



**Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.**

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Waiver to DPM (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input checked="" type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	<b>APPEAL</b>
	<input type="checkbox"/> Decision of DHO (Form A)

**BRIEF DESCRIPTION OF REQUEST**

Request review of our vacation of a portion of public right-of-way from San Mateo Blvd SE, being a portion formally used for a bus stop lane. Vacation will be incorporated into the proposed subdivision consolidating 9 existing lots into 1 new lot. Future development will be a mixed-use family housing and commercial space.

**APPLICATION INFORMATION**

Applicant/Owner: B3 Development LLC		Phone: 505-922-5671
Address: 111 Wyoming NE		Email: ahorton@ideconomic.com
City: Albuquerque	State: NM	Zip: 87108
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050
Address: PO Box 44414		Email: cartesianryan@gmail.com
City: Rio Rancho	State: NM	Zip: 87174
Proprietary Interest in Site:	List <u>all</u> owners: Abe and Sally Galanter	

**SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)**

Lot or Tract No.: Lot 1-9 and vacating R.O.W. of San Mateo Blvd SE	Block: 4	Unit:
Subdivision/Addition: Esperanza Addition	MRGCD Map No.:	UPC Code: See attached sheet
Zone Atlas Page(s): L-17-Z	Existing Zoning: MX-L	Proposed Zoning
# of Existing Lots: 10	# of Proposed Lots: 1	Total Area of Site (Acres): 1.1931

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 1000 San Mateo Blvd SE Between: Southern Ave SE and: Kathryn Ave SE

**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

PR-2022-006657 / PS-2022-00030 (sketch plat on 3/02/2022, 8/10/2022)

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.

Signature:	Date: 01/03/2022
Printed Name: Ryan J. Mufhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FORM V: VACATIONS OF EASEMENTS OR RIGHT-OF-WAY - DHO**

***Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.***

**\_ VACATION OF RIGHT-OF-WAY - DHO****\_ VACATION OF RIGHT-OF-WAY - COUNCIL**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

**VACATION DOCUMENTATION**

- \_\_\_ 1) DHO Application form completed, signed, and dated
- \_\_\_ 2) Form V with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Copy of the complete document which created the easement(s)  
*Not required for City owned public right-of-way*
- \_\_\_ 5) Drawing showing the easement or right-of-way to be vacated
- \_\_\_ 6) If easements, list number to be vacated \_\_\_\_\_
- \_\_\_ 7) Square footage to be vacated (see IDO Section 14-16-6-6(M)) \_\_\_\_\_

**SUPPORTIVE DOCUMENTATION**

- \_\_\_ 8) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 9) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- \_\_\_ 10) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

**PUBLIC NOTICE DOCUMENTATION**

- \_\_\_ 11) Sign Posting Agreement
- \_\_\_ 12) Proof of a Pre-Submittal Neighborhood Meeting per IDO 14-16-6-4(C)
  - \_\_\_ Office of Neighborhood Coordination neighborhood meeting inquiry response
  - \_\_\_ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
  - \_\_\_ Completed neighborhood meeting request form(s)
  - \_\_\_ If a meeting was requested or held, copy of sign-in sheet and meeting notes

\_\_\_ 13) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)

\_\_\_ Office of Neighborhood Coordination notice inquiry response

\_\_\_ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

\_\_\_ Proof of emailed notice to affected Neighborhood Association representatives

\_\_\_ 14) Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_

**\_ VACATION OF PRIVATE EASEMENT**

**\_ VACATION OF PUBLIC EASEMENT**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

\_\_\_ 1) DHO Application form completed, signed, and dated

\_\_\_ 2) Form V with all the submittal items checked/marked

\_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled

\_\_\_ 4) Copy of the complete document which created the easement(s)

\_\_\_ 5) Drawing showing the easement or right-of-way to be vacated

\_\_\_ 6) List number to be vacated \_\_\_\_\_

\_\_\_ 7) Letter of authorization from the property owner if application is submitted by an agent

\_\_\_ 8) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)

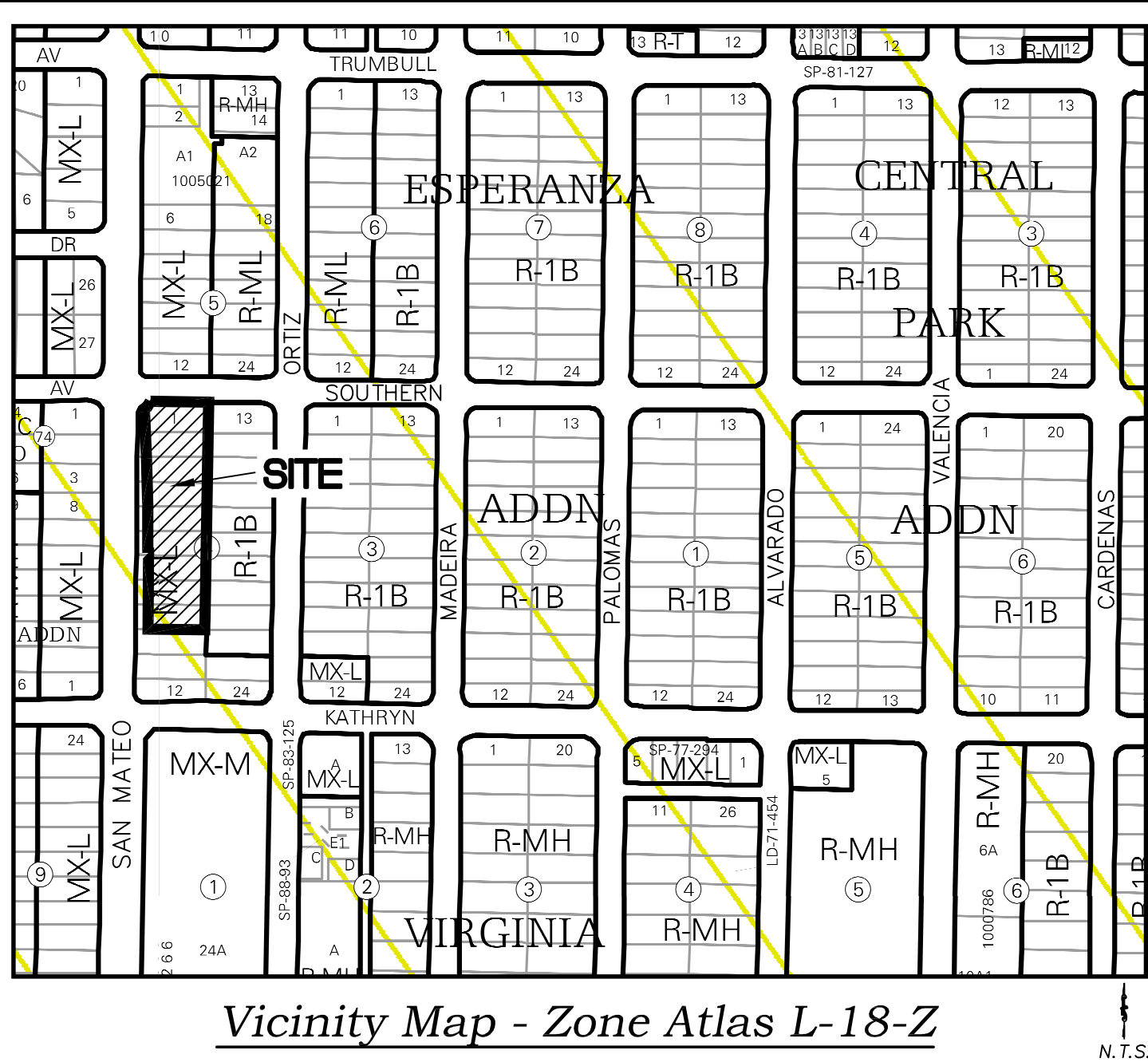
\_\_\_ 9) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

\_\_\_ 10) Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_









Vicinity Map - Zone Atlas L-18-Z

**Notes**

1. FIELD SURVEY PERFORMED IN APRIL 2022.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS . . . . .

**Subdivision Data**

GROSS ACREAGE. . . . . 1.1881 ACRES  
 ZONE ATLAS PAGE NO. . . . . L-18-Z  
 NUMBER OF EXISTING LOTS. . . . . 10  
 NUMBER OF LOTS CREATED. . . . . 1  
 MILES OF FULL-WIDTH STREETS. . . . . 0.0000 MILES  
 MILES OF HALF-WIDTH STREETS. . . . . 0.0000 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. . . . . 0.0102 ACRES  
 DATE OF SURVEY. . . . . APRIL 2022

**Purpose of Plat**

1. SUBDIVIDE TO CREATE ONE NEW LOT FROM 9 EXISTING LOTS AND A PORTION OF SAN MATEO BOULEVARD SE RIGHT OF WAY AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.

**Flood Notes**

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0354H, DATED AUGUST 16, 2012.

**Solar Collection Note**

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**Indexing Information**

Section 25, Township 10 North, Range 3 East, N.M.P.M.  
 Subdivision: Esperanza Addition  
 Owner: Abe and Sally Galanter  
 UPC #: 101805601132720114 (Remaining Portion of Lot 1)  
 101805601132320115 (Remaining Portion of Lot 2)  
 101805601131720116 (Remaining Portion of Lot 3)  
 101805601131320117 (Remaining Portion of Lot 4)  
 101805601030720118 (Remaining Portion of Lot 5)  
 101805601130320119 (Remaining Portion of Lot 6)  
 101805601229720120 (Remaining Portion of Lot 7)  
 101805601229320121 (Remaining Portion of Lot 8)  
 101805601228820122 (Remaining Portion of Lot 9)

**Legal Description**

PORTIONS OF LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), AND NINE (9), IN BLOCK NUMBERED FOUR (4) OF ESPERANZA ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 31, 1931, IN BOOK B, PAGE 50.

AND  
 A PORTION OF SAN MATEO BOULEVARD SE RIGHT OF WAY.  
 BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHEAST CORNER OF SAID LOT 1, LYING ON THE SOUTHERLY RIGHT OF WAY OF SOUTHERN AVENUE SE, BEING MARKED BY AN ILLEGIBLE ALUMINUM CAP, WHENCE A TIE TO ACS MONUMENT "6-K18A", BEARS N 16°09'51" W, A DISTANCE OF 4,154.57 FEET;  
 THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID RIGHT OF WAY, S 00°57'58" W, A DISTANCE OF 450.15 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 9, BEING MARKED BY A REBAR WITH CAP "LS 5814";  
 THENCE, N 89°11'42" W, A DISTANCE OF 91.31 FEET TO AN ANGLE POINT, BEING MARKED BY A BRASS CAP ROW MONUMENT "29+05.38" "LS 8911";  
 THENCE, N 89°10'55" W, A DISTANCE OF 18.51 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, POINT LYING ON THE EASTERLY RIGHT OF WAY OF SAN MATEO BOULEVARD SE, BEING MARKED BY A REBAR WITH CAP "LS 18374";  
 THENCE, COINCIDING WITH THE SAID EASTERLY RIGHT OF WAY, THE FOLLOWING FOUR COURSES:  
 N 00°27'15" E, A DISTANCE OF 144.46 FEET TO A POINT OF CURVATURE, BEING MARKED BY A CHISELED "X";  
 6.21 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 4,656.00 FEET, A DELTA OF 00°04'35", AND A CHORD BEARING N 00°24'58" E, A DISTANCE OF 6.21 FEET TO AN ANGLE POINT, BEING MARKED BY A CHISELED "X";  
 N 89°33'05" W, A DISTANCE OF 1.49 FEET TO AN ANGLE POINT, BEING MARKED BY A CHISELED "X";  
 279.20 FEET ALONG A CURVE TO THE LEFT, BEING NON-TANGENT FROM THE PREVIOUS COURSE, HAVING A RADIUS OF 4,557.90 FEET, A DELTA OF 03°30'35", AND A CHORD BEARING N 01°23'11" W, A DISTANCE OF 279.16 FEET TO AN ANGLE POINT, BEING MARKED BY A CHISELED "X";  
 N 24°20'44" E, A DISTANCE OF 22.79 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, POINT LYING ON THE SOUTHERLY RIGHT OF WAY OF SOUTHERN AVENUE SE, BEING MARKED BY A BRASS CAP BASE;  
 THENCE, LEAVING SAID EASTERLY RIGHT OF WAY OF SAN MATEO BOULEVARD SE AND COINCIDING WITH SAID SOUTHERLY RIGHT OF WAY OF SOUTHERN AVENUE SE, S 89°01'03" E, A DISTANCE OF 115.07 FEET TO THE POINT OF BEGINNING, CONTAINING 1.1881 ACRES (51,752 SQ. FT.), MORE OR LESS.

