

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: July 9, 2021

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:

Neighborhood Association (NA)*: West Mesa NA

Name of NA Representative*: Steven Budenski

Email Address* or Mailing Address* of NA Representative¹: stevenbudenski@gmail.com

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

1. Subject Property Address* 441 & 457 Coors Blvd
Location Description TR F-4-A PLAT OF TRS F-3-A, F-4-A, & F-6-A & TR F-6-A PLAT OF TRACTS F-6-A-1 AND F-6-A-2 UNIT 3 ATRISCO Business PARK
2. Property Owner* LA Mame 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 Preliminary Plat (Minor or **Major**)
 - ☒ Vacation Public/Private Easement (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*:

This property is located at 441 & 457 Coors Blvd west of Coors Blvd and North of Bluewater Rd, zoned Mixed-Use Moderate Intensity (MX-M). The project is a development of two vacant tracts of land for an affordable housing 118 unit multi-family building and a 72 unit affordable senior living building and 24 garage loft units. We are submitting for Vacation of Public & Private Easement, Site Plan – DRB and Major subdivision preliminary plat approval.

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² Attach additional information, as needed to explain the project/request.

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

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)

Date/Time*: August 4, 2021 9:00am

Location*³: Zoom Meeting

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

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

6. Where more information about the project can be found*⁴:

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

1. Zone Atlas Page(s)*⁵ J-10-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*:

N/A

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

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

Meeting was not requested

³ Physical address or Zoom link

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5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
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 - ☒ b. Access and circulation for vehicles and pedestrians.*
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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 [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 8.94
 2. IDO Zone District NR-BP
 3. Overlay Zone(s) [if applicable] CPO- Character Protection Overlay
 4. Center or Corridor Area [if applicable] _____
- 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 or 505-924-3955.

Useful Links

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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Neighborhood Association (NA)*: SWAN Coalition

Name of NA Representative*: Jerry Gallegos

Email Address* or Mailing Address* of NA Representative¹: jgallegoswccd@gmail.com

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

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Date/Time*: August 4, 2021 9:00am

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

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☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation*:

N/A

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

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³ Physical address or Zoom link

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Additional Information [Optional]:

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1. Area of Property [typically in acres] 8.94
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Steven Budenski- West Mesa NA
Ted Trujillo - Los Volcanes NA
Cc: Max Garcia - Los Volcanes NA [Other Neighborhood Associations, if any]
Jerry Gallegos - SWAN Coalition
Luis Hernandez Jr.- SWAN Coalition
Rene Horvath - Westside Coalition of NA
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Neighborhood Association (NA)*: Los Volcanes NA

Name of NA Representative*: Max Garcia

Email Address* or Mailing Address* of NA Representative¹: max_garcia@msn.com

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

1. Subject Property Address* 441 & 457 Coors Blvd
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☐ Environmental Planning Commission (EPC)

Date/Time*: August 4, 2021 9:00am

Location*³: Zoom Meeting

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

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

6. Where more information about the project can be found*⁴:

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Explanation*:

N/A

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

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³ Physical address or Zoom link

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Neighborhood Association (NA)*: Westside Coalition of Neighborhood Associations

Name of NA Representative*: Elizabeth Haley

Email Address* or Mailing Address* of NA Representative¹: ekhaley@comcast.net

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

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Explanation*:

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Name of NA Representative*: Luis Hernandez Jr.

Email Address* or Mailing Address* of NA Representative¹: luis@wccdg.org

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2. Property Owner* LA Mame 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 Preliminary Plat (Minor or Major)
 - ☒ Vacation Public/Private Easement (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*:

This property is located at 441 & 457 Coors Blvd west of Coors Blvd and North of Bluewater Rd, zoned Mixed-Use Moderate Intensity (MX-M). The project is a development of two vacant tracts of land for an affordable housing 118 unit multi-family building and a 72 unit affordable senior living building and 24 garage loft units. We are submitting for Vacation of Public & Private Easement, Site Plan – DRB and Major subdivision preliminary plat approval.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

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

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)

