

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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


4. TIME

Signs must be posted from 07.19.2023 To 08.03.2023

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.

 06.14.2023  
(Applicant or Agent) (Date)

I issued 2 signs for this application, \_\_\_\_\_, \_\_\_\_\_  
(Date) (Staff Member)

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







**REQUEST**

APPROVAL FOR THE PUBLIC HEARING OF THE CITY OF ALBUQUERQUE

The Development Planning Office (DPO) of the City of Albuquerque will hold a public hearing at the First Floor Meeting Room, Room 101 Building 400, 2000 St. SW and Memorial Ave. (2000 St. SW) on August 21, 2019 at 10:00 am. All interested parties are invited to attend. The public hearing location and all information can be accessed on the agenda for the DPO meeting located at: <https://www.cabq.gov/planning/boards-commissions/>

All parties have a right to appear at an official public hearing. The information on this sign is intended to help you prepare for the public hearing. For more information, please contact the City Planning Department. Contact information is provided on the sign.

For information, please contact the City Planning Department at 505-224-3142.

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**REQUEST**

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# REQUEST

APPROVAL FOR Variation of Public Right-of-Way and Public Easement  
10800 Golf Course Rd.

The Development Hearing Officer (DHO) of the City of Albuquerque will hold a public hearing in the Plaza Del Sol Hearing Room, Basement, Plaza Del Sol Building 600, 2nd St. NW and remotely VIA ZOOM on August 09, 2023 @ 9:00 am and such additional dates as may duly be established. The Zoom Meeting invitation link and information can be obtained on the agenda for the DHO meeting featuring this case, which is located on the DHO webpage at:

<https://www.cabq.gov/planning/boards-commissions/>

All persons have a right to appear at or attend such hearing. For information on this case or instruction on filing written comments, you may call the City Planning Department Development Review at 505-924-3946.

Required to be posted from July 17, 2023 to August 01, 2023

By (applicant/agent) Tierra West, LLC Phone (505) 858-3100

REFER TO FILE # SD-2023-00138 SD-2023-00139 PR-2021-005151

It is illegal for an unauthorized person to remove or tamper with this sign (7-14-42) Revised Ordinances of Albuquerque NM 1994

Revision December 2022



## REQUEST

APPROVAL FOR Preliminary Plat Consolidating 1 lot into 4  
Comp T&AC 10800 Golf Course Rd

The Development Hearing Officer (DHO) of the City of Albuquerque will hold a public hearing in the Plaza Del Sol Hearing Room, Basement, Plaza Del Sol Building 600, 2nd St. NW and remotely VIA ZOOM on August 09, 2023 @ 9:00 am and such additional dates as may duly be established. The Zoom Meeting invitation link and information can be obtained on the agenda for the DHO meeting featuring this case, which is located on the DHO webpage at:

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Required to be posted from July 17, 2023 to August 01, 2023

By (applicant/agent) Tierra West, LLC Phone(s) 858 3100

REFER TO FILE # SD-2023-00124 PR-2021-005151

It is illegal for an unauthorized person to remove or tamper with this sign (7-14-42) Revised Ordinances of Albuquerque NM 1994

Revision December 2022



# REQUEST

APPROVAL FOR Preliminary Plat consolidating 1 lot into 4 Comp.  
7.67Ac 10800 Golf Course Rd

The Development Hearing Officer (DHO) of the City of Albuquerque will hold a public hearing in the Plaza Del Sol Hearing Room, Basement, Plaza Del Sol Building 600, 2nd St. NW and remotely VIA ZOOM on August 09, 2023 @ 9:00 am and such additional dates as may duly be established. The Zoom Meeting invitation link and information can be obtained on the agenda for the DHO meeting featuring this case, which is located on the DHO webpage at:

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Required to be posted from July 17, 2023 to August 01, 2023

By (applicant/agent) Tierra West LLC Phone (east) 858 3100

REFER TO FILE # SD 2023 00124 PR-2021-005161

It is illegal for an unauthorized person to remove or tamper with this sign (7-14-42) Revised Ordinances of Albuquerque NM 1994  
Revision December 2022



# REQUEST

APPROVAL FOR Annexation of Public Right-of-Way and Public Easement  
10800 Golf Course Rd

The Development Hearing Officer (DHO) of the City of Albuquerque will hold a public hearing in the Plaza Del Sol Hearing Room, Basement, Plaza Del Sol Building 600, 2nd St. NW and remotely VIA ZOOM on August 09, 20 23 @ 9:00 am and such additional dates as may duly be established. The Zoom Meeting invitation link and information can be obtained on the agenda for the DHO meeting featuring this case, which is located on the DHO webpage at:

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Revision December 2022

## Yvanna Escajeda

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**From:** PLNBufferMaps <plnbuffermaps@cabq.gov>  
**Sent:** Thursday, June 15, 2023 7:49 AM  
**To:** Yvanna Escajeda  
**Subject:** RE: [#2022055] 100ft Buffer Request 10850 Golf Course Rd NW  
**Attachments:** 10850 Golf Course Rd NW.pdf; 10850 Golf Course Rd NW - Labels.docx; 10850 Golf Course Rd NW - Labels.csv; 10850 Golf Course Rd NW - 8.5x11 - Scale in Feet.pdf

June 15, 2023

Ms. Escajeda:

Good morning. Attached is your Buffer Map and all associated documents for the subject matter.

Thank you and have a wonderful day.

Respectfully submitted,



**Planning Buffer Maps**

email [plnbuffermaps@cabq.gov](mailto:plnbuffermaps@cabq.gov)

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**From:** Yvanna Escajeda <yescajeda@tierrawestllc.com>  
**Sent:** Wednesday, June 14, 2023 3:31 PM  
**To:** PLNBufferMaps <plnbuffermaps@cabq.gov>  
**Subject:** [#2022055] 100ft Buffer Request 10850 Golf Course Rd NW

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

Please provide us with the 100ft buffer on the following request listed below.

**Legal description of the subject site for this project:**

TR D-1 PLAT OF TRS D-1, E-1 AMAFCA BLACK ARROYOCHANNEL ROW PARADISE HEIGHTS UNIT 1 CONT 7.6716 AC

**Physical address of subject site:**

10850 Golf Course Rd NW

**Subject site cross streets:**

Golf Course & Westside

Respectfully,



**Yvanna Escajeda**

Project Coordinator

Tierra West LLC

5571 Midway Park Place NE

Albuquerque, NM 87109

505-858-3100 Office

505-858-1118 Fax

SANDOVAL NICK A & DEBBIE L  
12009 SULLIVAN CT NW  
ALBUQUERQUE NM 87114-6535

DARROW KRISTOFER  
12014 SULLIVAN CT NW  
ALBUQUERQUE NM 87114-6535

SANCHEZ RICHARD ANTHONY & JANET  
LYNN  
12025 SULLIVAN CT NW  
ALBUQUERQUE NM 87114-6535

FOSTER JULIE & WHITE THOMAS  
12005 SULLIVAN CT NW  
ALBUQUERQUE NM 87114-6535

WARD LARRY A & GERALDINE S  
4501 NOCHE CLARA AVE NW  
ALBUQUERQUE NM 87114

GREENWOOD REBEKAH SULTEMEIER  
11009 CARRETA DR NW  
ALBUQUERQUE NM 87114-6517

WINTERGREEN APARTMENTS LLC &  
GORHAM HOUSING PARTNERS II LLP &  
ETAL  
117 7TH AVE W SUITE 1  
ALEXANDRIA MN 56038-7101