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
 PAID ON UPC # \_\_\_\_\_ 101805601132720114 \_\_\_\_\_  
 \_\_\_\_\_ 101805601132320115 \_\_\_\_\_  
 \_\_\_\_\_ 101805601131720116 \_\_\_\_\_  
 \_\_\_\_\_ 101805601131320117 \_\_\_\_\_  
 \_\_\_\_\_ 101805601030720118 \_\_\_\_\_  
 \_\_\_\_\_ 101805601130320119 \_\_\_\_\_  
 \_\_\_\_\_ 101805601229720120 \_\_\_\_\_  
 \_\_\_\_\_ 101805601229320121 \_\_\_\_\_  
 \_\_\_\_\_ 101805601228820122 \_\_\_\_\_  
 PROPERTY OWNER OF RECORD  
 \_\_\_\_\_  
 BERNALILLO COUNTY TREASURER'S OFFICE  
 \_\_\_\_\_

**Plat for  
 Lot 1-A, Block 4  
 Esperanza Addition  
 Being Comprised of  
 Portions of Lots 1 thru 9, Block 4  
 Esperanza Addition and A Portion  
 of San Mateo Blvd SE Right of Way  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 December 2022**

**Project Number:** \_\_\_\_\_ PR-2022-006657  
**Application Number:** \_\_\_\_\_  
**Plat Approvals:**

- \_\_\_\_\_ PNM Electric Services
- \_\_\_\_\_ Qwest Corp. d/b/a CenturyLink QC
- \_\_\_\_\_ New Mexico Gas Company
- \_\_\_\_\_ Comcast
- \_\_\_\_\_ **City Approvals:**
- \_\_\_\_\_ City Surveyor
- \_\_\_\_\_ Traffic Engineer
- \_\_\_\_\_ ABCWUA
- \_\_\_\_\_ Parks and Recreation Department
- \_\_\_\_\_ Code Enforcement
- \_\_\_\_\_ AMAFCA
- \_\_\_\_\_ City Engineer
- \_\_\_\_\_ DRB Chairperson, Planning Department
- \_\_\_\_\_ Real Property Division

**Surveyor's Certificate**

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian J. Martinez \_\_\_\_\_ Date  
 N.M.R.P.S. No. 18374



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

**Public Utility Easements**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer**

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**Free Consent and Dedication**

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON FOR SAN MATEO BOULEVARD S.E. TO THE CITY OF ALBUQUERQUE, IN FEE SIMPLE.

ABE GALANTER DATE OWNER

SALLY GALANTER DATE OWNER

STATE OF NEW MEXICO } COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON BY: ABE AND SALLY GALANTER, HUSBAND AND WIFE, OWNERS

BY: NOTARY PUBLIC

MY COMMISSION EXPIRES

**Documents**

- 1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000124496 AND AN EFFECTIVE DATE OF FEBRUARY 4, 2022.
2. PLAT OF ESPERANZA ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 25, 1931, IN BOOK B, PAGE 50.
3. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY(IES) FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 11, 2017, AS DOCUMENT NO. 2017117631.
4. WARRANTY FOR PARCEL 6-11, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 11, 1986, IN BOOK D 281-A, PG. 181-182, DOC. NO. 86 86763.
5. WARRANTY DEED FOR PARCEL 6-11-NRW (AKA REMAINING PORTION OF LOT 9), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 11, 1986, IN BOOK D 281A, PG. 183-184, DOC. NO. 86 86764.
6. WARRANTY DEED FOR PARCEL 6-12, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 21, 1986, IN BOOK D 279A, PG. 223-224, DOC. NO. 86 78165.
7. WARRANTY DEED FOR PARCEL 6-12-NRW (AKA REMAINING PORTION OF LOT 8), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 21, 1986, IN BOOK D 279A, PG. 225-226, DOC. NO. 86 78166.
8. WARRANTY DEED FOR PARCEL 6-13, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 21, 1986, IN BOOK D 279A, PG. 227-228, DOC. NO. 86 78167.
9. WARRANTY DEED FOR PARCEL 6-13-NRW (AKA REMAINING PORTION OF LOT 7), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 21, 1986, IN BOOK D 279A, PG. 229-230, DOC. NO. 86 78168.
10. WARRANTY DEED FOR PARCEL 6-14, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 21, 1986, IN BOOK D 276A, PG. 241-242, DOC. NO. 86 66034.
11. WARRANTY DEED FOR PARCEL 6-14-NRW (AKA REMAINING PORTION OF LOT 6), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 21, 1986, IN BOOK D 276A, PG. 243-244, DOC. NO. 86 66035.
12. WARRANTY DEED FOR PARCEL 6-15, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 21, 1986, IN BOOK D 276A, PG. 245-246, DOC. NO. 86 66036.
13. WARRANTY DEED FOR PARCEL 6-15-NRW (AKA REMAINING PORTION OF LOT 5), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 21, 1986, IN BOOK D 276A, PG. 247-248, DOC. NO. 86 66037.
14. WARRANTY DEED FOR PARCEL 6-16, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 7, 1986, IN BOOK D 283A, PG. 827-828, DOC. NO. 86 96871.
15. WARRANTY DEED FOR PARCEL 6-16-NRW (AKA REMAINING PORTION OF LOT 4), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 7, 1986, IN BOOK D 283A, PG. 829-830, DOC. NO. 86 96872.
16. WARRANTY DEED FOR PARCEL 6-17, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 21, 1986, IN BOOK D 279A, PG. 231-232, DOC. NO. 86 78169.
17. WARRANTY DEED FOR PARCEL 6-17-NRW (AKA REMAINING PORTION OF LOT 3), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 21, 1986, IN BOOK D 279A, PG. 233-234, DOC. NO. 86 78170.
18. WARRANTY DEED FOR PARCEL 6-18, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 11, 1986, IN BOOK D 281A, PG. 185-186, DOC. NO. 86 86765.
19. WARRANTY DEED FOR PARCEL 6-18-NRW (AKA REMAINING PORTION OF LOT 2), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 11, 1986, IN BOOK D 281A, PG. 187-188, DOC. NO. 86 86766.
20. WARRANTY DEED FOR PARCEL 6-19, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 1987, IN BOOK D 298A, PG. 261-262, DOC. NO. 08727204.
21. WARRANTY DEED FOR PARCEL 6-19-NRW (AKA REMAINING PORTION OF LOT 1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 1987, IN BOOK D 298A, PG. 263-264, DOC. NO. 08727205.
22. NEW MEXICO STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. F-034-1(4), DATED OCTOBER 15, 1985.

Plat for Lot 1-A, Block 4 Esperanza Addition Being Comprised of Portions of Lots 1 thru 9, Block 4 Esperanza Addition and A Portion of San Mateo Blvd SE Right of Way City of Albuquerque Bernalillo County, New Mexico December 2022

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

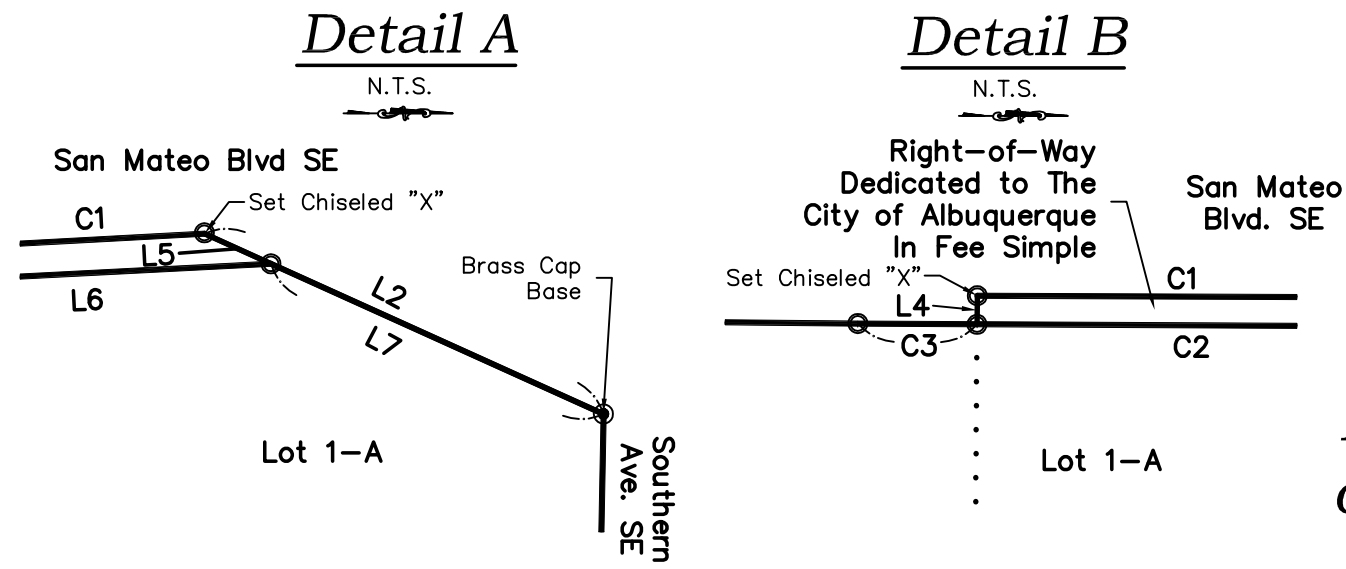
**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (7/25/1931, B-50)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER NM STATE HIGHWAY DEPT. RIGHT OF WAY MAP NM PROJ. NO. F-034-I(4) (10/15/1985)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (9/11/1986, BK. D 281A, PG. 183-184, DOC. NO. 86 867964)

Line #	Direction	Length (ft)
L2	N 24°20'44" E {N 24°23'37" E}	22.79' {22.80'}
L3	N 89°10'55" W	18.51'
L4	N 89°33'05" W	1.49'
L5	N 24°20'44" E {N 24°23'37" E}	3.80'
L6	N 02°53'27" W	17.05'
L7	N 24°20'44" E {N 24°23'37" E}	19.00'

\* L1 INTENTIONALLY OMITTED

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	279.20' {279.28'}	4557.90' {4557.90'}	3°30'35"	279.16'	N 01°23'11" W
C2	265.62'	4656.00'	3°16'07"	265.58'	N 01°15'24" W
C3	6.21'	4656.00'	0°04'35"	6.21'	N 00°24'58" E

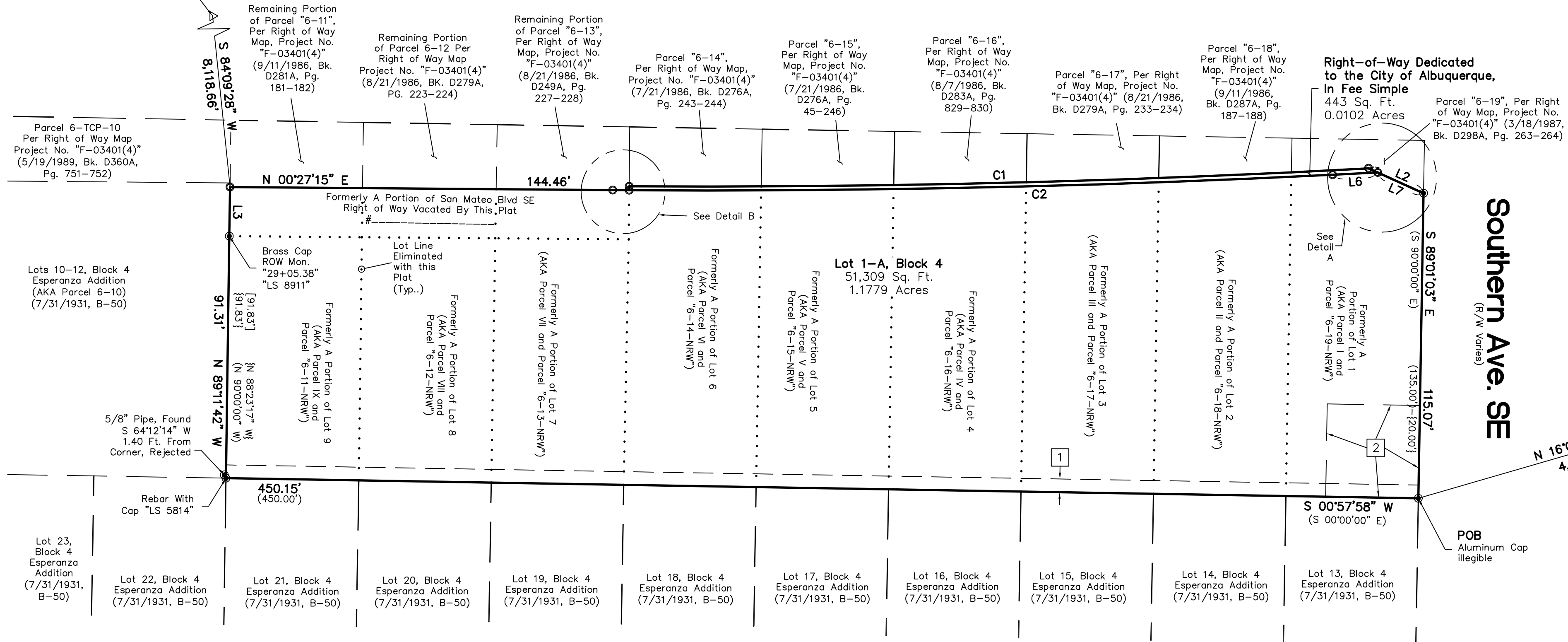


**Plat for  
Lot 1-A, Block 4  
Esperanza Addition  
Being Comprised of  
Portions of Lots 1 thru 9, Block 4  
Esperanza Addition and A Portion  
of San Mateo Blvd SE Right of Way  
City of Albuquerque  
Bernalillo County, New Mexico  
December 2022**

ACS Monument "19-L16"  
NAD 1983 CENTRAL ZONE  
X=1531755.929 \*  
Y=1478691.641 \*  
Z=5297.506 \* (NAVD 1988)  
G-G=0.999664048  
Mapping Angle=-0°12'31.00"

