

**NEIGHBORHOOD ASSOCIATION
MEETING NOTICE**

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

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

Date of Notice*: September 3, 2025

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

☒ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹

☐ Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* ALBUQUERQUE NM 87106
Location Description University Blvd., Gibson Blvd., Alumni Dr., and Varsity Dr.
2. Property Owner* REGENTS OF UNM REAL ESTATE DEPT
3. Agent/Applicant* [if applicable] Bohannon Huston, Inc.
4. Application Type(s)²* per IDO Table 6-1-1
 - ☐ Site Plan – EPC
 - ☐ Subdivision _____ (Minor or Major or Bulk Land)
 - ☒ Vacation Public Right-of-Way _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance – EPC
 - ☐ Waiver _____ (DHO or Wireless Telecommunication Facility)
 - ☐ Other: _____

Summary of project/request³*:

Vacation of Public Right-of-Way (Alumni Dr and Varsity Dr) with the filing of replat of

Tracts 6-10 UNM Gibson Commercial District

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

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

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

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

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

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

Hearing Date/Time*: Wednesday October 8, 2025 at 9:00

Location*⁴: Zoom link provided by COA planning department

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE Signs.”

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

Preferred project contact information:

Name: Michael Balaskovits, PE

Email: mbalaskovits@bhinc.com

Phone: (505)823-1000

- ☒ Attachments:
- ☒ Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination*
- ☒ Others: Zone Atlas Page and Public ROW Exhibit

☐ Online website or project page: N/A

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

1. Zone Atlas Page(s)*⁵ L-15-Z

2. Project Illustrations, as relevant*⁶

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

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

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

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

Explanation*:

N/A

⁴ Physical address or Zoom link

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

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

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

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

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

N/A

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

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

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

Additional Information from IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] ~34
- 2. IDO Zone District R-MH and MX-L
- 3. Overlay Zone(s) [if applicable] N/A
- 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant

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

Useful Links

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

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

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

Kimberly Legan

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Tuesday, September 2, 2025 11:20 AM
To: Kimberly Legan
Subject: ALBUQUERQUE NM 87106 _Public Notice Inquiry Sheet Submission
Attachments: Zone Atlas Page_L-15-Z.pdf

PLEASE NOTE:
The neighborhood association contact information listed below is valid for 30 calendar days after today’s date.

Dear Applicant:

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

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Clayton Heights Lomas del Cielo NA		Isabel	Cabrera	boyster2018@gmail.com	1720 Buena Vista SE	Albuquerque	NM	87106	5056592414	5052424494
Clayton Heights Lomas del Cielo NA		Eloisa	Molina-Dodge	e_molinadodge@yahoo.com	1704 Buena Vista SE	Albuquerque	NM	87106		5052434322
District 6 Coalition of Neighborhood Associations		Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	
District 6 Coalition of Neighborhood Associations		M. Ryan	Kious	m.ryankious@gmail.com	1108 Georgia SE	Albuquerque	NM	87108		5059804265
Kirtland Community Association		Kimberly	Brown	kande0@yahoo.com	1533 San Jose SE	Albuquerque	NM	87106		5056103337
Kirtland Community Association		Elizabeth	Aikin	bakieaikin@comcast.net	1524 Alamo Avenue SE	Albuquerque	NM	87106		5052886324
South Broadway NA	abqsbna@gmail.com	Frances	Armijo	fparmijo@gmail.com	915 William SE	Albuquerque	NM	87102	5054003473	5052478798
South Broadway NA	abqsbna@gmail.com	Onastine	Jaramillo	onastine@gmail.com	212 Avenida Cesar Chavez SE	Albuquerque	NM	87102		5052345156

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

Please note the following:

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

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



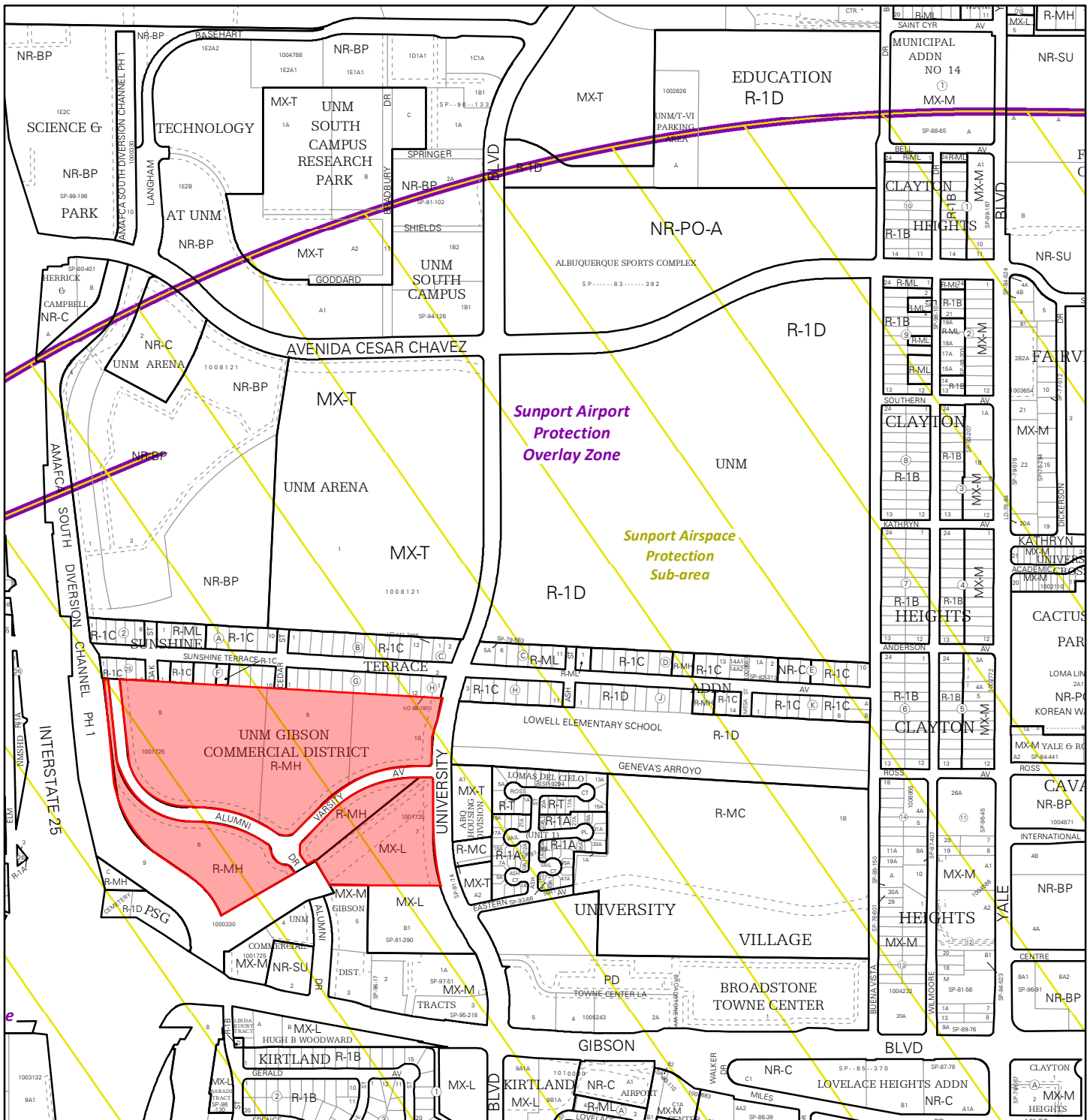
Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Tuesday, September 2, 2025 10:42 AM
To: Office of Neighborhood Coordination <klegan@bhinc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

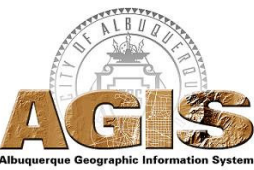
Public Notice Inquiry For:
Development Hearing Officer
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Applicant Information
Contact Name
Kimberly Legan
Telephone Number
(505)823-1000
Email Address
klegan@bhinc.com
Company Name
Bohannan Huston, Inc.
Company Address
7500 Jefferson St. NE
City
Albuquerque
State
NM
ZIP
87109
Subject Site Information
Legal description of the subject site for this project:
Tracts 6-10 PLAT OF UNM GIBSON COMMERCIAL DISTRICT (A Replat OF Tract A & B, EVER READY Subdivision Tracts 4 & 5, GIBSON Tracts & Tract A, 40/25 ASSOCIATES SUBD)
Physical address of subject site:
ALBUQUERQUE NM 87106
Subject site cross streets:
Alumni Dr, Varsity Dr, University Blvd, and Gibson Blvd
Other subject site identifiers:
Near I-40 interchange and Gibson Blvd
This site is located on the following zone atlas page:
L-15-Z



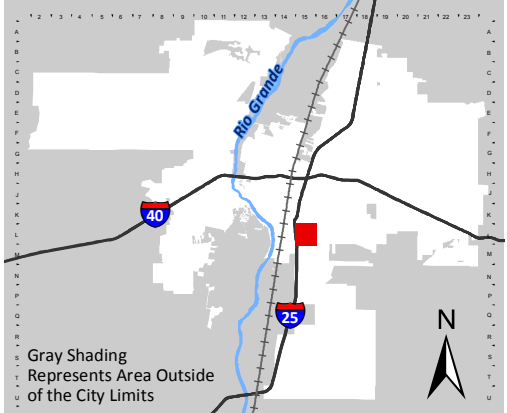
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
L-15-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