CALABACILLAS GROUP  
3301R COORS BLVD NW 305  
ALBUQUERQUE NM 87120-1229

JEFFERSON DOMINIC I  
12019 SULLIVAN CT NW  
ALBUQUERQUE NM 87114-6535

HULSLANDER ANGELA M & THOMAS R  
12018 SULLIVAN CT NW  
ALBUQUERQUE NM 87114-6535

VIOLA STEPHEN W & KAREN C  
11001 CARRETA DR NW  
ALBUQUERQUE NM 87114

GEORGE MICHAEL & GEORGE JAMES  
11005 CARRETA DR NW  
ALBUQUERQUE NM 87114-6517

VIGIL ANTHONY R & SANDOVAL-VIGIL  
ANNA  
12026 SULLIVAN CT NW  
ALBUQUERQUE NM 87114

WHITE RICHARD L  
12015 SULLIVAN CT NW  
ALBUQUERQUE NM 87114

DENNIS & GEORGE LLC  
8618 MENAUL SUITE H  
ALBUQUERQUE NM 87109-0000

RAINWATER KATHRYN M & CHARLES T  
CO-TRUSTEES RAINWATER FAMILY  
TRUST  
4509 NOCHE CLARA AVE NW  
ALBUQUERQUE NM 87114-5599

LOPEZ DAVID M & CASSANDRA F  
11008 CARRETA DR NW  
ALBUQUERQUE NM 87114

SUNNY PROPERTIES LLC  
5901J WYOMING BLVD NE #302  
ALBUQUERQUE NM 87109-3838

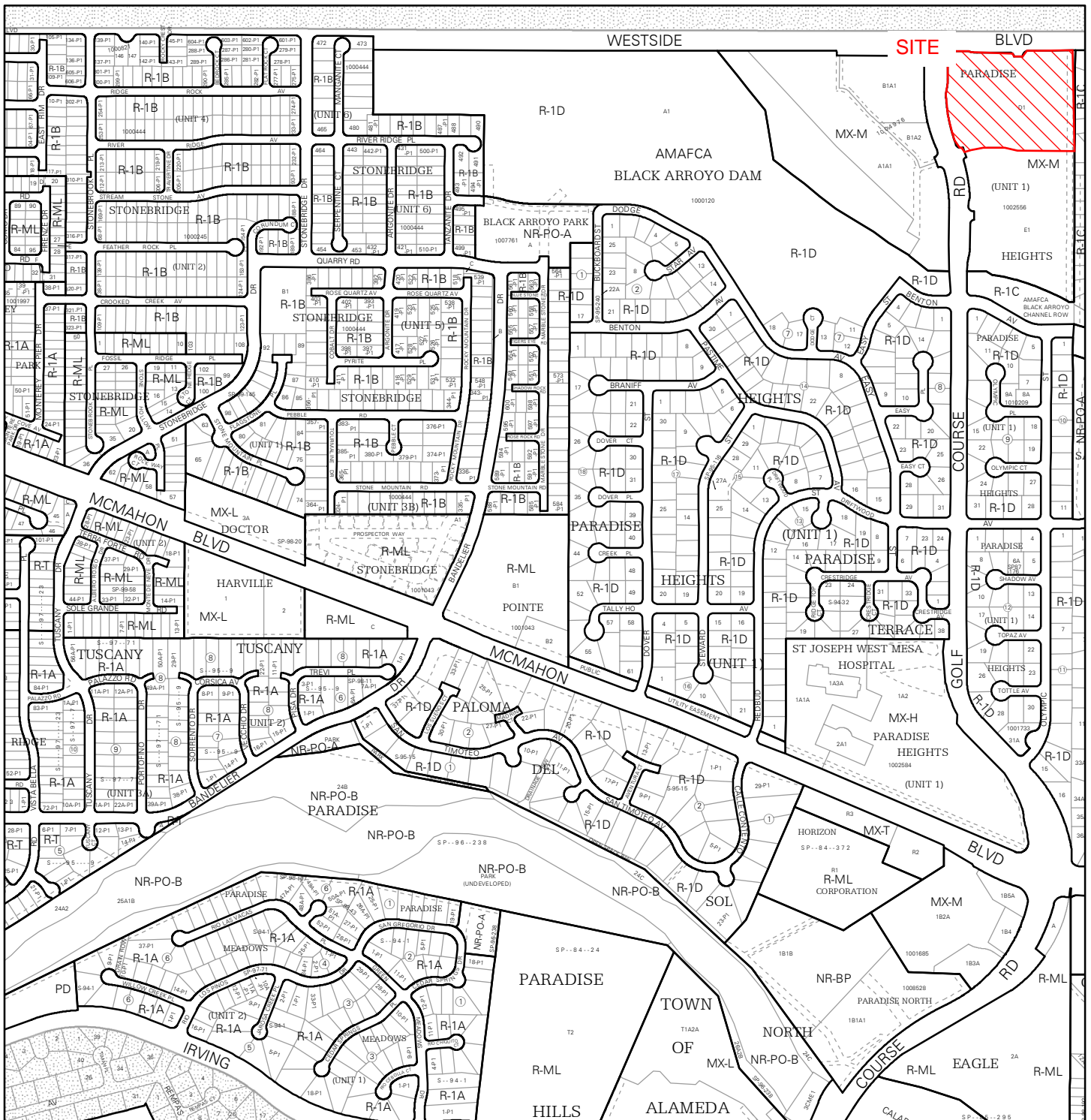
LEYBA JAMES L & DRUCILA R  
11000 CARRETA DR NW  
ALBUQUERQUE NM 87114-6508

BOUCHARD CHRISTOPHER J &  
ANDERSON KARL R  
4505 NOCHE CLARA AVE NW  
ALBUQUERQUE NM 87114-5599

GARCIA PATRICK J  
12022 SULLIVAN CT NW  
ALBUQUERQUE NM 87114


SUNNY PROPERTIES LLC C/O MASON  
WELLS (MEMBER)  
5901J WYOMING BLVD NE #302  
ALBUQUERQUE NM 87109-3838



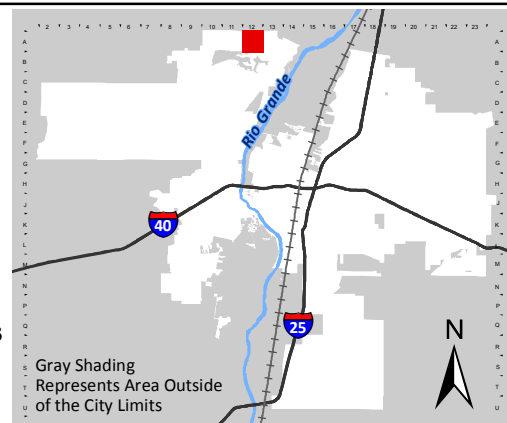


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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).



