM 87120	A1A	* 018 008VOLCANO CLIFFS SUBD UNIT 17
100906351443010000	SALAZAR CHARLES DAVID & ARLENE LOUISE TRUSTEES SALAZAR FAMILY TRUST	2927 LA CAMILA RD NE	ALBUQUERQUE NM 87111-4509	LORI LN NW	ALBUQUERQUE NM 87120	A1A	LT 18 BLK 3 UNIT 14 VOLCANO CLIFFS SUBD CONT .3183 AC +/-
101006310841420000	RUIZ DEVELOPMENT LC	PO BOX 66960	ALBUQUERQUE NM 87193-6960	N/A	ALBUQUERQUE NM 87120	A1A	* 012 008VOLCANO CLIFFS SUBD UNIT 17
101006309352421000	SOTELO ENRIQUE	9804 CLEARWATER ST NW	ALBUQUERQUE NM 87114-5813	N/A	ALBUQUERQUE NM 87120	A1A	* 004 012VOLCANO CLIFFS SUBD UNIT 16
101006304638420000	TRUJILLO - C DE BACA LVT	4837 DODGE AVE NW	ALBUQUERQUE NM 87114-5432	N/A	ALBUQUERQUE NM 87120	A1A	* 019 008VOLCANO CLIFFS SUBD UNIT 17
101006306339320000	ORTEGA EVA P TRUSTEE FIRST AMENDMENT & RESTATEMENT F E FAMILY TRUST	1136 PALISADES DR NW	ALBUQUERQUE NM 87105-1230	N/A	ALBUQUERQUE NM 87120	A1A	* 017 008VOLCANO CLIFFS SUBD UNIT 17
101006302352521000	TILAM LLC	7134 DODGE TRL NW	ALBUQUERQUE NM 87120-2964	N/A	ALBUQUERQUE NM 87120	A1A	* 011 012VOLCANO CLIFFS SUBD UNIT 16
101006312049720000	M & F ABQ REAL ESTATE INVESTMENT INC	3228 ISLETA BLVD SW	ALBUQUERQUE NM 87105-5833	N/A	ALBUQUERQUE NM 87120	A1A	* 003 008VOLCANO CLIFFS SUBD UNIT 17
101006313841720000	BURMEISTER PHILLIP K & CAROL M	11629 NAMBE AVE NE	ALBUQUERQUE NM 87123	N/A	ALBUQUERQUE NM 87120	A1A	* 015 002VOLCANO CLIFFS SUBD UNIT 17
101006307352521000	CERDA ARTEMISA	PO BOX 2971	SAN JUAN TX 78589-2391	N/A	ALBUQUERQUE NM 87120	A1A	LT 6 BLK 12 VOLCANO CLIFFS SUBD UNIT 16
101006312039720000	PRESS BRYAN G	7208 BANGOR AVE NW	ALBUQUERQUE NM 87120-3507	N/A	ALBUQUERQUE NM 87120	A1A	* 006 006VOLCANO CLIFFS SUBD UNIT 17
101006312047720000	RUIZ DEVELOPMENT LC	PO BOX 66960	ALBUQUERQUE NM 87193-6960	N/A	ALBUQUERQUE NM 87120	A1A	* 005 008VOLCANO CLIFFS SUBD UNIT 17
100906351637410000	CARTER DEREK M & CHARMAINE T	845 W ALOE PL	CHANDLER AZ 85248	PEREZOSO TRL NW	ALBUQUERQUE NM 87120	A1A	LT 23 BLK 2 UNIT 14 VOLCANO CLIFFS SUBD CONT .3550 AC +/-
101006301237120000	ZIA TRUST CUSTODIAN THANH VAN NGUYEN R/O IRA	PO BOX 30928	ALBUQUERQUE NM 87190-0928	N/A	ALBUQUERQUE NM 87120	A1A	LOT 12 BLK 5 UNIT 14 VOLCANO CLIFFS SUBD CONT 25,200 SQ FT
100906351441110000	FRAZEE TIMOTHY GEORGE	2913 GEORGIA ST NE	ALBUQUERQUE NM 87110	COMPASS DR NW	ALBUQUERQUE NM 87120	A1A	LT 20 BLK 3 UNIT 14 VOLCANO CLIFFS SUBD CONT .2893 AC +/-
101006312048720000	RUIZ DEVELOPMENT LC	PO BOX 66960	ALBUQUERQUE NM 87193-6960	N/A	ALBUQUERQUE NM 87120	A1A	* 004 008VOLCANO CLIFFS SUBD UNIT 17
101006313844520000	GUTIERREZ ORLANDO ERNIE JR	6219 MARIGOLD CT NW	ALBUQUERQUE NM 87120-3278	N/A	ALBUQUERQUE NM 87120	A1A	* 018 002VOLCANO CLIFFS SUBD UNIT 17
101006308352521000	HART LIGHT VENTURES LLC	2215 HARTLEBURY WAY	SUN CITY CENTER FL 33573-6360	N/A	ALBUQUERQUE NM 87120	A1A	* 005 012VOLCANO CLIFFS SUBD UNIT 16
101006300953021000	JONES JEFFREY Q	PO BOX 2084	CORRALES NM 87048	N/A	ALBUQUERQUE NM 87120	A1A	* 012 012VOLCANO CLIFFS SUBD UNIT 16
101006313843520000	GUTIERREZ ORLANDO ERNIE JR	6219 MARIGOLD CT NW	ALBUQUERQUE NM 87120-3278	N/A	ALBUQUERQUE NM 87120	A1A	* 017 002VOLCANO CLIFFS SUBD UNIT 17
100906351440210000	BIRCH GAIL T RVT	11350 PHOEBE LACE	SAN ANTONIO TX 78253-6261	COMPASS DR NW	ALBUQUERQUE NM 87120	A1A	LT 21 BLK 3 UNIT 14 VOLCANO CLIFFS SUBD CONT .2893 AC +/-
101006307537820000	BOYD DAVID & TERESA	608 NAVARRA WAY SE	ALBUQUERQUE NM 87123	N/A	ALBUQUERQUE NM 87120	A1A	* 001 006VOLCANO CLIFFS SUBD UNIT 17
100906350744910000	ARTHUR C ISABEL	161 RIVER RD	NYACK NY 10960-4903	LORI LN NW	ALBUQUERQUE NM 87120	A1A	LT 10 BLK 4 UNIT 14 VOLCANO CLIFFS SUBD CONT .3578 AC +/-
101006309040620000	RUIZ DEVELOPMENT LC	PO BOX 66960	ALBUQUERQUE NM 87193-6960	N/A	ALBUQUERQUE NM 87120	A1A	* 014 008VOLCANO CLIFFS SUBD UNIT 17
101006313846520000	TORRES RICARDO CHAVEZ & MUNOZ XOCHITI G TORRES	1131 ALEXANDRA ST SW	ALBUQUERQUE NM 87121-4324	N/A	ALBUQUERQUE NM 87120	A1A	* 020 002VOLCANO CLIFFS SUBD UNIT 17
101006311352421000	CORCHADO HUGO & ALDERETE DE CORCHADO YANET	708 AVANTI ST SW	ALBUQUERQUE NM 87121-8665	N/A	ALBUQUERQUE NM 87120	A1A	* 002 012VOLCANO CLIFFS SUBD UNIT 16

101006312045720000	HOYT THOMAS E & CYNTHIA N	9600 SAN RAFAEL AVE NE	ALBUQUERQUE NM 87109-6362	N/A	ALBUQUERQUE NM 87120	A1A	* 007 008VOLCANO CLIFFS SUBD UNIT 17
101006308140220000	RUIZ DEVELOPMENT LC	PO BOX 66960	ALBUQUERQUE NM 87193-6960	N/A	ALBUQUERQUE NM 87120	A1A	* 015 008VOLCANO CLIFFS SUBD UNIT 17
101006305352521000	KASSAM LAND ACQUISITIONS 5 LLC C/O LEGACY HOSPITALITY LLC	5051 JOURNAL CENTER BLVD NE SUITE 500	ALBUQUERQUE NM 87109-5915	N/A	ALBUQUERQUE NM 87120	A1A	* 008 012VOLCANO CLIFFS SUBD UNIT 16
101006313842620000	GUTIERREZ ORLANDO ERNIE JR	6219 MARIGOLD CT NW	ALBUQUERQUE NM 87120-3278	N/A	ALBUQUERQUE NM 87120	A1A	* 016 002VOLCANO CLIFFS SUBD UNIT 17
101006312043720000	NM LANDS BUYERS LLC & KURTENBACH REID	4801 LANG AVE NE	ALBUQUERQUE NM 87109-4474	N/A	ALBUQUERQUE NM 87120	A1A	* 009 008VOLCANO CLIFFS SUBD UNIT 17
101006304636620000	JARAMILLO HENRY A SR	PO BOX 44	JARALES NM 87023	N/A	ALBUQUERQUE NM 87120	A1A	* 018 007VOLCANO CLIFFS SUBD UNIT 17
101006308438320000	BOYD DAVID & TERESA	608 NAVARRA WAY SE	ALBUQUERQUE NM 87123	N/A	ALBUQUERQUE NM 87120	A1A	* 002 006VOLCANO CLIFFS SUBD UNIT 17
101006304352521000	KASSAM LAND ACQUISITIONS 5 LLC C/O LEGACY HOSPITALITY LLC	5051 JOURNAL CENTER BLVD NE SUITE 500	ALBUQUERQUE NM 87109-5915	N/A	ALBUQUERQUE NM 87120	A1A	* 009 012VOLCANO CLIFFS SUBD UNIT 16
101006312352421000	SANDOVAL ALBERT L	4132 LA PURISIMA DR	LAS CRUCES NM 88011-8426	N/A	ALBUQUERQUE NM 87120	A1A	* 001 012VOLCANO CLIFFS SUBD UNIT 16
101006313647620000	FIGENSER JENNIFER K & MICHELLE A CAIN	2775 IROQUOIS DR	THOMPSONS STATION TN 37179	N/A	ALBUQUERQUE NM 87120	A1A	* 001 002VOLCANO CLIFFS SUBD UNIT 17
101006312042720000	NUCE AMBER S	6405 PICARDIA PL NW	ALBUQUERQUE NM 87120-7042	N/A	ALBUQUERQUE NM 87120	A1A	* 010 008VOLCANO CLIFFS SUBD UNIT 17
101006313750621000	LANDHOLM CECILIA P	1420 HOFFMAN DR NE	ALBUQUERQUE NM 87110-6056	N/A	ALBUQUERQUE NM 87120	A1A	* 001 001VOLCANO CLIFFS SUBD UNIT 17
101006312044720000	SUNSHINE ABQ REAL ESTATE INVESTMENT LLC	3228 ISLETA BLVD SW	ALBUQUERQUE NM 87105-5833	N/A	ALBUQUERQUE NM 87120	A1A	* 008 008VOLCANO CLIFFS SUBD UNIT 17
101006305837220000	JARAMILLO HENRY A SR	PO BOX 44	JARALES NM 87023	N/A	ALBUQUERQUE NM 87120	A1A	* 001 007VOLCANO CLIFFS SUBD UNIT 17
101006311239620000	RUIZ DEVELOPMENT LC	PO BOX 66960	ALBUQUERQUE NM 87193-6960	N/A	ALBUQUERQUE NM 87120	A1A	* 005 006VOLCANO CLIFFS SUBD UNIT 17
101006312046720000	RUIZ DEVELOPMENT LC	PO BOX 66960	ALBUQUERQUE NM 87193-6960	N/A	ALBUQUERQUE NM 87120	A1A	* 006 008VOLCANO CLIFFS SUBD UNIT 17
101006309338720000	BOYD DAVID & TERESA	608 NAVARRA WAY SE	ALBUQUERQUE NM 87123	N/A	ALBUQUERQUE NM 87120	A1A	* 003 006VOLCANO CLIFFS SUBD UNIT 17
101006305745520000	RABADI ISSA & NANCY	1464 E VICTOR HUGO AVE	PHOENIX AZ 85022-4911	N/A	ALBUQUERQUE NM 87120	A1A	* 001 008VOLCANO CLIFFS SUBD UNIT 17
100906351447010000	VILLEGAS ANTHONY	PO BOX 12275	ALBUQUERQUE NM 87195	LORI RD NW	ALBUQUERQUE NM 87120	A1A	LT 3 BLK 4 UNIT 14 VOLCANO CLIFFS SUBD CONT .3183 AC +/-
100906351449510000	JANAVARIS CAROL M	8302 APACHE AVE NE	ALBUQUERQUE NM 87110		ALBUQUERQUE NM 87120	A1A	LT 2 BLK 3 UNIT 14 VOLCANO CLIFFS SUBD CONT .2989 AC +/-
101006310239220000	MEDINA CHRISTOPHER R & BOYD DAVID & TERESA M	608 NAVARRA WAY SE	ALBUQUERQUE NM 87123-4519	N/A	ALBUQUERQUE NM 87120	A1A	* 004 006VOLCANO CLIFFS SUBD UNIT 17
101006302735320000	RIBAO ALMIRA & ROMEL	9308 UPPER MEADOW AVE SW	ALBUQUERQUE NM 87121-5362	N/A	ALBUQUERQUE NM 87120	A1A	005TRACT 14 OF VOLCANO CLIFFS SUBD UNIT 14
101006313845520000	LONG EVAN A	6521 DESERT SPIRIT RD NW	ALBUQUERQUE NM 87114-6110	N/A	ALBUQUERQUE NM 87120	A1A	* 019 002VOLCANO CLIFFS SUBD UNIT 17
100906351448510000	JANAVARIS CAROL M	8302 APACHE AVE NE	ALBUQUERQUE NM 87110		ALBUQUERQUE NM 87120	A1A	LT 3 BLK 3 UNIT 14 VOLCANO CLIFFS SUBD CONT .3183 AC +/-
100906351644710000	HUGHES RUBY M TRUSTEE & DIANE MICHELLE DIMOND CO-TRUSTEE ALLEN O HUGHES TRST B	161 RIVER RD	GRANDVIEW-ON-HUDSON NY 10960-4903	LORI LN NW	ALBUQUERQUE NM 87120	A1A	004TRACT 1 VOLCANO CLIFFS SUBD UNIT 14
101006312050720000	M & F ABQ REAL ESTATE INVESTMENT INC	3228 ISLETA BLVD SW	ALBUQUERQUE NM 87105-5833	N/A	ALBUQUERQUE NM 87120	A1A	* 002 008VOLCANO CLIFFS SUBD UNIT 17
100906351446010000	SMITH PAUL R & KAREN E MANN	5001 CROWNPOINT CT NW	ALBUQUERQUE NM 87120-1113	COMPASS DR NW	ALBUQUERQUE NM 87120	A1A	004TRACT 2 VOLCANO CLIFFS SUBD UNIT 14
101006302336020000	SMITH ALBERT L JR TRUST	1028 ARIZONA ST SE	ALBUQUERQUE NM 87108-4828	N/A	ALBUQUERQUE NM 87120	A1A	005TRACT 13 OF VOLCANO CLIFFS SUBD UNIT 14
100906351339310000	BIRCH GAIL T RVT	11350 PHOEBE LACE	SAN ANTONIO TX 78253-6261	PEREZOSO TRL NW	ALBUQUERQUE NM 87120	A1A	LT 22 BLK 3 UNIT 14 VOLCANO CLIFFS SUBD CONT .3645 AC +/-
100906351450410000	MOHAMMAD MOHAMMAD F	9911 PINOT NOR AVE SW	ALBUQUERQUE NM 87121-5293		ALBUQUERQUE NM 87120	A1A	LT 1 BLK 3 UNIT 14 VOLCANO CLIFFS SUBD CONT .3183 AC +/-
101006303352521000	BARELA DOMINIC O	PO BOX 70161	ALBUQUERQUE NM 87197-0161	N/A	ALBUQUERQUE NM 87120	A1A	* 010 012VOLCANO CLIFFS SUBD UNIT 16
100906350437610000	CHACON MANUEL & CARLOS MONTANEZ	PO BOX 91	OJO CALIENTE NM 87549	PEREZOSO TRL NW	ALBUQUERQUE NM 87120	A1A	LT 24 BLK 2 UNIT 14 VOLCANO CLIFFS SUBD CONT .5088 AC +/-

December 8, 2022

Volcano Cliffs Area Property Owner

RE: Universe View Subdivision

To Whom it May Concern,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6- 4(K)(2) Mailed Public Notice**, we are notifying you as a property owner within 100 feet of the subject development that Huitt-zollars Inc. will be submitting an application(s) for a Preliminary Plat of Tracts Lot 1, Block 8, Unit 17, Volcano Cliffs Subdivision to be reviewed and decided by the City of Albuquerque Development Review Board (DRB). The application is to create 162 Townhome Lots, 2 Commercial Lots with approximately 29,000 square feet of gross floor building space (for proposed Pharmacy & Strip Retail Plaza), and 2 Multi-Family Apartment Complexes with 196 units total. One of the apartment complexes will have a gym designated for residents only, along with an office and janitorial storage space. The total gross building area between both complexes is approximately 177,800 square feet.

1. Property Owner: Issa & Nancy Rabadi
2. Agent: Donald Duneman with the firm Huitt-Zollars, Inc.
3. Property Address: Vacant Land – property is not addressed
4. Location Description: Southeast corner of Universe Blvd. NW and Rosa Parks Road NW
5. Zone Atlas Page: D-10-Z
6. Legal Description: Lot 1, Block 8, Unit 17, Volcano Cliffs Subdivision
7. Area of Property: Approximately 30.1 acres
8. IDO Zone District: MX-L – Mixed Used –Low Density District
9. Overlay Zone:
 - (VPO) View Protection Overlay Zone (3-6): Northwest Mesa Escarpment - VPO-2
 - (CPO) Character Protection Overlay Zone (3-4): Volcano Mesa - CPO-13
10. Center or Corridor Area: Not Applicable
11. Current Use: Vacant
12. Deviation(s) Requested: Not Applicable
13. Variance(s) Requested: Not Applicable
14. Additional Information Attached:
 - Public Notice
 - Zone Atlas Map
 - Preliminary Plat
 - Preliminary Site Plan
 - Typical Roadway Sections

The public hearing for this request is anticipated to be held remotely on January 11th, 2023 at 9:00 a.m. via Zoom. The date is subject to change. Meeting details and the Zoom link can be found on the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call either the Planning Department at 505-924-3860 or Donald M. Duneman at 505-235-7158.