Approximate Site Location

NOT TO SCALE - 11X17 VERSION



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



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Vacation of Public Right-of-Way

Decision-making Body: DHO

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: ALBUQUERQUE NM 87106

Name of property owner: REGENTS OF UNM REAL ESTATE DEPT

Name of applicant: REGENTS OF UNM REAL ESTATE DEPT

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

Wednesday October 8, 2025 9:00 am on Zoom link provided by the COA

Address, phone number, or website for additional information:

(505)823-1000

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☐ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT:

**PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [IDO §14-16-6-4\(K\)](#).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

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

(Applicant signature)

9/2/25

(Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO §14-16-6-9(B)(3) and may lead to a denial of your application.

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



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

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

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

Language Access Notice:

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

Notificación de Acceso Lingüístico.

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

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

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

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

**NEIGHBORHOOD ASSOCIATION
PROOF OF POSTAGE – MAILED NOTIFICATIONS**

Kimberly Legan

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Tuesday, September 2, 2025 11:20 AM
To: Kimberly Legan
Subject: ALBUQUERQUE NM 87106 _Public Notice Inquiry Sheet Submission
Attachments: Zone Atlas Page_L-15-Z.pdf

PLEASE NOTE:
The neighborhood association contact information listed below is valid for 30 calendar days after today’s date.

Dear Applicant:

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

Mailed Notice to Clayton Heights Lomas NA sent as one envelope to shared address

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Clayton Heights Lomas del Cielo NA		Isabel	Cabrera	boyster2018@gmail.com	1720 Buena Vista SE	Albuquerque	NM	87106	5056592414	5052424494
Clayton Heights Lomas del Cielo NA		Eloisa	Molina-Dodge	e_molinadodge@yahoo.com	1704 Buena Vista SE	Albuquerque	NM	87106		5052434322
District 6 Coalition of Neighborhood Associations		Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	
District 6 Coalition of Neighborhood Associations		M. Ryan	Kious	m.ryankious@gmail.com	1108 Georgia SE	Albuquerque	NM	87108		5059804265
Kirtland Community Association		Kimberly	Brown	kande0@yahoo.com	1533 San Jose SE	Albuquerque	NM	87106		5056103337
Kirtland Community Association		Elizabeth	Aikin	bakieaikin@comcast.net	1524 Alamo Avenue SE	Albuquerque	NM	87106		5052886324
South Broadway NA	abqsbna@gmail.com	Frances	Armijo	fparmijo@gmail.com	915 William SE	Albuquerque	NM	87102	5054003473	5052478798
South Broadway NA	abqsbna@gmail.com	Onastine	Jaramillo	onastine@gmail.com	212 Avenida Cesar Chavez SE	Albuquerque	NM	87102		5052345156

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

Please note the following:

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

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:
<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Tuesday, September 2, 2025 10:42 AM
To: Office of Neighborhood Coordination <klegan@bhinc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Development Hearing Officer

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

Applicant Information

Contact Name
Kimberly Legan

Telephone Number
(505)823-1000

Email Address
klegan@bhinc.com

Company Name
Bohannan Huston, Inc.

Company Address
7500 Jefferson St. NE

City
Albuquerque

State
NM

ZIP
87109

Subject Site Information

Legal description of the subject site for this project:
Tracts 6-10 PLAT OF UNM GIBSON COMMERCIAL DISTRICT (A Replat OF Tract A & B, EVER READY Subdivision Tracts 4 & 5, GIBSON Tracts & Tract A, 40/25 ASSOCIATES SUBD)

Physical address of subject site:
ALBUQUERQUE NM 87106

Subject site cross streets:
Alumni Dr, Varsity Dr, University Blvd, and Gibson Blvd

Other subject site identifiers:
Near I-40 interchange and Gibson Blvd

This site is located on the following zone atlas page:
L-15-Z

Bohannon ▲ **Huston**

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



FP  **US POSTAGE**
\$001.32⁹

First-Class - IMI

ZIP 87109

09/03/2025

036B 0011828881

Isabel Cabrera & Eloisa Molina-Dodge
Clayton Heights Lomas del Ciela NA
1720 Buena Vista SE
Albuquerque, NM 87106

Bohannon ▲ **Huston**

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



FP  **US POSTAGE**
\$001.32⁹

First-Class - IMI

ZIP 87109

09/03/2025

036B 0011828881

Ryan M. Kious
District 6 Coalition of
Neighborhood Associations
1108 Georgia SE
Albuquerque, NM 87108