Rio Grande

40 25

N

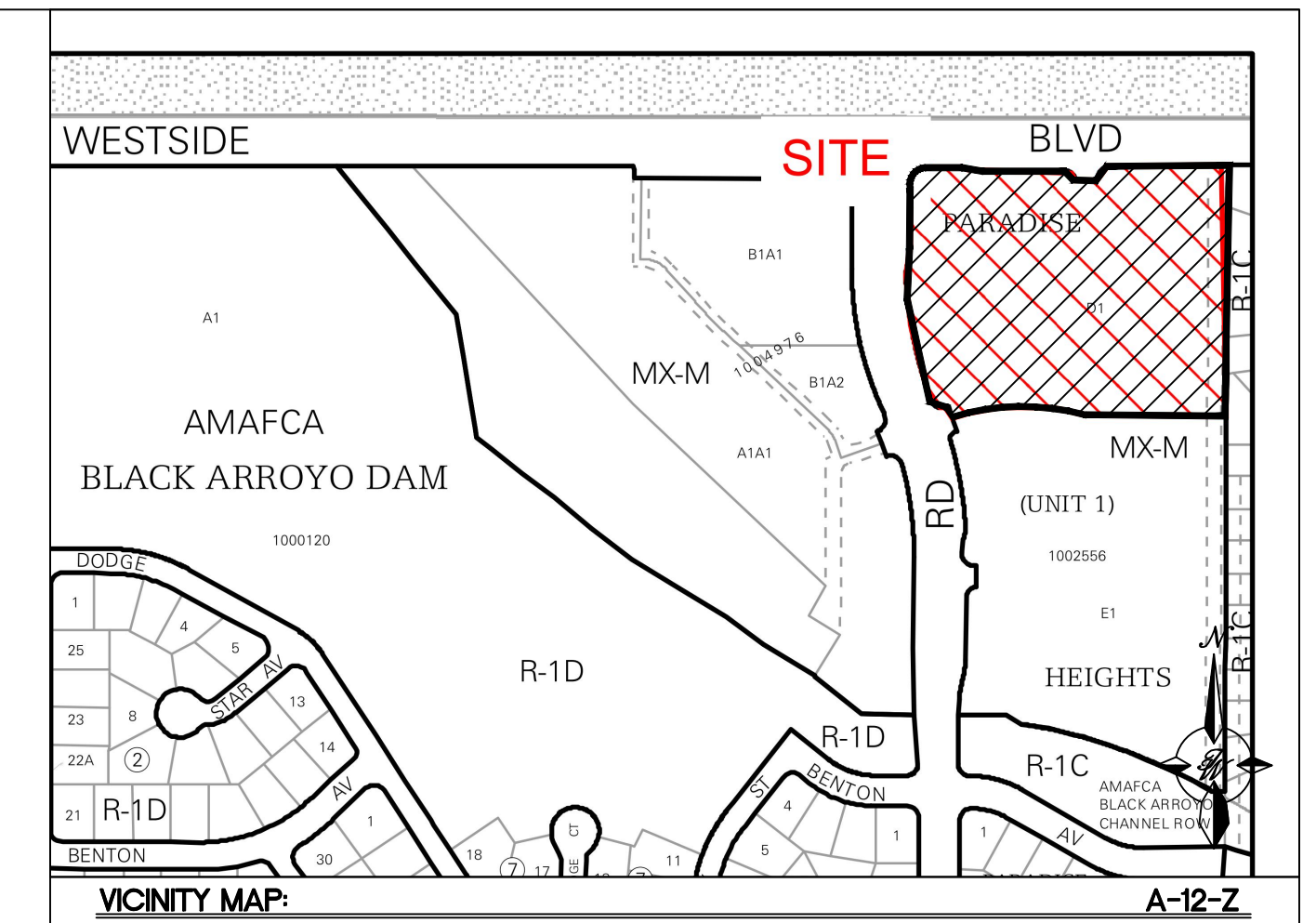
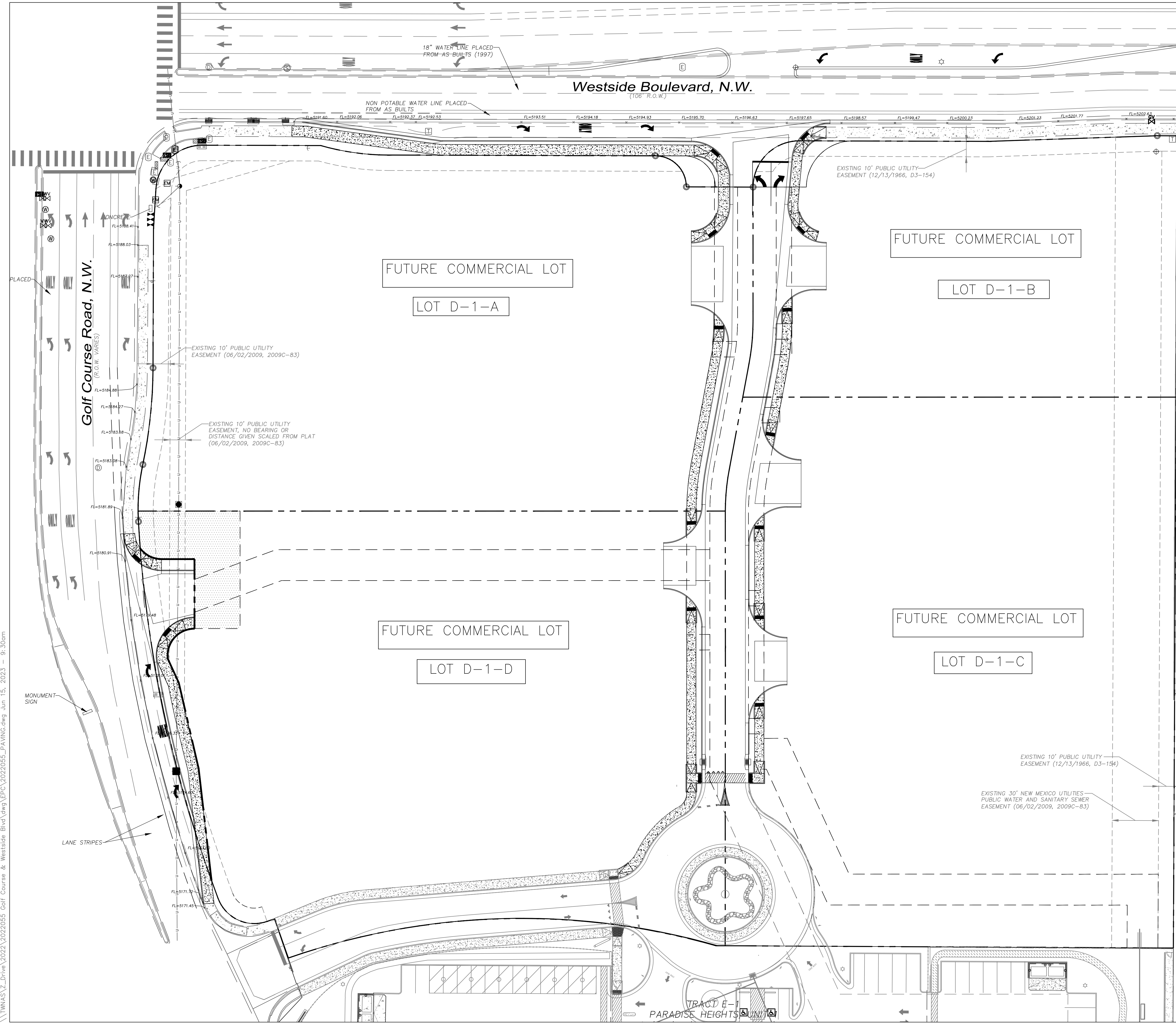
Gray Shading  
Represents Area Outside  
of the City Limits

