

From: Chavez, Aziza  
 To: Jay, Rodenbeck, Jay B  
 Cc: Baca, Vanessa; Hobbi, Bob; Fless, Suzanna A.; Champhine, Daniel; idalialt@gmail.com; junesclar43@gmail.com; Sylvan, Christopher  
 Subject: RE: PRELIMINARY FINAL PLAT SUBDIVISION (1 TRACT INTO 2 TRACTS) - 2600 JUAN TABO BLVD NE  
 Date: Sunday, August 11, 2024 9:00:40 AM

Hello Jay, please see below. Can you please add to the record. Can you let us know when the new hearing will be please?

Sincerely,

Aziza Chavez  
 Albuquerque City Council  
 Special Projects Policy Analyst

On Aug 10, 2024, at 10:03 AM, AV VA <legnavasquez@gmail.com> wrote:

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

Hello Aziza,

Thank you for working with the EPNA and District 8 Coalition. I'm the president of EPNA and currently out of the country until 8/20. Our neighborhood association vice president is also on this email string should further communication be necessary. EPNA reviewed the proposed changes to 2600 Juan Tabo, which falls within the boundaries of our association and we have the following feedback/concerns:

- Subdividing the lot would allow for more buildings and lot is small – concerns for more traffic.
- Neighbors use the existing alley—requesting, if approved that alley right away be expanded to accommodate heavier traffic and safety concerns when turning out of alley (blind spots).
- Currently zoned MODERATE INTENSITY ZONE DISTRICT (MX-M). Would prefer no changes to zoning at this time.

Thank you for your time,  
 Ángel Vasquez  
 Enchanted Park Neighborhood Association

Sent from my iPhone

On Aug 7, 2024, at 9:46 PM, Chavez, Aziza <azizachavez@cabq.gov> wrote:

Hi Jay, Mr. Fass has left you a message to discuss this further with you. I have let him know that because of the missed neighborhood association notification that the hearing will no longer be on the 14th. I do not know of the new date of the new hearing though. Can you please fill him in on all of these details when you call him back?

Thank you.

Sincerely,

Aziza Chavez  
 Albuquerque City Council  
 Special Projects Policy Analyst

On Aug 6, 2024, at 12:05 PM, Chavez, Aziza <azizachavez@cabq.gov> wrote:

Thank you, Vanessa.

Mr. Fass, I called Jay and he is expecting your call. 505-924-924-3994.

Please let us know if you have further questions.

Aziza Chavez  
 Policy Analyst  
 Albuquerque City Council  
 Phone: (505) 768-3106  
 Email: azizachavez@cabq.gov

On Aug 6, 2024, at 10:48 AM, Baca, Vanessa <vanessabaca@cabq.gov> wrote:

Good morning,

Suzie is correct that the property at 2600 Juan Tabo NE is within the boundaries of the Enchanted Park Neighborhood Association, which is recognized by the City and is also a member of the D8 Coalition. Both Enchanted Park NA and the D8 Coalition should have, and did, receive notice regarding the Development Hearing Officer (DHO) hearing. The property is not adjacent to a recognized neighborhood association, so no other association is required to be notified.

With regards to Mr. Fass's concerns about the timing of the hearing, I would recommend that he contact Jay Rodenbeck of the Planning Department. It's my understanding that the DHO hearings and issues with when hearings are scheduled regarding development are within the purview of the Integrated Development Ordinance (IDO), which is not something over which the ONC has any jurisdiction. Jay's contact information is below.

Jay Rodenbeck  
[jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)

I hope we have been able to clarify the question regarding the property itself. Please let me know if there are any additional questions.

<image002.png>

**Vanessa Baca**  
 Manager

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque  
 (505) 768-3331 Office  
 E-mail: [vanessabaca@cabq.gov](mailto:vanessabaca@cabq.gov)  
 Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)  
 <image004.png>  
 <image005.png>  
 <image006.png>

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>  
 Sent: Tuesday, August 6, 2024 7:36 AM  
 To: Chavez, Aziza <azizachavez@cabq.gov>; NoBull Bob <nobullbob1@gmail.com>; Baca, Vanessa <vanessabaca@cabq.gov>; Champhine, Daniel <dchampine@cabq.gov>  
 Cc: idalialt@gmail.com; legnavasquez@gmail.com; junesclar43@gmail.com; Sylvan, Christopher <csylvan@cabq.gov>  
 Subject: RE: PRELIMINARY FINAL PLAT SUBDIVISION (1 TRACT INTO 2 TRACTS) - 2600 JUAN TABO BLVD NE

Good morning Mr. Fass,

The property at 2600 Juan Tabo NE is within the Enchanted Park Neighborhood Association. Please see the boundaries in the map below. I have also included their contact information.