Bohannon ▲ **Huston**

7500 Jefferson St. NE
Albuquerque, NM
87109-4338

Patricia Wilson
District 6 Coalition of
Neighborhood Associations
505 Dartmouth Drive SE
Albuquerque, NM 87106



FP  **US POSTAGE**
\$001.32⁰
First-Class - IMI
ZIP 87109
09/03/2025
036B 0011828881

Bohannon ▲ **Huston**

7500 Jefferson St. NE
Albuquerque, NM
87109-4338

Elizabeth Aikin
Kirtland Community Association
1524 Alamo Avenue SE
Albuquerque, NM 87106



FP  **US POSTAGE**
\$001.32⁰
First-Class - IMI
ZIP 87109
09/03/2025
036B 0011828881

Bohannan  **Huston**

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



FP  **US POSTAGE**
\$001.32⁹
First-Class - IMI
ZIP 87109
09/03/2025
036B 0011828881

Kimberly Brown
Kirtland Community Association
1533 San Jose SE
Albuquerque, NM 87106

Bohannan  **Huston**

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



FP  **US POSTAGE**
\$001.32⁹
First-Class - IMI
ZIP 87109
09/03/2025
036B 0011828881

Onastine Jaramillo
South Broadway NA
212 Avenida Cesar Chavez
Albuquerque, NM 87102

Bohannon  **Huston**

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



FP  **US POSTAGE**
\$001.32^o

First-Class - IMI
ZIP 87109

09/03/2025
036B 0011828881

Frances Armijo
South Broadway NA
915 William SE
Albuquerque, NM 87102

**NEIGHBORHOOD ASSOCIATION
EMAIL NOTIFICATIONS**

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

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

Date of Notice*: September 3, 2025

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

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Location Description University Blvd., Gibson Blvd., Alumni Dr., and Varsity Dr.
2. Property Owner* REGENTS OF UNM REAL ESTATE DEPT
3. Agent/Applicant* [if applicable] Bohannon Huston, Inc.
4. Application Type(s)²* per IDO Table 6-1-1
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 - ☐ Variance – EPC
 - ☐ Waiver _____ (DHO or Wireless Telecommunication Facility)
 - ☐ Other: _____

Summary of project/request³*:

Vacation of Public Right-of-Way (Alumni Dr and Varsity Dr) with the filing of replat of

Tracts 6-10 UNM Gibson Commercial District

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

- ☒ Development Hearing Officer (DHO)
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[Note: Items with an asterisk (*) are required.]

Hearing Date/Time*: Wednesday October 8, 2025 at 9:00

Location*⁴: Zoom link provided by COA planning department

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE Signs.”

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

Preferred project contact information:

Name: Michael Balaskovits, PE

Email: mbalaskovits@bhinc.com

Phone: (505)823-1000

- ☒ Attachments:
- ☒ Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination*
- ☒ Others: Zone Atlas Page and Public ROW Exhibit

☐ Online website or project page: N/A

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

1. Zone Atlas Page(s)*⁵ L-15-Z

2. Project Illustrations, as relevant*⁶

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

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

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

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

Explanation*:

N/A

⁴ Physical address or Zoom link

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

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

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

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

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

N/A

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

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

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

Additional Information from IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] ~34
- 2. IDO Zone District R-MH and MX-L
- 3. Overlay Zone(s) [if applicable] N/A
- 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant

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

Useful Links

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

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

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

Kimberly Legan

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Tuesday, September 2, 2025 11:20 AM
To: Kimberly Legan
Subject: ALBUQUERQUE NM 87106 _Public Notice Inquiry Sheet Submission
Attachments: Zone Atlas Page_L-15-Z.pdf

PLEASE NOTE:
The neighborhood association contact information listed below is valid for 30 calendar days after today’s date.

Dear Applicant:

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

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Clayton Heights Lomas del Cielo NA		Isabel	Cabrera	boyster2018@gmail.com	1720 Buena Vista SE	Albuquerque	NM	87106	5056592414	5052424494
Clayton Heights Lomas del Cielo NA		Eloisa	Molina-Dodge	e_molinadodge@yahoo.com	1704 Buena Vista SE	Albuquerque	NM	87106		5052434322
District 6 Coalition of Neighborhood Associations		Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	
District 6 Coalition of Neighborhood Associations		M. Ryan	Kious	m.ryankious@gmail.com	1108 Georgia SE	Albuquerque	NM	87108		5059804265
Kirtland Community Association		Kimberly	Brown	kande0@yahoo.com	1533 San Jose SE	Albuquerque	NM	87106		5056103337
Kirtland Community Association		Elizabeth	Aikin	bakieaikin@comcast.net	1524 Alamo Avenue SE	Albuquerque	NM	87106		5052886324
South Broadway NA	abqsbna@gmail.com	Frances	Armijo	fparmijo@gmail.com	915 William SE	Albuquerque	NM	87102	5054003473	5052478798
South Broadway NA	abqsbna@gmail.com	Onastine	Jaramillo	onastine@gmail.com	212 Avenida Cesar Chavez SE	Albuquerque	NM	87102		5052345156