\* U.S. SURVEY FOOT

**San Mateo Blvd. SE**  
(R/W Varies)

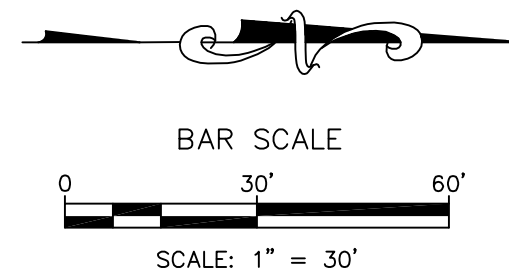


ACS Monument "6-K18A"  
NAD 1983 CENTRAL ZONE  
X=1538790.908 \*  
Y=1483955.175 \*  
Z=5249.996 \* (NAVD 1988)  
G-G=0.999664599  
Mapping Angle=-0°11'42.76"

\* U.S. SURVEY FOOT

**Easement Notes**

- 1 EXISTING 5' P.U.E. (12/31/1946, BK. D-35, PG. 309, DOC. NO. 1946007151)
- 2 35'X35' PUBLIC WATER VAULT EASEMENT GRANTED WITH THE FILING OF THIS PLAT



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



**Legend**

<b>N 90°00'00" E</b>	MEASURED BEARINGS AND DISTANCES		METAL FENCE
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (7/25/1931, B-50)		BLOCK WALL
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER NM STATE HIGHWAY DEPT. RIGHT OF WAY MAP NM PROJ. NO. F-034-l(4) (10/15/1985)		BOLLARD
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (9/11/1986, BK. D 281A, PG. 183-184, DOC. NO. 86 867964)		PULL BOX
	FOUND MONUMENT AS INDICATED		LIGHT POLE
	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED		WATER VALVE
	CONCRETE		WATER METER
	WOOD FENCE		SANITARY SEWER MANHOLE
			IRRIGATION BOX
			STORM DRAIN MANHOLE
			STORM DRAIN INLET
			SIGN
			OVERHEAD UTILITY LINE
			UTILITY POLE

Line Table

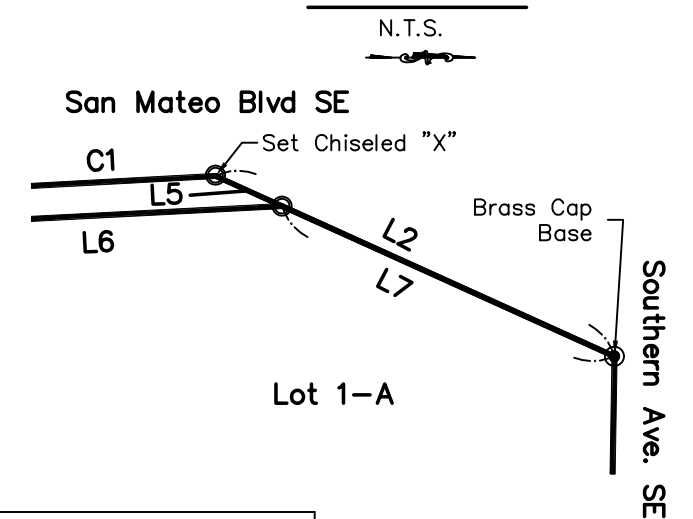
Line #	Direction	Length (ft)
L2	N 24°20'44" E {N 24°23'37" E}	22.79' {22.80'}
L3	N 89°10'55" W	18.51'
L4	N 89°33'05" W	1.49'
L5	N 24°20'44" E {N 24°23'37" E}	3.80'
L6	N 02°53'27" W	17.05'
L7	N 24°20'44" E {N 24°23'37" E}	19.00'

\* L1 INTENTIONALLY OMITTED

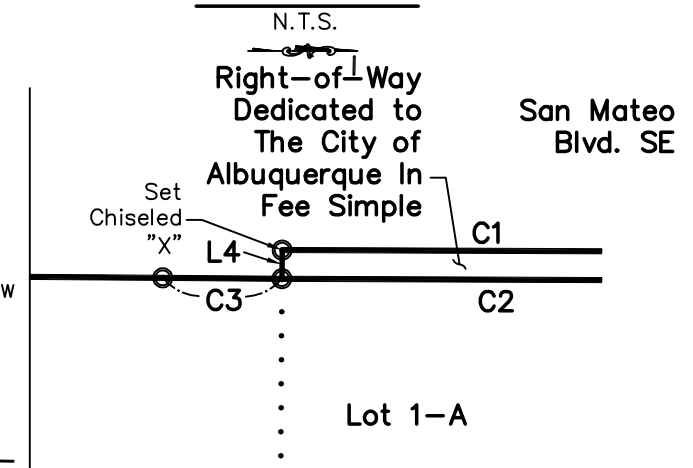
Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	279.20' {279.28'}	4557.90' {4557.90'}	3°30'35"	279.16'	N 01°23'11" W
C2	265.62'	4656.00'	3°16'07"	265.58'	N 01°15'24" W
C3	6.21'	4656.00'	0°04'35"	6.21'	N 00°24'58" E

**Detail A**



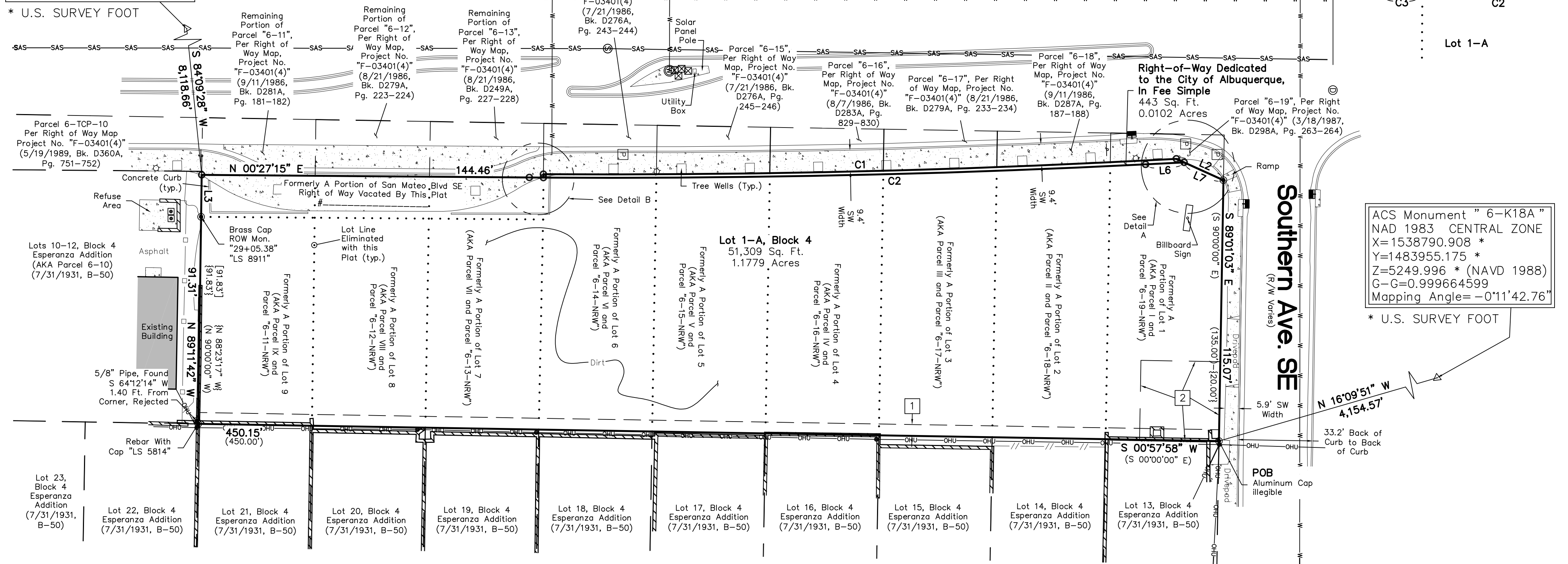
**Detail B**



**Site Sketch for Lot 1-A, Block 4 Esperanza Addition**  
 Being Comprised of Portions of Lots 1 thru 9, Block 4 Esperanza Addition and A Portion of San Mateo Blvd SE Right of Way City of Albuquerque  
 Bernalillo County, New Mexico  
 December 2022

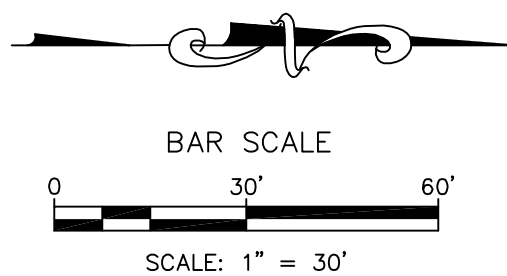
ACS Monument "19-L16"  
 NAD 1983 CENTRAL ZONE  
 X=1531755.929 \*  
 Y=1478691.641 \*  
 Z=5297.506 \* (NAVD 1988)  
 G-G=0.999664048  
 Mapping Angle=-0°12'31.00"

ACS Monument "6-K18A"  
 NAD 1983 CENTRAL ZONE  
 X=1538790.908 \*  
 Y=1483955.175 \*  
 Z=5249.996 \* (NAVD 1988)  
 G-G=0.999664599  
 Mapping Angle=-0°11'42.76"



**Easement Notes**

- 1 EXISTING 5' P.U.E. (12/31/1946, BK. D-35, PG. 309, DOC. NO. 1946007151)
- 2 35' X 35' PUBLIC WATER VAULT EASEMENT GRANTED WITH THE FILING OF THIS PLAT



**CSI-CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244  
 cartesiandenise@gmail.com

Alex Horton / B3 Development  
111 Wyoming Blvd NE  
Albuquerque, NM 87123

City of Albuquerque  
Plaza del Sol Building  
600 Second St NW  
Albuquerque, NM 87102

**RE: Letter of Authorization for Proposed Subdivision Plat**

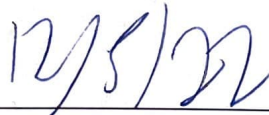
To whom it may concern,

I, Alex Horton of B3 Development, owner in fee simple of the below property, do hereby give authorization to Cartesian Surveys Inc. to act as our agent in regards to the obtaining documentation, certificates, or waivers from the city needed for the vacation of public right-of-way and platting action for the remaining portions of Lots 1 thru 9, Block 4 of Esperanza Addition and a portion of the San Mateo Boulevard SE right-of-way (formerly used for a bus stop). The property is located at 1000 San Mateo Boulevard SE.

Thank You,



Alex Horton



Date

**CSI-Cartesian Surveys Inc.**  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

January 3, 2023

Development Review Board  
City of Albuquerque

**Re: DHO Application for Vacation of Portion of Right-of-Way from San Mateo Blvd SE; part of Proposed Replat of Lot A-1, Block 4 of Esperanza Addition being comprised of Lots 1 thru 9, Block 4, Esperanza Addition**

Members of the Board:

Cartesian Surveys is acting as an agent for B3 Development LLC, and we request a vacation of a portion of public right-of-way as part of our proposed subdivision to create one (1) new lot from four (9) existing tracts and a vacated portion of San Mateo Boulevard SE by lot line elimination between Lots 1 thru 9, Block 4 of Esperanza Addition and the proposed vacated portion of San Mateo Boulevard SE. The property is currently zoned as MX-L (Mixed-Use – Low Intensity).

The proposed replat and vacation was heard at DRB for sketch review on August 9<sup>th</sup>, 2022, under project number PR-2022-0056.

The proposed vacation of right-of-way comes from a portion of San Mateo Boulevard SE which was previously a public bus turn off lane. Due to the narrow site dimensions of our proposed replat for Lots 1 thru 9 of Block 4 Esperanza Addition and need to provide off-street parking, establishing the necessary width up to the proposed adjusted San Mateo right-of-way is critical. The anticipated development of the overall replatted parcels will be a mixture of minor commercial space and multi-family residential buildings.

The bus station that served this location in the past was moved further south to Kathryn Avenue SE and San Mateo Boulevard SE, and so per IDO 6-6(M)(3)(a) the public welfare does not require retention of the right-of-way portion and the land could now be vacated and put to private use as part of our client's anticipated development. Further, the remaining width of San Mateo Boulevard SE will be sufficient for public use, and the vacation will return the affected length of San Mateo to its characteristic width for this area. We received confirmation from ABQ RIDE on August 9<sup>th</sup>, 2022 they agreed with our request to remove the bus pull out and shelter (see attached in application packet).

Per IDO section 6-6(M)(3)(b) we feel there is a new benefit to the vacation of the portion of right-of-way, as the accompanying infrastructure and buffer vegetation and paving improvements coming with the proposed development on the vacated area and adjoining dedication of right-of-way for this area of San Mateo Boulevard provides a much more favorable public use than leaving the disused concrete bus pullout lane. The removal of the lane also better establishes a characteristic right-of-way width, and removes a confusing pull out which might be tempting for the public to use and disrupt traffic flow.