Useful Links

Integrated Development Ordinance (IDO):

[IDO - 2020 Annual Update - Integrated Development Ordinance \(IDO\) |](#)

[Interactive Integrated Development Ordinance \(abc-zone.com\)](#)

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Sincerely,



Donald M. Duneman, P.E.
Project Manager/Agent

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Derek M & Charmaine T Carter
845 W Aloe Pl

Mailing Address*: Chandler, AZ 85248

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

N/A

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

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Pete C & Nancy C'Debaca
6800 Vista Del Norte Rd NE, Apt 414
Mailing Address*: Albuquerque, NM 87113-1316

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the **Attached** proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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

N/A

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

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Phillip K & Carol M Burmeister
11629 Nambe Ave NE
Mailing Address*: Albuquerque, NM 87123

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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

N/A

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

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: David & Teresa Boyd
608 Navarra Way SE
Mailing Address*: Albuquerque, NM 87123

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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

N/A

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

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Gail T Birch
11350 Phoebe Lane
Mailing Address*: San Antonio, TX 78253-6261

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

N/A

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

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Martin Bargas
11903 Holly Ave NE
Mailing Address*: Albuquerque, NM 87122-1509

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Dominic O Barela
PO BOX 70161
Mailing Address*: Albuquerque, NM 87197-0161

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for Date/Time*: actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Location*²: Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the **Attached**.
proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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

N/A

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

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: 1st American Title Insurance Co Trust
C/O Benny Dominguez
6916 Tijeras Creek Rd NW
Mailing Address*: Albuquerque, NM 87114

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for Date/Time*: actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Location*²: Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the **Attached**.
proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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

N/A

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

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Isabel C Arthur
161 River Rd
Mailing Address*: Nyack, NY 10960-4903

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the **Attached**.
proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Christopher R Medina & David & Teresa M Boyd
608 Navarra Way SE

Mailing Address*: Albuquerque NM 87123-4519

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for Date/Time*: actual date: https://www.cabq.gov/planning/boards-commissions/development-review-board

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: https://cabq.zoom.us/j/81711919604

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*³: Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached. proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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

N/A

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

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Lourdes M Martinez
1508 Foothill Rd SW
Mailing Address*: Albuquerque NM 87105-4212

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for Date/Time*: actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>
Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

1. Zone Atlas Page(s)*⁴ D-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached proposed application, as relevant*⁴: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*⁴:
- Deviation(s) Variance(s) Waiver(s)

Explanation*⁴:

N/A

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

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: M & F ABQ Real Estate Investment Inc
3228 Isleta Blvd SW
Mailing Address*: Albuquerque NM 87105-5833

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for Date/Time*: actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Location*²: Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the **Attached**.
proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

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

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Evan A Long
6521 Desert Spirit Rd NW
Mailing Address*: Albuquerque NM 87114-6110

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the **Attached**.
 proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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

N/A

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

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Cecilia P Landholm
1420 Hoffman Dr NE
Mailing Address*: Albuquerque NM 87110-6056

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
- | | |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input checked="" type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input type="checkbox"/> Environmental Planning Commission (EPC) |

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached. proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

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

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Kassam Land Aquisitions 5 LLC
Property Owner within 100 feet*: C/O Legacy Hospitality LLC
5051 Journal Center Blvd NE, Suite 500
Mailing Address*: Albuquerque NM 87109-5915

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for Date/Time*: actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached. proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Jeffrey Q Jones
PO BOX 2084
Mailing Address*: Corrales, NM 87048

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details.
Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

1. Zone Atlas Page(s)*⁴ D-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Henry A Jaramillo Sr
PO BOX 44

Mailing Address*: Jarales, NM 87023

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

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

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Carol M Janavaris
8302 Apache Ave NE
Mailing Address*: Albuquerque, NM 87110

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the **Attached**.
proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Ruby M Hughes Trustee & Diane Michelle Dimond
CO/ Allen O Hughes Trust B
161 River Rd

Mailing Address*: Grandview on Hudsson, NY 10960-4903

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

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

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<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Thomas E. & Cynthia N Hoyt
9600 San Rafael Ave NE

Mailing Address*: Albuquerque, NM 87109-6362

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Hart Light Ventures LLC
2215 Hartlebury Way
Mailing Address*: Sun City Center, FL 33573-6360

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

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

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Ernie George Gutierrez Jr
6219 Marigold Ct NW

Mailing Address*: Albuquerque, NM 87120-3278

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for Date/Time*: actual date: https://www.cabq.gov/planning/boards-commissions/development-review-board
Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Location*²: Zoom Link: https://cabq.zoom.us/j/81711919604

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

1. Zone Atlas Page(s)*⁴ D-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:
- Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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

N/A

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

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: George Timothy Frazee
2913 Georgia St NE
Mailing Address*: Albuquerque, NM 87110

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Jennifer K Figenser & Michelle A Cain
2775 Iriquois Dr

Mailing Address*: Thompson Station, TN 37179

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>
Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

1. Zone Atlas Page(s)*⁴ D-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached. proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Hugo Corchado & Yanet Alderete de Corchado
708 Avanti St SW

Mailing Address*: Albuquerque, NM 87121-8665

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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

N/A

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

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Carlos Montanez & Manuel Chacon
PO BOX 91

Mailing Address*: Ojo Caliente, NM 87549

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for Date/Time*: [actual date: https://www.cabq.gov/planning/boards-commissions/development-review-board](https://www.cabq.gov/planning/boards-commissions/development-review-board)

Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Location*²: [Zoom Link: https://cabq.zoom.us/j/81711919604](https://cabq.zoom.us/j/81711919604)

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

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

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Issa & Nancy Rabadi
1464 E Victor Hugo Ave
Mailing Address*: Phoenix, AZ 85022-4911

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the **Attached**.
proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Bryan G Press
7208 Bangor Ave NW
Mailing Address*: Albuquerque NM 87120-3507

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for Date/Time*: actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Location*²: Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached. proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Eva P Ortega Trustee First Amendment &
Restatement F E Family Trust
1136 Palisades Dr NW
Mailing Address*: Albuquerque NM 87105-1230

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached. proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Amber S Nuce
6405 Picardia PI NW

Mailing Address*: Albuquerque NM 87120-7042

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for Date/Time*: actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>
Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Location*²: Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

1. Zone Atlas Page(s)*⁴ D-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: New Mexico Boys Ranch
6209 Hendrix Rd NE
Mailing Address*: Albuquerque NM 87110-1334

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>
Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

1. Zone Atlas Page(s)*⁴ D-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

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

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Mohammad F Mohammad
9911 Pinot Nor Ave SW
Mailing Address*: Albuquerque NM 87121-5293

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the **Attached**.
 proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Trujillo C' De Baca LVT
4837 Dodge Ave NW
Mailing Address*: Albuquerque, NM 87114-5432

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the **Attached**.
proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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

N/A

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

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Anthony Villegas
PO BOX 12275

Mailing Address*: Albuquerque, NM 87195

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*: _____

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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

N/A

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

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Ricardo Chavez Torres & Xochiti G Munoz Torres
1131 Alexandra St SW
Mailing Address*: Albuquerque, NM 87121-4324

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

N/A

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

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Tilam LLC
7134 Dodge Trail NW
Mailing Address*: Albuquerque, NM 87120-2964

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached. proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Sunshine ABQ Real Estate Investment LLC
3228 Isleta Blvd SW
Mailing Address*: Albuquerque, NM 87105-5833

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* *[if applicable]* Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached.
proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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

N/A

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

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Enrique Sotelo
9804 Clearwater St NW
Mailing Address*: Albuquerque, NM 87114-5813

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for Date/Time*: actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the **Attached**.
 proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Paul R Smith & Karen E Mann
5001 Crownpoint Ct NW

Mailing Address*: Albuquerque, NM 87120-1113

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*: _____

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

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

<input type="checkbox"/> Zoning Hearing Examiner (ZHE)	<input checked="" type="checkbox"/> Development Review Board (DRB)
<input type="checkbox"/> Landmarks Commission (LC)	<input type="checkbox"/> Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for Date/Time*: actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached. proposed application, as relevant*⁴: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*⁴:

Deviation(s) Variance(s) Waiver(s)

Explanation*⁴:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Albert L Smith Jr Trust
1028 Arizona St SE
Mailing Address*: Albuquerque, NM 87108-4828

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Albert L Sandoval
4132 La Purisima Dr
Mailing Address*: Las Cruces, NM 88011-8426

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached. proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

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

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

N/A

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

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

David Charles Salazar & Arlene Louise Trustees

Property Owner within 100 feet*: Salazar Family Trust
2927 La Camila Rd NE

Mailing Address*: Albuquerque, NM 87111-4509

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the **Attached**.
proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No
Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

N/A

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

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

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⁵ Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Ruiz Development
PO BOX 66960
Mailing Address*: Albuquerque, NM 87193-6960

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the **Attached**.
proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

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

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
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-

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

Useful Links

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Romel & Almira Ribao
9308 Upper Meadow Ave SW
Mailing Address*: Albuquerque, NM 87121-5362

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: ZIA Trust Custodian Thanh Van Nguyen R/O IRA
PO BOX 30928

Mailing Address*: Albuquerque, NM 87190-0928

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached.
 proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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

N/A

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

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⁵ Available here: <https://tinurl.com/idozoningmap>

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: Artemisa Cerda
PO BOX 2971
Mailing Address*: San Juan, TX 78589-2391

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Estimated date - January 11th, 2023 / 9:00am (subject to change). Check DRB website for actual date: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Location*²: Remote meeting via Zoom. Check DRB website above for Zoom meeting details. Zoom Link: <https://cabq.zoom.us/j/81711919604>

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*³:
Project information is enclosed. Call Donnie Duneman at 505-235-7158 for additional information.

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

- 1. Zone Atlas Page(s)*⁴ D-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the Attached proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

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

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

N/A

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

- 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.*

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- d. **For residential development***: Maximum number of proposed dwelling units.
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 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 30.137 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] CPO-13, VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
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Useful Links

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 12/8/22

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

Property Owner within 100 feet*: NM Lands Buyers LLC & Reid Kurtenbach
4801 Lang Ave NE
Mailing Address*: Albuquerque NM 87109-4474

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

1. Subject Property Address* N/A - Albuquerque NM, 87120
Location Description Southeast corner of Universe Blvd. and Rosa Parks Rd.
2. Property Owner* Issa and Nancy Rabadi
3. Agent/Applicant* [if applicable] Huitt-Zollars, Inc. (Donald Duneman, PE)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
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 - Waiver
 - Other: _____

Summary of project/request¹*:

Requesting Preliminary Plat approval for 30 acre development to include 162 townhome lots, 2 multi-family residential lots with 196 apartment units and 2 commercial lots with a total of approximately 29,000 square feet of building space.

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¹ Attach additional information, as needed to explain the project/request.

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Deviation(s) Variance(s) Waiver(s)

Explanation*³:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

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Additional Information:

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1. Area of Property [typically in acres] 30.137 acres
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NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

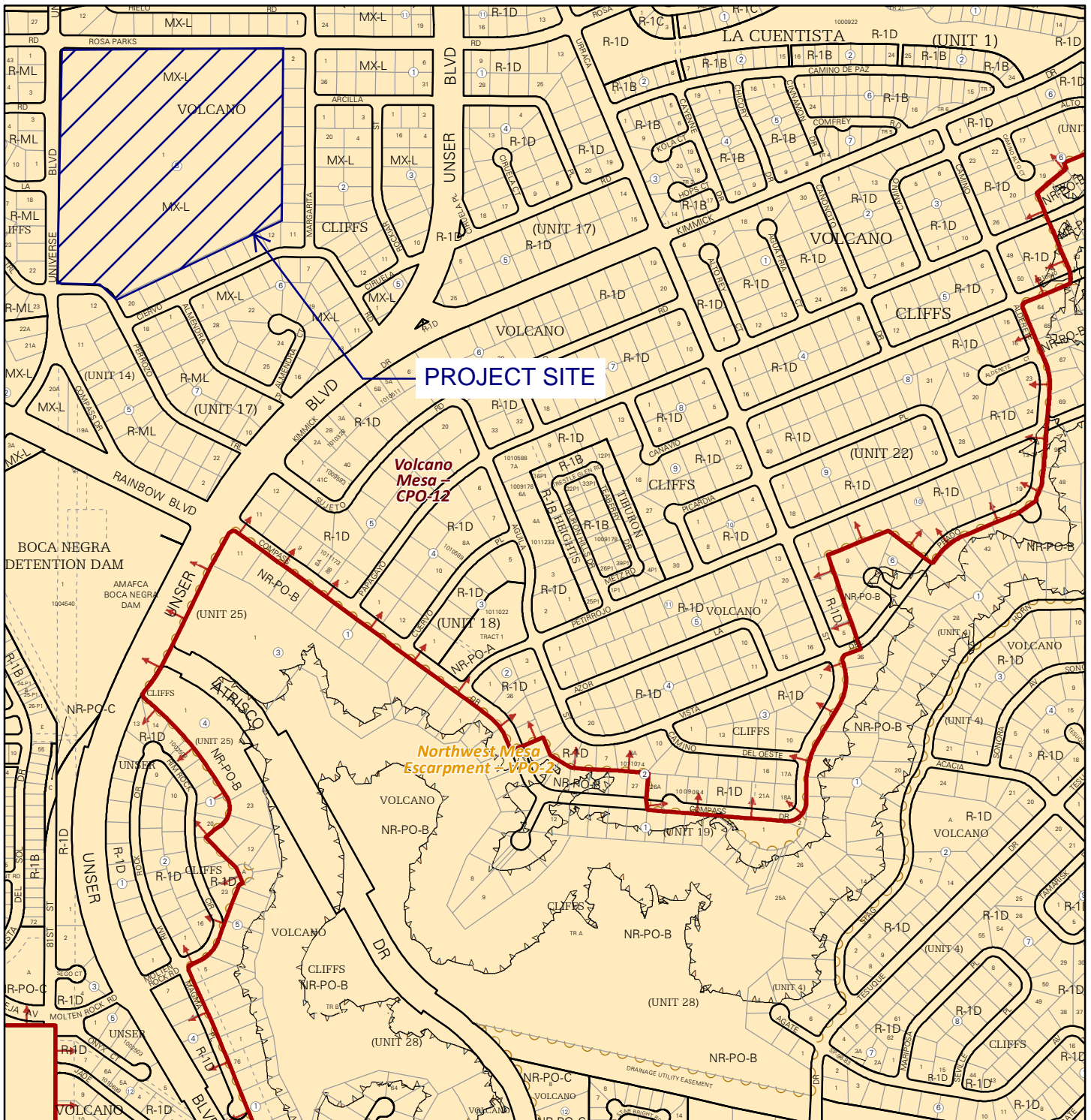
Integrated Development Ordinance (IDO):

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

IDO Interactive Map

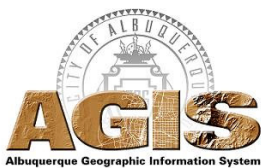
<https://tinyurl.com/IDOzoningmap>

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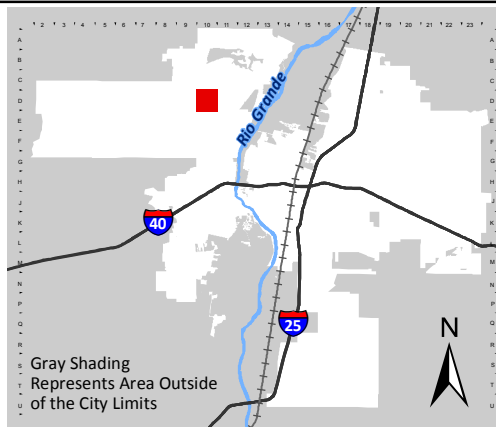


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



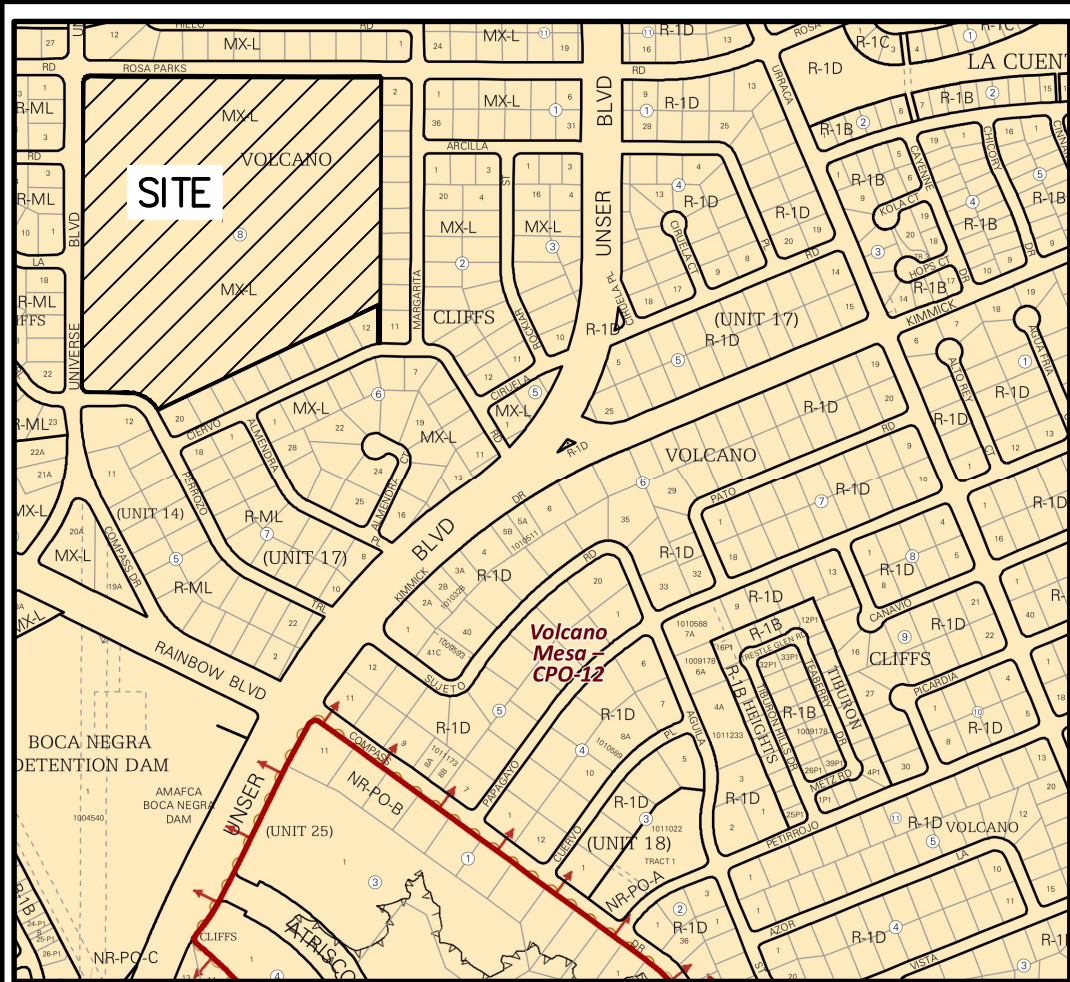
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



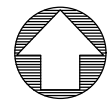
Zone Atlas Page:
D-10-Z

- 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



VICINITY MAP
FROM ZONE ATLAS PAGE D-10-Z
N.T.S.



NTS

SUBDIVISION DATA

1. ZONE ATLAS MAP NO. D-10; ZONING: MX-L.
2. GROSS SUBDIVISION ACREAGE: 30.137 ACRES.
3. TOTAL NUMBER OF EXISTING LOTS/TRACTS: ONE (1) LOT.
4. TOTAL NUMBER OF LOTS/TRACTS CREATED: ONE HUNDRED SIXTY-SIX (166) LOTS.
5. DATE OF SURVEY: APRIL 2022
6. PLAT IS LOCATED WITHIN CITY OF ALBUQUERQUE, NEW MEXICO.
7. MILES OF FULL WIDTHS STREET CREATED: 0.207 MILES.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO SUB-DIVIDE ONE (1) EXISTING LOT INTO ONE HUNDRED SIXTY-SIX (166) NEW LOTS, GRANT NEW EASEMENTS, AND DEDICATE RIGHT-OF-WAY.

NOTES

1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
2. DISTANCES ARE GROUND DISTANCES (U.S. FOOT).
3. GRID TO GROUND SCALE FACTOR USED IS 1.0003325610.
4. THIS PLAT SHOWS ALL EASEMENTS OF RECORD OR MADE KNOWN TO ME BY THE OWNER'S AND/OR PROPERTIES OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES.

LEGEND

- FOUND MONUMENT AS NOTED
 - SET 18"x1/2" REBAR WITH BLUE PLASTIC CAP MARKED "F&C PS 22909"
 - ⊗ CALCULATED CORNER NOT SET
 - EXISTING EASEMENT LINE
 - NEW EASEMENT LINE
- (N90°00'00"E, 100.00') RECORD BEARING & DISTANCE PER PLAT FILED: APRIL 12, 1971, BK. D4, FOLIO 117
- N00°00'00"E, 00.00' MEASURED BEARING & DISTANCE
- ▲ CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "P.S. NO. 22909"

LEGAL DESCRIPTION

LOT NUMBERED ONE (1) IN BLOCK NUMBERED EIGHT (8) OF VOLCANO CLIFFS, UNIT NO. 17, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 12, 1971 IN PLAT BOOK D4, FOLIO 117.

PUBLIC UTILITY NOTES:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY, FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST CORPORATION D/B/A/ CENTURY LINK QC, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER:

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

SOLAR NOTE:

PURSUANT TO SECTION 14-14-4-7 OF THE CITY OF ALBUQUERQUE CODE OF ORDINANCE, "NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR TRACTS WITHIN THE AREA OF PROPOSED PLAT.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEPICTED ON FLOOD INSURANCE RATE MAP (F.I.R.M.) No. 35001C0111G, EFFECTIVE DATE SEPTEMBER 26, 2008.

