

Regina Okoye

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Thursday, August 14, 2025 12:57 PM
To: Regina Okoye
Subject: 9311 Coors Blvd NW _ Public Notice Inquiry Sheet Submission
Attachments: 03 - IDOZoneAtlasPage_C-13-Z.pdf

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

Dear Applicant:

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

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Paradise Hills Civic Association	phcassoc@gmail.com	Elizabeth	Haley	elizabethkayhaley@gmail.com	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Paradise Hills Civic Association	phcassoc@gmail.com	Kym	Fleck	kym.fleck@gmail.com	10216 La Paz Dr NW	Albuquerque	NM	87114		5052708886
Taylor Ranch NA	president@trna.org	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114
Taylor Ranch NA	president@trna.org	Evelyn	Rivera	rioreal@earthlink.net	4505 Chadwick NW	Albuquerque	NM	87120		5059484099
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Jane	Baechle	jane.baechle@gmail.com	7021 Lamar Avenue NW	Albuquerque	NM	87120		5054006516

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

Please note the following:

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

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

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

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

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Thursday, August 14, 2025 9:37 AM
To: Office of Neighborhood Coordination <rokoye@modulusarchitects.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

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

Applicant Information

Contact Name
Regina Okoye
Telephone Number
5052677686
Email Address
rokoye@modulusarchitects.com

Company Name
MODULUS ARCHITECTS & LAND USE PLANNING, INC.

Company Address
8220 San Pedro NE, Suite 520 (Paseo Nuevo Building)

City
Albuquerque

State
NM

ZIP
87113

Subject Site Information
Legal description of the subject site for this project:
UPC: 101306423933820210 Owner: CPP PASEO I LLC & CPP PASEO II LLC Owner Address: 6191 STATE HWY 161 SUITE 100 IRVING TX 75038-2290 Situs Address: 9311 COORS BLVD NW ALBUQUERQUE NM 87114 Legal Description: TR A-1-A-1 PLAT OF TR A-1-A-1 THE PLAZA AT PASEO DEL NORTE(A REPL OF TR A-1-A THE PLAZA AT PASEO DEL NORTE)CONT 25.9752 AC Acres: 25.9752 Tax Year: 2023

Physical address of subject site:
9311 Coors Blvd NW

Subject site cross streets:
Coors Blvd NW & Paseo Del Norte NW

Other subject site identifiers:
This site is located on the following zone atlas page:
C-13-Z

Link for map
Captcha

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

**Neighborhood Meeting Request
for a Proposed Project in the City of Albuquerque**

Date of Request*: 8/14/2025

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:
Paradise Hills Civic Association, Taylor Ranch NA, Westside Coalition of Neighborhood Association (NA)*: Neighborhood Associations

Name of NA Representative*: Elizabeth Haley, Kym Fleck, Rene Horvath, Evelyn Rivera, Jane Baechle

Email Address* or Mailing Address* of NA Representative¹: phcassoc@gmail.com, president@trna.org, kym.fleck@gmail.com, rioreal@earthlink.net, aboard111@gmail.com, elizabethkayhaley@gmail.com, jane.baechle@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: Yes

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

All Neighborhood Associations have 15 calendar days from the date of this offer letter (08/14/2025) in which to respond. Once we are notified that you would like a meeting, a meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the Neighborhood Association accepts the meeting request, unless an earlier date is agreed upon.

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

1. Subject Property Address* 9311 COORS BLVD NW ALBUQUERQUE NM 87114
Location Description NEC of Paseo del Norte Ramp and Coors Blvd NW
2. Property Owner* CPP PASEO I LLC & CPP PASEO II LLC
3. Agent/Applicant* [if applicable] Modulus Architects & Land Use Planning (agent) / CPP PASEO I LLC & CPP PASEO II LLC (applicant)
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 _____ (Minor or Major)

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 If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☒ Waiver
- ☐ Zoning Map Amendment
- ☐ Other: _____

Summary of project/request^{3*}:

1. The DPM requires 10’ sidewalks along Coors and the most narrow point is 5.5’(furthers north) and the widest is 6.1’. The sidewalk gradually widens going south along Coors. See attached exhibit. We are requesting a waiver to keep the existing sidewalks at the existing width.

2. There are currently no existing sidewalks past the sidewalk leading up to the SEC of Coors and the Paseo Del Norte Ramp. We are requesting a sidewalk waiver to construct the sidewalks at 6' to be the same width that currently exists to remain consistent.