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

Please note the following:

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

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Tuesday, September 2, 2025 10:42 AM
To: Office of Neighborhood Coordination <klegan@bhinc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Development Hearing Officer
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Applicant Information
Contact Name
Kimberly Legan
Telephone Number
(505)823-1000
Email Address
klegan@bhinc.com
Company Name
Bohannan Huston, Inc.
Company Address
7500 Jefferson St. NE
City
Albuquerque
State
NM
ZIP
87109
Subject Site Information
Legal description of the subject site for this project:
Tracts 6-10 PLAT OF UNM GIBSON COMMERCIAL DISTRICT (A Replat OF Tract A & B, EVER READY Subdivision Tracts 4 & 5, GIBSON Tracts & Tract A, 40/25 ASSOCIATES SUBD)
Physical address of subject site:
ALBUQUERQUE NM 87106
Subject site cross streets:
Alumni Dr, Varsity Dr, University Blvd, and Gibson Blvd
Other subject site identifiers:
Near I-40 interchange and Gibson Blvd
This site is located on the following zone atlas page:
L-15-Z

Language Access Notice:

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

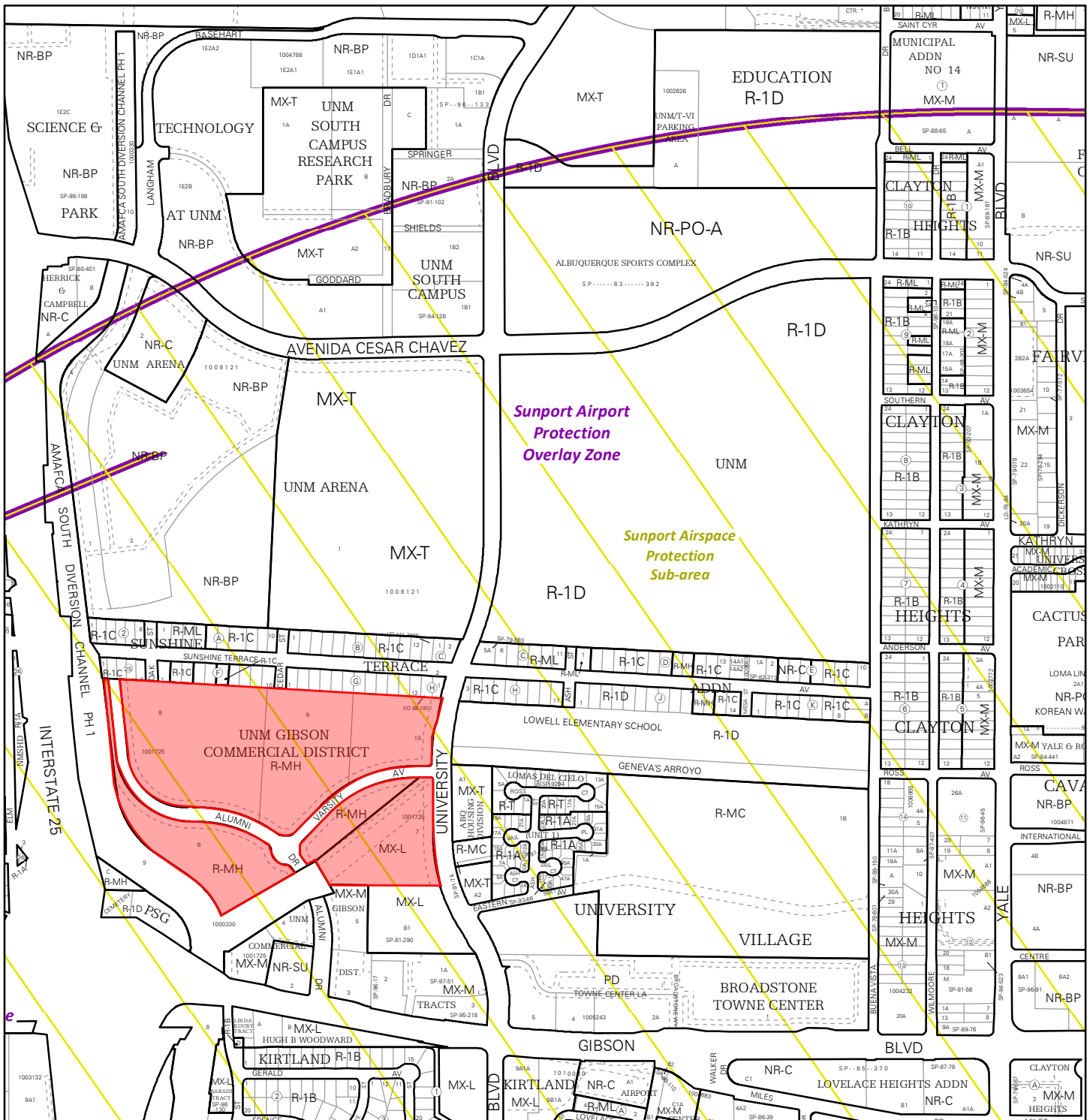
Notificación de Acceso Lingüístico.