TREASURER'S OFFICE CERTIFICATION

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #: _____
PROPERTY OWNER OF RECORD _____
BERNALILLO COUNTY TREASURER'S OFFICE _____
DATE _____

FREE CONSENT AND DEDICATION

SURVEYED AND SUB-DIVIDED AND NOW COMPRISING, "PLAT OF UNIVERSE VIEW SUBDIVISION, WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUB-DIVIDED.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL DEDICATING OF STREET RIGHT-OF-WAYS.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL GRANTING OF EASEMENTS.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FORGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: Issa Rabadi
ISSA RABADI, OWNER

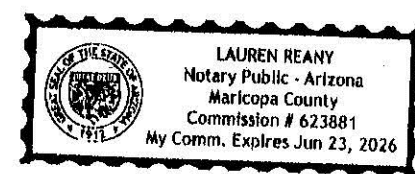
BY: Nancy Rabadi
NANCY RABADI, OWNER

ACKNOWLEDGEMENT:

STATE OF Arizona)
)SS.
COUNTY OF Maricopa)
ON THIS 30th DAY OF October, 2022, BEFORE ME

PERSONALLY APPEARED Issa Rabadi
AND Nancy Rabadi
KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

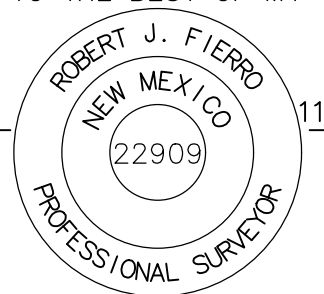
MY COMMISSION June 23rd 2026
EXPIRES: _____
Lauren Reamy
NOTARY PUBLIC



SURVEYOR'S CERTIFICATION

I, ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION; THAT IT ACCURATELY MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Robert Fierro
ROBERT J. FIERRO, N.M.P.S. No. 22909



PLAT OF
UNIVERSE VIEW SUBDIVISION
BEING A REPLAT OF LOT 1, BLOCK 8
UNIT 17, VOLCANO CLIFFS
LOCATED WITHIN SECTION 22, TOWNSHIP 11 NORTH
RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2022

DRB NO. : _____
APPLICATION NO. : _____

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____ DATE _____
NEW MEXICO GAS COMPANY _____ DATE _____
CENTURY LINK _____ DATE _____
COMCAST _____ DATE _____

CITY APPROVALS:

Dan Baso PS. for Loren Risenhoover, PS 11/10/2022
CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ABCWUA _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

AMAFCA _____ DATE _____

CITY ENGINEER/HYDROLOGY _____ DATE _____

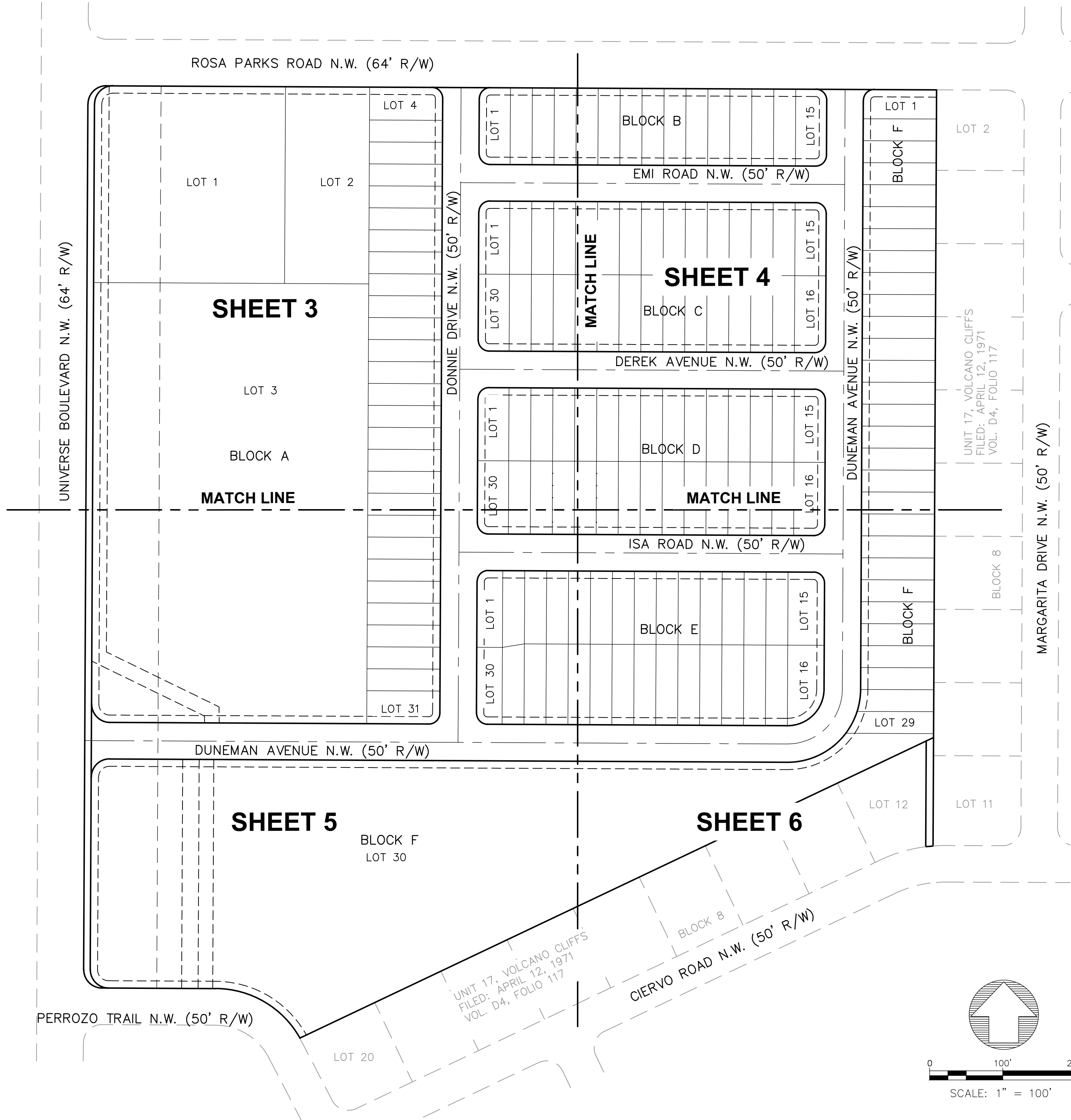
CODE ENFORCEMENT _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

PROJECT NO. 22030

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

PLAT OF
UNIVERSE VIEW SUBDIVISION
 BEING A REPLAT OF LOT 1, BLOCK 8
 UNIT 17, VOLCANO CLIFFS
 LOCATED WITHIN SECTION 22, TOWNSHIP 11 NORTH
 RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2022



DRAINAGE EASEMENT LANGUAGE FOR SUBDIVISION PLAT

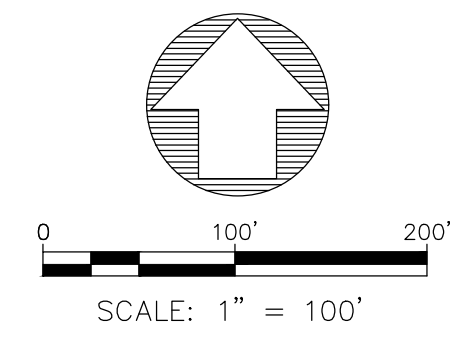
AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. GRANTOR SHALL CONSTRUCT DRAINAGE FACILITIES IN THE EASEMENT IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER IN ACCORDANCE WITH THE DRAINAGE REPORT WITH ENGINEER'S STAMP DATE _____ AND THE GRADING AND DRAINAGE PLAN WITH ENGINEER'S STAMP DATE _____ WHICH REPORT AND PLANS ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER FILE # _____. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.


THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OF MODIFY SAID DRAINAGE FACILITY.

NEW EASEMENTS:

- ① 10' PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT.
- ② 20' DRAINAGE EASEMENT GRANTED BY THIS PLAT.
- ③ 20' PUBLIC SEWER EASEMENT GRANTED BY THIS PLAT.
- ④ 125' DRAINAGE EASEMENT GRANTED BY THIS PLAT.

PROJECT NO. 22030



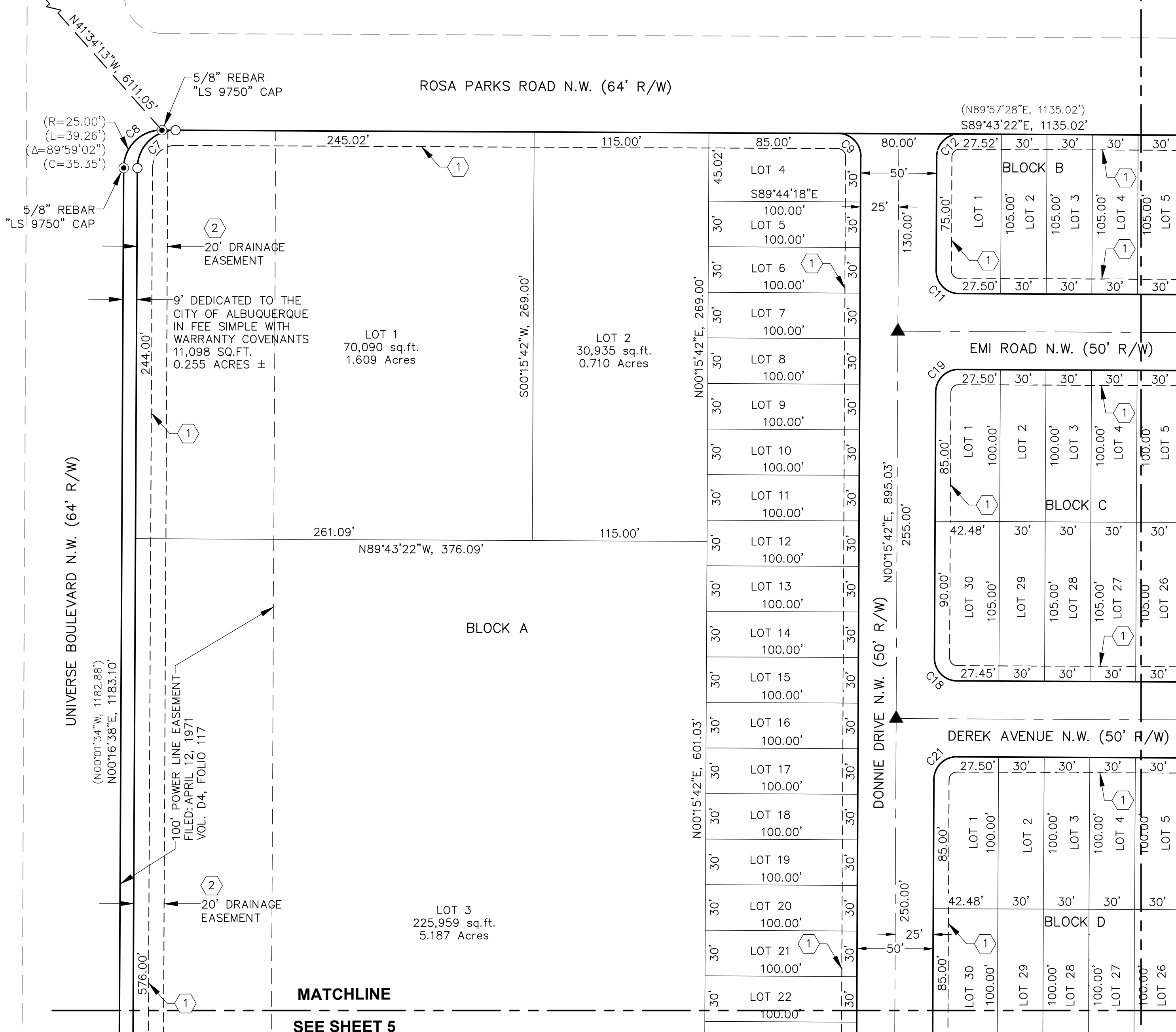


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 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2022

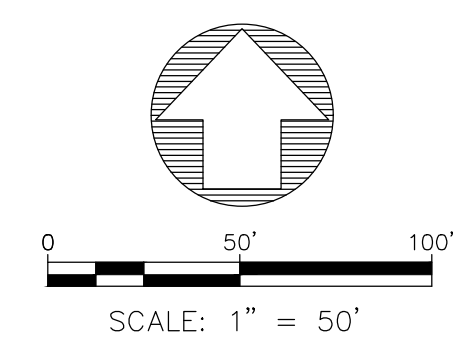
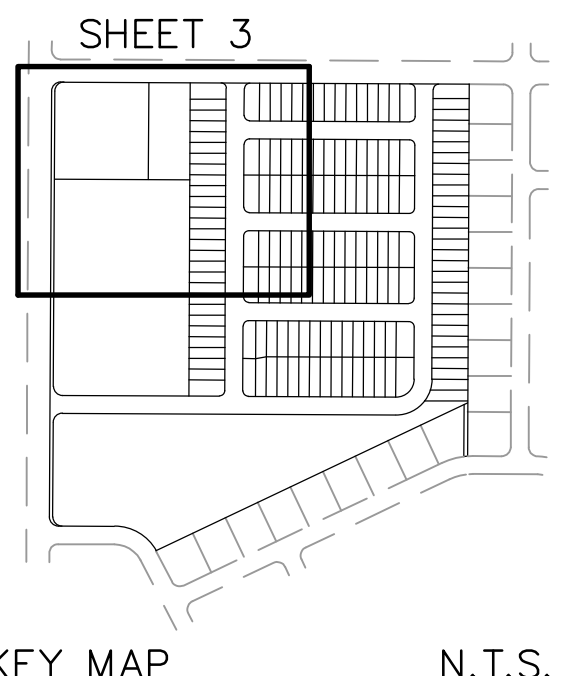
ACS MONUMENT "UNION"
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 PUBLISHED DATA IN NAD 1983
 Y=1523503.475 U.S. SURVEY FEET
 X=1493655.03 U.S. SURVEY FEET
 DELTA ALPHA= -0°16'58.96"
 GROUND TO GRID FACTOR= 0.999664360
 PUBLISHED DATA IN NAVD 1988
 ELEVATION= 5524.95 U.S. SURVEY FEET



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C7	39.27	25.00	90°00'00"	S45°16'38"W	35.36
C8	39.27	25.00	90°00'00"	S45°16'38"W	35.36
C9	23.56	15.00	89°59'04"	N44°43'50"W	21.21
C11	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C12	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C18	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C19	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C21	23.57	15.00	90°00'56"	S45°16'10"W	21.22

LOT AREA:

BLOCK	LOT	SQ.FT.	ACRES
BLOCK A	LOT 4	4,453	0.102
	LOTS 5-22	3,000	0.069
BLOCK B	LOT 1	4,367	0.100
	LOTS 2-5	3,150	0.072
BLOCK C	LOT 1	4,201	0.096
	LOTS 2-5	3,000	0.069
	LOT 26-29	3,150	0.072
	LOT 30	4,410	0.101
BLOCK D	LOT 1	4,189	0.963
	LOTS 2-5	3,000	0.069
	LOTS 26-29	3,000	0.069
	LOT 30	4,198	0.096



PROJECT NO. 22030

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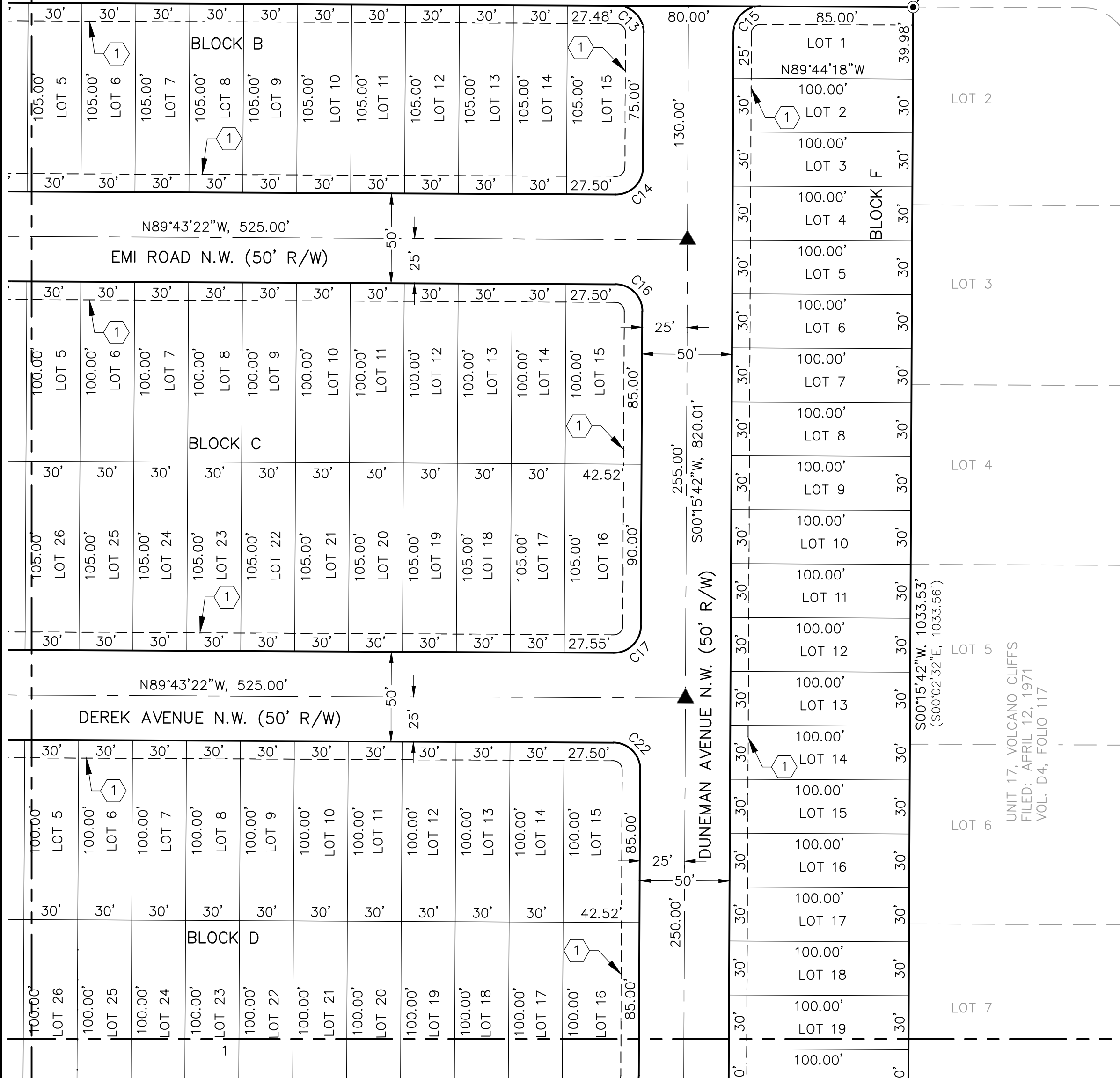
3201 4th. STREET NW, SUITE B, ALBUQUERQUE, NM 87107
 PH 505.352.8930 www.fierrocompany.com

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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2022

SEE SHEET 3
 MATCHLINE

ROSA PARKS ROAD N.W. (64' R/W)

5/8" REBAR
 "LS 2455" CAP

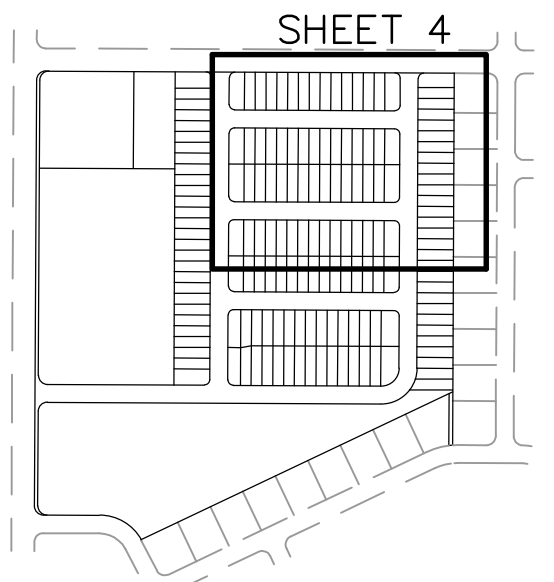


CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C11	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C12	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C13	23.56	15.00	89°59'04"	N44°43'50"W	21.21
C14	23.57	15.00	90°00'56"	N45°16'10"E	21.22
C15	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C16	23.56	15.00	89°59'04"	N44°43'50"W	21.21
C17	23.57	15.00	90°00'56"	N45°16'10"E	21.22
C18	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C19	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C20	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C21	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C22	23.56	15.00	89°59'04"	N44°43'50"W	21.21
C23	23.57	15.00	90°00'56"	N45°16'10"E	21.22
C25	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C26	23.56	15.00	89°59'04"	N44°43'50"W	21.21

LOT AREA:

BLOCK	SQ.FT.	ACRES
BLOCK B		
LOT 1	4,367	0.100
LOTS 2-14	3,150	0.072
LOT 15	4,365	0.100
BLOCK C		
LOT 1	4,201	0.096
LOTS 2-14	3,000	0.069
LOT 15	4,203	0.096
LOT 16	4,418	0.101
LOTS 17-29	3,150	0.072
LOT 30	4,410	0.101
BLOCK D		
LOT 1	4,189	0.096
LOTS 2-14	3,000	0.069
LOT 15	4,203	0.096
LOT 16	4,205	0.096
LOTS 17-29	3,000	0.069
LOT 30	4,198	0.096
BLOCK E		
LOT 1	3,631	0.083
LOT 2	3,075	0.071
LOTS 3-14	3,000	0.069
LOT 15	4,948	0.114
BLOCK F		
LOT 1	3,951	0.091
LOTS 2-26	3,000	0.069

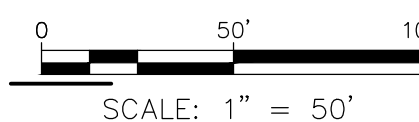
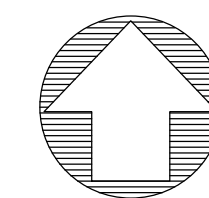
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N80°48'54"E	30.41



KEY MAP N.T.S.