Thank you for your consideration,  
Ryan J. Mulhall



### **UPC Numbers for 9 separate Lots**

(1000, 1004, 1008, 1012, 1016, 1020, 1024, 1028, and 1032 San Mateo Blvd SE, respectively)

Lot 1, Block 4: UPC 101805601132720114

Lot 2, Block 4: UPC 101805601132320115

Lot 3, Block 4: UPC 101805601131720116

Lot 4, Block 4: UPC 101805601131320117

Lot 5, Block 4: UPC 101805601030720118

Lot 6, Block 4: UPC 101805601130320119

Lot 7, Block 4: UPC 101805601229720120

Lot 8, Block 4: UPC 101805601229320121

Lot 9, Block 4: UPC 101805601228820122

---

5. [PR-2022-006861](#)  
[SD-2022-00112](#) – PRELIMINARY/FINAL  
PLAT  
4/27/22 Sketch  
IDO - 2021

ABQ LAND USE CONSULTING LLC – CARL GARCIA agent for GERARDO & MAYA FERNANDEZ requests the aforementioned action(s) for all or a portion of: **TRACT 133A2A1B & 133B1A1B, LANDS OF FERNANDEZ** zoned **R-1D**, located on **47<sup>th</sup> ST NW and 49<sup>th</sup> ST NW** containing approximately 0.2111 acre(s). (J-12)

**PROPERTY OWNERS:** FERNANDEZ GERARDO & MAYA SIMONA  
**REQUEST:** REPLAT 2 LOTS INTO 1 LOT

---

6. [PR-2021-005009](#)  
[SD-2021-00091](#) – PRELIMINARY/  
FINAL PLAT  
IDO - 2019

WAYJOHN SURVEYING INC. agent(s) for **BLAKES LOTA BURGER LLC** request(s) the aforementioned action(s) for all or a portion of **PARCELS 6 THRU 10, ATRISCO BUSINESS PARK** zoned **MX-M**, located at **NE CORNER of COORS BLVD and FORTUNA RD**, containing approximately **1.3523** acre(s). (J-10) [Deferred from 5/19/21, 7/14/21, 8/4/21, 8/18/21, 10/20/21, 12/1/21, 1/5/22, 2/2/22, 2/16/22, 3/2/22, 3/16/22, 3/30/22, 4/13/22, 5/11/22, 6/8/22/ 6/22/22, 7/27/22]

**PROPERTY OWNERS:** BLAKE'S LOTABURGER  
**REQUEST:** COMBINE 5 LOTS INTO ONE LOT

---

### **SKETCH PLATS**

---

7. [PR-2022-007151](#)  
[PS-2022-00150](#) – SKETCH PLAT  
IDO - 2021

TIERRA WEST, LLC agent for **BRANDENREED PROPERTIES LLC** requests the aforementioned action(s) for all or a portion of: **TRACT 4 PLAT OF TRACTS 1 THRU 4, PARADISE PLAZA** zoned **MX-L**, located on **UNSER BLVD near MCMAHON BLVD NW** containing approximately **1.82** acre(s). (A-11)

**PROPERTY OWNERS:** BRANDENREED PROPERTIES LLC ATTN: DANNY BRANDENBURG  
**REQUEST:** SKETCH PLAT REVIEW AND COMMENT

---

8. [PR-2022-006657](#)  
[PS-2022-00152](#) – SKETCH PLAT  
IDO - 2021

CSI – **CARTESIAN SURVEYS, INC.** agent for **B3 DEVELOPMENT LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 9 AND VACATED RIGHT-OF-WAY/SAN MATEO, BLOCK 4, ESPERANZA ADDITION** zoned **MX-L**, located at **1000 SAN MATEO BLVD SE** between **SOUTHERN AVE SE** and **KATHRYN AVE SE** containing approximately **1.1931** acre(s). (L-17)

**PROPERTY OWNERS:** GALANTER ABE & SALLY  
**REQUEST:** LOT LINE ELIMINATION, VACATE PORTION OF RIGHT OF WAY CREATING ONE NEW LOT. FUTURE DEVELOPMENT: MIXED USE FAMILY HOUSING AND COMMERCIAL SPACE

---

# 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 January 10, 2023 To February 9, 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.

  
\_\_\_\_\_  
(Applicant or Agent)

01/03/2023  
\_\_\_\_\_  
(Date)

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

PROJECT NUMBER: PR-2022-006657



**1000 San Mateo Blvd SE Neighborhood Meeting Inquiry Sheet Submission**

Carmona, Dalaina L. <dlcarmona@cabq.gov>  
 To: "cartesianryan@gmail.com" <cartesianryan@gmail.com>

**PLEASE NOTE:**

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coord ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many upd association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks t information you have for associations and coalitions is up to 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

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Z
Parkland Hills NA	Mary	Darling	<a href="mailto:mldarling56@yahoo.com">mldarling56@yahoo.com</a>	650 Monroe Street SE			Albuquerque	N
<a href="#">Parkland Hills NA</a>	Janet	Simon	<a href="mailto:phnacommunications@gmail.com">phnacommunications@gmail.com</a>	725 Van Buren Place SE			Albuquerque	N
<a href="#">South San Pedro NA</a>	Zabdiel	Aldaz	<a href="mailto:zabdiel505@gmail.com">zabdiel505@gmail.com</a>	735 Alvarado SE		Albuquerque	NM	8
South San Pedro NA	Khadijah	Bottom	<a href="mailto:khadijahasili@vizionz.org">khadijahasili@vizionz.org</a>	1200 Madeira SE	#130	Albuquerque	NM	8
District 6 Coalition of Neighborhood Associations	Patricia	Willson	<a href="mailto:info@willsonstudio.com">info@willsonstudio.com</a>	505 Dartmouth Drive SE			Albuquerque	N
District 6 Coalition of Neighborhood Associations	Mandy	Warr	<a href="mailto:mandy@theremedaydayspa.com">mandy@theremedaydayspa.com</a>	119 Vassar Drive SE			Albuquerque	N

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questior construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Optic 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 pro
- 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-dev>
- The Checklist form you need for notifying neighborhood associations can be found here: [https://documents.cabq.gov/planning/online-forms/PublicNo\\_public\\_notice\\_form-2019.pdf](https://documents.cabq.gov/planning/online-forms/PublicNo_public_notice_form-2019.pdf).
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-fr 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 submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood a <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere Orders and recommendations. The health and safety of the community is paramount.

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 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.



*Dalaina L. Carmona*

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor

Albuquerque, NM 87102

505-768-3334

[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, u prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this m

**From:** [webmaster@cabq.gov](mailto:webmaster@cabq.gov) <[webmaster@cabq.gov](mailto:webmaster@cabq.gov)>

**Sent:** Wednesday, November 30, 2022 4:45 PM

**To:** Office of Neighborhood Coordination <[cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)>

**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>

**Subject:** Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:

Development Review Board

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

Vacat Port. Public ROW

Contact Name

Ryan J. Mulhall

Telephone Number

5058963050

Email Address

[cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

Company Name

CSI - Cartesian Surveys, Inc.

Company Address

PO Box 44414

City

Rio Rancho

State

NM

ZIP

87174

Legal description of the subject site for this project:

REMAINING PORTIONS OF LOTS NUMBERED ONE (1) THRU NINE (9), IN BLOCK NUMBERED FOUR (4) OF ESPERANZA ADDITION, AS SHOWN ON SAID PLAT, FILED CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 31, 1931, IN BOOK B, PAGE 50.

Physical address of subject site:

[1000 San Mateo Blvd SE](#)

Subject site cross streets:

SE corner San Mateo Blvd and Southern Blvd SE

Other subject site identifiers:


This site is located on the following zone atlas page:

L-17-Z

Captcha

x

---

 [IDOZoneAtlasPage\\_L-17-Z\\_Marked.pdf](#)  
576K



---

## Parkland Hills NA - Notification of Intent to Vacate Portion of Public Right-of-way at 1000 San Mateo Blvd SE

---

Ryan Mulhall <cartesianryan@gmail.com>

Fri, Dec 2, 2022 at 5:31 PM

To: mldarling56@yahoo.com, "phnacommunications@gmail.com" <phnacommunications@gmail.com>

Good afternoon Parkland Hills Neighborhood Association representatives,

We intend to submit on behalf of our client, B3 Development LLC, an application to the City of Albuquerque Development Review Board (DRB) to request the vacation of approximately 2,800 square feet of the public right-of-way at 1000 San Mateo Boulevard SE, which would be incorporated into our clients subject properties in a subsequent replatting action.

Attached is a site sketch of the area of the proposed vacation, and the city-required notice forms to summarize the basic information of our submission. You may recognize this project from a recent ZHE edge buffer width variance our client was awarded.

You'll see the area we intend to vacate is a former bus stop location, which we have confirmed with ABQ RIDE has stopped being used, with the construction of the stop south of Katharine Ave SE just a few hundred feet away. So, we hope to vacate the unused portion and consolidate it into our clients property, the remaining portions of Lots 1 thru 9 of Esperanza Addition. The curbing, sidewalk and other infrastructure in the area would eventually be reconfigured and updated as part of the client's development plans for their property and the vacated portion.

No action is necessary on your part, but as the property is nearby to your neighborhood we are required to notify you of our intent to vacate the public-right-of-way and your right to request a neighborhood meeting before we make our formal submission to the city to be heard by the Development Review Board (DRB).

If you have any questions regarding the planned vacation of public right-of-way please let us know.

Thank you,  
Ryan Mulhall

--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050](#)

[\(f\)505-891-0244](#)

[www.cartesiansurveys.com](http://www.cartesiansurveys.com)

[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)


---

### 5 attachments

 **CABQ-Official\_pub\_notice\_form\_PR-2022-006657.pdf**  
1108K

 **Parkland NA Emailed-Notice-PubMeetOffer\_PR-2022-006657.pdf**  
188K

 **220541 SITE SKETCH (12-1-22)\_REV.pdf**  
387K

 **IDOZoneAtlasPage\_L-17-Z\_Marked.pdf**  
576K

 **NeighborhoodMeetingRequest-Print&Fill.pdf**  
171K

[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\*: December 2, 2022

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)\*: Parkland Hills Neighborhood Association

Name of NA Representative\*: Mary Darling // Janet Simon

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: mldarwin59@yahoo.com // phnacommunications@gmail.com

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

1. Subject Property Address\* 1000 San Mateo Boulevard SE  
Location Description SE Corner of San Mateo and Southern Ave SE
2. Property Owner\* Abe and Sally Galanter
3. Agent/Applicant\* [if applicable] CSI - Cartesian Surveys, Inc.
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)
  - Vacation Portion of Public Right-of-Way (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*:

Requesting a vacation of portion of public right-of-way from San Mateo formerly used for a bus stop lane  
which is adjoining our client's property, and which was disused with the bus turn having moved south

<sup>1</sup> 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.

<sup>2</sup> 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\*: \_\_\_\_\_ To Be Determined \_\_\_\_\_

Location\*<sup>3</sup>: \_\_\_\_\_ Over Zoom hearing as posted at the weblink below \_\_\_\_\_

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>4</sup>:

\_\_\_\_\_ Please email [cartesianryan@gmail.com](mailto:cartesianryan@gmail.com) or call 505-896-3050 for more info about the vacation \_\_\_\_\_

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

1. Zone Atlas Page(s)\*<sup>5</sup> \_\_\_\_\_ L-17-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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>3</sup> Physical address or Zoom link

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

<sup>5</sup> 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 Map<sup>6</sup>:

- 1. Area of Property [typically in acres] \_\_\_\_\_ 0.0640 Acres \_\_\_\_\_
  - 2. IDO Zone District \_\_\_\_\_ MX-L (Mixed-Use - Low-Intensity) \_\_\_\_\_
  - 3. Overlay Zone(s) [if applicable] \_\_\_\_\_ Near Heights CPA; Area of Change; Sunport Air Space Protection Sub-Area \_\_\_\_\_
  - 4. Center or Corridor Area [if applicable] \_\_\_\_\_ San Mateo Blvd Major Transit Corridor \_\_\_\_\_
  - Current Land Use(s) [vacant, if none] \_\_\_\_\_ Concrete for disused bus stop \_\_\_\_\_
- 

**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>

Cc: \_\_\_\_\_ South San Pedro Neighborhood Association \_\_\_\_\_ [Other Neighborhood Associations, if any]  
\_\_\_\_\_ District 6 Coalition of Neighborhood Associations \_\_\_\_\_

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



---

## South San Pedro NA - Notification of Intent to Vacate Portion of Public Right-of-way at 1000 San Mateo Blvd SE

---

Ryan Mulhall <cartesianryan@gmail.com>

Fri, Dec 2, 2022 at 5:27 PM

To: "zabdiel.505@gmail.com" <zabdiel.505@gmail.com>, "khadijahasili@vizionz.org" <khadijahasili@vizionz.org>

Good afternoon South San Pedro Neighborhood Association representatives,

We intend to submit on behalf of our client, B3 Development LLC, an application to the City of Albuquerque Development Review Board (DRB) to request the vacation of a small portion of the public right-of-way at 1000 San Mateo Boulevard SE, which would be incorporated into our clients subject properties in a subsequent replatting action.

Attached is a site sketch of the area of the proposed vacation, and the city-required notice forms to summarize the basic information of our submission. You may recognize this project from a recent ZHE edge buffer width variance our client was awarded.

You'll see the area we intend to vacate is a former bus stop location, which we have confirmed with ABQ RIDE has stopped being used, with the construction of the stop south of Katharine Ave SE just a few hundred feet away. So, we hope to vacate the unused portion and consolidate it into our clients property, the remaining portions of Lots 1 thru 9 of Esperanza Addition. The curbing, sidewalk and other infrastructure in the area would eventually be reconfigured and updated as part of the client's development plans for their property and the vacated portion.