Zone Atlas Page:  
**A-12-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

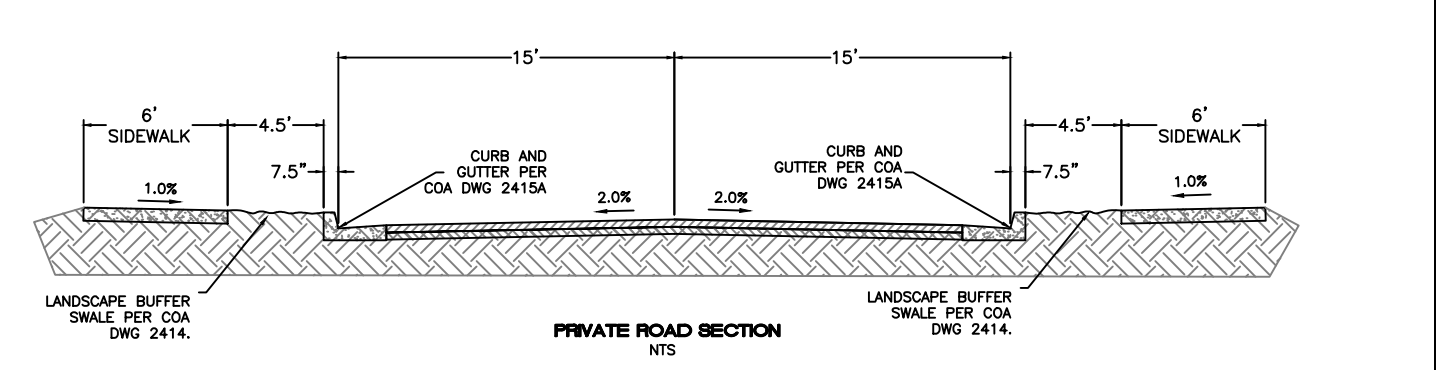
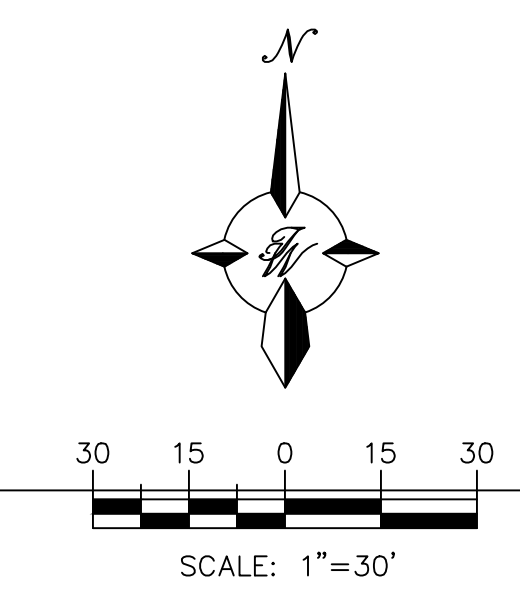
0 250 500 1,000 Feet





**LEGAL DESCRIPTION:**  
 TR D-1 PLAT OF TRS D-1, E-1 AMAFCA BLACK ARROYOCHANNEL ROW PARADISE HEIGHTS UNIT 1 CONT 7.6716 AC

- LEGEND**
- CURB & GUTTER
  - - - BOUNDARY LINE
  - - - EASEMENT
  - - - CENTERLINE
  - - - RIGHT-OF-WAY
  - ▭ BUILDING
  - ▨ SIDEWALK
  - ▧ SCREEN WALL
  - ▩ RETAINING WALL
  - ☼ STREET LIGHTS
  - - - LANE
  - - - STRIPING
  - - - EXISTING CURB & GUTTER
  - - - EXISTING BOUNDARY LINE
  - ▨ EXISTING SIDEWALK
  - - - EXISTING LANE
  - - - EXISTING STRIPING



**ISSUED FOR DHO - NOT FOR CONSTRUCTION**

ENGINEER'S SEAL	GOLF COURSE + WESTSIDE ALBUQUERQUE, NM	DRAWN BY RG
	<b>SIDEWALK AND PAVING EXHIBIT</b>	DATE 03/14/2023
		2022055_PAVING
Vincent P. Carrica # 16212	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C1
		JOB # 2022055

\\TWNAS\Z\_Drive\2022\2055 Golf Course & Westside Blvd\dwg\EPC\2022055\_PAVING.dwg Jun 15, 2023 9:30am

[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\*: July 18, 2023

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\*: CALABACILLAS GROUP

Mailing Address\*: 3301R COORS BLVD NW 305 ALBUQUERQUE NM 87120-1229

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

1. Subject Property Address\* 10850 Golf Course Rd NW  
Location Description TR D-1 PLAT OF TRS D-1, E-1 AMAFCA BLACK ARROYOCHANNEL ROW PARADISE HEIGHTS UNIT 1 CONT 7.6716 AC
2. Property Owner\* Dennis & George LLC
3. Agent/Applicant\* [if applicable] Tierra West LLC
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<sup>1</sup>\*:

New 7.67 acre commercial subdivision, dividing 1 lot into 4

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)

**X Development Hearing Officer (DHO)**

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



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

Date/Time\*: August 09, 2023 / 9:00am

Location\*<sup>2</sup>: City of Albuquerque Zoom

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Tierra West LLC / Luis Noriega / 505-858-3100 / lnoriega@tierrawestllc.com

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> A-12-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the 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\*:

NA

- 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:

NA

- 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.\*

<sup>2</sup> Physical address or Zoom link

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

<sup>4</sup> 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 Map<sup>5</sup>:

1. Area of Property [typically in acres] 7.67
  2. IDO Zone District MX-M
  3. Overlay Zone(s) [if applicable] NA
  4. Center or Corridor Area [if applicable] NA
- 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](mailto: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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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

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Property Owner within 100 feet\*: DARROW KRISTOFER

Mailing Address\*: 12014 SULLIVAN CT NW ALBUQUERQUE, NM 87114-6535

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

1. Subject Property Address\* 10850 Golf Course Rd NW  
Location Description TR D-1 PLAT OF TRS D-1, E-1 AMAFCA BLACK ARROYOCHANNEL ROW PARADISE HEIGHTS UNIT 1 CONT 7.6716 AC
2. Property Owner\* Dennis & George LLC
3. Agent/Applicant\* [if applicable] Tierra West LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
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Date/Time\*: August 09, 2023 / 9:00am

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Explanation\*:

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Property Owner within 100 feet\*: Dennis & George LLC

Mailing Address\*: 8618 Menaul Suite H Albuquerque, NM 87109

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

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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<sup>1</sup>\*:

New 7.67 acre commercial subdivision, dividing 1 lot into 4

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)

**X Development Hearing Officer (DHO)**

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



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

Date/Time\*: August 09, 2023 / 9:00am

Location\*<sup>2</sup>: City of Albuquerque Zoom

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Tierra West LLC / Luis Noriega / 505-858-3100 / lnoriega@tierrawestllc.com

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> A-12-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the 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\*:

NA

- 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:

NA

- 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.\*

<sup>2</sup> Physical address or Zoom link

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

<sup>4</sup> 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 Map<sup>5</sup>:

1. Area of Property [typically in acres] 7.67
  2. IDO Zone District MX-M
  3. Overlay Zone(s) [if applicable] NA
  4. Center or Corridor Area [if applicable] NA
- 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](mailto: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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<sup>5</sup> 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\*: July 18, 2023