Date/Time*: August 4, 2021 9:00am

Location*³: Zoom Meeting

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

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

6. Where more information about the project can be found*⁴:

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

1. Zone Atlas Page(s)*⁵ J-10-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*:

N/A

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

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

Meeting was not requested

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

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

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

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- ☒ a. Location of proposed buildings and landscape areas.*
 - ☒ b. Access and circulation for vehicles and pedestrians.*
 - ☒ c. Maximum height of any proposed structures, with building elevations.*
 - ☒ d. **For residential development***: Maximum number of proposed dwelling units.
 - ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 8.94
 2. IDO Zone District NR-BP
 3. Overlay Zone(s) [if applicable] CPO- Character Protection Overlay
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Dee Silva - West Mesa NA
Steven Budenski- West Mesa NA
Ted Trujillo - Los Volcanes NA
Cc: Max Garcia - Los Volcanes NA [Other Neighborhood Associations, if any]
Jerry Gallegos - SWAN Coalition
Luis Hernandez Jr.- SWAN Coalition
Rene Horvath - Westside Coalition of NA
Elizabeth Haley- Westside Coalition of NA

⁶ 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/**Emailed** to a Neighborhood Association**

Date of Notice*: July 9, 2021

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:

Neighborhood Association (NA)*: West Mesa NA

Name of NA Representative*: Dee Silva

Email Address* or Mailing Address* of NA Representative¹: ddee4329@aol.com

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

1. Subject Property Address* 441 & 457 Coors Blvd
Location Description TR F-4-A PLAT OF TRS F-3-A, F-4-A, & F-6-A & TR F-6-A PLAT OF TRACTS F-6-A-1 AND F-6-A-2 UNIT 3 ATRISCO Business PARK
2. Property Owner* LA Mame 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 Preliminary Plat (Minor or **Major**)
 - ☒ Vacation Public/Private Easement (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*:

This property is located at 441 & 457 Coors Blvd west of Coors Blvd and North of Bluewater Rd, zoned Mixed-Use Moderate Intensity (MX-M). The project is a development of two vacant tracts of land for an affordable housing 118 unit multi-family building and a 72 unit affordable senior living building and 24 garage loft units. We are submitting for Vacation of Public & Private Easement, Site Plan – DRB and Major subdivision preliminary plat approval.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

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

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)

Date/Time*: August 4, 2021 9:00am

Location*³: Zoom Meeting

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

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

6. Where more information about the project can be found*⁴:

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

1. Zone Atlas Page(s)*⁵ J-10-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*:

N/A

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

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

Meeting was not requested

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

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

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

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- ☒ a. Location of proposed buildings and landscape areas.*
 - ☒ b. Access and circulation for vehicles and pedestrians.*
 - ☒ c. Maximum height of any proposed structures, with building elevations.*
 - ☒ d. **For residential development***: Maximum number of proposed dwelling units.
 - ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 8.94
 2. IDO Zone District NR-BP
 3. Overlay Zone(s) [if applicable] CPO- Character Protection Overlay
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Vacant
-

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

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Cc: Max Garcia - Los Volcanes NA [Other Neighborhood Associations, if any]
Jerry Gallegos - SWAN Coalition
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Elizabeth Haley - Westside Coalition NA

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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/Emailed to a Neighborhood Association**

Date of Notice*: July 9, 2021

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:

Neighborhood Association (NA)*: Los Volcanes NA

Name of NA Representative*: Ted Trujillo

Email Address* or Mailing Address* of NA Representative¹: nedcarla@live.com

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

1. Subject Property Address* 441 & 457 Coors Blvd
Location Description TR F-4-A PLAT OF TRS F-3-A, F-4-A, & F-6-A & TR F-6-A PLAT OF TRACTS F-6-A-1 AND F-6-A-2 UNIT 3 ATRISCO Business PARK
2. Property Owner* LA Mame 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/request²*:

This property is located at 441 & 457 Coors Blvd west of Coors Blvd and North of Bluewater Rd, zoned Mixed-Use Moderate Intensity (MX-M). The project is a development of two vacant tracts of land for an affordable housing 118 unit multi-family building and a 72 unit affordable senior living building and 24 garage loft units. We are submitting for Vacation of Public & Private Easement, Site Plan – DRB and Major subdivision preliminary plat approval.

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☐ Zoning Hearing Examiner (ZHE)

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Date/Time*: August 4, 2021 9:00am

Location*³: Zoom Meeting

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

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

6. Where more information about the project can be found*⁴:

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

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

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation*:

N/A

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

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

Meeting was not requested

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

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

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Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 8.94
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