No action is necessary on your part, but as the property is nearby to your neighborhood we are required to notify you of our intent to vacate the public-right-of-way and your right to request a neighborhood meeting before we make our formal submission to the city to be heard by the Development Review Board (DRB).

If you have any questions regarding the planned vacation of public right-of-way please let us know.

Thank you,  
Ryan Mulhall

--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050](#)

[\(f\)505-891-0244](#)

[www.cartesiansurveys.com](http://www.cartesiansurveys.com)

[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)


---

### 5 attachments

 **CABQ-Official\_pub\_notice\_form\_PR-2022-006657.pdf**  
1108K

 **S\_SanPedroNA\_Emailed-Notice-PubMeetOffer\_PR-2022-006657.pdf**  
188K

 **220541 SITE SKETCH (12-1-22)\_REV.pdf**  
387K

 **IDOZoneAtlasPage\_L-17-Z\_Marked.pdf**  
576K

 **NeighborhoodMeetingRequest-Print&Fill.pdf**  
171K

[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\*: December 2, 2022

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)\*: South San Pedro Neighborhood Association

Name of NA Representative\*: Zabdiel Aldaz // Khadijah Bottom

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: zabdiel505@gmail.com // khadijahasili@vizionz.com

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

1. Subject Property Address\* 1000 San Mateo Boulevard SE  
Location Description SE Corner of San Mateo and Southern Ave SE
2. Property Owner\* Abe and Sally Galanter
3. Agent/Applicant\* [if applicable] CSI - Cartesian Surveys, Inc.
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)
  - Vacation Portion of Public Right-of-Way (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*:

Requesting a vacation of portion of public right-of-way from San Mateo formerly used for a bus stop lane  
which is adjoining our client's property, and which was disused with the bus turn having moved south

<sup>1</sup> 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.

<sup>2</sup> 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\*: \_\_\_\_\_ To Be Determined

Location\*<sup>3</sup>: \_\_\_\_\_ Over Zoom hearing as posted at the weblink below

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>4</sup>:

\_\_\_\_\_ Please email [cartesianryan@gmail.com](mailto:cartesianryan@gmail.com) or call 505-896-3050 for more info about the vacation

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

1. Zone Atlas Page(s)\*<sup>5</sup> \_\_\_\_\_ L-17-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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>3</sup> Physical address or Zoom link

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

<sup>5</sup> 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 Map<sup>6</sup>:

- 1. Area of Property [typically in acres] \_\_\_\_\_ 0.0640 Acres \_\_\_\_\_
  - 2. IDO Zone District \_\_\_\_\_ MX-L (Mixed-Use - Low-Intensity) \_\_\_\_\_
  - 3. Overlay Zone(s) [if applicable] \_\_\_\_\_ Near Heights CPA; Area of Change; Sunport Air Space Protection Sub-Area \_\_\_\_\_
  - 4. Center or Corridor Area [if applicable] \_\_\_\_\_ San Mateo Blvd Major Transit Corridor \_\_\_\_\_
  - Current Land Use(s) [vacant, if none] \_\_\_\_\_ Concrete for disused bus stop \_\_\_\_\_
- 

**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>

Cc: \_\_\_\_\_ Parkland Hills NA \_\_\_\_\_ [Other Neighborhood Associations, if any]  
\_\_\_\_\_ District 6 Coalition of Neighborhood Associations \_\_\_\_\_

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

---

## District 6 Coal. NAs - Notification of Intent to Vacate Portion of Public Right-of-way at 1000 San Mateo Blvd SE

---

Ryan Mulhall <cartesianryan@gmail.com>  
To: info@willsonstudio.com, mandy@theremedyspa.com

Fri, Dec 2, 2022 at 5:34 PM

Good afternoon District 6 Coalition of Neighborhood Associations representatives,

We intend to submit on behalf of our client, B3 Development LLC, an application to the City of Albuquerque Development Review Board (DRB) to request the vacation of approximately 2,800 square feet of the public right-of-way at 1000 San Mateo Boulevard SE, which would be incorporated into our clients subject properties in a subsequent replatting action.

Attached is a site sketch of the area of the proposed vacation, and the city-required notice forms to summarize the basic information of our submission. You may recognize this project from a recent ZHE edge buffer width variance our client was awarded.

You'll see the area we intend to vacate is a former bus stop location, which we have confirmed with ABQ RIDE has stopped being used, with the construction of the stop south of Katharine Ave SE just a few hundred feet away. So, we hope to vacate the unused portion and consolidate it into our clients property, the remaining portions of Lots 1 thru 9 of Esperanza Addition. The curbing, sidewalk and other infrastructure in the area would eventually be reconfigured and updated as part of the client's development plans for their property and the vacated portion.

No action is necessary on your part, but as the property is nearby to your neighborhood we are required to notify you of our intent to vacate the public-right-of-way and your right to request a neighborhood meeting before we make our formal submission to the city to be heard by the Development Review Board (DRB).

If you have any questions regarding the planned vacation of public right-of-way please let us know.

Thank you,  
Ryan Mulhall  
--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050](#)


[\(f\)505-891-0244](#)

[www.cartesiansurveys.com](http://www.cartesiansurveys.com)

[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)


---

### 5 attachments

 **CABQ-Official\_pub\_notice\_form\_PR-2022-006657.pdf**  
1108K

 **D6CoalNAs\_Emailed-Notice-PubMeetOffer\_PR-2022-006657.pdf**  
192K

 **220541 SITE SKETCH (12-1-22)\_REV.pdf**  
387K

 **IDOZoneAtlasPage\_L-17-Z\_Marked.pdf**  
576K

 **NeighborhoodMeetingRequest-Print&Fill.pdf**  
171K



[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\*: December 2, 2022

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)\*: District 6 Coalition of Neighborhood Associations

Name of NA Representative\*: Patricia Willson // Mandy Warr

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: info@willsonstudio.com // mandy@theremedyspa.com

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

1. Subject Property Address\* 1000 San Mateo Boulevard SE  
Location Description SE Corner of San Mateo and Southern Ave SE
2. Property Owner\* Abe and Sally Galanter
3. Agent/Applicant\* [if applicable] CSI - Cartesian Surveys, Inc.
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)
  - Vacation Portion of Public Right-of-Way (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*:

Requesting a vacation of portion of public right-of-way from San Mateo formerly used for a bus stop lane which is adjoining our client's property, and which was disused with the bus stop having moved south

<sup>1</sup> 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.

<sup>2</sup> 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\*: \_\_\_\_\_ To Be Determined \_\_\_\_\_

Location\*<sup>3</sup>: \_\_\_\_\_ Over Zoom hearing as posted at the weblink below \_\_\_\_\_

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>4</sup>:

\_\_\_\_\_ Please email [cartesianryan@gmail.com](mailto:cartesianryan@gmail.com) or call 505-896-3050 for more info about the vacation \_\_\_\_\_

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

1. Zone Atlas Page(s)\*<sup>5</sup> \_\_\_\_\_ L-17-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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>3</sup> Physical address or Zoom link

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

<sup>5</sup> 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 Map<sup>6</sup>:

- 1. Area of Property [typically in acres] \_\_\_\_\_ 0.0640 Acres \_\_\_\_\_
  - 2. IDO Zone District \_\_\_\_\_ MX-L (Mixed-Use - Low-Intensity) \_\_\_\_\_
  - 3. Overlay Zone(s) [if applicable] \_\_\_\_\_ Near Heights CPA; Area of Change; Sunport Air Space Protection Sub-Area \_\_\_\_\_
  - 4. Center or Corridor Area [if applicable] \_\_\_\_\_ San Mateo Blvd Major Transit Corridor \_\_\_\_\_
  - Current Land Use(s) [vacant, if none] \_\_\_\_\_ Concrete for disused bus stop \_\_\_\_\_
- 

**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>

Cc: \_\_\_\_\_ Parkland Hills Neighborhood Association \_\_\_\_\_ [Other Neighborhood Associations, if any]  
\_\_\_\_\_ South San Pedro Neighborhood Association \_\_\_\_\_

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

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

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

Date of Request\*: \_\_\_\_\_

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:

Neighborhood Association (NA)\*: \_\_\_\_\_

Name of NA Representative\*: \_\_\_\_\_

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: \_\_\_\_\_

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.<sup>2</sup>

Email address to respond yes or no: \_\_\_\_\_

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:

\_\_\_\_\_

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

1. Subject Property Address\* \_\_\_\_\_  
Location Description \_\_\_\_\_
2. Property Owner\* \_\_\_\_\_
3. Agent/Applicant\* [if applicable] \_\_\_\_\_
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)

<sup>1</sup> 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.

<sup>2</sup> 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<sup>3\*</sup>:

---



---

5. This type of application will be decided by<sup>\*</sup>:  City Staff
- OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE)  Development Review Board (DRB)
  - Landmarks Commission (LC)  Environmental Planning Commission (EPC)
  - City Council
6. Where more information about the project can be found<sup>\*4</sup>:

---

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

1. Zone Atlas Page(s)<sup>\*5</sup> \_\_\_\_\_
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:
  - Deviation(s)       Variance(s)       Waiver(s)

Explanation:

---



---



---

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

<sup>3</sup> 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.

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

<sup>5</sup> 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:**

1. From the IDO Zoning Map<sup>6</sup>:
- a. Area of Property [typically in acres] \_\_\_\_\_
  - b. IDO Zone District \_\_\_\_\_
  - c. Overlay Zone(s) [if applicable] \_\_\_\_\_
  - d. Center or Corridor Area [if applicable] \_\_\_\_\_
2. Current Land Use(s) [vacant, if none] \_\_\_\_\_
- \_\_\_\_\_

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: \_\_\_\_\_ [Other Neighborhood Associations, if any]

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

**1000 San Mateo Blvd SE Public Notice Inquiry Sheet Submission**

Carmona, Dalaina L. <dlcarmona@cabq.gov>  
 To: "cartesianryan@gmail.com" <cartesianryan@gmail.com>

**PLEASE NOTE:**

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coord ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many upd association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks t information you have for associations and coalitions is up to 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

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	
Parkland Hills NA	Mary	Darling	<a href="mailto:mldarling56@yahoo.com">mldarling56@yahoo.com</a>	650 Monroe Street SE			Albuquerque	↑
<a href="#">Parkland Hills NA</a>	Janet	Simon	<a href="mailto:phnacommunications@gmail.com">phnacommunications@gmail.com</a>	725 Van Buren Place SE			Albuquerque	↑
<a href="#">South San Pedro NA</a>	Zabdiel	Aldaz	<a href="mailto:zabdiel505@gmail.com">zabdiel505@gmail.com</a>	735 Alvarado SE		Albuquerque	NM	↑
South San Pedro NA	Khadijah	Bottom	<a href="mailto:khadijahasili@vizionz.org">khadijahasili@vizionz.org</a>	1200 Madeira SE	#130	Albuquerque	NM	↑
District 6 Coalition of Neighborhood Associations	Patricia	Willson	<a href="mailto:info@willsonstudio.com">info@willsonstudio.com</a>	505 Dartmouth Drive SE			Albuquerque	↑
District 6 Coalition of Neighborhood Associations	Mandy	Warr	<a href="mailto:mandy@theremedyspa.com">mandy@theremedyspa.com</a>	119 Vassar Drive SE			Albuquerque	↑

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer question construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Optic [devhelp@cabq.gov](mailto: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 pro
- 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-dev>
- The Checklist form you need for notifying neighborhood associations can be found here: [https://documents.cabq.gov/planning/online-forms/PublicNotice-public\\_notice\\_form-2019.pdf](https://documents.cabq.gov/planning/online-forms/PublicNotice-public_notice_form-2019.pdf).
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/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 submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood a <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere Orders and recommendations. The health and safety of the community is paramount.

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 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.


**Dalaina L. Carmona**

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

 1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor

Albuquerque, NM 87102

505-768-3334

[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

 Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)


Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, or disclosure is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

**From:** [webmaster@cabq.gov](mailto:webmaster@cabq.gov) <[webmaster@cabq.gov](mailto:webmaster@cabq.gov)>  
**Sent:** Tuesday, December 27, 2022 4:19 PM  
**To:** Office of Neighborhood Coordination <[cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)>  
**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>  
**Subject:** Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:

Development Review Board

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

Contact Name

Ryan J. Mulhall

Telephone Number

5058963050

Email Address

[cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

Company Name

CSI - Cartesian Surveys, Inc.

Company Address

PO Box 44414

City

Rio Rancho

State

NM

ZIP

87174

Legal description of the subject site for this project:

Lots 1 thru 9, Block 4 of Esperanza Addition and the proposed vacated portion of San Mateo Boulevard SE, which was a former bus stop lane

Physical address of subject site:

[1000 San Mateo Blvd SE](#)

Subject site cross streets:

San Mateo Blvd and Southern Ave SE

Other subject site identifiers:


This site is located on the following zone atlas page:

L-17-Z

Captcha

x

---

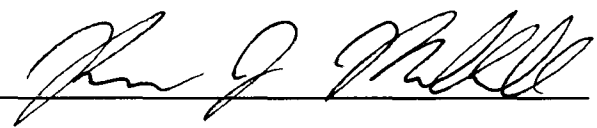
 [IDOZoneAtlasPage\\_L-17-Z\\_Marked.pdf](#)  
576K

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



<b>PART I - PROCESS</b>	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	Vacation of Portion of Public Right-of-Way
Decision-making Body:	Development Hearing Officer (DHO)
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Note: if yes, see second page</b>
<b>PART II - DETAILS OF REQUEST</b>	
Address of property listed in application:	1000 San Mateo Boulevard SE
Name of property owner:	Abe and Sally Galanter; memo to B3 Development
Name of applicant:	CSI - Cartesian Surveys, Inc. (agent for B3 Dev.)
Date, time, and place of public meeting or hearing, if applicable:	January 11, 2023 at 9:00 AM ZHO hearing held over zoom meeting, link provided in DHO agenda on city website
Address, phone number, or website for additional information:	Please email cartesianryan@gmail.com or call (505) 896-3050 for additional information of this vacation of port. R.O.W.
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
<b>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.</b>	

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

 (Applicant signature)      December 31, 2022 (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.