Neighborhood Associations as well as Coalitions can be researched using the City's Advanced Map Viewer at the link below. (Under BOUNDARIES – I WANT TO... - LOOK UP AN ADDRESS)  
[http://coagisweb.cabq.gov/HtmlViewer/Geo482/index.html?configBase=http://coagisweb.cabq.gov/Geoortev/Essentials/geo482/BEST/sites/Public\\_Zoning\\_Viewers/Viewers/Backup\\_of\\_Public\\_Zoning\\_Viewers/Advanced\\_Map\\_Viewers\\_20VirtualDirectory/Resources/Config/Default](http://coagisweb.cabq.gov/HtmlViewer/Geo482/index.html?configBase=http://coagisweb.cabq.gov/Geoortev/Essentials/geo482/BEST/sites/Public_Zoning_Viewers/Viewers/Backup_of_Public_Zoning_Viewers/Advanced_Map_Viewers_20VirtualDirectory/Resources/Config/Default)

<image001.jpg>

Association Name	Association Email	First Name	Last Name	Email	Alternative Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
District 8 Coalition of Neighborhood Associations	<a href="mailto:district8coalition@gmail.com">district8coalition@gmail.com</a>	Idalia	Lechuga-Tena	<a href="mailto:jamesinternationaldistrict@gmail.com">jamesinternationaldistrict@gmail.com</a>	<a href="mailto:idalialt@gmail.com">idalialt@gmail.com</a>	4405 Prairie Loft Way NE	Albuquerque	NM	87111	5055503868	
District 8 Coalition of Neighborhood Associations	<a href="mailto:district8coalition@gmail.com">district8coalition@gmail.com</a>	Bob	Fass	<a href="mailto:nobullbobi@gmail.com">nobullbobi@gmail.com</a>		5226 Edwards Drive NE	Albuquerque	NM	87111	5052394774	5052935457
Enchanted Park NA		Joseph	Funes-Clark	<a href="mailto:jfunesclar43@gmail.com">jfunesclar43@gmail.com</a>		11721 Foxpoint Ave NE	Albuquerque	NM	87112		5059343099
Enchanted Park NA		Angel	Vasquez	<a href="mailto:legnavasquez@gmail.com">legnavasquez@gmail.com</a>		2445 Kirby ST NE	Albuquerque	NM	87112		2089828257

Please let me know if you have any questions.

Thank you,

*Suzie*

<image002.png>

**Suzie Flores**

Senior Administrative Assistant

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

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**From:** Chavez, Aziza <[azizachavez@cabq.gov](mailto:azizachavez@cabq.gov)>

**Sent:** Monday, August 5, 2024 4:36 PM

**To:** NoBull Bob <[nobullbob1@gmail.com](mailto:nobullbob1@gmail.com)>; Baca, Vanessa <[vanessabaca@cabq.gov](mailto:vanessabaca@cabq.gov)>; Champine, Daniel <[dchampine@cabq.gov](mailto:dchampine@cabq.gov)>; Flores, Suzanna A. <[Suzannaflores@cabq.gov](mailto:Suzannaflores@cabq.gov)>

**Cc:** [idalali@gmail.com](mailto:idalali@gmail.com); [legnavasquez@gmail.com](mailto:legnavasquez@gmail.com); [jfunesclark94@gmail.com](mailto:jfunesclark94@gmail.com); Sylvan, Christopher <[csylvan@cabq.gov](mailto:csylvan@cabq.gov)>

**Subject:** RE: PRELIMINARY FINAL PLAT SUBDIVISION (1 TRACT INTO 2 TRACTS) - 2600 JUAN TABO BLVD NE

Thank you, Mr. Fass. I have added ONC on to this email so they can look into what happened here. They will be getting back to us shortly.