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

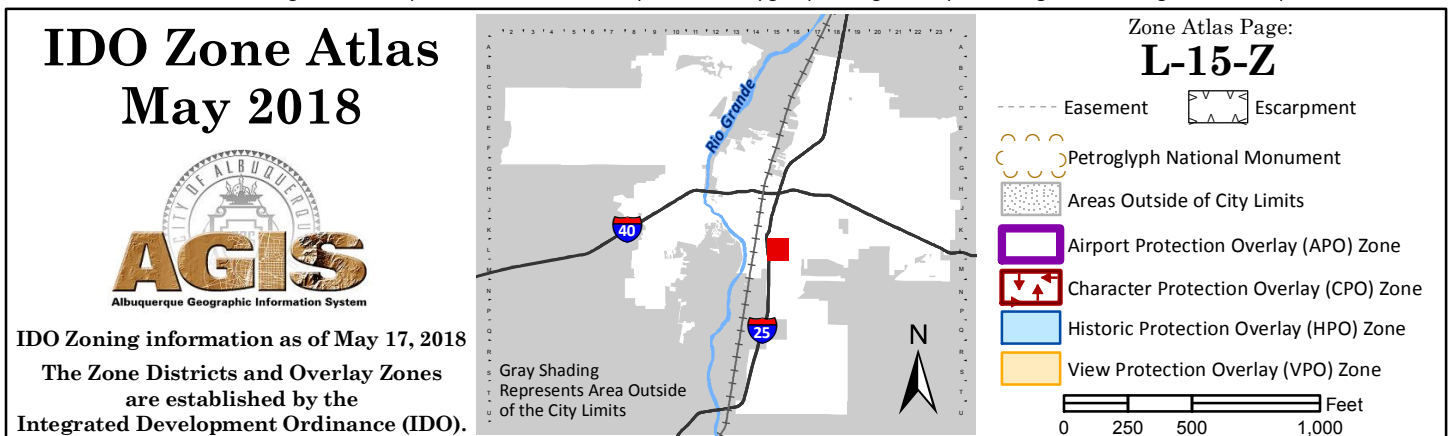
語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