Ryan Mulhall <cartesianryan@gmail.com>

---

## Parkland Hills NA - Notice of submission for vacation of public ROW at 1000 San Mateo Blvd SE

---

Ryan Mulhall <cartesianryan@gmail.com>

Tue, Jan 3, 2023 at 10:57 AM

To: mldarling56@yahoo.com, phnacommunications@gmail.com

Good morning Parkland Hills Neighborhood Association representatives,

You may recall from our December 2nd email offering a neighborhood meeting about this 1000 San Mateo Blvd SE property, Cartesian Surveys intends to submit on behalf of our clients, B3 Development, an application to the City of Albuquerque Development Hearing Officer (DHO) a request to vacate a portion of San Mateo Blvd SE for our clients' property. We are moving forward with that application and expect it to be heard on January 25th at a public DHO hearing over zoom.

Attached again is a site sketch of the area of the vacation shown. Also attached are the city-required notice forms to summarize the basic information of our planned submissions.

No action is necessary on your part, but as the property is nearby to your neighborhood we are required to notify you of our intent to submit to the DHO. If you have any questions regarding the planned vacation of public right-of-way please let us know.

Thank you,  
Ryan Mulhall

--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050](#)

[\(f\)505-891-0244](#)

[www.cartesiansurveys.com](http://www.cartesiansurveys.com)

[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

---

### 4 attachments

 **CABQ-Off\_pub\_notice\_form\_PR-2022-006657\_DHO\_Signed.pdf**  
186K

 **Parkland\_Emailed-Notice-PubHearing\_DHO\_PR-2022-006657.pdf**  
230K

 **220541 SITE SKETCH (12-31-22)\_Markup.pdf**  
393K

 **IDOZoneAtlasPage\_L-17-Z\_Marked.pdf**  
576K

[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\*: \_\_\_\_\_

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)\*: \_\_\_\_\_

Name of NA Representative\*: \_\_\_\_\_

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: \_\_\_\_\_

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

1. Subject Property Address\* \_\_\_\_\_  
Location Description \_\_\_\_\_
2. Property Owner\* \_\_\_\_\_
3. Agent/Applicant\* [if applicable] \_\_\_\_\_
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)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>1</sup> 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.

<sup>2</sup> 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 Hearing Officer (DHO)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

Date/Time\*: \_\_\_\_\_

Location\*<sup>3</sup>: \_\_\_\_\_

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>4</sup>:

Please email [cartesianryan@gmail.com](mailto:cartesianryan@gmail.com) or call (505) 896-3050 for more info

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

1. Zone Atlas Page(s)\*<sup>5</sup> \_\_\_\_\_

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\*:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>3</sup> Physical address or Zoom link

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

<sup>5</sup> 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 Map<sup>6</sup>:

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

**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>

Cc: \_\_\_\_\_ [Other Neighborhood Associations, if any]  
\_\_\_\_\_

---

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



Ryan Mulhall <cartesianryan@gmail.com>

---

## South San Pedro NA - Notice of submission for vacation of public ROW at 1000 San Mateo Blvd SE

---

Ryan Mulhall <cartesianryan@gmail.com>  
To: zabdiel.505@gmail.com, khadijahasili@vizionz.org

Tue, Jan 3, 2023 at 11:06 AM

Good morning South San Pedro Neighborhood Association representatives,

You may recall from our December 2nd email offering a neighborhood meeting about this 1000 San Mateo Blvd SE property, Cartesian Surveys intends to submit on behalf of our clients, B3 Development, an application to the City of Albuquerque Development Hearing Officer (DHO) a request to vacate a portion of San Mateo Blvd SE for our clients' property. We are moving forward with that application and expect it to be heard on January 25th at 9AM at a public DHO hearing over zoom.

Attached again is a site sketch of the area of the vacation shown. Also attached are the city-required notice forms to summarize the basic information of our planned submissions.

No action is necessary on your part, but as the property is nearby to your neighborhood we are required to notify you of our intent to submit to the DHO. If you have any questions regarding the planned vacation of public right-of-way please let us know.

Thank you,  
Ryan Mulhall  
--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050](#)

[\(f\)505-891-0244](#)

[www.cartesiansurveys.com](http://www.cartesiansurveys.com)

[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)


---

### 4 attachments

 **CABQ-Off\_pub\_notice\_form\_PR-2022-006657\_DHO\_Signed.pdf**  
186K

 **S\_SanPedro\_Emailed-Notice-PubHearing\_DHO\_PR-2022-006657.pdf**  
234K

 **220541 SITE SKETCH (12-31-22)\_Markup.pdf**  
393K

 **IDOZoneAtlasPage\_L-17-Z\_Marked.pdf**  
576K

[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\*: \_\_\_\_\_

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)\*: \_\_\_\_\_

Name of NA Representative\*: \_\_\_\_\_

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: \_\_\_\_\_

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

1. Subject Property Address\* \_\_\_\_\_  
Location Description \_\_\_\_\_
2. Property Owner\* \_\_\_\_\_
3. Agent/Applicant\* [if applicable] \_\_\_\_\_
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)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>1</sup> 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.

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



[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 Map<sup>6</sup>:

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

**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>

Cc: \_\_\_\_\_ [Other Neighborhood Associations, if any]  
\_\_\_\_\_

---

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





Ryan Mulhall <cartesianryan@gmail.com>

---

## District 6 Coal. of NAs - Notice of submission for vacation of public ROW at 1000 San Mateo Blvd SE

---

Ryan Mulhall <cartesianryan@gmail.com>  
To: info@willsonstudio.com, mandy@theremedyspa.com

Tue, Jan 3, 2023 at 11:09 AM

Good morning District 6 Coalition of Neighborhood Associations representatives,

You may recall from our December 2nd email offering a neighborhood meeting about this 1000 San Mateo Blvd SE property, Cartesian Surveys intends to submit on behalf of our clients, B3 Development, an application to the City of Albuquerque Development Hearing Officer (DHO) a request to vacate a portion of San Mateo Blvd SE for our clients' property. We are moving forward with that application and expect it to be heard on January 25th at 9AM at a public DHO hearing over zoom.

Attached again is a site sketch of the area of the vacation shown. Also attached are the city-required notice forms to summarize the basic information of our planned submissions.

No action is necessary on your part, but as the property is nearby to your neighborhood we are required to notify you of our intent to submit to the DHO. If you have any questions regarding the planned vacation of public right-of-way please let us know.

Thank you,  
Ryan Mulhall  
--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050](#)





[\(f\)505-891-0244](#)

[www.cartesiansurveys.com](http://www.cartesiansurveys.com)

[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

---

### 4 attachments

-  **CABQ-Off\_pub\_notice\_form\_PR-2022-006657\_DHO\_Signed.pdf**  
186K
-  **D6\_Coal\_NAs\_Emailed-Notice-PubHearing\_DHO\_PR-2022-006657.pdf**  
236K
-  **220541 SITE SKETCH (12-31-22)\_Markup.pdf**  
393K
-  **IDOZoneAtlasPage\_L-17-Z\_Marked.pdf**  
576K

[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\*: \_\_\_\_\_

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)\*: \_\_\_\_\_

Name of NA Representative\*: \_\_\_\_\_

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: \_\_\_\_\_

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

1. Subject Property Address\* \_\_\_\_\_  
Location Description \_\_\_\_\_
2. Property Owner\* \_\_\_\_\_
3. Agent/Applicant\* [if applicable] \_\_\_\_\_
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)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

<sup>1</sup> 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.

<sup>2</sup> 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\*:

- |  |  |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Hearing Officer (DHO)       |
| <input type="checkbox"/> Landmarks Commission (LC)     | <input type="checkbox"/> Environmental Planning Commission (EPC) |

Date/Time\*: \_\_\_\_\_

Location\*<sup>3</sup>: \_\_\_\_\_

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>4</sup>:

Please email [cartesianryan@gmail.com](mailto:cartesianryan@gmail.com) or call (505) 896-3050 for more info  
\_\_\_\_\_

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

1. Zone Atlas Page(s)\*<sup>5</sup> \_\_\_\_\_

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*<sup>5</sup>: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project\*<sup>5</sup>:

- |                                       |                                      |                                    |
|---------------------------------------|--------------------------------------|------------------------------------|
| <input type="checkbox"/> Deviation(s) | <input type="checkbox"/> Variance(s) | <input type="checkbox"/> Waiver(s) |
|---------------------------------------|--------------------------------------|------------------------------------|

Explanation\*<sup>5</sup>:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

---

<sup>3</sup> Physical address or Zoom link

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

<sup>5</sup> 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 Map<sup>6</sup>:

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

**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/>

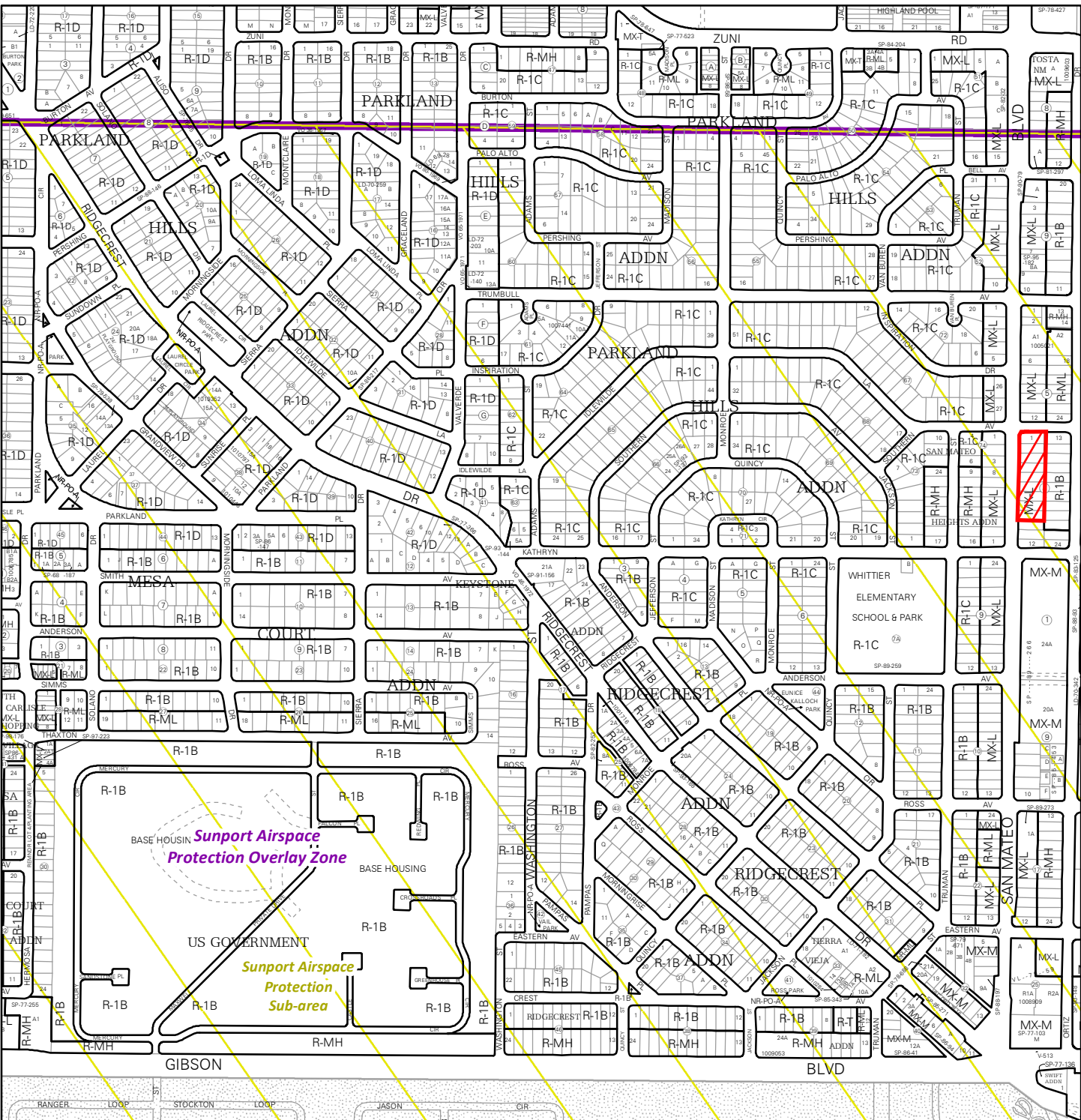
**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: \_\_\_\_\_ [Other Neighborhood Associations, if any]  
\_\_\_\_\_


---

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

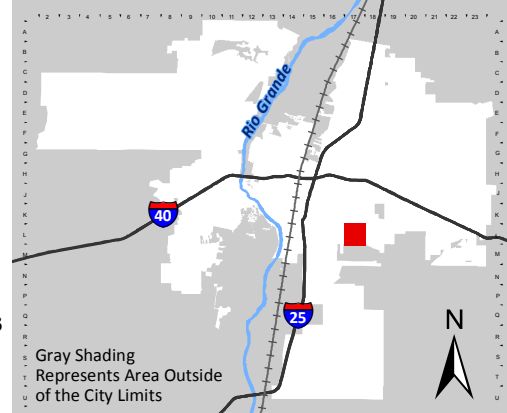


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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).