Sincerely,

Aziza Chavez  
Special Projects Policy Analyst  
Albuquerque City Council  
Phone: (505)768-3106  
Email: [azizachavez@cabq.gov](mailto:azizachavez@cabq.gov)  
<image003.png>

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**From:** NoBull Bob <[nobullbob1@gmail.com](mailto:nobullbob1@gmail.com)>

**Sent:** Monday, August 5, 2024 4:13 PM

**To:** Chavez, Aziza <[azizachavez@cabq.gov](mailto:azizachavez@cabq.gov)>; Baca, Vanessa <[vanessabaca@cabq.gov](mailto:vanessabaca@cabq.gov)>; Champine, Daniel <[dchampine@cabq.gov](mailto:dchampine@cabq.gov)>

**Cc:** [idalali@gmail.com](mailto:idalali@gmail.com); [legnavasquez@gmail.com](mailto:legnavasquez@gmail.com); [jfunesclark94@gmail.com](mailto:jfunesclark94@gmail.com)

**Subject:** Re: PRELIMINARY FINAL PLAT SUBDIVISION (1 TRACT INTO 2 TRACTS) - 2600 JUAN TABO BLVD NE

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

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**From:** Chavez, Aziza <[azizachavez@cabq.gov](mailto:azizachavez@cabq.gov)>

**Sent:** Monday, August 5, 2024 4:04 PM

**To:** NoBull Bob <[nobullbob1@gmail.com](mailto:nobullbob1@gmail.com)>; Baca, Vanessa <[vanessabaca@cabq.gov](mailto:vanessabaca@cabq.gov)>; Champine, Daniel <[dchampine@cabq.gov](mailto:dchampine@cabq.gov)>

**Cc:** [idalali@gmail.com](mailto:idalali@gmail.com); [idalali@gmail.com](mailto:idalali@gmail.com); [legnavasquez@gmail.com](mailto:legnavasquez@gmail.com); [legnavasquez@gmail.com](mailto:legnavasquez@gmail.com); [jfunesclark94@gmail.com](mailto:jfunesclark94@gmail.com); [jfunesclark94@gmail.com](mailto:jfunesclark94@gmail.com)

**Subject:** RE: PRELIMINARY FINAL PLAT SUBDIVISION (1 TRACT INTO 2 TRACTS) - 2600 JUAN TABO BLVD NE

Hi Mr. Fass, there was no screenshot in your email. Can you try again?

Sincerely,

Aziza Chavez  
Special Projects Policy Analyst  
Albuquerque City Council  
Phone: (505)768-3106  
Email: [azizachavez@cabq.gov](mailto:azizachavez@cabq.gov)  
<image003.png>

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**From:** NoBull Bob <[nobullbob1@gmail.com](mailto:nobullbob1@gmail.com)>

**Sent:** Monday, August 5, 2024 2:10 PM

**To:** Chavez, Aziza <[azizachavez@cabq.gov](mailto:azizachavez@cabq.gov)>; Baca, Vanessa <[vanessabaca@cabq.gov](mailto:vanessabaca@cabq.gov)>; Champine, Daniel <[dchampine@cabq.gov](mailto:dchampine@cabq.gov)>

**Cc:** [idalali@gmail.com](mailto:idalali@gmail.com); [legnavasquez@gmail.com](mailto:legnavasquez@gmail.com); [jfunesclark94@gmail.com](mailto:jfunesclark94@gmail.com)

**Subject:** RE: PRELIMINARY FINAL PLAT SUBDIVISION (1 TRACT INTO 2 TRACTS) - 2600 JUAN TABO BLVD NE

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

Hello Aziza and all. Please reference our conversation we had at the D8C meeting last Thursday evening. Here is an example of the concerns we discussed. Just received this preliminary final today (5 Aug 24) with a hearing on 14 Aug 24. First time that we've heard of this project.

1st problem. . . Please take a look at the attached screenshot of the IDO Map. Please notice the "new" comment

box stating several things are no longer available on the Interactive IDO Map. One being the neighborhood

association boundaries. They have identified this property as belonging to Enchanted Park Neighborhood Association,

Really? I doubt it. EPNA is probably the closest NA to this property, however, I can no longer verify that.

2nd problem. . . The "new" rules. This project has been working since May 2024 (maybe much longer). Now

EPNA, has 9 days (actually 8) to ascertain if the neighborhood has any objections to turning this building into 2

housing lots. Again, probably not their neighborhood (or then again it might be) Who knows, I can't verify.

..

This is unacceptable to the Neighborhood Associations and to the District Coalitions of Neighborhoods it does not allow enough time for research, review, or for canvassing of the neighborhood (especially if not your neighborhood) to help the assigned NAs to make a determination on whether or not to voice an objection to the request.

Thanks for listening to me vent. The approved Neighborhood Associations take these requests seriously and are willing to do what is required however, it doesn't appear that whoever is responsible for these changes made any effort to ask the District Coalitions or Neighborhood Associations if these changes would affect the way they process these applications.

Bob Fass

President, District 8Coalition of Neighborhoods

505-239-4774

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