PROJECT NO. 22030

MATCHLINE
 SEE SHEET 6



SHEET 4 OF 6

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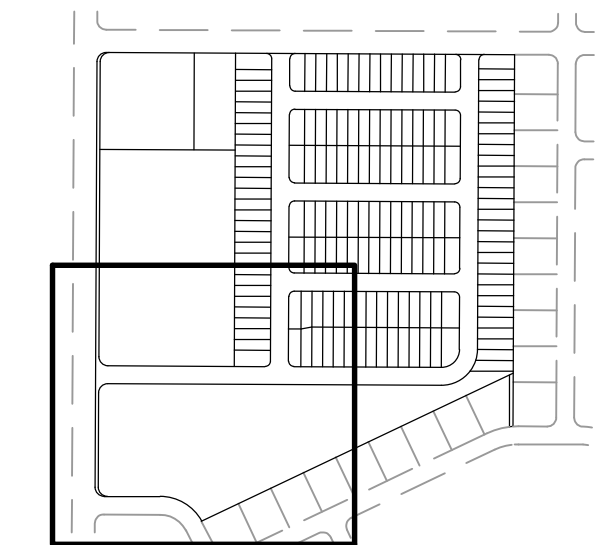
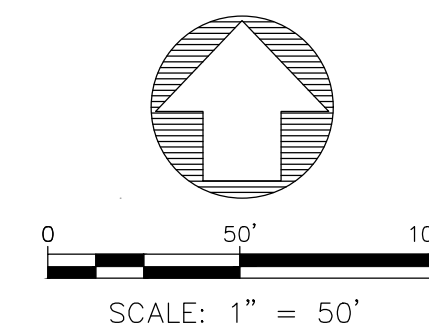
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2022

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	139.87	132.54	60°27'58"	N59°29'17"W	133.47
C3	39.27	25.00	89°59'54"	S44°43'19"E	35.35
C4	39.27	25.00	89°59'54"	S44°43'19"E	35.35
C5	39.27	25.00	90°00'00"	S45°16'38"W	35.36
C6	39.27	25.00	90°00'00"	S44°43'22"E	35.36
C10	23.57	15.00	90°00'56"	N45°16'10"E	21.22
C20	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C24	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C25	23.57	15.00	90°00'56"	S45°16'10"W	21.22

LOT AREA:

BLOCK	LOT	SQ.FT.	ACRES
BLOCK A	LOT 3	225,959	5.187
BLOCK D	LOT 30	4,198	0.096
BLOCK E	LOT 1	3,631	0.083
	LOT 2	3,075	0.071
	LOTS 3-5	3,000	0.069
	LOTS 26-28	3,001	0.076
	LOT 29	3,226	0.074
	LOT 30	3,629	0.083



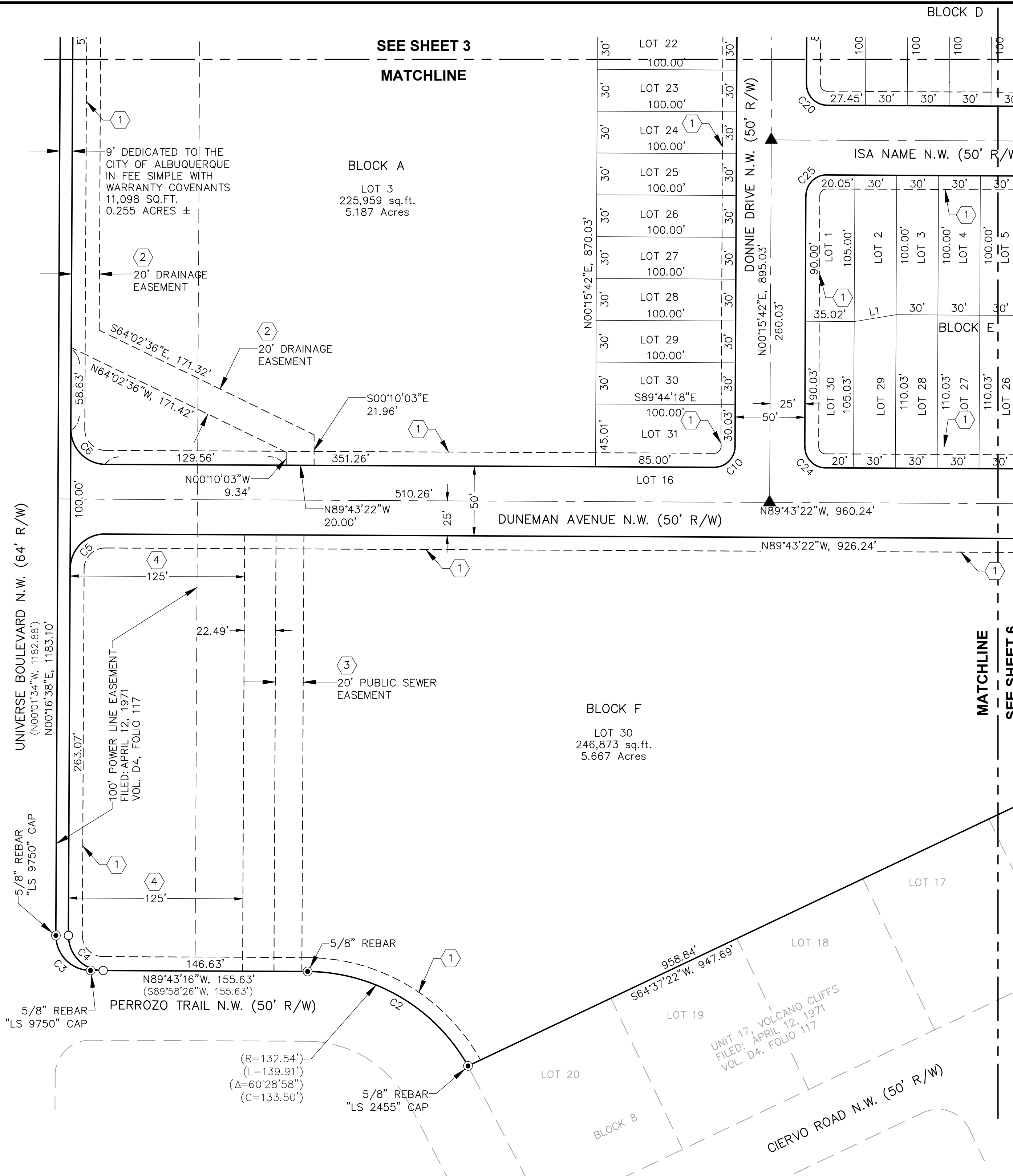
SHEET 5
 KEY MAP N.T.S.

PROJECT NO. 22030



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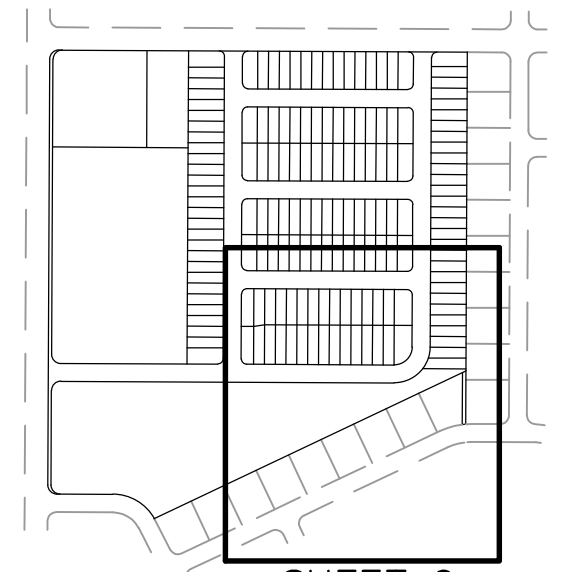
PLAT OF
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2022

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	10.04	200.72	2°52'01"	S84°41'21"W	10.04
C10	23.57	15.00	90°00'56"	N45°16'10"E	21.22
C20	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C23	23.57	15.00	90°00'56"	N45°16'10"E	21.22
C24	23.56	15.00	89°59'04"	S44°43'50"E	21.21
C25	23.57	15.00	90°00'56"	S45°16'10"W	21.22
C26	23.56	15.00	89°59'04"	N44°43'50"W	21.21
C27	78.55	50.00	90°00'56"	N45°16'10"E	70.72
C28	117.83	75.00	90°00'56"	N45°16'10"E	106.08
C29	92.76	100.00	53°08'45"	N63°42'16"E	89.47
C30	33.88	100.00	19°24'44"	N27°25'31"E	33.72
C31	30.47	100.00	17°27'27"	N08°59'25"E	30.35

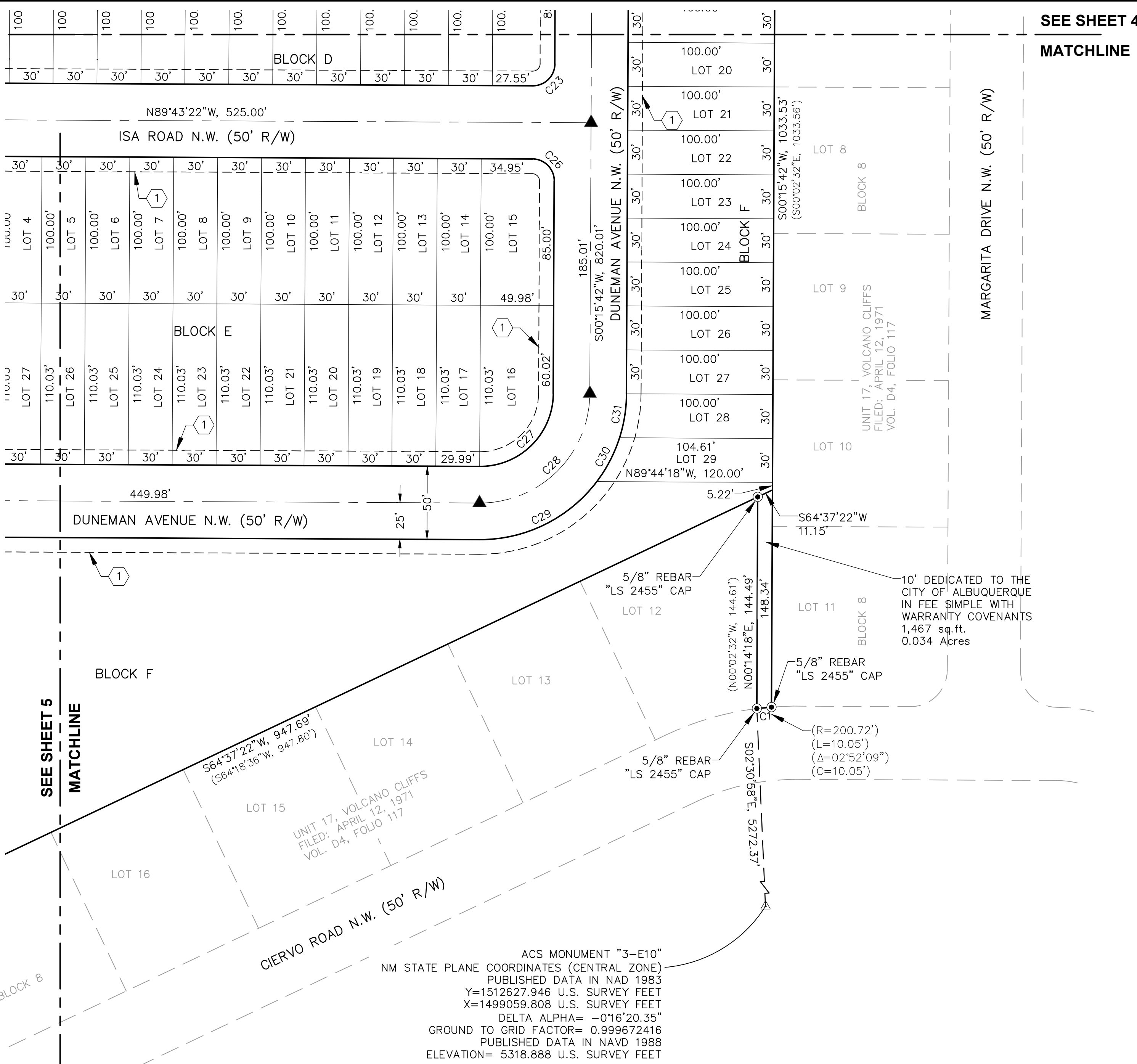
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N80°48'54"E	30.41

LOT AREA:

BLOCK	SQ.FT.	ACRES
BLOCK E		
LOT 1	4,928	0.113
LOT 2	3,075	0.071
LOTS 3-14	3,000	0.069
LOT 15	4,948	0.114
LOT 16	4,964	0.114
LOTS 17-28	3,301	0.076
LOT 29	3,226	0.074
LOT 30	3,329	0.083
BLOCK F		
LOTS 20-27	3,000	0.069
LOT 28	3,046	0.070
LOT 29	3,337	0.077

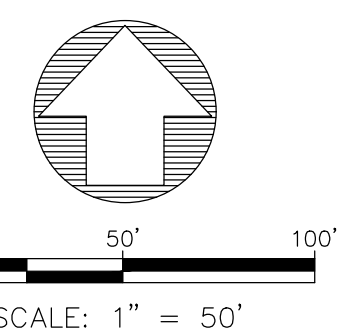


KEY MAP N.T.S.