Zone Atlas Page:  
**L-17-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

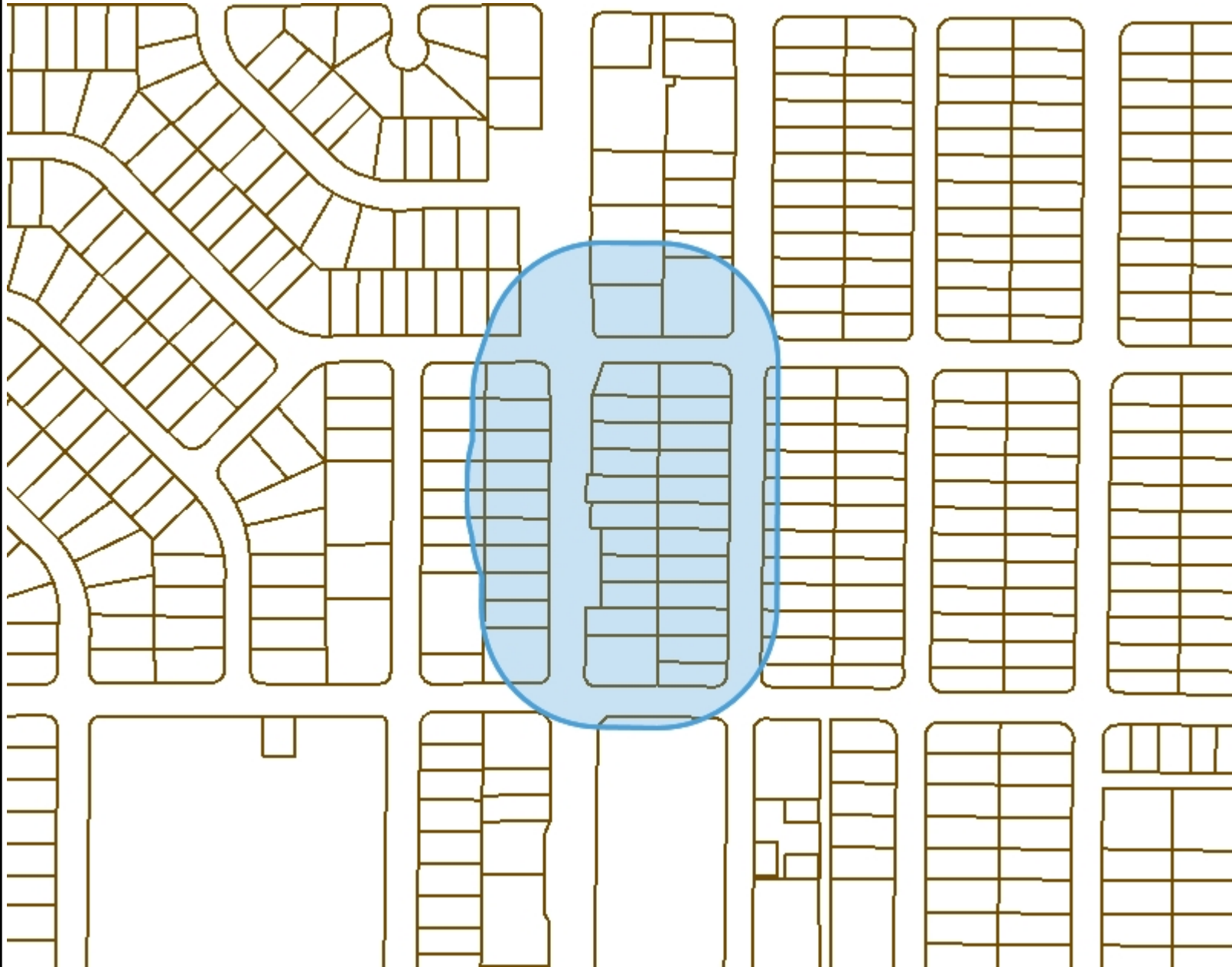


# City of Albuquerque



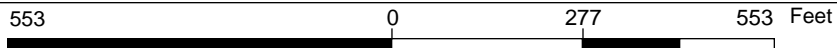
## Legend

□ Bernalillo County Parcels



## Notes

ROW: 225 Feet  
Buffer: San Matero Blvd SE; 125 Ft.



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
12/28/2022 © City of Albuquerque

1: 3,319

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



CAMPBELL JOHN C & JOAN E CO-  
TRUSTEES CAMPBELL FAMILY TRUST  
8705 SPAIN RD NE  
ALBUQUERQUE NM 87111-2127

DARNELL LANCE & CYNTHIA  
PO BOX 643  
TIJERAS NM 87059

GALLEGOS JONATHAN M &  
BRECKENRIDGE JUDITH  
524 RICHMOND DR SE  
ALBUQUERQUE NM 87106-2328

ROMERO B ELOY & M JANE  
PO BOX 1584  
ESPANOLA NM 87532-1584

ARELLANO ELLA E  
PO BOX 9  
HOLMAN NM 87723-0009

BALDWIN MARY A  
905 ORTIZ DR SE  
ALBUQUERQUE NM 87108

PACHECO ROSANNA  
915 AVENIDA CIELITO NE  
ALBUQUERQUE NM 87110-6156

E & E LTD LLC  
1013 SAN MATEO BLVD SE  
ALBUQUERQUE NM 87108-3609

SANDOVAL ELOY & BETTY L  
1008 TRUMAN ST SE  
ALBUQUERQUE NM 87108-3549

ONEILL LOUISA E  
1007 SAN MATEO BLVD SE  
ALBUQUERQUE NM 87108-3609

WELLS FARGO BANK MAC# N9286-01G  
1000 BLUE GENTIAN RD NE  
EAGAN MN 55121-1663

PIERCE ELDON W ETUX  
7901 HENDRIX RD NE  
ALBUQUERQUE NM 87110-1523

READY FRESH DELIVERY INC  
12251 FOOTHILL BLVD  
SYLMAR CA 91342-6002

PILLER ROLF & PILLER PETER ATTN: K E  
ANDREWS & COMPANY  
2424 RIDGE RD  
ROCKWALL TX 75087-5116

CANO PORFIRIO & ANALILIA  
946 ORTIZ DR SE  
ALBUQUERQUE NM 87108

RENDON ANTONIO JR & DENISE E  
11404 MODESTO AVE NE  
ALBUQUERQUE NM 87122-4117

HUYNH SON TRUONG  
624 KENTUCKY ST SE  
ALBUQUERQUE NM 87108-3837

WRIGHT MICHAEL B  
937 ORTIZ DR SE  
ALBUQUERQUE NM 87108-3639

CITY OF ALBUQUERQUE  
PO BOX 2248  
ALBUQUERQUE NM 87103-2248

BUILT PROPERTIES LLC  
524 RICHMOND DR SE  
ALBUQUERQUE NM 87106-2328

SHORT-EARED OWL LLC  
1012 TRUMAN ST SE  
ALBUQUERQUE NM 87108-3562

VANHOOSE MILDRED W  
1004 TRUMAN ST SE  
ALBUQUERQUE NM 87108-3549

LODES MARY KATHRYN  
917 ORTIZ DR SE  
ALBUQUERQUE NM 87108-3639

SALAZAR JOSE ORLANDO  
902 ORTIZ DR SE  
ALBUQUERQUE NM 87108-3641

HOEHNE BARBARA J  
921 ORTIZ DR SE  
ALBUQUERQUE NM 87108-3639

KILGORE JULIE E  
3611 CAMPUS BLVD NE  
ALBUQUERQUE NM 87106-1313

ANDERSON PETR  
906 ORTIZ DR SE  
ALBUQUERQUE NM 87108-3641

B3 DEVELOPMENT LLC  
111 WYOMING BLVD NE  
ALBUQUERQUE NM 87123-2531

B3 DEVELOPMENT LLC & HORTON ALEX  
111 WYOMING BLVD NE  
ALBUQUERQUE NM 87123-2531

BOWLING SYLVIA D  
909 ORTIZ DR SE  
ALBUQUERQUE NM 87108-3639

ALVARADO ELIZABETH M  
926 ORTIZ DR SE  
ALBUQUERQUE NM 87108-3641

B3 DEVELOPMENT LLC & HORTON ALEX  
111 WYOMING BLVD NE  
ALBUQUERQUE NM 87123-2531

PIERCE ELDON W & MARGARET M  
7901 HENDRIX RD NE  
ALBUQUERQUE NM 87110-1523

MARTINEZ ALMA R  
1005 SAN MATEO BLVD SE  
ALBUQUERQUE NM 87108-3609

B3 DEVELOPMENT LLC & HORTON ALEX  
111 WYOMING BLVD NE  
ALBUQUERQUE NM 87123-2531

ORTEGA VICTOR M & EDENEIRA  
4727 SOLICITO WAY  
SANTA FE NM 87507-2788

DOLLHOPF STEVEN  
12931 CENTRAL AVE NE TRLR 26  
ALBUQUERQUE NM 87123-5535

PILLER ROLF & PILLER PETER ATTN: K E  
ANDREWS & COMPANY  
2424 RIDGE RD  
ROCKWALL TX 75087-5116

B3 DEVELOPMENT LLC & HORTON ALEX  
111 WYOMING BLVD NE  
ALBUQUERQUE NM 87123-2531

B3 DEVELOPMENT LLC & HORTON ALEX  
111 WYOMING BLVD NE  
ALBUQUERQUE NM 87123-2531

B3 DEVELOPMENT LLC & HORTON ALEX  
111 WYOMING BLVD NE  
ALBUQUERQUE NM 87123-2531

FOXX BRIDEY  
1015 CEDAR BROOK RD  
WEST SACRAMENTO CA 95691-0000

MONTALBANO ANDREA L  
7283 BETHANY PL  
SOOKE BC V9Z 0S8

COOPER DEBORAH A  
925 ORTIZ DR SE  
ALBUQUERQUE NM 87108

B3 DEVELOPMENT LLC & HORTON ALEX  
111 WYOMING BLVD NE  
ALBUQUERQUE NM 87123-2531

RAMIREZ RHIANNON CALDERON &  
GUADALUPE CALDERON  
934 ORTIZ DR SE  
ALBUQUERQUE NM 87108-3641

WATERMAN MARK L & GALLEGOS  
DIANA C  
913 ORTIZ DR SE  
ALBUQUERQUE NM 87108-3639

KIMBER BRIAN T & ARAGON-KIMBER  
BERNADETTE  
3124 SAN RAFAEL AVE SE  
ALBUQUERQUE NM 87106-2348

CHAVEZ ALONZO C & LETICIA  
930 ORTIZ DR SE  
ALBUQUERQUE NM 87108-3641

B3 DEVELOPMENT LLC & HORTON ALEX  
111 WYOMING BLVD NE  
ALBUQUERQUE NM 87123-2531

DBM RESTORATION MINISTRIES  
PO BOX 23336  
ALBUQUERQUE NM 87112

CHAVEZ MORRIS J  
1716 SAN PATRICIO AVE SW  
ALBUQUERQUE NM 87104-1050

B3 DEVELOPMENT LLC & HORTON ALEX  
111 WYOMING BLVD NE  
ALBUQUERQUE NM 87123-2531

LONG-EARED OWL LLC  
1016 TRUMAN ST SE  
ALBUQUERQUE NM 87108-3500

1030-40 TRUMAN ST SE LLC  
1718 LOS ALAMOS AVE SW  
ALBUQUERQUE NM 87104-1124

ARGUETA REINA ESTHER HERNANDEZ &  
NERY PELICO  
5414 SOUTHERN AVE SE  
ALBUQUERQUE NM 87108-3619

PETRI BARRY J  
941 ORTIZ DR SE  
ALBUQUERQUE NM 87108-3639

GARCIA JANET MARY  
1031 SAN MATEO SE  
ALBUQUERQUE NM 87108

ALEMAN-ACOSTA JOSE A  
942 ORTIZ DR SE  
ALBUQUERQUE NM 87108-3641

CITY OF ALBUQUERQUE  
PO BOX 1293  
ALBUQUERQUE NM 87103-2248

[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\*: \_\_\_\_\_

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\*: \_\_\_\_\_

Mailing Address\*: \_\_\_\_\_

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

1. Subject Property Address\* \_\_\_\_\_  
Location Description \_\_\_\_\_
2. Property Owner\* \_\_\_\_\_
3. Agent/Applicant\* [if applicable] \_\_\_\_\_
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)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Hearing Officer (DHO)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

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

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

Date/Time\*: \_\_\_\_\_

Location\*<sup>2</sup>: \_\_\_\_\_

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>:

\_\_\_\_\_

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

1. Zone Atlas Page(s)\*<sup>4</sup> \_\_\_\_\_

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\*:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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] \_\_\_\_\_
  2. IDO Zone District \_\_\_\_\_
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] \_\_\_\_\_
- 

**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>

---

<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

**CSI-Cartesian Surveys Inc.**  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

January 3, 2023

**Re: Notice of Public Hearing for Vacation of Portion of San Mateo Blvd SE for Proposed Replat of Lot A-1, Block 4 of Esperanza Addition being comprised of Lots 1 thru 9, Block 4, Esperanza Addition near 1000 San Mato Blvd SE  
PR-2022-006657**

To whom it may concern:

You are receiving this letter because you are within the buffer area of our proposed vacation of a portion of public right-of-way. Per City of Albuquerque Integrated Development Plan requirements, we are notifying you of our application and subsequent public hearing with the Development Hearing Officer of the City of Albuquerque. No action is required on your part, but you are welcome to attend the hearing to voice support or object to the vacation of the ~2800 square feet we are seeking. We expect the hearing to be held on January 25, 2023 at 9AM over a zoom meeting, with the link posted in the DHO agenda on the city website.