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

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



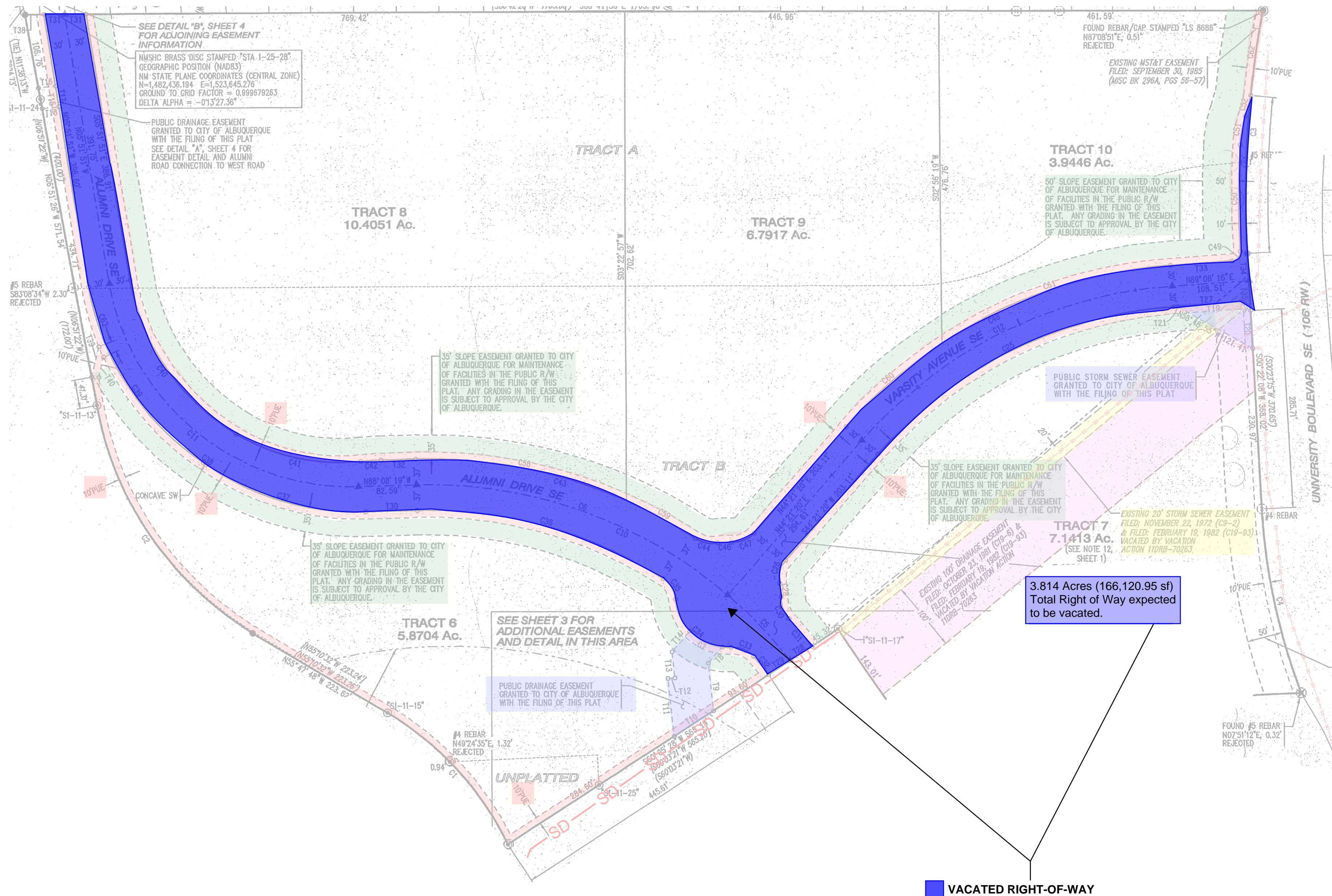
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>



Approximate Site Location

VACATED ROW EXHIBIT
UNM GIBSON COMMERCIAL DISTRICT

AUGUST 2025



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



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Vacation of Public Right-of-Way

Decision-making Body: DHO

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: ALBUQUERQUE NM 87106

Name of property owner: REGENTS OF UNM REAL ESTATE DEPT

Name of applicant: REGENTS OF UNM REAL ESTATE DEPT

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

Wednesday October 8, 2025 9:00 am on Zoom link provided by the COA

Address, phone number, or website for additional information:

(505)823-1000

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☐ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT:

**PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [IDO §14-16-6-4\(K\)](#).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

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

(Applicant signature)

9/2/25

(Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO §14-16-6-9(B)(3) and may lead to a denial of your application.

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



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

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

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

Kimberly Legan

From: Kimberly Legan
Sent: Tuesday, September 2, 2025 4:52 PM
To: boyster2018@gmail.com; e_molinadodge@yahoo.com
Subject: ONC Notification - Clayton Heights Lomas del Cielo NA

Good evening Isabel and Eloisa,

I am emailing to notify the Clayton Heights Lomas del Cielo NA of our application for an approval from the Planning Department for the project mentioned at the link below:

Please use the following link:

<https://sfspublic.bhinc.com/?tk=TKkleganD292025165134>

-Link Expires: 11/2/2025

Files being shared:

- \Vacation of ROW ONC Notifications\Emailed-Notice-PublicHearing-Print&Fill (F).pdf

Thank you,

Kimberly Legan

Administrative Professional **Community Development and Planning**

Bohannon Huston

p. 505.823.1000 | d. 505.798.7954

bhinc.com



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Kimberly Legan

From: Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@bhinc.com>
To: boyster2018@gmail.com
Sent: Tuesday, September 2, 2025 4:53 PM
Subject: Relayed: ONC Notification - Clayton Heights Lomas del Cielo NA

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

boyster2018@gmail.com (boyster2018@gmail.com)

Subject: ONC Notification - Clayton Heights Lomas del Cielo NA

Kimberly Legan

From: Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@bhinc.com>
To: e_molinadodge@yahoo.com
Sent: Tuesday, September 2, 2025 4:53 PM
Subject: Relayed: ONC Notification - Clayton Heights Lomas del Cielo NA

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

e_molinadodge@yahoo.com (e_molinadodge@yahoo.com)