5. This type of application will be decided by*: ☐ City Staff

OR at a public meeting or hearing by:

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

6. Where more information about the project can be found^{4*}:
Regina Okoye with Modulus Architects & Land Use Planning 505.338.1499 (Ext. 1003)

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

1. Zone Atlas Page(s)^{5*} C-13-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 will be requested for this project*:

☐ Deviation(s)☐ Variance(s)☒ Waiver(s)

Explanation:

1. The DPM requires 10’ sidewalks along Coors and the most narrow point is 5.5’(furthers north) and the widest is 6.1’. The sidewalk gradually widens going south along Coors. See attached exhibit. We are requesting a waiver to keep the existing sidewalks at the existing width.

2. There are currently no existing sidewalks past the sidewalk leading up to the SEC of Coors and the Paseo Del Norte Ramp. We are requesting a sidewalk waiver to construct the sidewalks at 6' to be the same width that currently exists to remain consistent.

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)*: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

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: **N/A**
- ☐ a. Location of proposed buildings and landscape areas.*
 - ☐ b. Access and circulation for vehicles and pedestrians.*
 - ☐ c. Maximum height of any proposed structures, with building elevations.*
 - ☐ 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:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] +/-26 acres
 - b. IDO Zone District MX-M
 - c. Overlay Zone(s) [if applicable] Coors Boulevard – CPO-2 (Character Protection Overlay Zone)
 - d. Center or Corridor Area [if applicable] Coors/Paseo del Norte - Activity Center / Coors - Major Transit Corridor
2. Current Land Use(s) [vacant, if none] _____
- Category: 03 | Commercial Retail
- Description: 03 | General retail, size not-specified

Useful Links

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

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

Paradise Hills Civic Association

Cc: _____ [Other Neighborhood Associations, if any]

Taylor Ranch NA

Westside Coalition of Neighborhood Associations

⁶ Available here: <https://tinurl.com/idozoningmap>

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



PART I - PROCESS

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

Application Type: Sidewalk Waiver

Decision-making Body: Development Hearing Officer (DHO)

Pre-Application meeting required: ☐ Yes ☒ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☐ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: 9311 COORS BLVD NW ALBUQUERQUE NM 87114

Name of property owner: CPP PASEO I LLC & CPP PASEO II LLC

Name of applicant: CPP PASEO I LLC & CPP PASEO II LLC /Modulus Architects & Land Use Planning, Inc.

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

Anticipated Hearing August 27, 2025 @9am via Zoom

Address, phone number, or website for additional information:

Regina Okoye with Modulus Architects & Land Use Planning 505.338.1499 (Ext. 1003)

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

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

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

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

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

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

Regina Okoye

(Applicant signature)

8/14/2025

(Date)

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

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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

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

Existing Sidewalks to
remain as is with proposed waiver

Currently no Sidewalks

*SW Exhibit for
Proposed Tracts A-1-A-1-A,
A-1-A-1-B, A-1-A-1-C,
A-1-A-1-D and A-1-A-1-E*