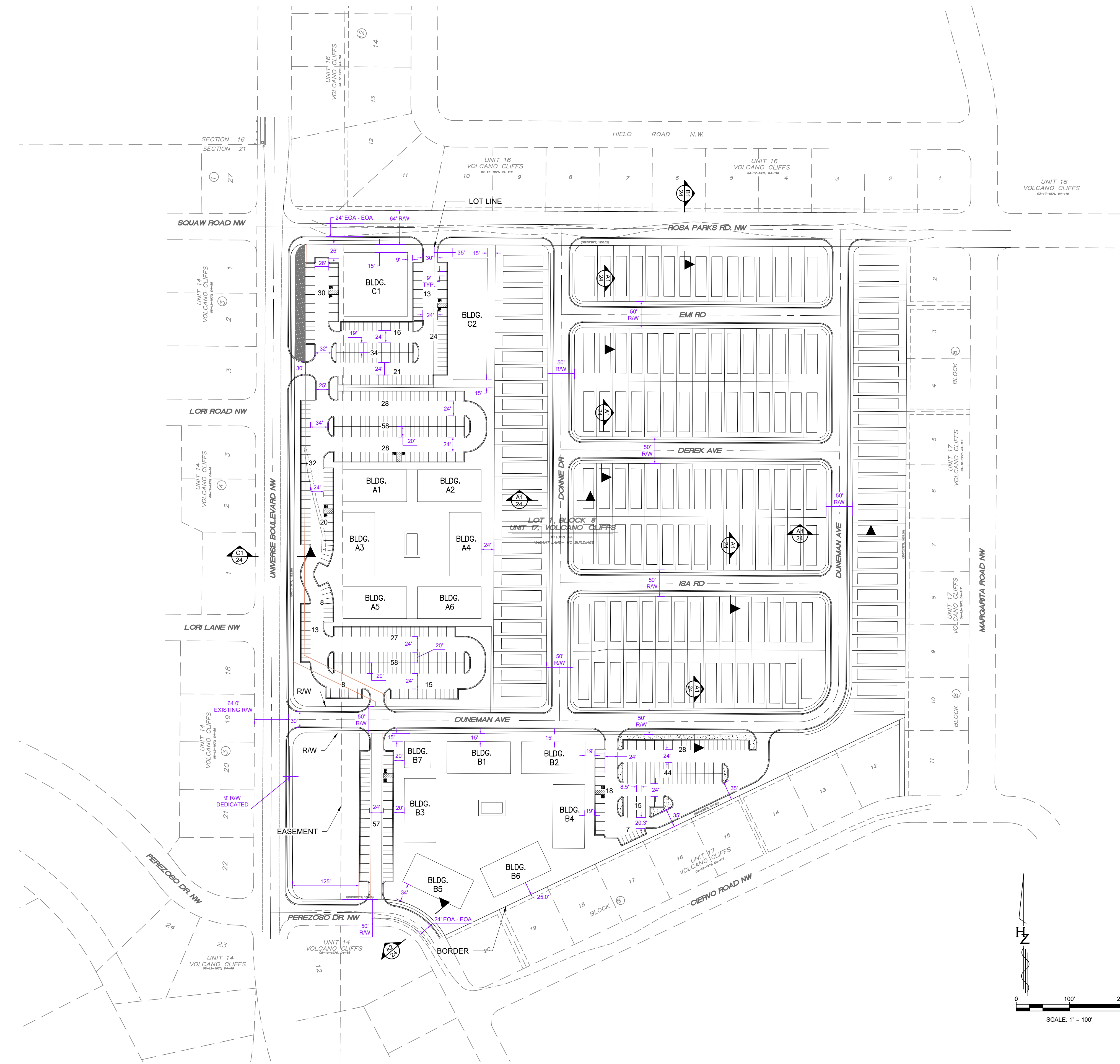
SEE SHEET 4
 MATCHLINE

SEE SHEET 5
 MATCHLINE

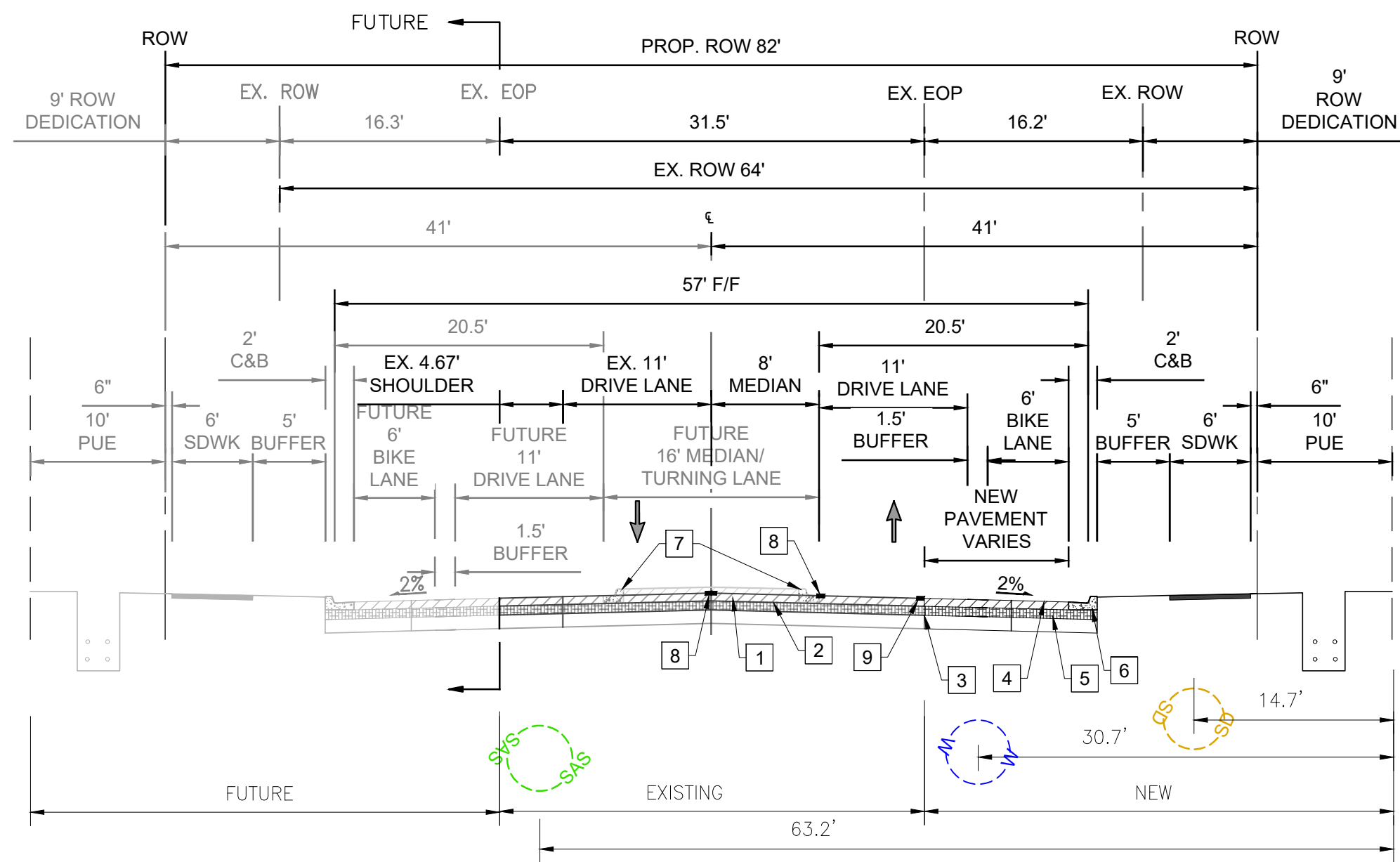


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Plotted: 11/09/2022 3:12:45 PM By: Ricketts, Mark
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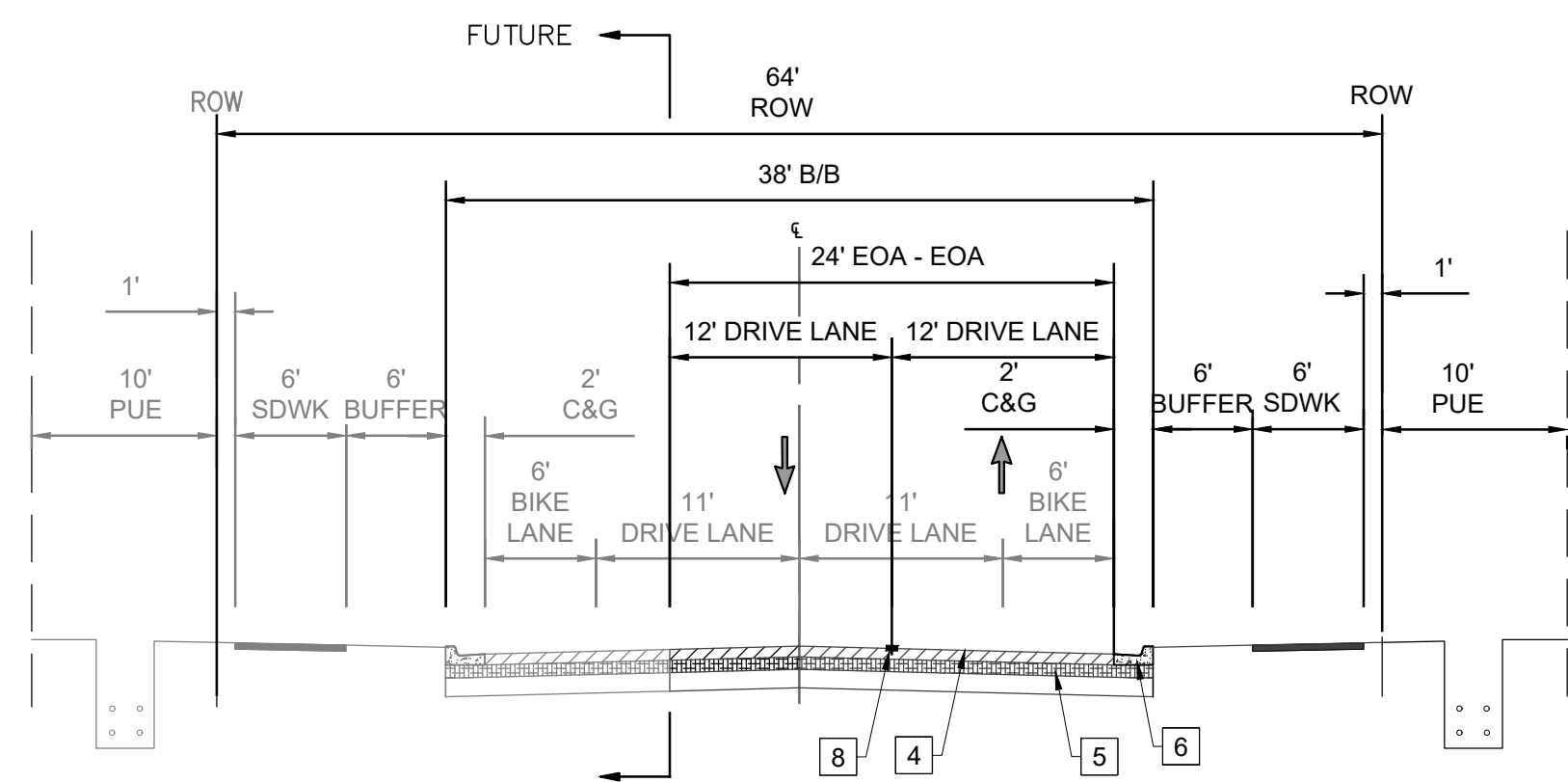


SITE DATA		AS BUILT INFORMATION	
SITE ADDRESS: UNIVERSE BLVD AND ROSA PARKS RD NW, ALBUQUERQUE, NM LEGAL DESCRIPTION: LOT 1, BLOCK 8, VOLCANO CLIFFS SUBDIVISION ACRES: 30.13 ZONE ATLAS: D-10 ZONING SUMMARY: (MX-L) MIXED-USE - LOW INTENSITY ZONE DISTRICT: CONSTRUCTION TYPE: V-A FOR APARTMENTS & COMMERCIAL V-B FOR TOWNHOME LOTS BUILDING HEIGHT: COMMERCIAL 20'-0", APARTMENTS 32'-0" SPRINKLERED: APARTMENTS & COMMERCIAL FULLY SPRINKLERED; TOWNHOMES NOT SPRINKLERED		CONTRACTOR - WORK ORDER NO. PERMITS NO. ACCEPTANCE BY - VERIFICATION BY - DRAWINGS CORRECTED BY - MICRO-FILM INFORMATION RECORDED BY - NO.	
BUILDING DATA		BENCH MARKS	
BUILDING TYPE - A: FIRST LEVEL 7,200 GSF = APARTMENTS APARTMENT UNITS 16 TOTAL 96 SECOND LEVEL 7,200 GSF = APARTMENTS BLDG A1-A6 86,400 GSF TOTAL 86,400 GSF CONSTRUCTION TYPE: V-A BUILDING TYPE - B: FIRST LEVEL 7,200 GSF = APARTMENTS APARTMENT UNITS 16 TOTAL 96 SECOND LEVEL 7,200 GSF = APARTMENTS BLDG B1-B6 86,400 GSF TOTAL 86,400 GSF CONSTRUCTION TYPE: V-A BUILDING TYPE - B7: FIRST LEVEL 2,500 GSF = (GYM/OFFICE) SECOND LEVEL 2,500 GSF = (APARTMENTS) TOTAL 5,000 GSF APARTMENTS UNITS 4 TOTAL APARTMENT UNITS = 196 BUILDING TYPE - C1: FIRST LEVEL 14,400 GSF = PHARMACY w/o DRIVE THRU TOTAL 14,400 GSF CONSTRUCTION TYPE: V-A BUILDING TYPE - C2: FIRST LEVEL 14,726 GSF = (SHOPPING CENTER) TOTAL 14,726 GSF CONSTRUCTION TYPE: V-A TOTAL BUILDING AREA 203,325 GSF LARGEST SF SPACE- BLDG C2 16,725 GSF BUILDING TYPE - TOWNHOMES: LOT SIZE 3000 SF NUMBER OF LOTS 162 CONSTRUCTION TYPE: V-B		ACS MONUMENT 3-4' 0" STANDARD 3 1/4" ALUMINUM DISC NEW MEXICO STATE PLANE COORDINATES CENTRAL ZONE N.A.D. 1983 N= 1572.627.946 E= 1498.059.888 PUBLISHED EL= 5318.888 (NAVD 1988) GROUND TO GRID FACTOR= 0.99972416 MAPPING ANGLE= 0.1620135°	
PARKING		SURVEY INFORMATION	
PEDESTRIAN PARKING: STANDARD = 600 ADA = 12 TOTAL = 602		FIELD NOTES BY NO. DATE	
Designed By: HUITT-ZOLIARS Huitt-Zollars, Inc. Albuquerque 6501 Americas Pkwy NE, Suite 550 Albuquerque, New Mexico 87110 Phone (505) 883-8114 Fax (505) 883-5022		NO. DATE REMARKS BY REVISIONS DESIGN DESIGNED BY: DMD DATE: - 10/27/2022 DRAWN BY: MTR DATE: - 10/27/2022 DWG NAME: - PROJ.# - R314494.01 CHECKED BY: DMD DATE: - 10/27/2022	
UNIVERSE VIEW SUBDIVISION			
TITLE: SITE PLAN			
Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 709790-93	Zone Map No. D - 10	Sheet	Of
PROJECT NO. PR-2020-004596		SHEET	

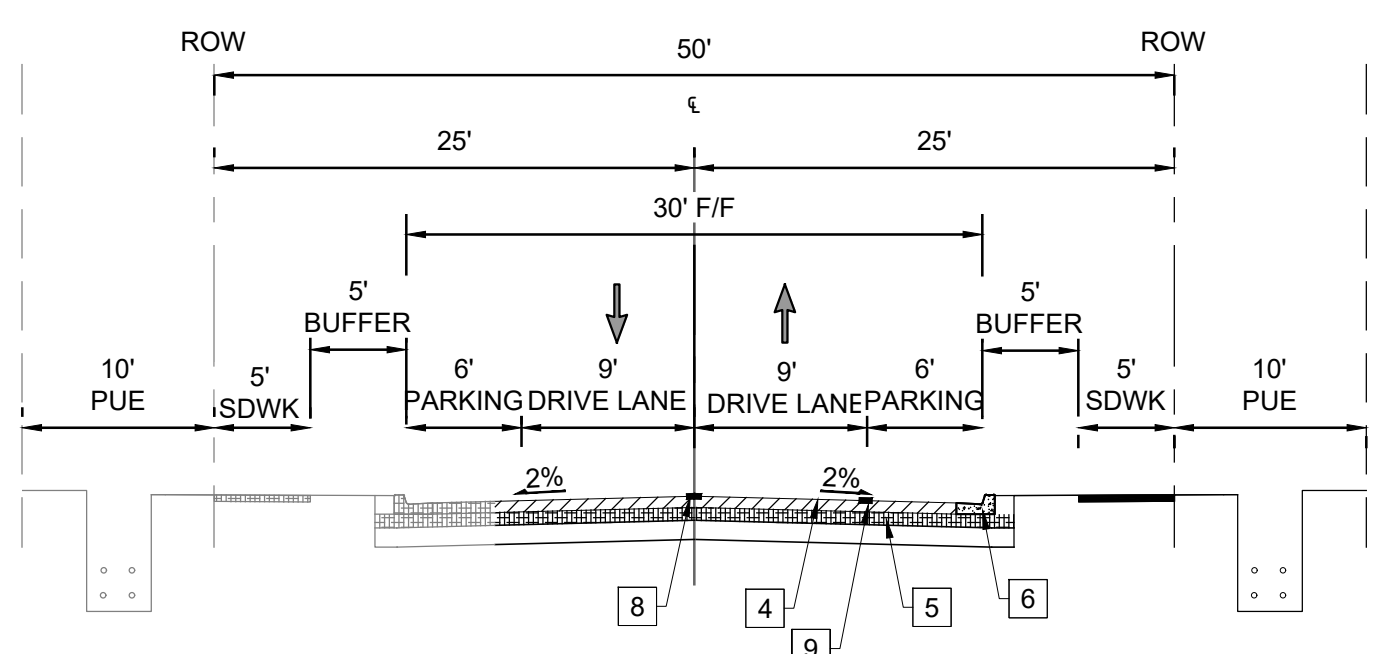


- 1 FUTURE 2" CONCRETE (AC) OVERLAY 1-2" LIFT.
- 2 EX 3" ASPHALT CONCRETE TO REMAIN.
- 3 SAWCUT, REMOVE EXISTING ASPHALT CONCRETE
- 4 5" ASPHALT CONCRETE (AC) 1-2" LIFT ABD 1-3" LIFT
- 5 12" SUBGRADE PREP (R VALUE > 50) 95% MIN.
- 6 STANDARD CURB AND GUTTER PER STD DWG 2415A
- 7 FUTURE MEDIAN CURB AND GUTTER
- 8 4" DOUBLE YELLOW STRIPE
- 9 4" SOLID WHITE STRIPE

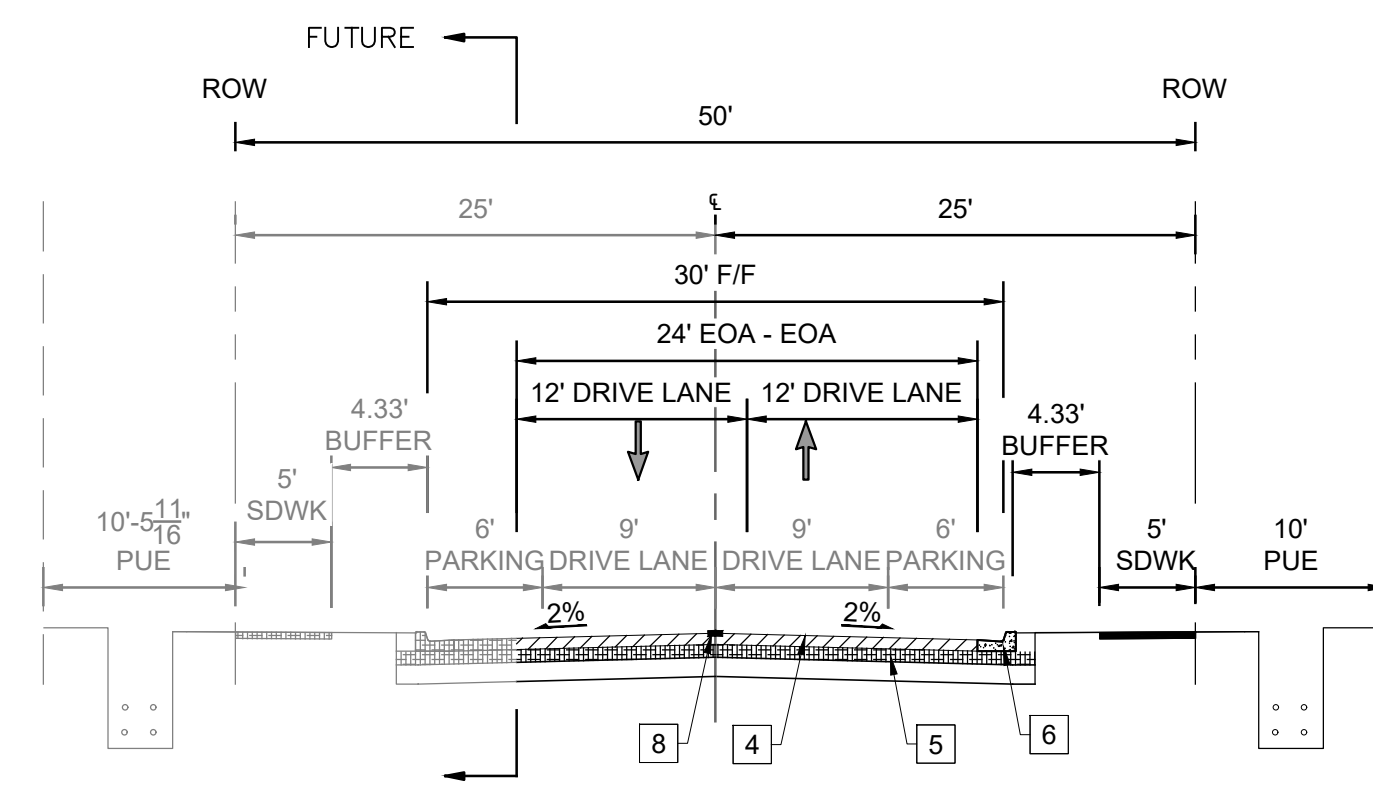
ROAD SECTION @ UNIVERSE BOULEVARD (MINOR ARTERIAL) SCALE: 1"=10' C1



ROAD SECTION @ ROSA PARKS ROAD NW (MAJOR COLLECTOR) SCALE: 1"=10' B1



ROAD SECTION @ INTERNAL ROADS (LOCAL STREET) SCALE: 1"=10' A1
 DUNEMAN AVE
 DONNIE DR
 EMI RD
 DEREK AVE
 ISA RD



ROAD SECTION @ PEREZOSO DRIVE NW/INTERNAL ROADS (LOCAL STREET) SCALE: 1"=10' A2

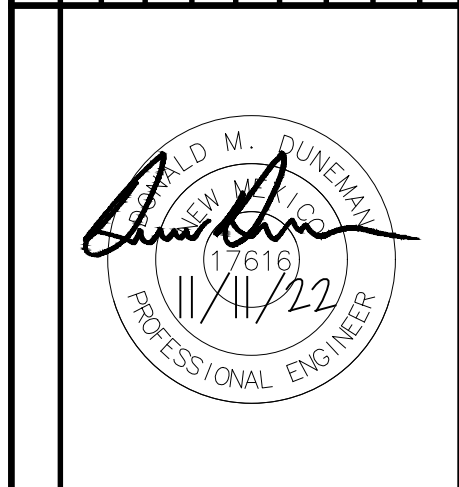
Designed By: **HUITT-ZOLLARS**
 Huitt-Zollars, Inc. Albuquerque
 6501 Americas Pkwy NE, Suite 550
 Albuquerque, New Mexico 87110
 Phone (505) 883-8114 Fax (505) 883-5022

NO.	DATE	REVISIONS	BY
		DESIGN	

DESIGNED BY: DMD
 DRAWN BY: MTR
 DWG NAME: UNIVERSE VIEW SUBDIVISION
 CHECKED BY: DMD
 DATE: 10/27/2022
 PROJECT # - R314494.01
 DATE: 10/27/2022

AS BUILT INFORMATION	
CONTRACTOR	DATE
WORK STAMPED BY	DATE
FIELD ACCEPTANCE BY	DATE
FIELD REVISION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	DATE

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	
NO.	



