

Renee Regal

From: Renee Regal
Sent: Monday, November 10, 2025 4:23 PM
To: 'westgate9901@gmail.com'; 'wescona0@gmail.com'; 'jgallegoswccdg@gmail.com'; 'housealbchrome@gmail.com'; 'mattearchuleta1@hotmail.com'; 'gering.mark@yahoo.com'; 'aboard111@gmail.com'; 'jane.baechle@gmail.com'
Subject: Public Notice of a Waiver Request Application - City of Albuquerque Planning
Attachments: Property Owners Emailed Public Notice Package.pdf
Importance: High

To Whom it May concern:

This is to notify you of a Waiver Request Application being submitted to the City of Albuquerque Development Hearing Officer.

We are requesting for the approval of a waiver for the IDO 5-4(f)(2)(b) requirement of “residential lots shall avoid layouts where the rear lot line is adjacent to a collector or arterial street” as described in the letter provided attached to this email.

This will be heard at the November 19, 2025, DHO Public Hearing.

The attached information is for your records and to adhere to the notification requirements set by the City of Albuquerque in IDO Section 6-4(J)(2) and as stated in IDO Table 6-1-1.

Kind regards,

Renee Regal

Project Coordinator/ Senior Administrative

Community Design Solutions, LLC

9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114

www.cdsnm.com

renee.regal@cdsnm.com

717.443.3717

Renee Regal

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@cdsnm.com>
To: westgate9901@gmail.com; wescona0@gmail.com; jgallegoswccdg@gmail.com;
housealbchrome@gmail.com; aboard111@gmail.com; jane.baechle@gmail.com
Sent: Monday, November 10, 2025 4:24 PM
Subject: Relayed: Public Notice of a Waiver Request Application - City of Albuquerque Planning

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

westgate9901@gmail.com (westgate9901@gmail.com)

wescona0@gmail.com (wescona0@gmail.com)

jgallegoswccdg@gmail.com (jgallegoswccdg@gmail.com)

housealbchrome@gmail.com (housealbchrome@gmail.com)

aboard111@gmail.com (aboard111@gmail.com)

jane.baechle@gmail.com (jane.baechle@gmail.com)

Subject: Public Notice of a Waiver Request Application - City of Albuquerque Planning

Renee Regal

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@cdsnm.com>
To: gering.mark@yahoo.com
Sent: Monday, November 10, 2025 4:24 PM
Subject: Relayed: Public Notice of a Waiver Request Application - City of Albuquerque Planning

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

gering.mark@yahoo.com (gering.mark@yahoo.com)

Subject: Public Notice of a Waiver Request Application - City of Albuquerque Planning

Renee Regal

From: postmaster@outlook.com
To: mattearchuleta1@hotmail.com
Sent: Monday, November 10, 2025 4:24 PM
Subject: Delivered: Public Notice of a Waiver Request Application - City of Albuquerque Planning

Your message has been delivered to the following recipients:

mattearchuleta1@hotmail.com (mattearchuleta1@hotmail.com)

Subject: Public Notice of a Waiver Request Application - City of Albuquerque Planning

Renee Regal

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Tuesday, October 7, 2025 3:59 PM
To: Renee Regal
Subject: 99999 Gibson Boulevard SW_Public Notice Inquiry Sheet Submission
Attachments: IDOZoneAtlasMaps rev.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
South West Alliance of Neighborhoods (SWAN Coalition)		Jerry	Gallegos	jgallegoswco
South West Alliance of Neighborhoods (SWAN Coalition)		Lorenzo	Otero	housealbchr
Westgate Heights NA	westgate9901@gmail.com	Matthew	Archuleta	mattearchul
Westgate Heights NA	westgate9901@gmail.com	Mark	Gering	gering.mark
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Rene	Horvath	aboard111@
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Jane	Baechle	jane.baechle

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

Please note the following:

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

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

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

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Tuesday, October 7, 2025 12:07 PM

To: Office of Neighborhood Coordination <renee.regal@cdsnm.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

Renee Regal

Telephone Number

7174433717

Email Address

renee.regal@cdsnm.com

Company Name

Community Design Solutions

Company Address

9384 Valley View Drive NW

City

Albuquerque

State

NM

ZIP

87114

Subject Site Information

Legal description of the subject site for this project:

TR 16-D-2 PLAT FOR EL RANCHO GRANDE UNIT 16 CONT 16.4559 AC

Physical address of subject site:

99999 Gibson Boulevard SW, Albuquerque, NM 87109

Subject site cross streets:

Gibson Boulevard SW and Delgado Road SW

Other subject site identifiers:

This site is located on the following zone atlas page:

M-08-Z, N-08-Z

Link for map

Captcha

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South West Alliance of Neighborhoods (SWAN Coalition)		Jerry	Gallegos	jgallegoswccd@gmail.com	6301 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
South West Alliance of Neighborhoods (SWAN Coalition)		Lorenzo	Otero	housealbchrome@gmail.com	1413 Hilda Ct NW	Albuquerque	NM	87105		5053851251
Westgate Heights NA	westgate9901@gmail.com	Matthew	Archuleta	mattearchuleta1@hotmail.com	1628 Summerfield Place SW	Albuquerque	NM	87121	5054016849	
Westgate Heights NA	westgate9901@gmail.com	Mark	Gering	gering.mark@yahoo.com	9309 Rhonda ST SW	Albuquerque	NM	87121		5052089502
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