*The Plaza at Paseo Del Norte
Being Comprised of*

Tract A-1-A-1,

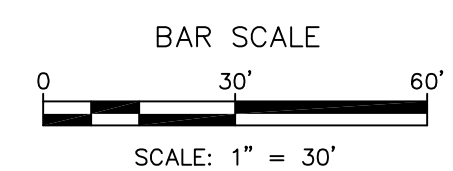
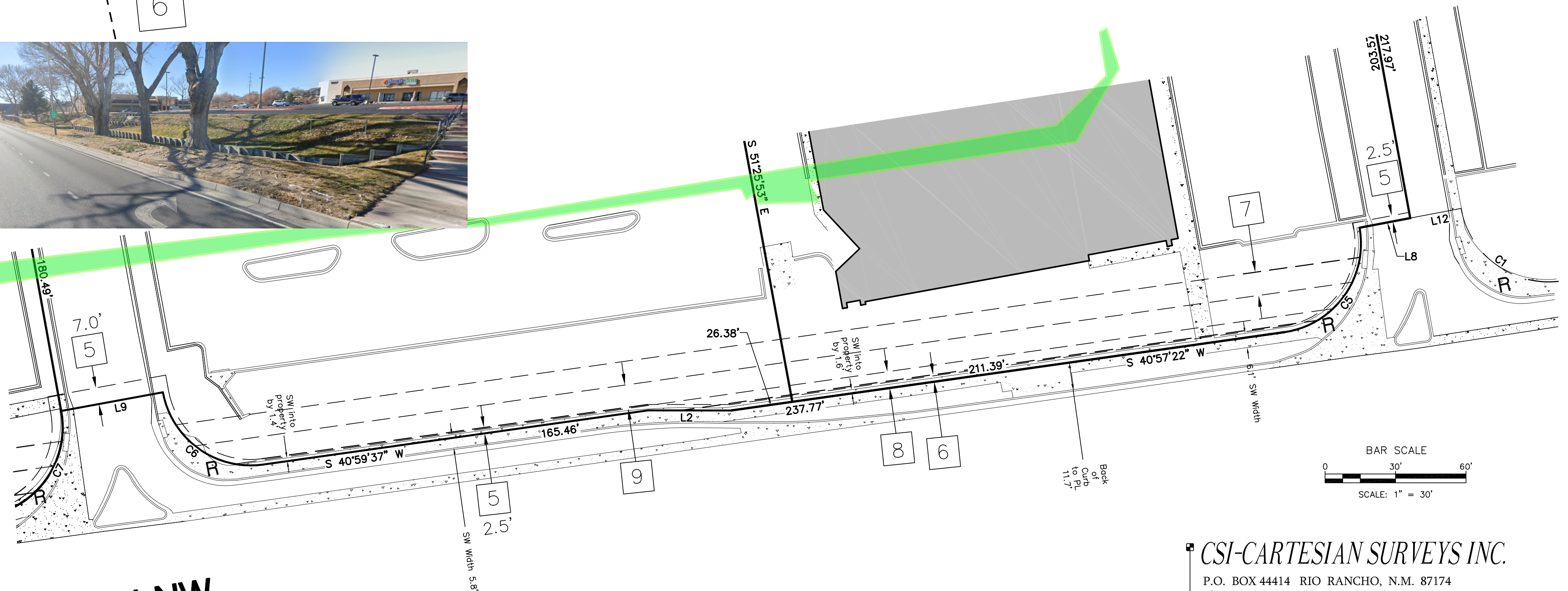
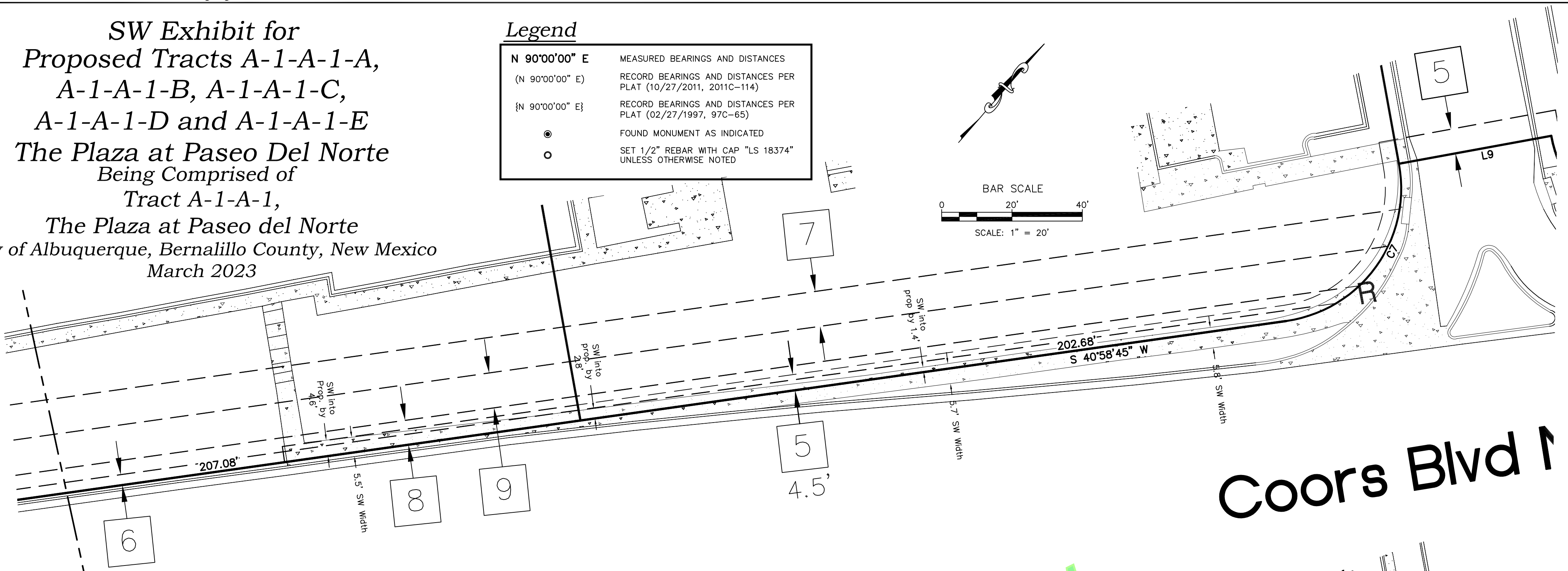
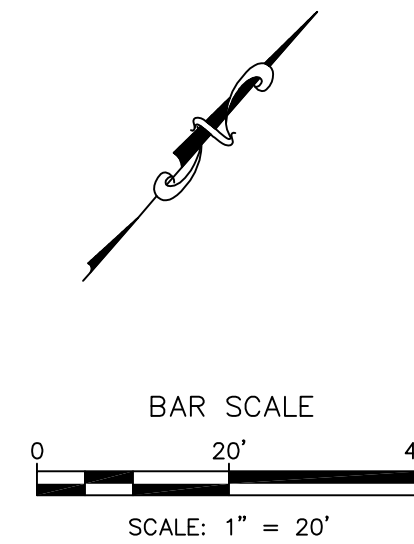
The Plaza at Paseo del Norte