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\*: FOSTER JULIE & WHITE THOMAS

Mailing Address\*: 12005 SULLIVAN CT NW ALBUQUERQUE NM 87114-6535

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

1. Subject Property Address\* 10850 Golf Course Rd NW  
Location Description TR D-1 PLAT OF TRS D-1, E-1 AMAFCA BLACK ARROYOCHANNEL ROW PARADISE HEIGHTS UNIT 1 CONT 7.6716 AC
2. Property Owner\* Dennis & George LLC
3. Agent/Applicant\* [if applicable] Tierra West LLC
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<sup>1</sup>\*:

New 7.67 acre commercial subdivision, dividing 1 lot into 4

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)

**X Development Hearing Officer (DHO)**

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

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

Date/Time\*: August 09, 2023 / 9:00am

Location\*<sup>2</sup>: City of Albuquerque Zoom

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Tierra West LLC / Luis Noriega / 505-858-3100 / lnoriega@tierrawestllc.com

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> A-12-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the 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\*:

NA

- 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:

NA

- 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.\*

<sup>2</sup> Physical address or Zoom link

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

<sup>4</sup> 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 Map<sup>5</sup>:

1. Area of Property [typically in acres] 7.67
  2. IDO Zone District MX-M
  3. Overlay Zone(s) [if applicable] NA
  4. Center or Corridor Area [if applicable] NA
- 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](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

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**IDO Interactive Map**

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<sup>5</sup> 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\*: July 18, 2023

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\*: GARCIA PATRICK J

Mailing Address\*: 12022 SULLIVAN CT NW ALBUQUERQUE NM 87114

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

1. Subject Property Address\* 10850 Golf Course Rd NW  
Location Description TR D-1 PLAT OF TRS D-1, E-1 AMAFCA BLACK ARROYOCHANNEL ROW PARADISE HEIGHTS UNIT 1 CONT 7.6716 AC
2. Property Owner\* Dennis & George LLC
3. Agent/Applicant\* [if applicable] Tierra West LLC
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<sup>1</sup>\*:

New 7.67 acre commercial subdivision, dividing 1 lot into 4

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)
  - Development Hearing Officer (DHO)

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



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

Date/Time\*: August 09, 2023 / 9:00am

Location\*<sup>2</sup>: City of Albuquerque Zoom

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Tierra West LLC / Luis Noriega / 505-858-3100 / lnoriega@tierrawestllc.com

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> A-12-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the 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\*:

NA

- 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:

NA

- 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.\*

<sup>2</sup> Physical address or Zoom link

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

<sup>4</sup> 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 Map<sup>5</sup>:

1. Area of Property [typically in acres] 7.67
  2. IDO Zone District MX-M
  3. Overlay Zone(s) [if applicable] NA
  4. Center or Corridor Area [if applicable] NA
- 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](mailto:devhelp@cabq.gov) or 505-924-3955.

**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\*: July 18, 2023

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 MICHAEL & GEORGE JAMES

Mailing Address\*: 11005 CARRETA DR NW ALBUQUERQUE, NM 87114-6517

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

1. Subject Property Address\* 10850 Golf Course Rd NW  
Location Description TR D-1 PLAT OF TRS D-1, E-1 AMAFCA BLACK ARROYOCHANNEL ROW PARADISE HEIGHTS UNIT 1 CONT 7.6716 AC
2. Property Owner\* Dennis & George LLC
3. Agent/Applicant\* [if applicable] Tierra West LLC
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<sup>1</sup>\*:

New 7.67 acre commercial subdivision, dividing 1 lot into 4

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)

**X Development Hearing Officer (DHO)**

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



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

Date/Time\*: August 09, 2023 / 9:00am

Location\*<sup>2</sup>: City of Albuquerque Zoom

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Tierra West LLC / Luis Noriega / 505-858-3100 / lnoriega@tierrawestllc.com

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> A-12-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the 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\*:

NA

- 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:

NA

- 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.\*

<sup>2</sup> Physical address or Zoom link

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

<sup>4</sup> 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 Map<sup>5</sup>:

1. Area of Property [typically in acres] 7.67
  2. IDO Zone District MX-M
  3. Overlay Zone(s) [if applicable] NA
  4. Center or Corridor Area [if applicable] NA
- 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](mailto:devhelp@cabq.gov) or 505-924-3955.

**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\*: July 18, 2023

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\*: GREENWOOD REBEKAH SULTEMEIER

Mailing Address\*: 11009 CARRETA DR NW ALBUQUERQUE, NM 87114-6517

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

1. Subject Property Address\* 10850 Golf Course Rd NW  
Location Description TR D-1 PLAT OF TRS D-1, E-1 AMAFCA BLACK ARROYOCHANNEL ROW PARADISE HEIGHTS UNIT 1 CONT 7.6716 AC
2. Property Owner\* Dennis & George LLC
3. Agent/Applicant\* [if applicable] Tierra West LLC
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<sup>1</sup>\*:

New 7.67 acre commercial subdivision, dividing 1 lot into 4

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)

**X Development Hearing Officer (DHO)**

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



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

Date/Time\*: August 09, 2023 / 9:00am

Location\*<sup>2</sup>: City of Albuquerque Zoom

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Tierra West LLC / Luis Noriega / 505-858-3100 / lnoriega@tierrawestllc.com

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> A-12-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the 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\*:

NA

- 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:

NA

- 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.\*

<sup>2</sup> Physical address or Zoom link

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

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- 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 Map<sup>5</sup>:

1. Area of Property [typically in acres] 7.67
  2. IDO Zone District MX-M
  3. Overlay Zone(s) [if applicable] NA
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**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\*: July 18, 2023

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\*: HULSLANDER ANGELA M & THOMAS R

Mailing Address\*: 12018 SULLIVAN CT NW ALBUQUERQUE, NM 87114-6535

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

1. Subject Property Address\* 10850 Golf Course Rd NW  
Location Description TR D-1 PLAT OF TRS D-1, E-1 AMAFCA BLACK ARROYOCHANNEL ROW PARADISE HEIGHTS UNIT 1 CONT 7.6716 AC
2. Property Owner\* Dennis & George LLC
3. Agent/Applicant\* [if applicable] Tierra West LLC
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<sup>1</sup>\*:

New 7.67 acre commercial subdivision, dividing 1 lot into 4

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)
  - Development Hearing Officer (DHO)

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



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

Date/Time\*: August 09, 2023 / 9:00am

Location\*<sup>2</sup>: City of Albuquerque Zoom

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Tierra West LLC / Luis Noriega / 505-858-3100 / lnoriega@tierrawestllc.com

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> A-12-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the 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\*:

NA

- 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:

NA

- 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.\*

<sup>2</sup> Physical address or Zoom link

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

- d. **For residential development\***: Maximum number of proposed dwelling units.
- e. **For non-residential development\***:
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**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 7.67
  2. IDO Zone District MX-M
  3. Overlay Zone(s) [if applicable] NA
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- 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](mailto: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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<sup>5</sup> 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\*: July 18, 2023