For some background for our request, Cartesian Surveys is acting as an agent for B3 Development LLC, and we request a vacation of a portion of San Mateo Boulevard SE. Our client wishes to incorporate it into their property as part of their development plans. If granted the vacation of right-of-way. We would pursue final plat review of our proposed subdivision to create one (1) new lot from four (9) existing tracts and the vacated portion of San Mateo Boulevard SE. The property is currently zoned as MX-L (Mixed-Use – Low Intensity).

This vacation is from a former bus stop lane, which has become disused, as the bus stop was moved further south to Kathryn Avenue SE and San Mateo Boulevard SE. The land could now be vacated and put to private use as part of our client's anticipated development. Due to the narrow site dimensions and need to provide off-street parking, establishing the necessary width up to the proposed adjusted San Mateo right-of-way is very helpful to developing the site for residential and commercial uses in the future for our client.

If you have any questions or concerns, please contact me at [cartesianryan@gmail.com](mailto:cartesianryan@gmail.com) or call our offices at (505) 896-3050 for additional information.

Thank you for your consideration,  
Ryan Mulhall



CSI-Carterman Surveys, Inc.  
P.O. Box 4414  
Albuquerque, NM 87174  
Phone: (505) 896-3030



U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
JAN 23, 2011  
\$0.84  
R2304Y122854-33

Deborah Cooper  
925 Ortiz Dr. SE  
Albuquerque NM 87108

CSI-Carterman Surveys, Inc.  
P.O. Box 4414  
Albuquerque, NM 87174  
Phone: (505) 896-3030



U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
JAN 23, 2011  
\$0.84  
R2304Y122854-33

Jonathan Salazar +  
Judith Breckonridge  
524 Richmond Dr. SE  
Albuquerque, NM 87106-2322

CSI-Carterman Surveys, Inc.  
P.O. Box 4414  
Albuquerque, NM 87174  
Phone: (505) 896-3030



U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
JAN 23, 2011  
\$0.84  
R2304Y122854-33

Orlando & Leticia Chang  
930 Ortiz Dr. SE  
Albuquerque, NM  
87108-3641

CSI-Carterman Surveys, Inc.  
P.O. Box 4414  
Albuquerque, NM 87174  
Phone: (505) 896-3030



U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
JAN 23, 2011  
\$0.84  
R2304Y122854-33

Built Properties LLC  
524 Richmond Dr. SE  
Albuquerque, NM 87106-2328

CSI-Carterman Surveys, Inc.  
P.O. Box 4414  
Albuquerque, NM 87174  
Phone: (505) 896-3030



U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
JAN 23, 2011  
\$0.84  
R2304Y122854-33

Eloy & Betty Saboral  
1008 Truman St. SE  
Albuquerque, NM  
87108-3549

CSI-Carterman Surveys, Inc.  
P.O. Box 4414  
Albuquerque, NM 87174  
Phone: (505) 896-3030



U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
JAN 23, 2011  
\$0.84  
R2304Y122854-33

Eloy & Jane Roman  
P.O. Box 1584  
Española, NM 87529

CSI-Carterman Surveys, Inc.  
P.O. Box 4414  
Albuquerque, NM 87174  
Phone: (505) 896-3030



U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
JAN 23, 2011  
\$0.84  
R2304Y122854-33

Lance & Cynthia Darnell  
P.O. Box 643  
Tijeras NM 87059

CSI-Carterman Surveys, Inc.  
P.O. Box 4414  
Albuquerque, NM 87174  
Phone: (505) 896-3030



U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
JAN 23, 2011  
\$0.84  
R2304Y122854-33

Peter and Rob Pilla  
ATTN: KE Andrews  
2424 Ridge Rd.  
Rockwell, TX 75087

U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
PERMIT NO. 100  
\$0.84  
FIRST CLASS PERM. 100

Wells Fargo Bank  
Mac # 19286-01G  
1000 Live Denton Rd. NE  
Eagan MN 55121-163

U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
PERMIT NO. 100  
\$0.84  
FIRST CLASS PERM. 100

Car E LTD LLC  
1013 San Mateo Blvd SE  
Albuquerque, NM  
87108-3607

U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
PERMIT NO. 100  
\$0.84  
FIRST CLASS PERM. 100

Reina Ester Hernandez Argueta + Felicia Perez  
5414 Southern Ave SE  
Albuquerque, NM 87105-3617

U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
PERMIT NO. 100  
\$0.84  
FIRST CLASS PERM. 100

Quest-Corad Owl LLC  
1012 Truman St. SE  
Albuquerque, NM  
87108-3562

U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
PERMIT NO. 100  
\$0.84  
FIRST CLASS PERM. 100

Mark Waterman + Diana  
Hillegos  
913 Ortiz Dr. SE  
Albuquerque, NM 87108-3637

U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
PERMIT NO. 100  
\$0.84  
FIRST CLASS PERM. 100

DBM Restoration Ministries  
PO Box 23336  
Albuquerque, NM 87112

U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
PERMIT NO. 100  
\$0.84  
FIRST CLASS PERM. 100

Victor M and Edencira Ortega  
4727 Solicito Way  
Santa Fe, NM 87507-2788

U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
87108-3639  
\$0.84  
FIRST CLASS PERMIT NO. 5000 ALBUQUERQUE, NM

Andrea Montalbano  
7283 Bethany Pl  
Sooke, BC V9Z0S8

U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
87108-3639  
\$0.84  
FIRST CLASS PERMIT NO. 5000 ALBUQUERQUE, NM

Long-Eared Owl LLC  
1016 Truman St SE  
Albuquerque, NM 87108-3639

U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
87108-3639  
\$0.84  
FIRST CLASS PERMIT NO. 5000 ALBUQUERQUE, NM

Michael Wright  
957 Ortiz Dr SE  
Albuquerque, NM  
87108-3639

U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
87108-3639  
\$0.84  
FIRST CLASS PERMIT NO. 5000 ALBUQUERQUE, NM

Jose A. Aleman-Acosta  
942 Ortiz Dr SE  
Albuquerque, NM 87108-3639

U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
87108-3639  
\$0.84  
FIRST CLASS PERMIT NO. 5000 ALBUQUERQUE, NM

Bridget Foxe  
1015 Cedar Brook Rd  
West Sacramento, CA 95691-0000

U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
87108-3639  
\$0.84  
FIRST CLASS PERMIT NO. 5000 ALBUQUERQUE, NM

Brian T. Kimber and Bernadette A  
3124 San Rafael Ave SE  
Albuquerque, NM 87106-2348

U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
87108-3639  
\$0.84  
FIRST CLASS PERMIT NO. 5000 ALBUQUERQUE, NM

Steven Dellhoff  
12951 Central Ave NE  
Trac 210  
Albuquerque, NM  
87123-5535

U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
87108-3639  
\$0.84  
FIRST CLASS PERMIT NO. 5000 ALBUQUERQUE, NM

Jose Orlando  
902 Ortiz  
Albuquerque, NM



U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
87108  
\$0.84  
REGU-12884-02

Lourisa Druehl  
1007 San Mateo Blvd SE  
Albuquerque, NM  
87108-3609

U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
87108  
\$0.84  
REGU-12884-02

Mildred Yarbasa  
1007 Truman St SE  
Albuquerque, NM  
87108-3519

U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
87108  
\$0.84  
REGU-12884-02

Eldon Pierce  
7901 Henshaw Rd NE  
Albuquerque, NM  
87110-1525

U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
87108  
\$0.84  
REGU-12884-02

Julie Kilgore  
3611 Campos Blvd NE  
Albuquerque, NM  
87110-1335

U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
87108  
\$0.84  
REGU-12884-02

Porfirio + Anabella Cano  
916 Ortiz Dr SE  
Albuquerque, NM  
87108

U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
87108  
\$0.84  
REGU-12884-02

John + Joan Campbell  
Campbell Family Trust  
8705 Spain Rd NE  
Albuquerque, NM

U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
87108  
\$0.84  
REGU-12884-02

Barbara Hochme  
921 Ortiz Dr SE  
Albuquerque, NM  
87108-3639

U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
87108  
\$0.84  
REGU-12884-02

Ready-Fresh Delicacies  
12251 Foothill Blvd  
Sylmar, CA 91342-6002

U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
\$0.84  
SYLVA BOWLING  
909 Ortiz Dr SE  
Albuquerque, NM  
87108-3659

U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
\$0.84  
Alma Martha  
1005 San Mateo Blvd SE  
Albuquerque, NM  
87108-3609

U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
\$0.84  
Antonio + Denise Ponder  
1144 Medisto Ave NE  
ABQ NM 87122-4117

U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
\$0.84  
Elizabeth Alvarez  
926 Ortiz Dr SE  
Albuquerque, NM  
87108-3641

U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
\$0.84  
1050-40 Truman St SE  
1718 Los Alamos Ave SW  
Albuquerque, NM  
87104-1124

U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
\$0.84  
Janet Mary Garcia  
1031 San Mateo SE  
Albuquerque, NM  
87108

U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
\$0.84  
Morris Chavez  
1716 San Patricio Ave SW  
Albuquerque, NM  
87104-1650

U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
\$0.84  
Rhannon + Bradelupe  
Calderson  
934 Ortiz Dr SE  
Albuquerque, NM  
87108-3611

City-Correlation Surveys, Inc.  
PO Box 44114  
Albuquerque, NM 87174  
Phone: (505) 896-3030



U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
87114  
JAN 23, 2012  
AMOUNT  
**\$0.84**  
R2304Y122854-33

Marykathryn Lodes  
917 Ortiz Dr SE  
Albuquerque, NM  
87108-3637

City-Correlation Surveys, Inc.  
PO Box 44114  
Albuquerque, NM 87174  
Phone: (505) 896-3030



U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
87114  
JAN 23, 2012  
AMOUNT  
**\$0.84**  
R2304Y122854-33

B3 Development LLC  
111 Wyoming Blvd NE  
Albuquerque, NM  
87123-2531

City-Correlation Surveys, Inc.  
PO Box 44114  
Albuquerque, NM 87174  
Phone: (505) 896-3030



U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
87114  
JAN 23, 2012  
AMOUNT  
**\$0.84**  
R2304Y122854-33

Ella Arellano  
P.O. Box 9  
Holman, NM 87725-  
0009

City-Correlation Surveys, Inc.  
PO Box 44114  
Albuquerque, NM 87174  
Phone: (505) 896-3030



U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
87114  
JAN 23, 2012  
AMOUNT  
**\$0.84**  
R2304Y122854-33

Mary Baldwin  
905 Ortiz Dr. SE  
Albuquerque, NM  
87106-2322

City-Correlation Surveys, Inc.  
PO Box 44114  
Albuquerque, NM 87174  
Phone: (505) 896-3030



U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
87114  
JAN 23, 2012  
AMOUNT  
**\$0.84**  
R2304Y122854-33

City of Albuquerque  
P.O. Box 2248  
Albuquerque, NM  
87103-  
2248

City-Correlation Surveys, Inc.  
PO Box 44114  
Albuquerque, NM 87174  
Phone: (505) 896-3030



U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
87114  
JAN 23, 2012  
AMOUNT  
**\$0.84**  
R2304Y122854-33

Barty J. Petri  
941 Ortiz Pr SE  
Albuquerque, NM 87105-3639

City-Correlation Surveys, Inc.  
PO Box 44114  
Albuquerque, NM 87174  
Phone: (505) 896-3030



U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
87114  
JAN 23, 2012  
AMOUNT  
**\$0.84**  
R2304Y122854-33

Rosanna Poelco  
915 Areinda Cielito NE  
Albuquerque, NM  
87110-6156

City-Correlation Surveys, Inc.  
PO Box 44114  
Albuquerque, NM 87174  
Phone: (505) 896-3030



U.S. POSTAGE PAID  
ALBUQUERQUE, NM  
87114  
JAN 23, 2012  
AMOUNT  
**\$0.84**  
R2304Y122854-33

Son Truong Huynh  
624 Kentucky St. SE  
Albuquerque, NM  
87108-3837



CSI-Cartesian Surveys Inc.  
PO Box 44414  
Rio Rancho, NM 87174  
Phone: (505) 896-3050



RDC 99



87108

U.S. POSTAGE PAID  
E.M. LETTERS  
RIO RANCHO, NM  
87174  
JAN 04 20  
AMOUNT  
**\$0.84**  
R2305K1 20158-05

Peter Anderson  
90e Ortiz Dr. SE  
Albuquerque, NM  
87108-3641