UNIVERSE VIEW SUBDIVISION

TITLE: TYPICAL SECTIONS

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. Zone Map No. D - 10 Sheet Of

PROJECT NO. PR-2020-004596 SHEET 24

Plotted: 1/19/2022 4:26:05 PM By: Ricketts, Mark
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 User: dmd 1/19/2022 3:16:59 PM, mckenna

VILLEGAS ANTHONY
PO BOX 12275
ALBUQUERQUE NM 87135

\$1.68 0
US POSTAGE
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PO BOX 30828
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Westside Coalition of
Neighborhood Associations
Att: Elizabeth Haley
6005 Chaparral Circle NW
Albuquerque, NM 87114

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Westside Coalition of
Neighborhood Associations
Att: Rene Horvath
5515 Palomino Drive NW
Albuquerque, NM 87120

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US POSTAGE
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FROM 87124

HUITT-ZOLIARS
HUITT-ZOLIARS, INC. • 333 Rio Rancho Drive NE • Suite 101 • Rio Rancho, NM 87124-1430

SMITH PAUL R & KAREN E MANN
5001 CROWNPOINT CT NW
ALBUQUERQUE NM 87120-1113

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062500078025
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HUITT-ZOLIARS
HUITT-ZOLIARS, INC. • 333 Rio Rancho Drive NE • Suite 101 • Rio Rancho, NM 87124-1430

SOTELO ENRIQUE
9804 CLEARWATER ST NW
ALBUQUERQUE NM 87114-5813

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HUITT-ZOLIARS, INC. • 333 Rio Rancho Drive NE • Suite 101 • Rio Rancho, NM 87124-1430

SUNSHINE ABQ REAL ESTATE INVESTMENT LLC
3228 ISLETA BLVD SW
ALBUQUERQUE NM 87105-5833

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HUITT-ZOLIARS
HUITT-ZOLIARS, INC. • 333 Rio Rancho Drive NE • Suite 101 • Rio Rancho, NM 87124-1430

TILAM LLC
7134 DODGE TRL NW
ALBUQUERQUE NM 87120-2964

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HUITT-ZOLIARS
HUITT-ZOLIARS, INC. • 333 Rio Rancho Drive NE • Suite 101 • Rio Rancho, NM 87124-1430

TRUJILLO - C DE BACA LVT
4837 DODGE AVE NW
ALBUQUERQUE NM 87114-5432

HUITT-ZOLLARS

HUITT-ZOLLARS, INC. • 1111 Rio Rancho Drive NE • Suite 101 • Rio Rancho, NM 87124-1401

RIBAO ALMIRA & ROMEL
9308 UPPER MEADOW AVE SW
ALBUQUERQUE NM 87121-5362

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RUIZ DEVELOPMENT
PO BOX 66960
ALBUQUERQUE NM 87193-6960

POSTAGE
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SALAZAR CHARLES DAVID & ARLENE LOUISE TRUSTEES
SALAZAR FAMILY TRUST
2927 LA CAMILA RD NE
ALBUQUERQUE NM 87111-4509

POSTAGE
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FIRST CLASS
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ALBUQUERQUE, NM

HUITT-ZOLLARS

HUITT-ZOLLARS, INC. • 1111 Rio Rancho Drive NE • Suite 101 • Rio Rancho, NM 87124-1401

SANDOVAL ALBERT L
4132 LA PURISIMA DR
LAS CRUCES NM 88011-8426

POSTAGE
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ALBUQUERQUE, NM

HUITT-ZOLLARS

HUITT-ZOLLARS, INC. • 1111 Rio Rancho Drive NE • Suite 101 • Rio Rancho, NM 87124-1401

SANTO ALBERT L JR TRUST
1028 ARIZONA ST SE
ALBUQUERQUE NM 87108-4818

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\$1.68
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ALBUQUERQUE, NM

HUITT-ZOLIARS

HUITT-ZOLIARS, INC. • 333 Rio Rancho Drive NE • Suite 101 • Rio Rancho, NM 87124-1450

MARTINEZ LOURDES M
1508 FOOTHILL RD SW
ALBUQUERQUE NM 87105-4212

NOV 24
\$1.68 0
US POSTAGE
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0625000879925
FROM 87124

HUITT-ZOLIARS

HUITT-ZOLIARS, INC. • 333 Rio Rancho Drive NE • Suite 101 • Rio Rancho, NM 87124-1450

MEDINA CHRISTOPHER R & BOYD DAVID & TERESA M
608 NAVARRA WAY SE
ALBUQUERQUE NM 87123-4519

NOV 24
\$1.68 0
US POSTAGE
FIRST-CLASS
0625000879925
FROM 87124

HUITT-ZOLIARS

HUITT-ZOLIARS, INC. • 333 Rio Rancho Drive NE • Suite 101 • Rio Rancho, NM 87124-1450

M & F ABQ REAL ESTATE INVESTMENT INC
3228 ISLETA BLVD SW
ALBUQUERQUE NM 87105-5833

NOV 23
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HUITT-ZOLIARS

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MOHAMMAD MOHAMMAD F
9911 PINOT NOR AVE SW
ALBUQUERQUE NM 87121-5293

NOV 23
\$1.68 0
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FIRST-CLASS
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HUITT-ZOLIARS

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NEW MEXICO BOYS RANCH
6209 HENDRIX RD NE
ALBUQUERQUE NM 87110-1334

NOV 24
\$1.68 0
US POSTAGE
FIRST-CLASS
0625000879925
FROM 87124

HUITT-ZOLIARS
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JARAMILLO HENRY A SR
PO BOX 44
JARALES NM 87023

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\$1.68 0
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FIRST-CLASS
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FROM 87124

HUITT-ZOLIARS
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JONES JEFFREY Q
PO BOX 2084
CORRALES NM 87048

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KASSAM LAND ACQUISITIONS S LLC C/O LEGACY
HOSPITALITY LLC
5051 JOURNAL CENTER BLVD NE SUITE 500
ALBUQUERQUE NM 87109-5915

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\$1.68 0
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FROM 87124

HUITT-ZOLIARS
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LANDHOLM CECILIA P
1420 HOFFMAN DR NE
ALBUQUERQUE NM 87110-6056

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HUITT-ZOLIARS, INC. • 333 Rio Rancho Drive NE • Suite 101 • Rio Rancho, NM 87124-1430

LONG EVAN A
6521 DESERT SPIRIT RD NW
ALBUQUERQUE NM 87114-6110

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\$1.68 0
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FROM 87124

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GUTIERREZ ORLANDO ERNIE JR
6219 MARIGOLD CT NW
ALBUQUERQUE NM 87120-3278

0625008795825
\$1.68 0
US POSTAGE
FIRST CLASS
FROM 87124

HUITT-ZOLIARS
HUITT-ZOLIARS, INC. • 333 Rio Rancho Drive NE • Suite 101 • Rio Rancho, NM 87124-1430

HART LIGHT VENTURES LLC
2215 HARTLEBURY WAY
SUN CITY CENTER FL 33573-6360

0625008795825
\$1.68 0
US POSTAGE
FIRST CLASS
FROM 87124

HUITT-ZOLIARS
HUITT-ZOLIARS, INC. • 333 Rio Rancho Drive NE • Suite 101 • Rio Rancho, NM 87124-1430

HOYT THOMAS E & CYNTHIA N
9600 SAN RAFAEL AVE NE
ALBUQUERQUE NM 87109-6362

0625008795825
\$1.68 0
US POSTAGE
FIRST CLASS
FROM 87124

HUITT-ZOLIARS
HUITT-ZOLIARS, INC. • 333 Rio Rancho Drive NE • Suite 101 • Rio Rancho, NM 87124-1430

HUGHES RUBY M TRUSTEE & DIANE MICHELLE DIMOND CO-
TRUSTEE ALLEN O HUGHES TRST B
161 RIVER RD
GRANDVIEW-ON-HUDSON NY 10960-4903

0625008795825
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US POSTAGE
FIRST CLASS
FROM 87124

HUITT-ZOLIARS
HUITT-ZOLIARS, INC. • 333 Rio Rancho Drive NE • Suite 101 • Rio Rancho, NM 87124-1430

JANAVARIS CAROL M
8302 APACHE AVE NE
ALBUQUERQUE NM 87110

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US POSTAGE
FIRST CLASS
FROM 87124

POSTAGE
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FROM 87124

HUITT-ZOLIARS
1427-204000, INC. • 1224 N.W. 20th Ave., Suite 101 • Ft. Lauderdale, FL 33309-1427
CERDA ARTEMISA
PO BOX 2971
SAN JUAN TX 78589-2391

POSTAGE
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US POSTAGE
FIRST CLASS
0625200710070
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HUITT-ZOLIARS
1427-204000, INC. • 1224 N.W. 20th Ave., Suite 101 • Ft. Lauderdale, FL 33309-1427
CHACON MANUEL & CARLOS MONTANEZ
PO BOX 91
OJO CALIENTE NM 87549

POSTAGE
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HUITT-ZOLIARS
1427-204000, INC. • 1224 N.W. 20th Ave., Suite 101 • Ft. Lauderdale, FL 33309-1427
CORCHADO HUGO & ALDERETE DE CORCHADO YANET
708 AVANTI ST SW
ALBUQUERQUE NM 87121-8685

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HUITT-ZOLIARS
1427-204000, INC. • 1224 N.W. 20th Ave., Suite 101 • Ft. Lauderdale, FL 33309-1427
FIGENSER JENNIFER K & MICHELLE A CAIN
2775 IRROQUOIS DR
THOMPSONS STATION TN 37179

POSTAGE
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HUITT-ZOLIARS
1427-204000, INC. • 1224 N.W. 20th Ave., Suite 101 • Ft. Lauderdale, FL 33309-1427
FRAZEE TIMOTHY GEORGE
2933 GEORGIA ST NE
ALBUQUERQUE NM 87110

04/20/24
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US POSTAGE
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ALBUQUERQUE, NM

HUITT-ZOLLARS
HUITT-ZOLLARS, INC. • 333 Rio Rancho Drive NE • Suite 101 • Rio Rancho, NM 87134-1400

BIRCH GAIL T RVT
11350 PHOEBE LACE
SAN ANTONIO TX 78253-6261

04/20/24
\$1.68 0
US POSTAGE
FIRST CLASS
PERMIT NO. 7124
ALBUQUERQUE, NM

HUITT-ZOLLARS
HUITT-ZOLLARS, INC. • 333 Rio Rancho Drive NE • Suite 101 • Rio Rancho, NM 87134-1400

BOYD DAVID & TERESA
608 NAVARRA WAY SE
ALBUQUERQUE NM 87123

04/20/24
\$1.68 0
US POSTAGE
FIRST CLASS
PERMIT NO. 7124
ALBUQUERQUE, NM

HUITT-ZOLLARS
HUITT-ZOLLARS, INC. • 333 Rio Rancho Drive NE • Suite 101 • Rio Rancho, NM 87134-1400

BURMEISTER PHILLIP K & CAROL M
11629 NAMBE AVE NE
ALBUQUERQUE NM 87123

04/20/24
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ALBUQUERQUE, NM

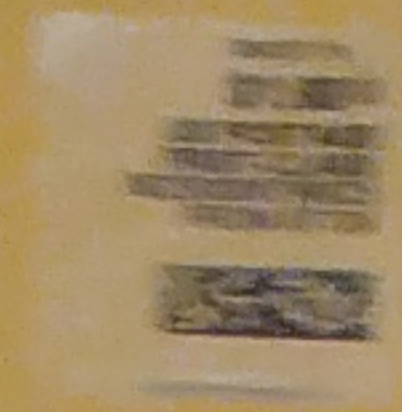
HUITT-ZOLLARS
HUITT-ZOLLARS, INC. • 333 Rio Rancho Drive NE • Suite 101 • Rio Rancho, NM 87134-1400

CARTER DEREK M & CHARMAINE T
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CHANDLER AZ 85248

04/20/24
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ALBUQUERQUE, NM

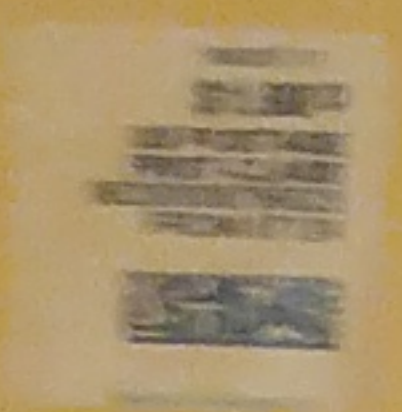
HUITT-ZOLLARS
HUITT-ZOLLARS, INC. • 333 Rio Rancho Drive NE • Suite 101 • Rio Rancho, NM 87134-1400

C DEBACA PETE C & NANCY
6800 VISTA DEL NORTE RD NE APT 414
ALBUQUERQUE NM 87113-1316



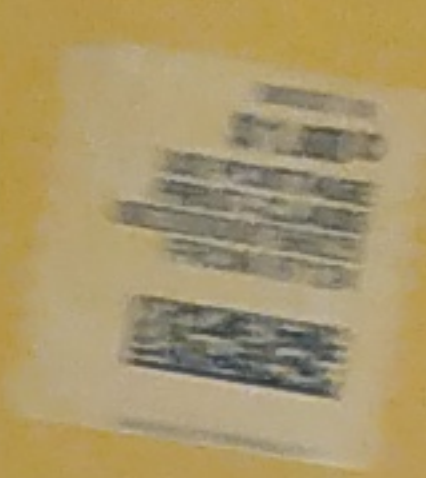
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4077 COLLEGE BLVD. SUITE 1000 ALBUQUERQUE, NM 87120-4402

WILLIAMS BOYERS LLC & KORTENBACH REED
4801 LINDA AVE NE
ALBUQUERQUE NM 87119-4074



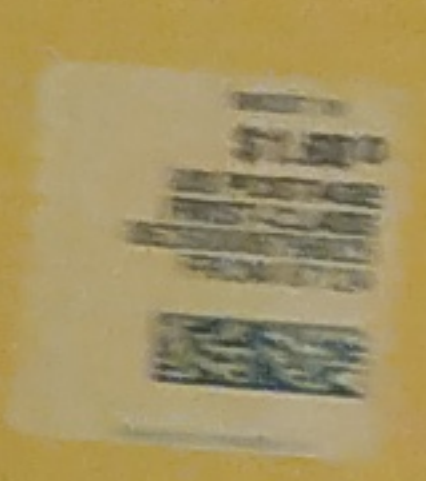
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WICE AMBER S
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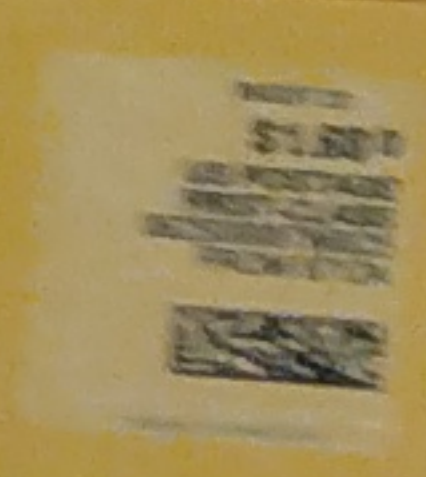
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4077 COLLEGE BLVD. SUITE 1000 ALBUQUERQUE, NM 87120-4402

ORTEGA EVA P TRUSTEE FIRST AMENDMENT &
RESTATEMENT F E FAMILY TRUST
1138 PALISADES DR NW
ALBUQUERQUE NM 87115-1130



HUIT-ZOLIARS
4077 COLLEGE BLVD. SUITE 1000 ALBUQUERQUE, NM 87120-4402

PRESS BRYAN G
7208 BANGOR AVE NW
ALBUQUERQUE NM 87120-2507



HUIT-ZOLIARS
4077 COLLEGE BLVD. SUITE 1000 ALBUQUERQUE, NM 87120-4402

RABADI GISA & NANCY
1464 E VICTOR HUGO AVE
PHOENIX AZ 85022-4813

HUITZOUARS
TERRES BLANCO CHARLES MAURICE MONTAG TERRES
1030 ALEXANDRA ST SW
ALBUQUERQUE NM 87121-4524

US POSTAGE
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PERMIT NO 5724
ALBUQUERQUE NM
\$1.68 0

HUITZOUARS
1ST AMERICA TITLE INS CO TR CO BONNY DOMINGUEZ
6800 TERRES BLANCO RD NW
ALBUQUERQUE NM 87124

US POSTAGE
FIRST CLASS
PERMIT NO 5724
ALBUQUERQUE NM
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HUITZOUARS
ARTHUR C SHARL
102 RIVER RD
MADISON NJ 07040-4803

US POSTAGE
FIRST CLASS
PERMIT NO 5724
ALBUQUERQUE NM
\$1.68 0

HUITZOUARS
BARBARA DOMINIC O
PO BOX 70102
ALBUQUERQUE NM 87107-0102

US POSTAGE
FIRST CLASS
PERMIT NO 5724
ALBUQUERQUE NM
\$1.68 0

HUITZOUARS
BARBARA MARTIN
12205 HOLLY AVE NE
ALBUQUERQUE NM 87122-2508



**Receipt**

Print Date: Dec 08, 2022

RETURN TO**REFERENCE**

Ship Date: 12/8/22

Ship from ZIP: 87124

Weight: 0 lbs. 3 oz.

User: HuittZoll-010

Cost Code: R314494.01

Refund Type: Mail-in

Reference #:

Printed on: Stamps

Tracking #: Volcano Cliffs Subdivision
public notice**SHIP TO****SERVICE****UNIT PRICE**

First Class ® \$42.00

Tracking \$0.00

Insurance (N/A)

Subtotal \$1.68

Label Quantity 25

Total Cost \$42.00



Receipt

Print Date: Dec 08, 2022

RETURN TO

REFERENCE

Ship Date: 12/8/22

Ship from ZIP: 87124

Weight: 0 lbs. 3 oz.

User: HuittZoll-010

Cost Code: R314494.01

Refund Type: Mail-in

Reference #:

Printed on: Stamps

Tracking #: Volcano Cliffs Subdivision
public notice

SHIP TO

SERVICE

UNIT PRICE

First Class ® \$40.32

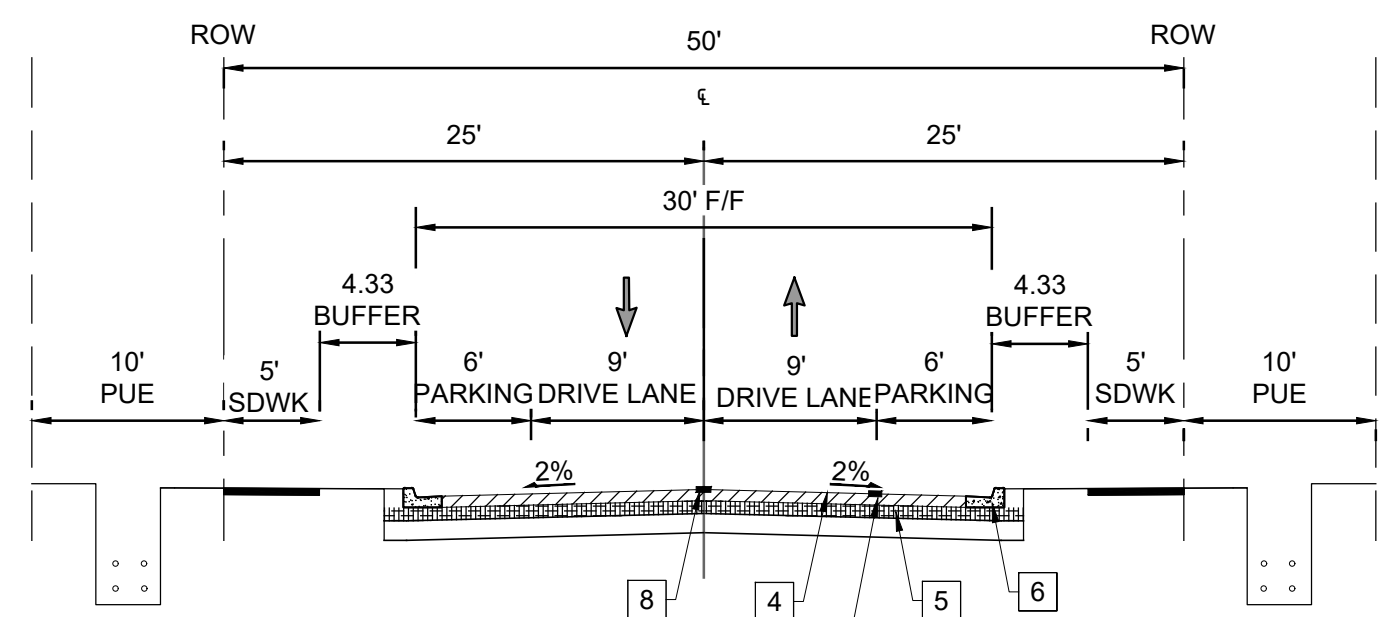
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Insurance (N/A)