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\*: JEFFERSON DOMINIC I

Mailing Address\*: 12019 SULLIVAN CT NW ALBUQUERQUE, NM 87114-6535

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

1. Subject Property Address\* 10850 Golf Course Rd NW  
Location Description TR D-1 PLAT OF TRS D-1, E-1 AMAFCA BLACK ARROYOCHANNEL ROW PARADISE HEIGHTS UNIT 1 CONT 7.6716 AC
2. Property Owner\* Dennis & George LLC
3. Agent/Applicant\* [if applicable] Tierra West LLC
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<sup>1</sup>\*:

New 7.67 acre commercial subdivision, dividing 1 lot into 4

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)

**X Development Hearing Officer (DHO)**

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

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

Date/Time\*: August 09, 2023 / 9:00am

Location\*<sup>2</sup>: City of Albuquerque Zoom

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Tierra West LLC / Luis Noriega / 505-858-3100 / lnoriega@tierrawestllc.com

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> A-12-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the 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\*:

NA

- 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:

NA

- 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.\*

<sup>2</sup> Physical address or Zoom link

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

<sup>4</sup> 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 Map<sup>5</sup>:

1. Area of Property [typically in acres] 7.67
  2. IDO Zone District MX-M
  3. Overlay Zone(s) [if applicable] NA
  4. Center or Corridor Area [if applicable] NA
- 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](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

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<sup>5</sup> 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\*: July 18, 2023

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\*: LEYBA JAMES L & DRUCILA R

Mailing Address\*: 11000 CARRETA DR NW ALBUQUERQUE, NM 87114-6508

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

1. Subject Property Address\* 10850 Golf Course Rd NW  
Location Description TR D-1 PLAT OF TRS D-1, E-1 AMAFCA BLACK ARROYOCHANNEL ROW PARADISE HEIGHTS UNIT 1 CONT 7.6716 AC
2. Property Owner\* Dennis & George LLC
3. Agent/Applicant\* [if applicable] Tierra West LLC
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<sup>1</sup>\*:

New 7.67 acre commercial subdivision, dividing 1 lot into 4

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)
  - X Development Hearing Officer (DHO)

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

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

Date/Time\*: August 09, 2023 / 9:00am

Location\*<sup>2</sup>: City of Albuquerque Zoom

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Tierra West LLC / Luis Noriega / 505-858-3100 / lnoriega@tierrawestllc.com

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> A-12-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the 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\*:

NA

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- 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:

NA

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- 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.\*

<sup>2</sup> Physical address or Zoom link

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

<sup>4</sup> 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 Map<sup>5</sup>:

1. Area of Property [typically in acres] 7.67
  2. IDO Zone District MX-M
  3. Overlay Zone(s) [if applicable] NA
  4. Center or Corridor Area [if applicable] NA
- 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](mailto: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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<sup>5</sup> 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\*: July 18, 2023

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\*: LOPEZ DAVID M & CASSANDRA F

Mailing Address\*: 11008 CARRETA DR NW ALBUQUERQUE, NM 87114

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

1. Subject Property Address\* 10850 Golf Course Rd NW  
Location Description TR D-1 PLAT OF TRS D-1, E-1 AMAFCA BLACK ARROYOCHANNEL ROW PARADISE HEIGHTS UNIT 1 CONT 7.6716 AC
2. Property Owner\* Dennis & George LLC
3. Agent/Applicant\* [if applicable] Tierra West LLC
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<sup>1</sup>\*:

New 7.67 acre commercial subdivision, dividing 1 lot into 4

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

**X Development Hearing Officer (DHO)**

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

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

Date/Time\*: August 09, 2023 / 9:00am

Location\*<sup>2</sup>: City of Albuquerque Zoom

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Tierra West LLC / Luis Noriega / 505-858-3100 / lnoriega@tierrawestllc.com

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> A-12-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the 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\*:

NA

- 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:

NA

- 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.\*

<sup>2</sup> Physical address or Zoom link

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

<sup>4</sup> 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 Map<sup>5</sup>:

- 1. Area of Property [typically in acres] 7.67
  - 2. IDO Zone District MX-M
  - 3. Overlay Zone(s) [if applicable] NA
  - 4. Center or Corridor Area [if applicable] NA
- 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](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

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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\*: July 18, 2023

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\*: RAINWATER KATHERYN M & CHARLES T CO-TRUSTEES  
RAINWATER FAILY TRUST

Mailing Address\*: 4509 NOCHE CLARA AVE NW ALBUQUERQUE NM 87114-5599

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

1. Subject Property Address\* 10850 Golf Course Rd NW  
Location Description TR D-1 PLAT OF TRS D-1, E-1 AMAFCA BLACK ARROYOCHANNEL ROW PARADISE  
HEIGHTS UNIT 1 CONT 7.6716 AC
2. Property Owner\* Dennis & George LLC
3. Agent/Applicant\* [if applicable] Tierra West LLC
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<sup>1</sup>\*:

New 7.67 acre commercial subdivision, dividing 1 lot into 4

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)

**X Development Hearing Officer (DHO)**

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



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

Date/Time\*: August 09, 2023 / 9:00am

Location\*<sup>2</sup>: City of Albuquerque Zoom

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Tierra West LLC / Luis Noriega / 505-858-3100 / lnoriega@tierrawestllc.com

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> A-12-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the 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\*:

NA

- 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:

NA

- 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.\*

<sup>2</sup> Physical address or Zoom link

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

<sup>4</sup> 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 Map<sup>5</sup>:

1. Area of Property [typically in acres] 7.67
  2. IDO Zone District MX-M
  3. Overlay Zone(s) [if applicable] NA
  4. Center or Corridor Area [if applicable] NA
- Current Land Use(s) [vacant, if none] Vacant
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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](mailto:devhelp@cabq.gov) or 505-924-3955.

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**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\*: July 18, 2023

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\*: SANDOVAL NICK A & DEBBIE L

Mailing Address\*: 12009 SULLIVAN CT NW, ALBUQUERQUE NM 87114-6535

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

1. Subject Property Address\* 10850 Golf Course Rd NW  
Location Description TR D-1 PLAT OF TRS D-1, E-1 AMAFCA BLACK ARROYOCHANNEL ROW PARADISE HEIGHTS UNIT 1 CONT 7.6716 AC
2. Property Owner\* Dennis & George LLC
3. Agent/Applicant\* [if applicable] Tierra West LLC
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<sup>1</sup>\*:

New 7.67 acre commercial subdivision, dividing 1 lot into 4

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)
  - X Development Hearing Officer (DHO)**

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

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

Date/Time\*: August 09, 2023 / 9:00am

Location\*<sup>2</sup>: City of Albuquerque Zoom

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Tierra West LLC / Luis Noriega / 505-858-3100 / lnoriega@tierrawestllc.com

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> A-12-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the 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\*:

NA

- 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:

NA

- 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.\*

<sup>2</sup> Physical address or Zoom link

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

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  - Total gross floor area of proposed project.
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**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

- 1. Area of Property [typically in acres] 7.67
  - 2. IDO Zone District MX-M
  - 3. Overlay Zone(s) [if applicable] NA
  - 4. Center or Corridor Area [if applicable] NA
- Current Land Use(s) [vacant, if none] Vacant
- 

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**Integrated Development Ordinance (IDO):**

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

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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\*: July 18, 2023

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\*: SANCHEZ RICHARD ANTHONY & JANET LYNN