City of Albuquerque, Bernalillo County, New Mexico

March 2023

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (10/27/2011, 2011C-114)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (02/27/1997, 97C-65)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
cartesianbrian@gmail.com

Sheet 1 of 1
240156

From: Regina Okoye
Sent: Thursday, August 14, 2025 1:12 PM
To: 'rioreal@earthlink.net'; 'phcassoc@gmail.com'; 'president@trna.org'; 'elizabethkayhaley@gmail.com'; 'kym.fleck@gmail.com'; 'aboard111@gmail.com'; Jane Baechle
Subject: Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque - 9311 COORS BLVD NW ALBUQUERQUE NM 87114
Attachments: 00 - NeighborhoodMeetingRequest-Print&Fill_DHO.PDF; 03 - IDOZoneAtlasPage_C-13-Z.PDF; onc response.pdf; Sidewalk Exhibit.pdf; 01 - CABQ-Official_public_notice_form-2019.pdf

**Neighborhood Meeting Request
for a Proposed Project in the City of Albuquerque**

Date of Request*: 8/14/2025

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:
Paradise Hills Civic Association, Taylor Ranch NA, Westside Coalition of Neighborhood Association (NA)*: Neighborhood Associations

Name of NA Representative*: Elizabeth Haley, Kym Fleck, Rene Horvath, Evelyn Rivera, Jane Baechle
Email Address* or Mailing Address* of NA Representative¹: phcassoc@gmail.com, president@trna.org, kym.fleck@gmail.com, rioreal@earthlink.net, aboard111@gmail.com, elizabethkayhaley@gmail.com, jane.baechle@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: Yes

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

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

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Location Description NEC of Paseo del Norte Ramp and Coors Blvd NW
2. Property Owner* CPP PASEO I LLC & CPP PASEO II LLC
3. Agent/Applicant* *[if applicable]* Modulus Architects & Land Use Planning (agent) / CPP PASEO I LLC & CPP PASEO II LLC (applicant)
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 _____ (Minor or Major)

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

- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☒ Waiver
- ☐ Zoning Map Amendment
- ☐ Other: _____

Summary of project/request^{3*}:

1. The DPM requires 10' sidewalks along Coors and the most narrow point is 5.5' (further north) and the widest is 6.1'. The sidewalk gradually widens going south along Coors. See attached exhibit. We are requesting a waiver to keep the existing sidewalks at the existing width.

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OR at a public meeting or hearing by:

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

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

Regina Okoye with Modulus Architects & Land Use Planning 505.338.1499 (Ext. 1003)

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

1. Zone Atlas Page(s)^{5*} C-13-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
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4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1*](#): ☒ Yes ☐ No

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

5. **For Site Plan Applications only***, attach site plan showing, at a minimum: **N/A**
- ☐ a. Location of proposed buildings and landscape areas.*
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Additional Information:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] +/-26 acres
 - b. IDO Zone District MX-M
 - c. Overlay Zone(s) [if applicable] Coors Boulevard – CPO-2 (Character Protection Overlay Zone)
 - d. Center or Corridor Area [if applicable] Coors/Paseo del Norte - Activity Center / Coors - Major Transit Corridor
2. Current Land Use(s) [vacant, if none] _____
- Category: 03 | Commercial Retail
- Description: 03 | General retail, size not-specified

Useful Links

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

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

Paradise Hills Civic Association

Cc: _____ [Other Neighborhood Associations, if any]

Taylor Ranch NA

Westside Coalition of Neighborhood Associations

Regina Okoye, Vice President
Modulus Architects & Land Use Planning, Inc.
8220 San Pedro Dr. NE, Suite 520 (Paseo Nuevo Building)
Albuquerque, New Mexico 87113
Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686
Direct: 505.808.3868
Email: rokoye@modulusarchitects.com
Meet Modulus Link Here: [Meet Modulus Architects & Land Use Planning Here!](#)
Website: www.modulusarchitects.com
Join us on Facebook: [Modulus Architects on Facebook](#)
Join us on Instagram: [Modulus Architects on Instagram](#)
New Mexico | Texas | Arizona | Colorado | Florida | Utah | Illinois