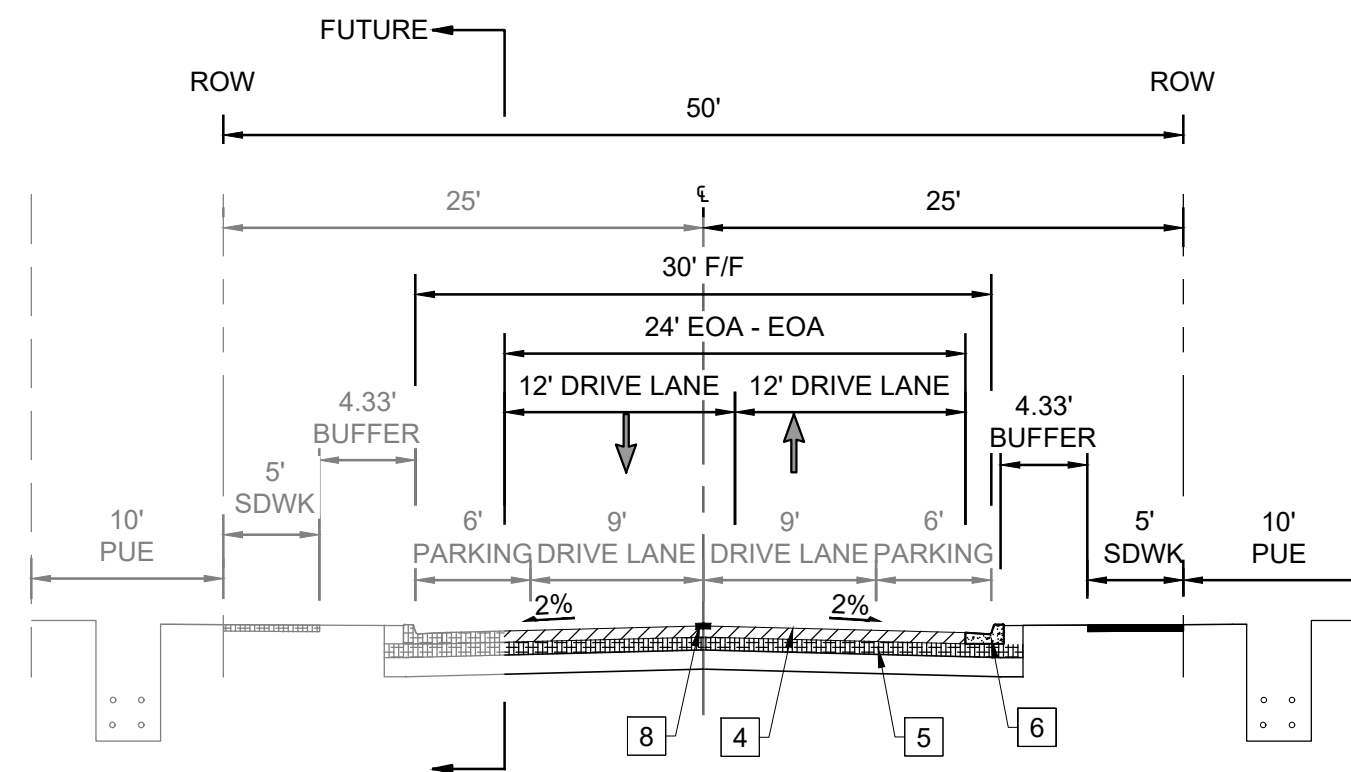
Subtotal \$1.68

Label Quantity 24

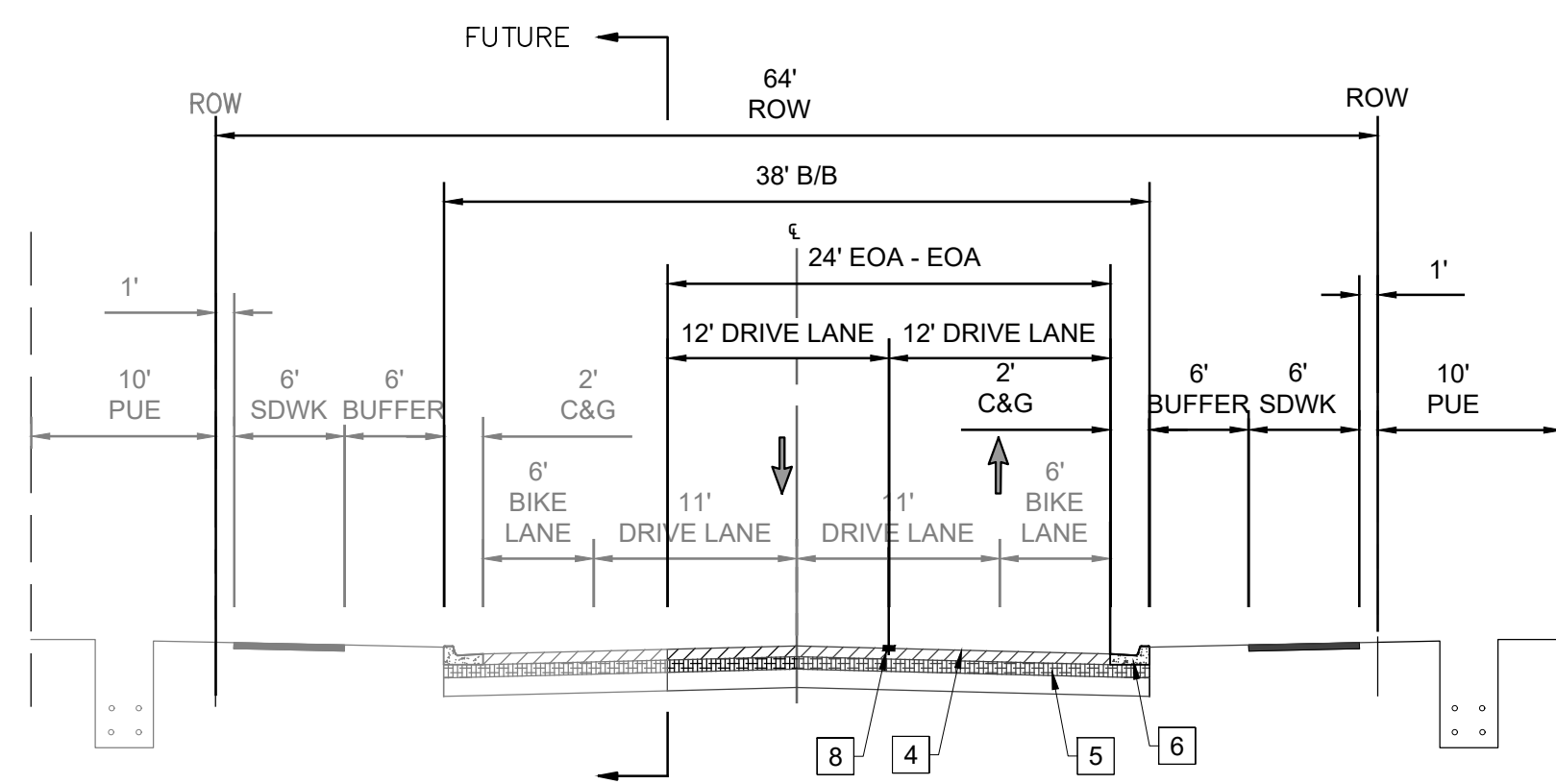
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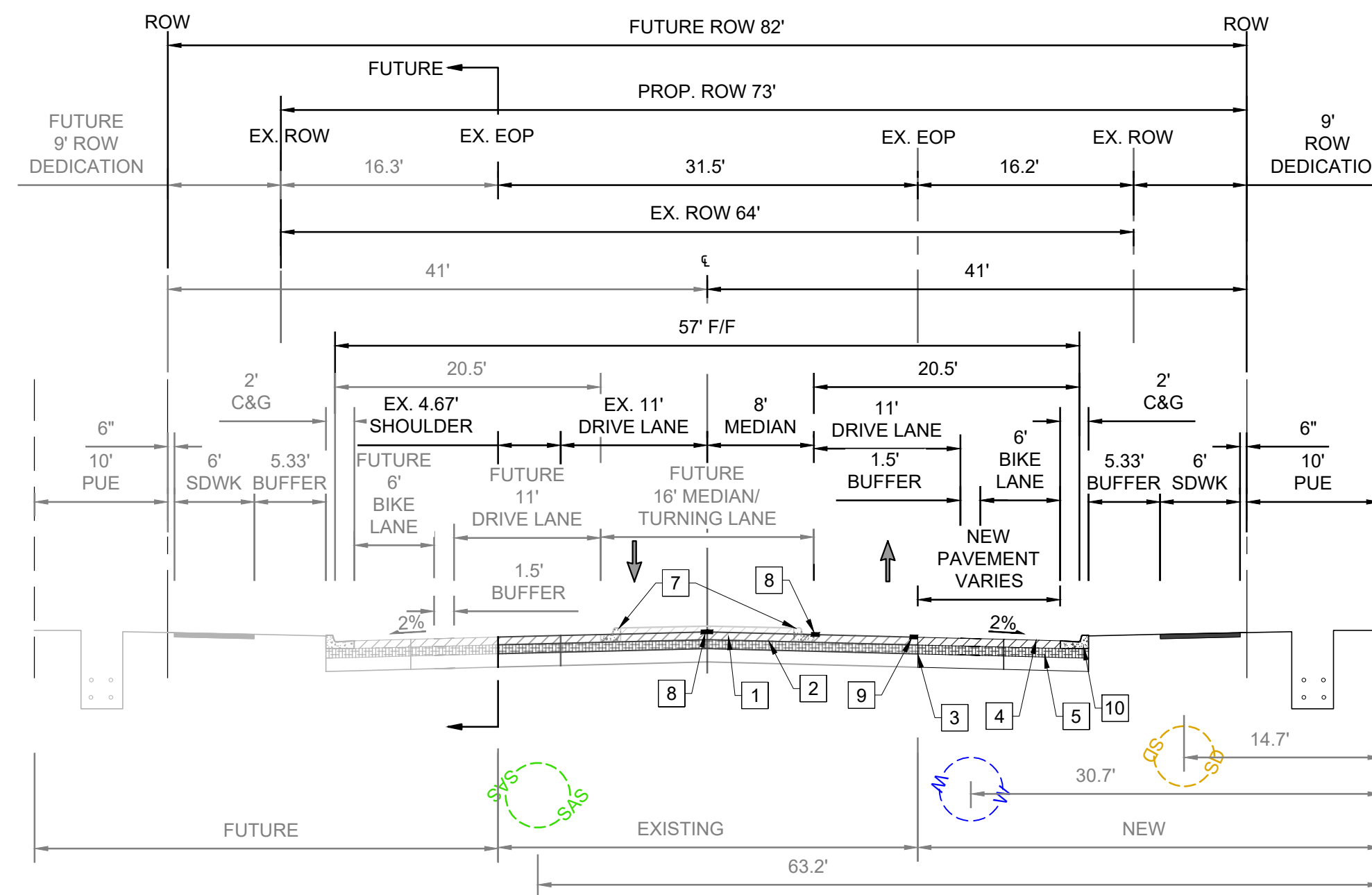
ROAD SECTION @ INTERNAL ROADS (LOCAL STREET) A1
 SCALE: 1"=10'
 DUNEMAN AVE
 DONNIE DR
 EMI RD
 DEREK AVE
 ISA RD



ROAD SECTION @ PEREZOSO DRIVE NW (LOCAL STREET) A2
 SCALE: 1"=10'



ROAD SECTION @ ROSA PARKS ROAD NW (MAJOR COLLECTOR) B1
 SCALE: 1"=10'



ROAD SECTION @ UNIVERSE BOULEVARD (MINOR ARTERIAL) C1
 SCALE: 1"=10'

1. FUTURE 2" CONCRETE (AC) OVERLAY 1-2" LIFT.
2. EX 3" ASPHALT CONCRETE TO REMAIN.
3. SAWCUT, REMOVE EXISTING ASPHALT CONCRETE
4. 5" ASPHALT CONCRETE (AC) 1-2" LIFT ABD 1-3" LIFT
5. 12" SUBGRADE PREP (R VALUE > 50) 95% MIN.
6. 6" CURB AND GUTTER PER STD DWG 2415A
7. FUTURE MEDIAN CURB AND GUTTER
8. 4" DOUBLE YELLOW STRIPE
9. 4" SOLID WHITE STRIPE
10. 8" CURB AND GUTTER PER STD DWG 2415A

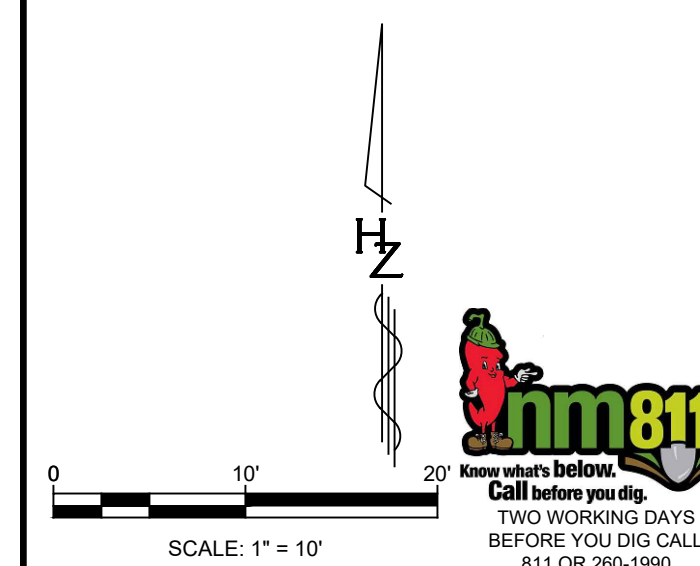
AS BUILT INFORMATION	
CONTRACTOR	DATE
WORK	DATE
STAMPED BY	DATE
FIELD ACCEPTANCE BY	DATE
FIELD REVISION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE
NO.	DATE

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	DATE
NO.	DATE

PRELIMINARY
 THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PERMITTING UNDER THE AUTHORITY OF DONALD M. DUNEMAN
 L.C. NO. 17818
 RELEASE DATE - March 30, 2022
 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

NO.	DATE	REVISIONS	BY
		DESIGN	

DESIGNED BY: DMD
 DATE: 11/22/2022
 DRAWN BY: MTR
 DATE: 11/22/2022
 DWG NAME: R314494.01
 PROJ # - R314494.01
 CHECKED BY: DMD
 DATE: 11/22/2022



Designed By:
HUITT-ZOLLARS
 Huitt-Zollars, Inc. Albuquerque
 6501 Americas Pkwy NE, Suite 550
 Albuquerque, New Mexico 87110
 Phone (505) 883-8114 Fax (505) 883-5022

**UNIVERSE VIEW SUBDIVISION
 PHASE 1 A**

TYPICAL SECTIONS

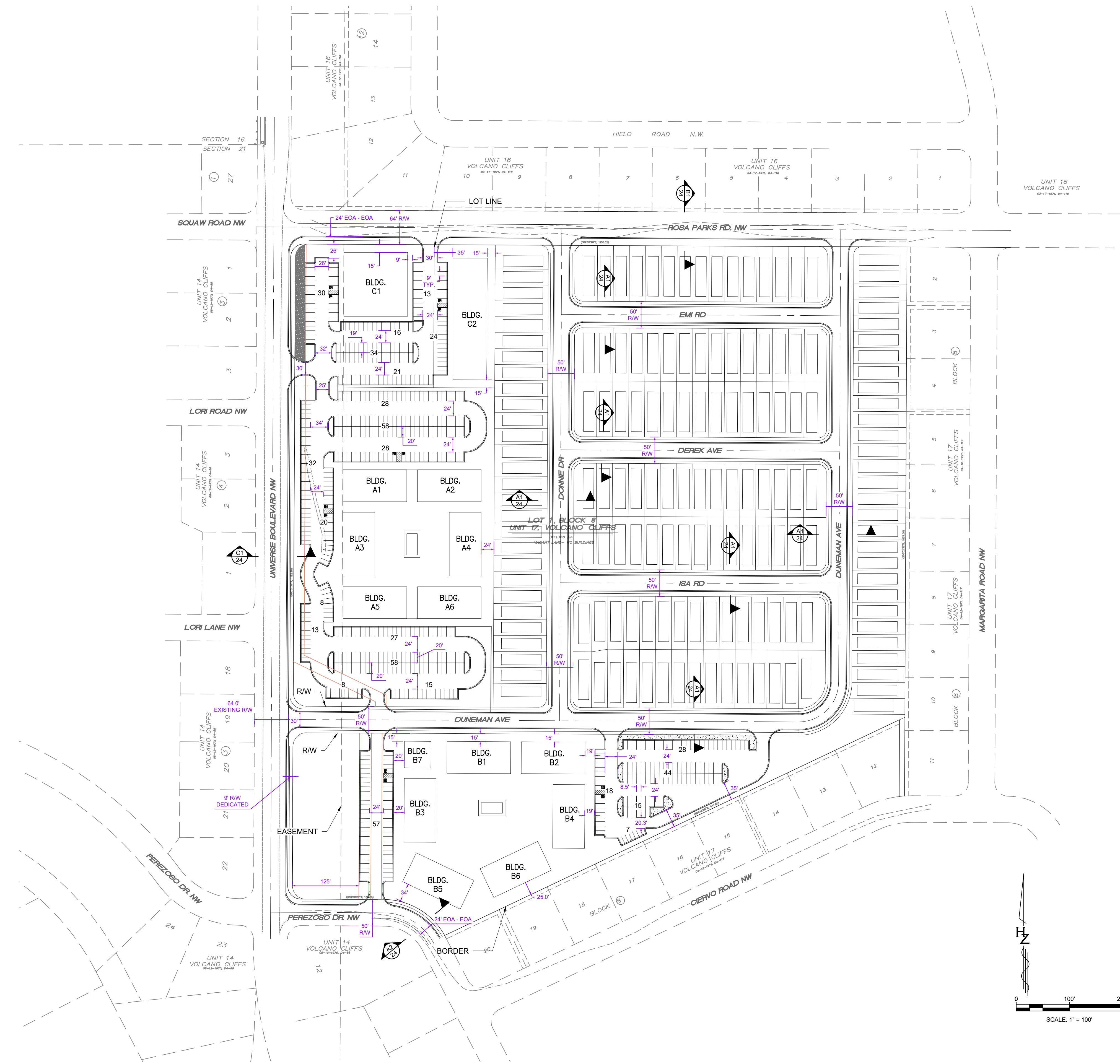
Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 709790	Zone Map No. D - 10	Sheet 27	Of 36
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PROJECT NO. **PR-2020-004596** SHEET

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 User: dmd 12/28/2022 3:23:08 PM ricketts

Plotted: 11/09/2022 3:12:45 PM By: Ricketts, Mark
 File: H:\931493\01 - Volcano Cliffs Subdivision UT7 B8 L110 CAD & BIM\10.1 AutoCAD\Sheet Set\PRELIMINARY
 Last Saved: 11/09/2022 2:10:28 PM, 11/09/2022



AS BUILT INFORMATION	
CONTRACTOR	DATE
WORK	DATE
REVISIONS	DATE
ACCEPTANCE BY	DATE
VEGETATION BY	DATE
DRAWINGS	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE
NO.	DATE

BUILDING DATA	
BUILDING TYPE - A:	
FIRST LEVEL	7,200 GSF = APARTMENTS
APARTMENT UNITS	16
TOTAL	96
SECOND LEVEL	7,200 GSF = APARTMENTS
BLDG A1-A6	86,400 GSF
TOTAL	86,400 GSF
CONSTRUCTION TYPE:	V-A
BUILDING TYPE - B:	
FIRST LEVEL	7,200 GSF = APARTMENTS
APARTMENT UNITS	16
TOTAL	96
SECOND LEVEL	7,200 GSF = APARTMENTS
BLDG B1-B6	86,400 GSF
TOTAL	86,400 GSF
CONSTRUCTION TYPE:	V-A
BUILDING TYPE - B7:	
FIRST LEVEL	2,500 GSF = (GYM/OFFICE)
SECOND LEVEL	2,500 GSF = (APARTMENTS)
TOTAL	5,000 GSF
APARTMENTS UNITS	4
TOTAL APARTMENT UNITS =	196
BUILDING TYPE - C1:	
FIRST LEVEL	14,400 GSF = PHARMACY w/o DRIVE
THRU	162
TOTAL	14,400 GSF
CONSTRUCTION TYPE:	V-A
BUILDING TYPE - C2:	
FIRST LEVEL	14,726 GSF = (SHOPPING CENTER)
TOTAL	14,726 GSF
CONSTRUCTION TYPE:	V-A
TOTAL BUILDING AREA	203,325 GSF
LARGEST SF SPACE- BLDG C2	16,725 GSF
BUILDING TYPE - TOWNHOMES:	
LOT SIZE	3000 SF
NUMBER OF LOTS	162
CONSTRUCTION TYPE:	V-B

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	DATE
NO.	DATE

PARKING

PEDESTRIAN PARKING:

STANDARD = 600
 ADA = 12

TOTAL = 602

PARKING

STANDARD = 600
 ADA = 12

TOTAL = 602

DESIGNED BY: **HUITT-ZOLIARS**
 Huitt-Zollars, Inc. Albuquerque
 6501 Americas Pkwy NE, Suite 550
 Albuquerque, New Mexico 87110
 Phone (505) 883-8114 Fax (505) 883-5022

UNIVERSE VIEW SUBDIVISION

TITLE: **SITE PLAN**

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 709790-93	Zone Map No. D - 10	Sheet	Of
PROJECT NO. PR-2020-004596		SHEET	

AS BUILT INFORMATION

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

PARKING

UNIVERSE VIEW SUBDIVISION

TITLE: SITE PLAN

SCALE: 1" = 100'

0 100' 200'

N

Know what's below.
Call before you dig.
TWO WORKING DAYS
BEFORE YOU DIG CALL
811 OR 200-1990