Mailing Address\*: 12025 SULLIVAN CT NW ALBUQUERQUE, NM 87114-6535

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

1. Subject Property Address\* 10850 Golf Course Rd NW  
Location Description TR D-1 PLAT OF TRS D-1, E-1 AMAFCA BLACK ARROYOCHANNEL ROW PARADISE HEIGHTS UNIT 1 CONT 7.6716 AC
2. Property Owner\* Dennis & George LLC
3. Agent/Applicant\* [if applicable] Tierra West LLC
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<sup>1</sup>\*:

New 7.67 acre commercial subdivision, dividing 1 lot into 4

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)
  - Development Hearing Officer (DHO)

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

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

Date/Time\*: August 09, 2023 / 9:00am

Location\*<sup>2</sup>: City of Albuquerque Zoom

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Tierra West LLC / Luis Noriega / 505-858-3100 / lnoriega@tierrawestllc.com

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> A-12-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the 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\*:

NA

- 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:

NA

- 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.\*

<sup>2</sup> Physical address or Zoom link

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

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[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 Map<sup>5</sup>:

1. Area of Property [typically in acres] 7.67
  2. IDO Zone District MX-M
  3. Overlay Zone(s) [if applicable] NA
  4. Center or Corridor Area [if applicable] NA
- 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](mailto: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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<sup>5</sup> 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\*: July 18, 2023

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\*: SUNNY PROPERTIES LLC C/O MASON WELLS (MEMBER)

Mailing Address\*: 5901J WYOMING BLVD NE #302 ALBUQUERQUE, NM 87109-3838

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

1. Subject Property Address\* 10850 Golf Course Rd NW  
Location Description TR D-1 PLAT OF TRS D-1, E-1 AMAFCA BLACK ARROYOCHANNEL ROW PARADISE HEIGHTS UNIT 1 CONT 7.6716 AC
2. Property Owner\* Dennis & George LLC
3. Agent/Applicant\* [if applicable] Tierra West LLC
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<sup>1</sup>\*:

New 7.67 acre commercial subdivision, dividing 1 lot into 4

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)
  - X Development Hearing Officer (DHO)

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

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

Date/Time\*: August 09, 2023 / 9:00am

Location\*<sup>2</sup>: City of Albuquerque Zoom

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Tierra West LLC / Luis Noriega / 505-858-3100 / lnoriega@tierrawestllc.com

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> A-12-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the 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\*:

NA

- 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:

NA

- 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.\*

<sup>2</sup> Physical address or Zoom link

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- 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 Map<sup>5</sup>:

- 1. Area of Property [typically in acres] 7.67
  - 2. IDO Zone District MX-M
  - 3. Overlay Zone(s) [if applicable] NA
  - 4. Center or Corridor Area [if applicable] NA
- 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](mailto:devhelp@cabq.gov) or 505-924-3955.

**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\*: July 18, 2023

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\*: SUNNY PROPERTIES LLC

Mailing Address\*: 5901J WYOMING BLVD NE #302 ALBUQUERQUE, NM 87109-3838

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

1. Subject Property Address\* 10850 Golf Course Rd NW  
Location Description TR D-1 PLAT OF TRS D-1, E-1 AMAFCA BLACK ARROYOCHANNEL ROW PARADISE HEIGHTS UNIT 1 CONT 7.6716 AC
2. Property Owner\* Dennis & George LLC
3. Agent/Applicant\* [if applicable] Tierra West LLC
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<sup>1</sup>\*:

New 7.67 acre commercial subdivision, dividing 1 lot into 4

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)
  - Development Hearing Officer (DHO)

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

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

Date/Time\*: August 09, 2023 / 9:00am

Location\*<sup>2</sup>: City of Albuquerque Zoom

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Tierra West LLC / Luis Noriega / 505-858-3100 / lnoriega@tierrawestllc.com

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> A-12-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the 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\*:

NA

- 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:

NA

- 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.\*

<sup>2</sup> Physical address or Zoom link

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

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

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- 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 Map<sup>5</sup>:

1. Area of Property [typically in acres] 7.67
  2. IDO Zone District MX-M
  3. Overlay Zone(s) [if applicable] NA
  4. Center or Corridor Area [if applicable] NA
- 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](mailto:devhelp@cabq.gov) or 505-924-3955.

**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\*: July 18, 2023

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\*: VIGIL ANTHONY R & SANDOVAL-VIGIL ANNA

Mailing Address\*: 12026 SULLIVAN CT NW ALBUQUERQUE NM 87114

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

1. Subject Property Address\* 10850 Golf Course Rd NW  
Location Description TR D-1 PLAT OF TRS D-1, E-1 AMAFCA BLACK ARROYOCHANNEL ROW PARADISE HEIGHTS UNIT 1 CONT 7.6716 AC
2. Property Owner\* Dennis & George LLC
3. Agent/Applicant\* [if applicable] Tierra West LLC
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<sup>1</sup>\*:

New 7.67 acre commercial subdivision, dividing 1 lot into 4

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)
  - Development Hearing Officer (DHO)

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



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

Date/Time\*: August 09, 2023 / 9:00am

Location\*<sup>2</sup>: City of Albuquerque Zoom

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Tierra West LLC / Luis Noriega / 505-858-3100 / lnoriega@tierrawestllc.com

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> A-12-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the 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\*:

NA

- 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:

NA

- 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.\*

<sup>2</sup> Physical address or Zoom link

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

<sup>4</sup> 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 Map<sup>5</sup>:

1. Area of Property [typically in acres] 7.67
  2. IDO Zone District MX-M
  3. Overlay Zone(s) [if applicable] NA
  4. Center or Corridor Area [if applicable] NA
- 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](mailto:devhelp@cabq.gov) or 505-924-3955.

**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\*: July 18, 2023

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\*: VIOLA STEPHEN W & KAREN C

Mailing Address\*: 11001 CARRETA DR NW ALBUQUERQUE, NM 87114

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

1. Subject Property Address\* 10850 Golf Course Rd NW  
Location Description TR D-1 PLAT OF TRS D-1, E-1 AMAFCA BLACK ARROYOCHANNEL ROW PARADISE HEIGHTS UNIT 1 CONT 7.6716 AC
2. Property Owner\* Dennis & George LLC
3. Agent/Applicant\* [if applicable] Tierra West LLC
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<sup>1</sup>\*:

New 7.67 acre commercial subdivision, dividing 1 lot into 4

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)
  - Development Hearing Officer (DHO)

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

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

Date/Time\*: August 09, 2023 / 9:00am

Location\*<sup>2</sup>: City of Albuquerque Zoom

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Tierra West LLC / Luis Noriega / 505-858-3100 / lnoriega@tierrawestllc.com

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> A-12-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the 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\*:

NA

- 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:

NA

- 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.\*

<sup>2</sup> Physical address or Zoom link

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- 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 Map<sup>5</sup>:

1. Area of Property [typically in acres] 7.67
  2. IDO Zone District MX-M
  3. Overlay Zone(s) [if applicable] NA
  4. Center or Corridor Area [if applicable] NA
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for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: July 18, 2023

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\*: WARD LARY A & GERALDINES S

Mailing Address\*: 4501 NOCHE CLARA AVE NW ALBUQUERQUE NM 87114

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

1. Subject Property Address\* 10850 Golf Course Rd NW  
Location Description TR D-1 PLAT OF TRS D-1, E-1 AMAFCA BLACK ARROYOCHANNEL ROW PARADISE HEIGHTS UNIT 1 CONT 7.6716 AC
2. Property Owner\* Dennis & George LLC
3. Agent/Applicant\* [if applicable] Tierra West LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
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Summary of project/request<sup>1</sup>\*:

New 7.67 acre commercial subdivision, dividing 1 lot into 4

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
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Explanation\*:

NA

- 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:

NA

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

- a. Location of proposed buildings and landscape areas.\*
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**Additional Information:**

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1. Area of Property [typically in acres] 7.67
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  3. Overlay Zone(s) [if applicable] NA
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Mailed to a Property Owner**

Date of Notice\*: July 18, 2023

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:

WINTERGREEN APARTMENTS LLC & GORHAM HOUSING  
Property Owner within 100 feet\*: PARTNERS II LLP & ETAL

Mailing Address\*: 117 7TH AVE W SUITE 1 ALEXANDRIA MN 56038-7101

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

1. Subject Property Address\* 10850 Golf Course Rd NW  
Location Description TR D-1 PLAT OF TRS D-1, E-1 AMAFCA BLACK ARROYOCHANNEL ROW PARADISE HEIGHTS UNIT 1 CONT 7.6716 AC
2. Property Owner\* Dennis & George LLC
3. Agent/Applicant\* [if applicable] Tierra West LLC
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<sup>1</sup>\*:

New 7.67 acre commercial subdivision, dividing 1 lot into 4

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)
  - Development Hearing Officer (DHO)

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

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

Date/Time\*: August 09, 2023 / 9:00am

Location\*<sup>2</sup>: City of Albuquerque Zoom

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Tierra West LLC / Luis Noriega / 505-858-3100 / lnoriega@tierrawestllc.com

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> A-12-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the 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\*:

NA

- 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:

NA

- 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.\*

<sup>2</sup> Physical address or Zoom link

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

<sup>4</sup> 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 Map<sup>5</sup>:

1. Area of Property [typically in acres] 7.67
  2. IDO Zone District MX-M
  3. Overlay Zone(s) [if applicable] NA
  4. Center or Corridor Area [if applicable] NA
- 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](mailto: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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<sup>5</sup> 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\*: Junly 18, 2023

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\*: WHITE RICHARD L

Mailing Address\*: 12015 SULLIVAN CT NW ALBUQUERQUE, NM 87114

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

1. Subject Property Address\* 10850 Golf Course Rd NW  
Location Description TR D-1 PLAT OF TRS D-1, E-1 AMAFCA BLACK ARROYOCHANNEL ROW PARADISE HEIGHTS UNIT 1 CONT 7.6716 AC
2. Property Owner\* Dennis & George LLC
3. Agent/Applicant\* [if applicable] Tierra West LLC
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
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  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:

New 7.67 acre commercial subdivision, dividing 1 lot into 4

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  - Zoning Hearing Examiner (ZHE)
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  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)
  - Development Hearing Officer (DHO)

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

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

Date/Time\*: August 09, 2023 / 9:00am

Location\*<sup>2</sup>: City of Albuquerque Zoom

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Tierra West LLC / Luis Noriega / 505-858-3100 / lnoriega@tierrawestllc.com

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> A-12-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the 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\*:

NA

- 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:

NA

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

- a. Location of proposed buildings and landscape areas.\*
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  - Gross floor area for each proposed use.

**Additional Information:**

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**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\*: July 18, 2023

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\*: BOUCHARD CHRISTOPHER J & ANDERSON KARL R

Mailing Address\*: 4505 NOCHE CLARA AVE NW ALBUQUERQUE NM 87114-5599

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

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  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

**X Development Hearing Officer (DHO)**

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

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*TERRA WEST*. LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



SUNNY PROPERTIES LLC  
5901J WYOMING BLVD NE #302  
ALBUQUERQUE NM 87109-3838

*TERRA WEST*. LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



LOPEZ DAVID M & CASSANDRA F  
11008 CARRETA DR NW  
ALBUQUERQUE NM 87114

*TERRA WEST*. LLC

571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



RAINWATER KATHRYN M & CHARLES T  
CO-TRUSTEES RAINWATER FAMILY  
TRUST  
4509 NOCHE CLARA AVE NW  
ALBUQUERQUE NM 87114-5599

TERRA WEST. LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



GARCIA PATRICK J  
12022 SULLIVAN CT NW  
ALBUQUERQUE NM 87114

TERRA WEST. LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



BOUCHARD CHRISTOPHER J &  
ANDERSON KARL R  
4505 NOCHE CLARA AVE NW  
ALBUQUERQUE NM 87114-5599

TERRA WEST. LLC

571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



LEYBA JAMES L & DRUCILA R  
11000 CARRETA DR NW  
ALBUQUERQUE NM 87114-6508

*TERRA WEST. LLC*

571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

VIOLA STEPHEN W & KAREN C  
11001 CARRETA DR NW  
ALBUQUERQUE NM 87114



*TERRA WEST. LLC*

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

GEORGE MICHAEL & GEORGE JAMES  
11005 CARRETA DR NW  
ALBUQUERQUE NM 87114-6517



*TERRA WEST. LLC*

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

SUNNY PROPERTIES LLC C/O MASON  
WELLS (MEMBER)  
5901J WYOMING BLVD NE #302  
ALBUQUERQUE NM 87109-3838



*TERRA WEST*.LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

DENNIS & GEORGE LLC  
8618 MENAUL SUITE H  
ALBUQUERQUE NM 87109-0000



*TERRA WEST*.LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

VIGIL ANTHONY R & SANDOVAL-VIGIL  
ANNA  
12026 SULLIVAN CT NW  
ALBUQUERQUE NM 87114



*TERRA WEST*.LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

WHITE RICHARD L  
12015 SULLIVAN CT NW  
ALBUQUERQUE NM 87114



*TERRA WEST, LLC*

571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

SANDOVAL NICK A & DEBBIE L  
12009 SULLIVAN CT NW  
ALBUQUERQUE NM 87114-6535



*TERRA WEST, LLC*

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

JEFFERSON DOMINIC I  
12019 SULLIVAN CT NW  
ALBUQUERQUE NM 87114-6535



*TERRA WEST, LLC*

571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

HULSLANDER ANGELA M & THOMAS R  
12018 SULLIVAN CT NW  
ALBUQUERQUE NM 87114-6535



*TERRA WEST. LLC*  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



FOSTER JULIE & WHITE THOMAS  
12005 SULLIVAN CT NW  
ALBUQUERQUE NM 87114-6535

*TERRA WEST. LLC*  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



SANCHEZ RICHARD ANTHONY & JANET  
LYNN  
12025 SULLIVAN CT NW  
ALBUQUERQUE NM 87114-6535

*TERRA WEST. LLC*  
1 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



DARROW KRISTOFER  
12014 SULLIVAN CT NW  
ALBUQUERQUE NM 87114-6535



TERRA WEST. LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

GREENWOOD REBEKAH SULTEMEIER  
11009 CARRETA DR NW  
ALBUQUERQUE NM 87114-6517



TERRA WEST. LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

WARD LARRY A & GERALDINE S  
4501 NOCHE CLARA AVE NW  
ALBUQUERQUE NM 87114



TERRA WEST. LLC  
MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



CALABACILLAS GROUP  
3301R COORS BLVD NW 305  
ALBUQUERQUE NM 87120-1229

TERRA WEST. LLC  
MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



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GORHAM HOUSING PARTNERS II LLP &  
ETAL  
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ALEXANDRIA MN 56038-7101