Subject: ONC Notification - Clayton Heights Lomas del Cielo NA

Kimberly Legan

From: Kimberly Legan
Sent: Tuesday, September 2, 2025 4:58 PM
To: P. Davis Willson; m.ryankious@gmail.com
Subject: ONC Notification - District 6 Coalition of Neighborhood Associations

Good evening Patricia and Ryan,

I am emailing to notify the District 6 Coalition of Neighborhood Association of our application for an approval from the Planning Department for the project mentioned at the link below:

Please use the following link:

<https://sfspublic.bhinc.com/?tk=TKkleganD292025165134>

-Link Expires: 11/2/2025

Files being shared:

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Thank you,

Kimberly Legan

Administrative Professional **Community Development and Planning**

Bohannon Huston

p. 505.823.1000 | d. 505.798.7954

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Kimberly Legan

From: Mail Delivery Subsystem <MAILER-DAEMON@swcp.com>
To: wwa_info@ebi9.swcp.com
Sent: Tuesday, September 2, 2025 4:58 PM
Subject: Delivered: ONC Notification - District 6 Coalition of Neighborhood Associations

[You don't often get email from mailer-daemon@swcp.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

The original message was received at Tue, 2 Sep 2025 16:57:48 -0600 (MDT)
from ame4.swcp.com [216.184.2.31]

----- The following addresses had successful delivery notifications -----
<wwa_info@ebi9.swcp.com> (successfully delivered to mailbox)

----- Transcript of session follows -----
<wwa_info@ebi9.swcp.com>... Successfully delivered

Kimberly Legan

From: Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@bhinc.com>
To: m.ryankious@gmail.com
Sent: Tuesday, September 2, 2025 4:58 PM
Subject: Relayed: ONC Notification - District 6 Coalition of Neighborhood Associations

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

m.ryankious@gmail.com (m.ryankious@gmail.com)

Subject: ONC Notification - District 6 Coalition of Neighborhood Associations

Kimberly Legan

From: Kimberly Legan
Sent: Tuesday, September 2, 2025 5:02 PM
To: kande0@yahoo.com; bakieaikin@comcast.net
Subject: ONC Notification - Kirtland Community Association

Good evening Kimberly and Elizabeth,

I am emailing to notify the Kirtland Community Association of our application for an approval from the Planning Department for the project mentioned at the link below:

Please use the following link:

<https://sfspublic.bhinc.com/?tk=TKkleganD292025165134>

-Link Expires: 11/2/2025

Files being shared:

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Thank you,

Kimberly Legan

Administrative Professional **Community Development and Planning**

Bohannon Huston

p. 505.823.1000 | d. 505.798.7954

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Kimberly Legan

From: Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@bhinc.com>
To: bakieaikin@comcast.net
Sent: Tuesday, September 2, 2025 5:02 PM
Subject: Relayed: ONC Notification - Kirtland Community Association

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

bakieaikin@comcast.net (bakieaikin@comcast.net)

Subject: ONC Notification - Kirtland Community Association

Kimberly Legan

From: Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@bhinc.com>
To: kande0@yahoo.com
Sent: Tuesday, September 2, 2025 5:02 PM
Subject: Relayed: ONC Notification - Kirtland Community Association

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

kande0@yahoo.com (kande0@yahoo.com)

Subject: ONC Notification - Kirtland Community Association

Kimberly Legan

From: Kimberly Legan
Sent: Tuesday, September 2, 2025 5:06 PM
To: abqsbna@gmail.com; fparmijo@gmail.com; onastine@gmail.com
Subject: ONC Notification - South Broadway NA

Good evening Frances and Onastine,

I am emailing to notify the South Broadway NA of our application for an approval from the Planning Department for the project mentioned at the link below:

Please use the following link:

<https://sfspublic.bhinc.com/?tk=TKkleganD292025165134>

-Link Expires: 11/2/2025

Files being shared:

- \Vacation of ROW ONC Notifications\Emailed-Notice-PublicHearing-Print&Fill (F).pdf

Thank you,

Kimberly Legan

Administrative Professional **Community Development and Planning**

Bohannon Huston

p. 505.823.1000 | d. 505.798.7954

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Kimberly Legan

From: Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@bhinc.com>
To: abqsbna@gmail.com; fparmijo@gmail.com; onastine@gmail.com
Sent: Tuesday, September 2, 2025 5:06 PM
Subject: Relayed: ONC Notification - South Broadway NA

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

abqsbna@gmail.com (abqsbna@gmail.com)

fparmijo@gmail.com (fparmijo@gmail.com)

onastine@gmail.com (onastine@gmail.com)

Subject: ONC Notification - South Broadway NA