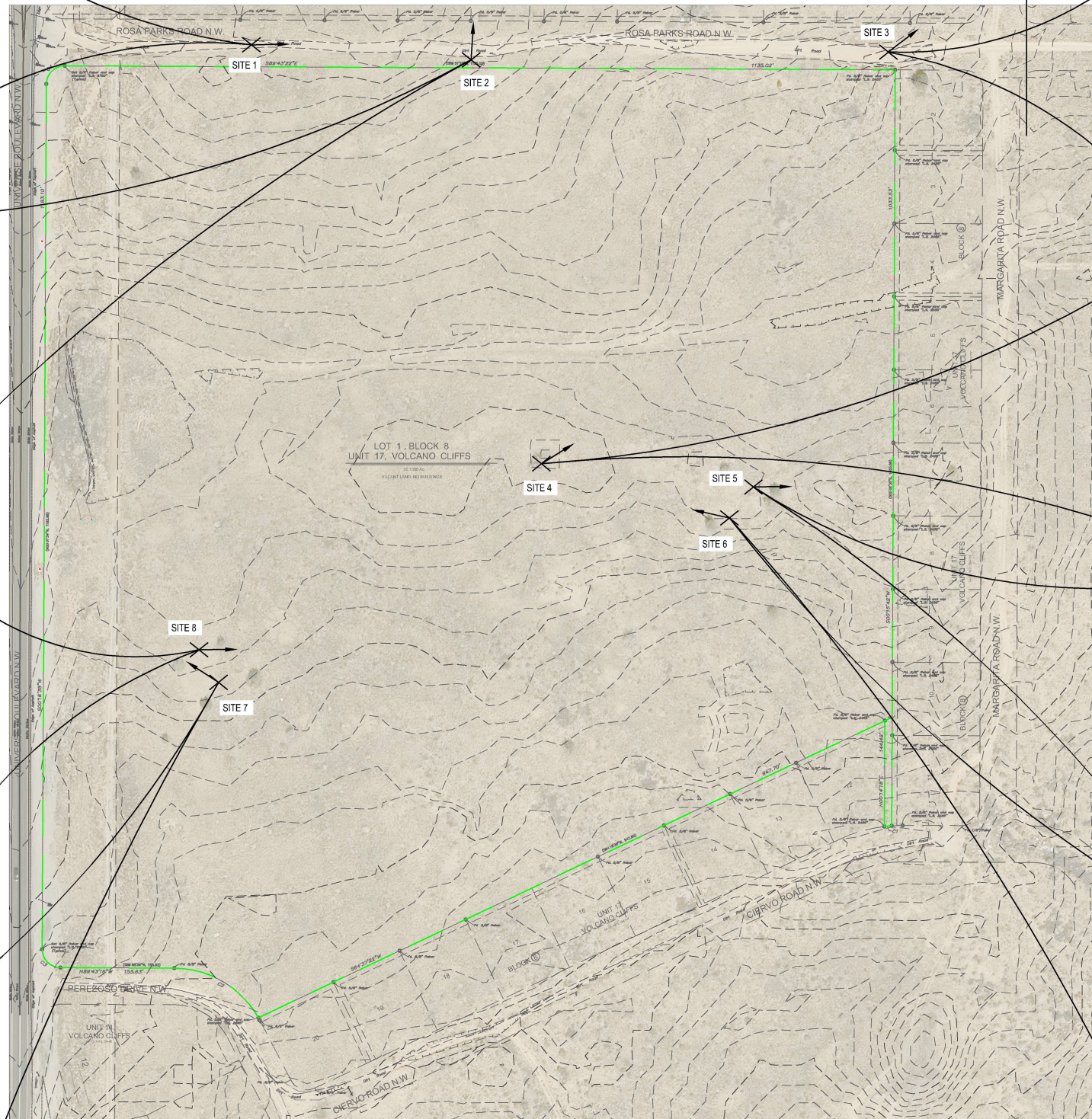
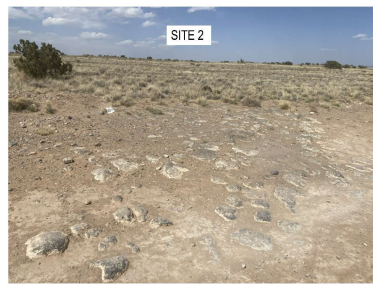
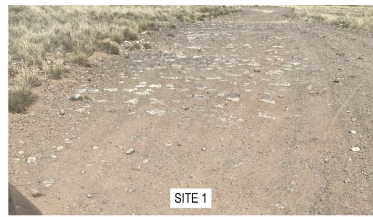
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UNIVERSE VIEW SUBDIVISION

TITLE: SITE PLAN

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 709790-93	Zone Map No. D - 10	Sheet	Of
PROJECT NO. PR-2020-004596		SHEET	

Plotted: 12/19/2022 11:28:51 AM By: Dueneman, Dennis
 H:\proj\2020\04\01 - Volcano Cliffs Subdivision U17 B8 L110 CADD & BIM\10 - AutoCAD\Exhibits\R314494 -
 Sensitive Land.dwg
 Last Saved: 12/19/2022 11:28:08 AM ddueneman



SENSITIVE LANDS ANALYSIS

INTRODUCTION

THE PROJECT SITE IS ESSENTIALLY UNDEVELOPED WITH A GROUND SURFACE CONTAINING A MODERATE GROWTH OF GRASS, SHRUBS, AND SCATTERED CEDAR TREES. THERE ARE SEVERAL DIRT ROADS TRAVERSING THE SITE. THERE IS A RIDGE RUNNING WEST-EAST ALONG THE MIDDLE OF THE SITE, WHICH CAN BE EXPECTED TO HAVE BASALT ROCK BENEATH THE SURFACE.

A GEOTECHNICAL EVALUATION WAS CONDUCTED WHICH INCLUDED 60 BORINGS. ALL BORINGS ENCOUNTERED REFUSAL TO AUGER DRILLING ON BASALT, AT DEPTHS RANGING FROM 2 FEET TO 9 FEET.

A SITE VISIT WAS COMPLETED ON OCTOBER 18TH, 2022 TO INVESTIGATE FOR SIGNIFICANT ROCK OUTCROPPINGS IN ACCORDANCE WITH IDO SECTION 14-16-5-2. EIGHT (8) SITES WERE IDENTIFIED TO HAVE BASALT ROCK ON THE SURFACE. NONE OF THE SITES ARE SIGNIFICANT, SO NO MITIGATION IS NECESSARY. THE DEVELOPMENT WILL CONSIST OF IMPORTING FILL MATERIAL TO AVOID EXCESSIVE ROCK REMOVAL/DISTURBANCE. A SUMMARY OF THE SITES IS LISTED BELOW:

SITE 1
 THIS SMALL OUTCROPPING IS LOCATED WITHIN THE ROSA PARKS ROAD ROW ON THE NORTH HALF OF THE GRADED DIRT ROADWAY. IT IS APPROXIMATELY 15-FEET WIDE BY 30-FEET LONG, AND FLUSH WITH THE SURROUNDING TERRAIN. IT APPEARS THIS ROCK WAS EXPOSED DUE TO THE GRADING OF THE DIRT ROAD. THERE ARE NO TREES OR SHRUBS WITHIN THE OUTCROPPING.

SITE 2
 THIS SITE IS VERY SIMILAR TO SITE 1. IT IS LOCATED WITHIN THE ROSA PARKS ROAD ROW AND APPEARS TO HAVE BEEN EXPOSED BY GRADING OF THE DIRT ROAD. IT IS APPROXIMATELY 12-FEET WIDE BY 25-FEET LONG, AND FLUSH WITH THE SURROUNDING TERRAIN. THERE ARE NO TREES OR SHRUBS WITHIN THE OUTCROPPING.

SITE 3
 THIS SITE IS APPROXIMATELY 10-FEET BY 10-FEET AND FORMS A SMALL HIGH POINT ABOUT 6" HIGHER THAN THE SURROUNDING TERRAIN. IT IS WITHIN THE ROSA PARKS ROW. THERE ARE NO TREES OR SHRUBS WITHIN THE OUTCROPPING.

SITE 4
 THIS SITE IS APPROXIMATELY 20-FEET BY 30-FEET AND FORMS A HIGH POINT ABOUT 1-FOOT HIGHER THAN THE SURROUNDING TERRAIN. THERE IS ONE (1) JUNIPER WITHIN THE OUTCROPPING, WHICH APPEARS TO BE DEAD.

SITE 5
 THIS SITE IS APPROXIMATELY 25-FEET BY 30-FEET AND IS FLUSH WITH THE SURROUNDING TERRAIN. THERE ARE TWO (2) JUNIPERS WITHIN THE OUTCROPPING, ONE OF WHICH APPEARS TO BE DYING.

SITE 6
 THIS SITE IS APPROXIMATELY 20-FEET BY 25-FEET AND IS FLUSH WITH THE SURROUNDING TERRAIN. THERE IS ONE (1) JUNIPER WITHIN THE OUTCROPPING, ONE OF WHICH APPEARS TO BE HEALTHY.

SITE 7
 THIS SITE IS APPROXIMATELY 30-FEET BY 40-FEET AND IS FLUSH WITH THE SURROUNDING TERRAIN. THERE ARE NO SHRUBS OR TREES WITHIN THE OUTCROP AREA, ALTHOUGH FOUR (4) JUNIPERS SURROUND THE SITE. THERE IS GRASS AND SEDIMENT BUILDUP COVERING MUCH OF THIS OUTCROPPING.

SITE 8
 THIS SITE IS THE SAME OUTCROPPING AS SITE 7, FACING EAST.

AS BUILT INFORMATION	
CONTRACTOR -	DATE
WORK STARTED BY	DATE
WORK ACCEPTANCE BY	DATE
FIELD NOTES BY	DATE
DRAWINGS BY	DATE
CHECKED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS	
FOUND MONUMENT "3" E107	DATE
STANDARD 3 1/4" ALUMINUM DISC	BY
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-NAD, 1983)	NO.
N=1,512,827.946	
E=1,489,059.808	
PUBLISHED EL: 5318.888 (NAVD 1988)	
GROUND TO GRID FACTOR: 0.99987246	
MAPPING ANGLE: -0°16'23.35"	

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	NO.

NO.	DATE	REVISIONS	BY
		DESIGN	

DESIGNED BY: DMD	DATE: - 9/30/2022
DRAWN BY: MTR	DATE: - 9/30/2022
DWG NAME: -	PROJ.#: - R314494-01
CHECKED BY: DMD	DATE: - 9/30/2022

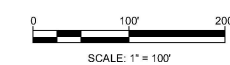


Designed By:
HUITT-ZOLLARS
 Huitt-Zollars, Inc. Albuquerque
 6501 Americas Pkwy NE, Suite 550
 Albuquerque, New Mexico 87110
 Phone (505) 883-8114 Fax (505) 883-5022

CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT
 ENGINEERING DIVISION

TITLE: **UNIVERSE VIEW SUBDIVISION SENSITIVE LAND ANALYSIS EXHIBIT**

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
	D - 10		##



INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**UNIVERSE VIEW SUBDIVISION (PHASE 1A)
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**LOT 1, BLOCK 8, UNIT 17, VOLCANO CLIFFS SUBDIVISION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification					
							Private Inspector	P.E.	City Cnst Engineer			
			*****ROADWAY*****									
		50' R/W	Pavment Section: (2) 5' Sidewalk (2) 6" Curb & Gutter (2) 6' Parking Lane (2) 9' Drive Lane (2) 4.33' Landscape Buffer	Donnie Dr. NW	Duneman Ave. NW	128' North of Isa Rd. NW	/	/	/			
		50' R/W	Pavment Section: (2) 5' Sidewalk (2) 6" Curb & Gutter (2) 6' Parking Lane (2) 9' Drive Lane (2) 4.33' Landscape Buffer	Duneman Ave. NW	Universe Blvd. NW	128' North of Isa Rd. NW	/	/	/			
		50' R/W	Pavment Section: (2) 5' Sidewalk (2) 6" Curb & Gutter (2) 6' Parking Lane (2) 9' Drive Lane (2) 4.33' Landscape Buffer	Isa Rd. NW	Donnie Dr. NW	Duneman Ave. NW	/	/	/			

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		73' HALF R/W	6' Sidewalk 8" Curb & Gutter 6' Bike Lane 1.5' Buffer (2) 11' Drive Lane 5.33' Landscape Buffer 8' Striped Median	Universe Blvd. NW	Perezoso Trl. NW	Rosa Parks Rd. NW	/	/	/
			*****WATER*****				/	/	/
		8"	Waterline w/Appertunances (3W)	Duneman Ave. NW	Universe Blvd. NW	128' North of Isa Rd. NW	/	/	/
		8"	Waterline w/Appertunances (3W)	Donnie Dr. NW	Duneman Ave. NW	128' North of Isa Rd. NW	/	/	/
		8"	Waterline w/Appertunances (3W)	Isa Rd. NW	Donnie Dr. NW	Duneman Ave. NW	/	/	/
		8"	Waterline w/Appertunances (3W)	Universe Blvd. NW	Compass Dr. NW	Perezoso Trl. NW	/	/	/
		12"	Waterline w/Appertunances (3W)	Universe Blvd. NW	Perezoso Trl. NW	Rosa Parks Rd. NW	/	/	/
		8"	Waterline w/Appertunances (3W)	Perezoso Trl.	Universe Blvd.	Kimmick Dr. NW	/	/	/
		8"	Waterline w/Appertunances (3W)	Utility Easement	Duneman Dr. NW	Perezoso Trl. NW	/	/	/
			*****SANITARY SEWER*****				/	/	/
		8"	Sanitary Sewer Line and Manholes	Duneman Ave. NW	Utility Easement	128' North of Isa Rd. NW	/	/	/
		8"	Sanitary Sewer Line and Manholes	Donnie Dr. NW	Duneman Ave. NW	128' North of Isa Rd. NW	/	/	/
		8"	Sanitary Sewer Line and Manholes	Isa Rd. NW	Donnie Dr. NW	Duneman Ave. NW	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #
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Size	Type of Improvement	Location	From	To
8"	Sanitary Sewer Line and Manholes	Utility Easement	Perezoso Trl. NW	Duneman Ave. NW
8"	Sanitary Sewer Line and Manholes	Perezoso Trl. NW	Utility Easement	Universe Blvd. NW
*****STORM DRAINAGE*****				
24"	Storm Drain and Manholes	Perezoso Trl. NW	Detention Pond 1	Detention Pond 4A
18"-48"	Storm Drain, Inlets and Manholes	Duneman Ave. NW	Detention Pond 1	Isa Rd. NW
VARIABLES	Storm Drain Inlets (3)	Universe Blvd. NW	Rosa Parks Rd. NW	Perezoso Trl. NW
VARIABLES	Detention Pond 1	Universe Blvd. NW	Perezoso Trl. NW	Duneman Ave. NW
VARIABLES	Detention Pond 4A	Unser Blvd. NW	Rainbow Blvd. NW	50' NE of Perezoso Tr. NW

Construction Certification		
Private Inspector	P.E.	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To

Approval of Creditable Items:

Impact Fee Administrator Signature Date

Construction Certification		
Private Inspector	P.E.	City Cnst Engineer
/	/	/
/	/	/

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 Pond Stabilization to follow Section 1013

- 2 _____
- 3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
----------------------	--

NAME (print)	DRB CHAIR - date	PARKS & RECREATION - date
FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	UTILITY DEVELOPMENT - date	CODE ENFORCEMENT - date
	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: **PR-2020-004596**
DRB Application No.: _____

**UNIVERSE VIEW SUBDIVISION (PHASE 1B)
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**LOT 1, BLOCK 8, UNIT 17, VOLCANO CLIFFS SUBDIVISION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		VARIABLE	*****ROADWAY*****				/	/	/
		50' R/W	Pavment Section: (2) 5' Sidewalk (2) 6" Curb & Gutter (2) 6' Parking Lane (2) 9' Drive Lane (2) 4.33' Landscape Buffer	Donnie Dr. NW	Rosa Park Road NW	128' North of Isa Rd. NW	/	/	/
		64' HALF R/W	Pavment Section: 6' Sidewalk 6" Curb & Gutter 6' Bike Lane 11' Driving Lane 6' Landscape Buffer	Rosa Park Road NW	Universe Blvd. NW	270' West of Margarita Rd. NW	/	/	/
		50' R/W	Pavment Section: (2) 5' Sidewalk (2) 6" Curb & Gutter (2) 6' Parking Lane (2) 9' Drive Lane (2) 4.33' Landscape Buffer	Duneman Ave. NW	Rosa Park Road NW	128' North of Isa Rd. NW	/	/	/
		50' R/W	Pavment Section: (2) 5' Sidewalk (2) 6" Curb & Gutter (2) 6' Parking Lane (2) 9' Drive Lane (2) 4.33' Landscape Buffer	Emi Rd. NW	Donnie Dr. NW	Duneman Ave. NW	/	/	/
		50' HALF R/W	Pavement Section: 5' Sidewalk 6" Standard Curb & Gutter 2-12' Driving Lanes 4.33' Landscape Buffer	Perezoso Dr.	Universe Blvd.	133' West of Ciervo Rd. NW	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
			*****ROADWAY*****						
		50' R/W	Pavment Section: (2) 5' Sidewalk (2) 6" Curb & Gutter (2) 6' Parking Lane (2) 9' Drive Lane (2) 4.33' Landscape Buffer	Derek Ave. NW	Donnie Dr. NW	Duneman Ave. NW	/	/	/
		73' R/W	Pavement Section: 11' Southbound Left Turn Lane	Universe Blvd. NW	Rainbow Blvd. NW	~340' North of Rainbow Blvd. NW	/	/	/
		73' R/W	Pavment Section: 11' Southbound Left Turn Lane	Universe Blvd. NW	Rosa Parks Rd. NW	~340' North of Rosa Parks Rd. NW	/	/	/
		128' R/W	Pavment Section: 11' Westbound Right Turn Lane	Rainbow Blvd. NW	Universe Blvd. NW	~340' East of Universe Blvd. NW	/	/	/
							/	/	/
			*****WATER*****						
		8"	Waterline w/Appertunances (4W)	Donnie Dr. NW	Rosa Park Road NW	Emi Rd. NW	/	/	/
		8"	Waterline w/Appertunances (3W)	Donnie Dr. NW	Emi Rd. NW	128' North of Isa Rd. NW	/	/	/
		12"	Waterline w/Appertunances (Zone 4W)	Rosa Park Road NW	Universe Blvd. NW	270' West of Margarita Rd. NW	/	/	/
		12"	Waterline w/Appertunances (Zone 3W)	Rosa Park Road NW	Universe Blvd. NW	270' West of Margarita Rd. NW	/	/	/
		8"	Waterline w/Appertunances (4W)	Duneman Ave. NW	Rosa Park Road NW	Emi Rd. NW	/	/	/
		8"	Waterline w/Appertunances (3W)	Duneman Ave. NW	Rosa Park Road NW	128' North of Isa Rd. NW	/	/	/
		8"	Waterline w/Appertunances (4W)	Emi Rd. NW	Donnie Dr. NW	Duneman Ave. NW	/	/	/
		8"	Waterline w/Appertunances (3W)	Derek Ave. NW	Donnie Dr. NW	Duneman Ave. NW	/	/	/
							/	/	/
			*****SANITARY*****						
		8"	Sanitary Sewer Line and Manhole	Rosa Park Road NW	100' east of Universe Blvd. NW	Donnie Dr. NW	/	/	/
							/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #
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<input type="text"/>	<input type="text"/>
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Size	Type of Improvement	Location	From	To
8"	Sanitary Sewer Line and Manhole	Donnie Dr. NW	Rosa Park Road NW	128' North of Isa Rd. NW
8"	Sanitary Sewer Line and Manhole	Duneman Ave. NW	Rosa Park Road NW	128' North of Isa Rd. NW
8"	Sanitary Sewer Line and Manhole	Emi Rd. NW	Donnie Dr. NW	Duneman Ave. NW
8"	Sanitary Sewer Line and Manhole	Derek Ave. NW	Donnie Dr. NW	Duneman Ave. NW

Construction Certification		
Private Inspector	P.E.	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

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Financially Guaranteed DRC #	Constructed Under DRC #
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Size	Type of Improvement	Location	From	To

Approval of Creditable Items:

Impact Fee Administrator Signature Date

Construction Certification		
Private Inspector	P.E.	City Cnst Engineer
/	/	/
/	/	/

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____

- 2 _____

- 3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

NAME (print)

FIRM

SIGNATURE - date

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION - date

AMAFCA - date

CODE ENFORCEMENT - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER