



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 checked="" 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**

Vacating three (3) public easements, and a portion of one (1) Right of way

**APPLICATION INFORMATION**

Applicant/Owner: Fairway Ventures, LLC & Carefree Investments, LLC		Phone: 505-304-5629
Address: 9105 Santa Lucia Ave NE / 10916 Juan Tabo Blvd NE		Email: krupiak5@aol.com
City: Albuquerque	State: NM	Zip: 87111
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-3100 x7088
Address: 5571 Midway Park Pl., NE		Email: Slozoya@tierrawestllc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:	List <u>all</u> owners:	

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

Lot or Tract No.: 3, 4, 5 & 6	Block:	Unit:
Subdivision/Addition: Sub'd Plat Map for Juan Tabo Business Park	MRGCD Map No.:	UPC Code: See Attached
Zone Atlas Page(s): G-21-Z	Existing Zoning: MX-T	Proposed Zoning MX-T
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres): 2.5 Acres

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 10900, 10901, 10915 & 10916 Juan Tabo PINE	Between: Juan Tabo Blvd NE	and: Juan Tabo PL NE
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**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

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: Sergio Lozoya	Date: 10-12-2023
Printed Name: Sergio Lozoya, Senior Planner	<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**

- X   1) DHO Application form completed, signed, and dated
- X   2) Form V with all the submittal items checked/marked
- X   3) Zone Atlas map with the entire site clearly outlined and labeled
- X   4) Copy of the complete document which created the easement(s)  
*Not required for City owned public right-of-way*
- X   5) Drawing showing the easement or right-of-way to be vacated
- 6) If easements, list number to be vacated One right of way
- X   7) Square footage to be vacated (see IDO Section 14-16-6-6(M)) 4,000 Square feet

**SUPPORTIVE DOCUMENTATION**

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

**PUBLIC NOTICE DOCUMENTATION**

- X   11) Sign Posting Agreement
- X   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

X 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
- Proof of first class mailing to affected Neighborhood Association representatives and property owners within 100 feet

     14) Interpreter Needed for Hearing? No if yes, indicate language:     

VACATION OF PRIVATE EASEMENT

VACATION OF PUBLIC EASEMENT

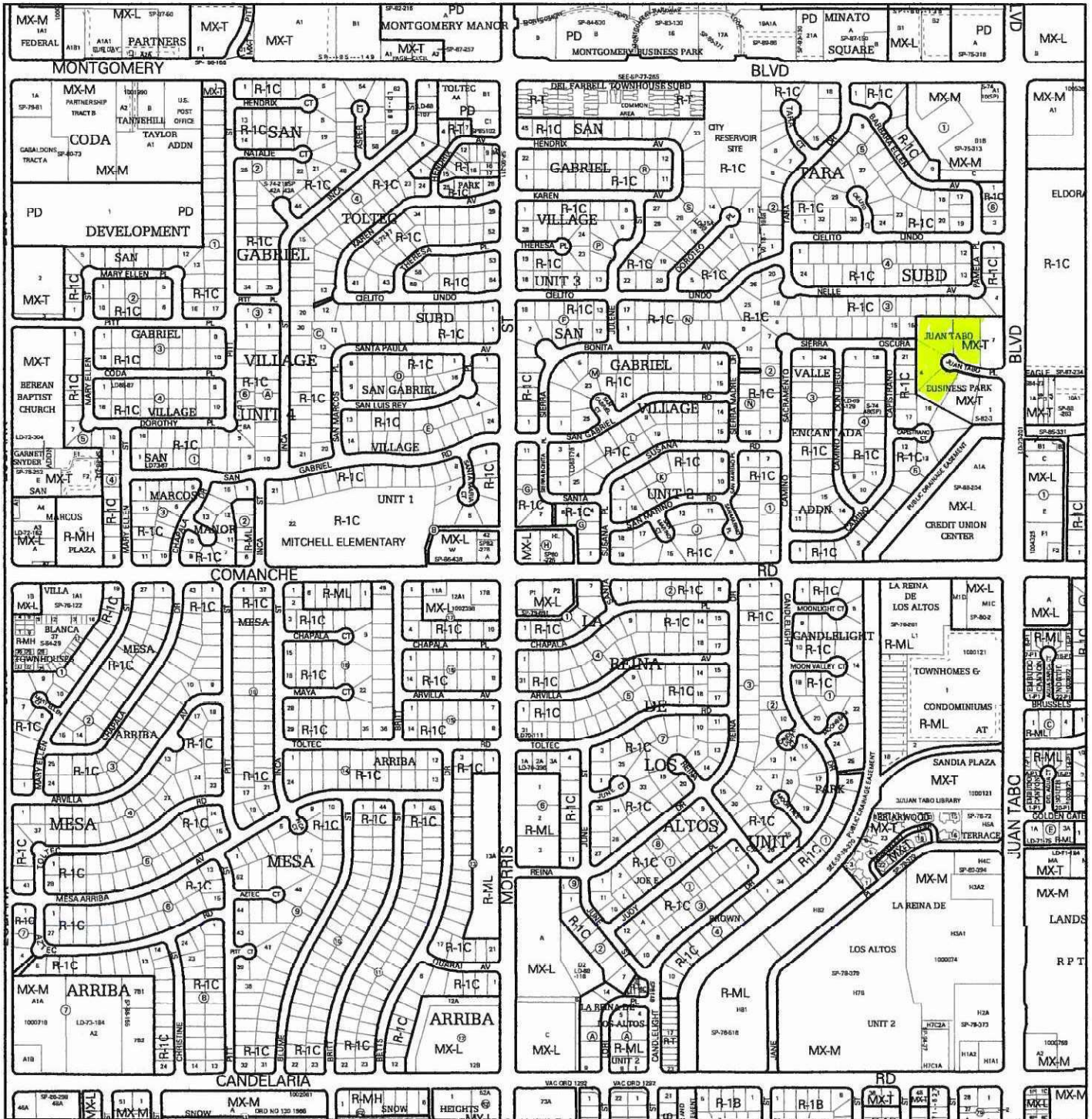
A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other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

- X 1) DHO Application form completed, signed, and dated
- X 2) Form V with all the submittal items checked/marked
- X 3) Zone Atlas map with the entire site clearly outlined and labeled
- X 4) Copy of the complete document which created the easement(s)
- X 5) Drawing showing the easement or right-of-way to be vacated
- X 6) List number to be vacated 3
- X 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)
- X 9) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- X 10) Interpreter Needed for Hearing? No if yes, indicate language:

EXTENSION OF VACATION


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) Drawing showing the vacated easement or right-of-way
- \_\_\_ 5) Vacated square footage (see IDO Section 14-16-6-6(M) \_\_\_\_\_)
- \_\_\_ 6) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 7) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- \_\_\_ 8) Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_

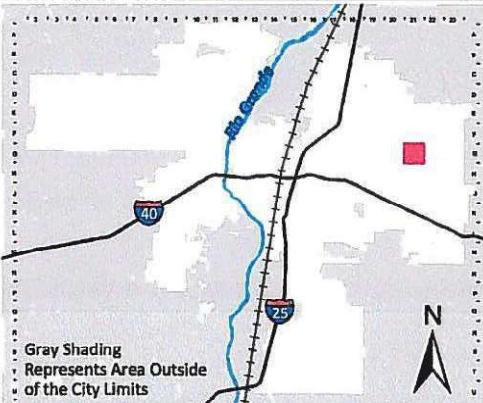


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-21-Z**

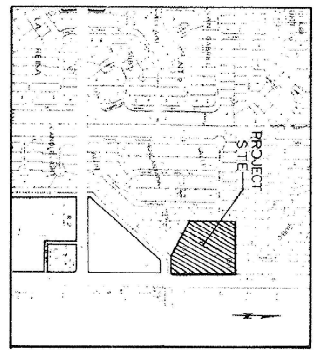
-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

0 250 500 1,000  
Feet

82 34031

# SUBDIVISION PLAT MAP FOR JUAN TABO BUSINESS PARK

WITHIN E/2, NE/4, SECTION 4, T.10N., R.4E., N.M.P.M.  
ALBUQUERQUE, NEW MEXICO  
APRIL, 1982



LOCATION MAP  
ZONE ATLAS MAP NO. G-21

### SUBDIVISION DATA

1. CASE NO.
2. ZONE ATLAS INDEX NO. G-21
3. GROSS SUBDIVISION ACREAGE: 5.869 ACRES
4. TOTAL NUMBER OF LOT CREATED: 7 LOTS
5. TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.083 MILES
6. DATE OF SURVEY: JANUARY 1982

### NOTES

1. BASIS OF BEARINGS, VALLE ENCANTADA SUBDIVISION.
2. PLUD-1171982.
3. ELEVATIONS ARE FIELD ELEVATIONS (CITY OF ALBUQUERQUE DATUM).
4. NUMBER 5 FEARB WITH PLASTIC SURVEY CIP STAMPED PE & LS 2065 WERE SET ON CORNERS DESIGNATED BY A SMALL SOLID CIRCLE.
5. RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESES.

### EASEMENTS

1. 25' WATER, SEWER AND PEDESTRIAN EASEMENT ADJACENT TO THE NORTH BOUNDARY OF LOT 4.
2. DRAINAGE EASEMENTS ARE 18" IN WIDTH AS SHOWN HEREIN.
3. 7.810' UTILITY EASEMENT ALONG THE STREET SIDE OF ALL LOTS, AND AS SHOWN HEREIN.
4. 0.0009 ACRE DRAINAGE EASEMENT AT THE SOUTHEAST CORNER OF LOT 1 FOR EXISTING CONCRETE CHANNEL - SEE DETAIL "A".

### DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE IN THE CITY OF ALBUQUERQUE WITHIN THE EAST HALF (E/2) OF THE NORTHEAST QUARTER (NE/4) OF SECTION 4, T.10N., R.4E., N.M.P.M., BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER, A POINT ON THE WESTERLY RIGHT-OF-WAY OF JUAN TABO BLVD., N.E., WHENCE THE AS-SURVEY CONTROL MONUMENT "171A" (NEW MEXICO STATE PLANE COORDINATES FOR CENTRAL ZONE: X = 420,725.76, Y = 1262,322.03) BEARS N69°38'27"W, 174.00 FEET TO THE SOUTHWEST CORNER BEARING THENCE S89°34'37"W, 585.97 FEET ALONG THE WESTERLY RIGHT-OF-WAY JUAN TABO BLVD., BE TO THE SOUTHWEST CORNER, THENCE LEAVING SAID RIGHT-OF-WAY AND CONTINUING ALONG THE SOUTHERLY BOUNDARY OF THE TRACT HEREIN DESCRIBED, S89°56'66"W, 3.26 FEET TO A POINT, THENCE S89°04'37"W, 145.49 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF THE EMBUDO ALBUQUERQUE, ALSO BEING THE MOST EASTERLY CORNER OF LOT FIFTEEN (15), BLOCK FIVE (5) OF VALLE ENCANTADA, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 16, 1967, THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY AND CONTINUING ALONG THE EASTERLY BOUNDARY OF SAID VALLE ENCANTADA, N62°35'30"W, 385.59 FEET TO A POINT, THENCE N00°00'37"E, 295.83 FEET TO THE NORTHWEST CORNER, SAID CORNER BEING THE NORTHEAST CORNER OF SAID SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE BOUNDARY OF SAID SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 12, 1968, THENCE CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID TABO SUBDIVISION, N89°31'36"E, 463.56 FEET TO THE POINT AND PLACE OF BEGINNING.

TRACT CONTAINS 5.869 ACRES, MORE OR LESS.

### OWNER'S CERTIFICATE

THE SUBDIVISION OF THE LAND HERON DESCRIBED IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR THEREOF, AND SAID OWNER AND PROPRIETOR DOES HEREBY DEDICATE THE PUBLIC RIGHT-OF-WAY AND PEDESTRIAN EASEMENT SHOWN HEREON, TOGETHER WITH ALL EASEMENTS SHOWN ON THIS PLAT. POWER AND COMMUNICATION EASEMENTS ARE RESERVED WHERE SHOWN BY DASHED LINES AS NOTED, INCLUDING THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO TRIM INTERFERING TREES.

JUAN TABO ASSOCIATES, A GENERAL PARTNERSHIP

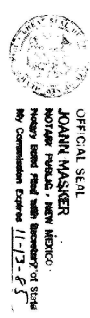
BY: JUANITA D. SUTIN J. 11-82  
 JONATHAN SUTIN, GENERAL PARTNER DATE  
 BY: John R. Lewinger 4-11-82  
 JOHN R. LEWINGER, GENERAL PARTNER DATE

### ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) ss

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY OF BERNALILLO, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED JONATHAN SUTIN AND JOHN R. LEWINGER, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH AS KNOWN TO ME, KNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED AS THEIR OWN FREE ACT AND DEED, WITHOUT MY HAND AND NOTARIAL SEAL THIS 5th DAY OF April, 1982.

NOTARY PUBLIC Joan Masiger  
 MY COMMISSION EXPIRES 11-13-85



5.8213  
APPROVED AND ACCEPTED BY

Susan Moras 6-27-82  
 PLANNING DIRECTOR DATE  
William Estlin 6-24-82  
 CITY ENGINEER DATE  
William Estlin 6-24-82  
 ALMAT CLERK DATE

Thomas W. Kennedy 5/14/82  
 TRAFFIC ENGINEER DATE  
William Estlin 5/14/82  
 CITY SURVEYOR DATE  
Thomas W. Kennedy 5/14/82  
 PROPERTY MANAGEMENT DATE  
John R. Lewinger 5-11-82  
 WATER RESOURCES DEPT. DATE

Doug Vanhook 5-5-82  
 PROJECT ENGINEER OF NEW MEXICO DATE  
John R. Lewinger 5/6/82  
 CLERK OF RECORDS DATE  
John R. Lewinger 5-4-82  
 COUNTY CLERK DATE

### SURVEYORS' CERTIFICATION

I, A DWAIN WEAVER, UNDER THE LAWS OF NEW MEXICO, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT THE SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION, THAT I AM A MEMBER OF THE NATIONAL BOARD OF SURVEYING AND MAPPING, AND THAT I AM A MEMBER OF THE NEW MEXICO SURVEYING SOCIETY. I HAVE REVIEWED THE INSTRUMENT AND THE RECORDS THEREON, AND I AM SURE THAT THE INSTRUMENT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

A. Dwain Weaver 4/12/82  
 A. DWAIN WEAVER DATE  
 P.L.S. NO. 6542  
 NEW MEXICO

2-581-612

2-581-612

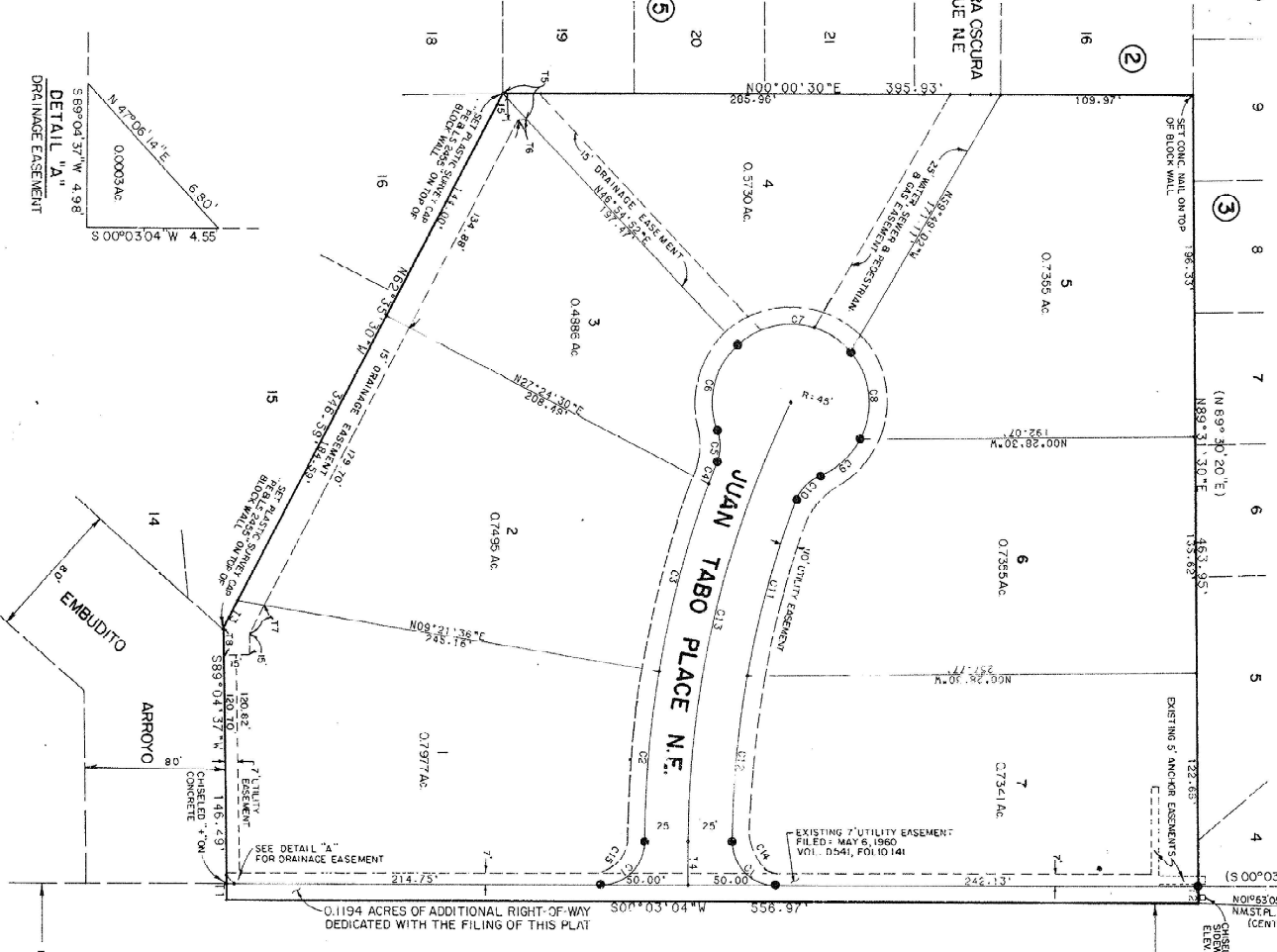
C19-185-2

C19-185-2

VALLE ENCANTADA  
FILED NOV 16, 1967  
D3-178

SIERRA OSCAJIRA  
AVENUE N.E.

TARA SUBDIVISION  
FILED MARCH 12, 1968  
C6-205



JUAN TABO BOULEVARD N.E.

0.1194 ACRES OF ADDITIONAL RIGHT-OF-WAY DEDICATED WITH THE FILING OF THIS PLAT

NO.	BEARING	DISTANCE
1	N 89° 30' 20" E	153.33
2	S 89° 04' 37" W	146.29
3	N 22° 54' 30" E	208.75
4	N 00° 00' 30" E	395.93
5	N 00° 03' 40" W	214.75
6	N 00° 03' 40" W	556.97
7	N 00° 03' 40" W	242.13
8	N 00° 03' 40" W	91.66
9	N 00° 03' 40" W	122.63
10	N 00° 03' 40" W	153.33

NO.	RADIUS	ARC	CHORD	DELTA	TANGENT
1	6.25	3.125	3.125	90°	3.125
2	12.5	6.25	6.25	90°	6.25
3	18.75	9.375	9.375	90°	9.375
4	25.0	12.5	12.5	90°	12.5
5	31.25	15.625	15.625	90°	15.625
6	37.5	18.75	18.75	90°	18.75
7	43.75	21.875	21.875	90°	21.875
8	50.0	25.0	25.0	90°	25.0
9	56.25	28.125	28.125	90°	28.125
10	62.5	31.25	31.25	90°	31.25

CURVE DATA

60' DRAINAGE EASEMENT

20' ALLEY

LOT 9-BLOCK 1  
AMENDED  
HOLIDAY PARK UNIT No. 11  
FILED APRIL 10, 1969  
D4-26

TRACT A LOT 1  
AMENDED  
HOLIDAY PARK  
UNIT No. 11  
FILED APRIL 10, 1969  
D4-26

PRIVATE STREET

EL DORADO  
HIGH SCHOOL  
TRACT 2  
EL DORADO CENTER  
FILED NOV 12, 1969  
A2-183

TO BE OPEN, CASHED AND ACQUITTED  
BY THE PUBLIC AT THE OFFICE OF THE  
COUNTY CLERK OF BERNALILLO COUNTY,  
NEW MEXICO, AT 10:00 A.M. ON  
MAY 12, 1982.  
FILED APRIL 10, 1969  
D4-26

Scale of New Mexico } SS  
County of Bernalillo  
This instrument was filed for record  
on 30 JUN 30 1982  
at 3:01 o'clock P.M. Recorded in Vol. 185  
of Records of said County for Recorder  
James E. Cooper County Clerk  
Deputy Clerk

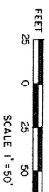
82 34031  
SUBDIVISION PLAT MAP FOR  
JUAN TABO BUSINESS PARK  
WITHIN E1/2, NE1/4, SECTION 4, T10N., R4E., N.M.P.M.  
ALBUQUERQUE, NEW MEXICO  
APRIL, 1982

SURVEYOR'S CERTIFICATION.

I, A DWAIN WEAVER, UNDER THE LAWS OF NEW MEXICO, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION. THAT ALL EASEMENTS OF RECORD, MEETS THE NECESSARY REQUIREMENTS OF RECORD, MEETS THE REQUIREMENTS OF RECORD, AND THAT THE PLAT IS ACCURATE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*A. Dwain Weaver*  
A DWAIN WEAVER  
F.L.S. No. 8644  
NEW MEXICO

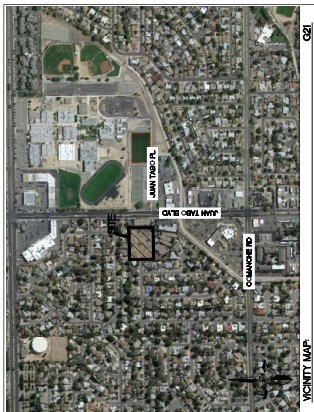
DATE 4-12-82



SCALE 1" = 50'

JOB No. 20032

SHEET 2 OF 2 SHEETS



**VICINITY MAP**

- LEGAL DESCRIPTION**
- 4 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK CONT 0.5730 AC
  - 5 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK CONT 0.7356 AC
  - 6 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK CONT 0.7356 AC

- LEGEND**
- CURB & GUTTER
  - BOUNDARY LINE
  - EASEMENT
  - CENTERLINE
  - RIGHT-OF-WAY
  - BUILDING
  - PROPOSED SIDEWALK
  - EXISTING CURB & GUTTER

- Easement Key**
- 1 EXISTING 15' DRAINAGE EASEMENT (C19-185, 6/30/1982); AREA TO BE VACATED = 2717 SQ. FT.
  - 2 25' WATER SEWER GAS & RESTRICTION EASEMENT (C19-185, 6/30/1982); AREA TO BE VACATED = 3789 SQ. FT.
  - 3 EXISTING RIGHT OF WAY TO BE VACATED (C19-185, 6/30/1982); AREA TO BE VACATED = 4,000 SQ. FT.
  - 4 EXISTING 10' P.U.E. (C19-185, 6/30/1982); AREA TO BE VACATED = 1250 SQ. FT.

**PROJECT NUMBER:** \_\_\_\_\_  
**APPLICATION NUMBER:** \_\_\_\_\_

Is an Infrastructure Bill required? Yes ( ) No ( ) If Yes, list a set of public rights-of-way or for construction of public improvements.

**DOT SITE DEVELOPMENT PLAN APPROVAL**

Traffic Engineer, Transportation Division	Date
_____	_____
_____	_____
Parks & Recreation Department	Date
_____	_____
_____	_____
Hydrology	Date
_____	_____
_____	_____
Code Enforcement	Date
_____	_____
_____	_____
Environmental Health Department (conditional)	Date
_____	_____
Solid Waste Management	Date
_____	_____
Planning Department	Date
_____	_____

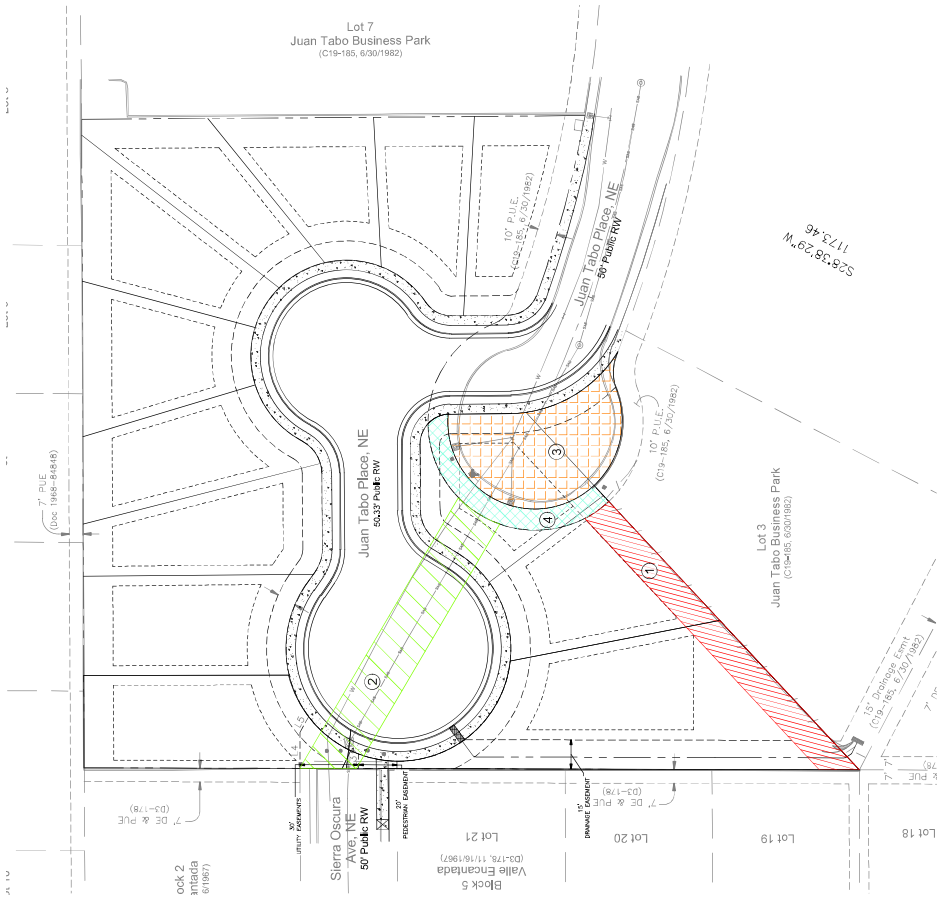
• Environmental Health, if necessary

	<b>JUAN TABO BUSINESS PARK</b> <b>ALBUQUERQUE, NM</b>	<b>DRAWN BY</b> RJC
	<b>VACATION EXHIBIT</b>	<b>DATE</b> 09/01/2023
<b>TIERRA WEST LLC</b> 5571 MIAMI PARK PL. NE ALBUQUERQUE, NM 87109 (505) 258-3100 www.tierraest.com		<b>DRAWING</b> 2022-122-10L
PROJECT NO. 14500		<b>SHEET #</b> VE-1
DATE: 09/20/2023 SCALE: 1" = 400'		<b>ISS #</b> 2022122



**GRAPHIC SCALE**

SCALE: 1" = 30'



**EXECUTIVE SUMMARY**

CURRENTLY THERE ARE THREE VACANT LOTS (# 4, 5, & 6) REMAINING TO BE SOLD AND DEVELOPED WITHIN THE JUAN TABO BUSINESS PARK. THIS PROJECT WILL REQUIRE RE-PLAT OF THE EXISTING LOTS, MODIFICATIONS TO EXISTING DRAINAGE AND UTILITY EASEMENTS, A PORTION OF THE EXISTING CURB-TO-SIDEWALK ROW, CREATING A NEW CURB-TO-SIDEWALK ROW CONFIGURATION; REMOVAL OF EXISTING WATER AND SEWER MAIN CURB-TO-SIDEWALK ROW CONFIGURATION. WATER AND SEWER MAIN LINES THAT WILL BE LOCATED WITHIN THE LIMITS OF THE NEW DRAINAGE SYSTEM.

THE PROPOSED DRAINAGE IMPROVEMENTS WILL INCLUDE NEW ASPHALT DRAINAGE SUBBASE, 6" ROLL-OVER CURB & GUTTER, A 4" WIRE PARKWAY BUFFER AND CONTINUOUS 3" WIDE SIDEWALKS. VEHICULAR TRAFFIC WILL CONTINUE TO ACCESS THE DEVELOPMENT VIA THE EXISTING SIGNALIZED INTERSECTION OF JUAN TABO AND JUAN TABO PLACE. THE NEW DEAD END CURB-TO-SIDEWALK WILL BE PROVIDED WITH A 35' RADIUS CURB-FACE TO CURB-FACE TO ALLOW SUFFICIENT SPACE FOR EMERGENCY VEHICLE TURNING MANEUVERS.

THE CURRENT PEDESTRIAN ACCESS CONNECTING THE EXISTING JUAN TABO PLACE ROW TO THE ADJACENT RESIDENTIAL DEVELOPMENT IS LIMITED TO A 10' WIDE SIDEWALK. THIS SIDEWALK WILL BE REPLACED WITH A 6' WIDE SIDEWALK THAT WILL ALLOW PEDESTRIAN TRAFFIC TO PASS THROUGH THE DEVELOPMENT AND ENTER THE ADJACENT SIERRA OSCURA AVENUE USING AN ADA COMPLIANT RAMP THAT WILL BE 6' WIDE AND EQUIPPED WITH HAD RAILS AND LANDINGS.

**CAUTION**

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY OTHER UTILITIES NOT SHOWN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND APPROVED BY THE ENGINEER.



## Agent Authorization Form

June 8, 2023

Development Facilitation Team  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: ALL DFT SUBMITTALS  
4-6 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK  
ZONE ATLAS PAGE: G-21-Z

I/We, (property owner) FAIRWAYS VENTURES LLC, as the owner(s) of the real property described as follows 4-6 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK, do hereby authorize to act as my/our agent, **Tierra West, LLC**, to execute any and all documents necessary to affect the application approval requested to the Development Hearing Officer, and to appear on my/our behalf before any administrative or legislative body in the county of Bernalillo considering this application and to act in all respects as our agent in matters pertaining to the application.

Daniel Krupiak

Print Name



Signature

Partner

Title

6-8-23

Date

**Agent Authorization Form**

August 28, 2023

Development Hearing Officer  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

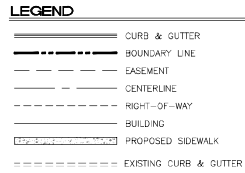
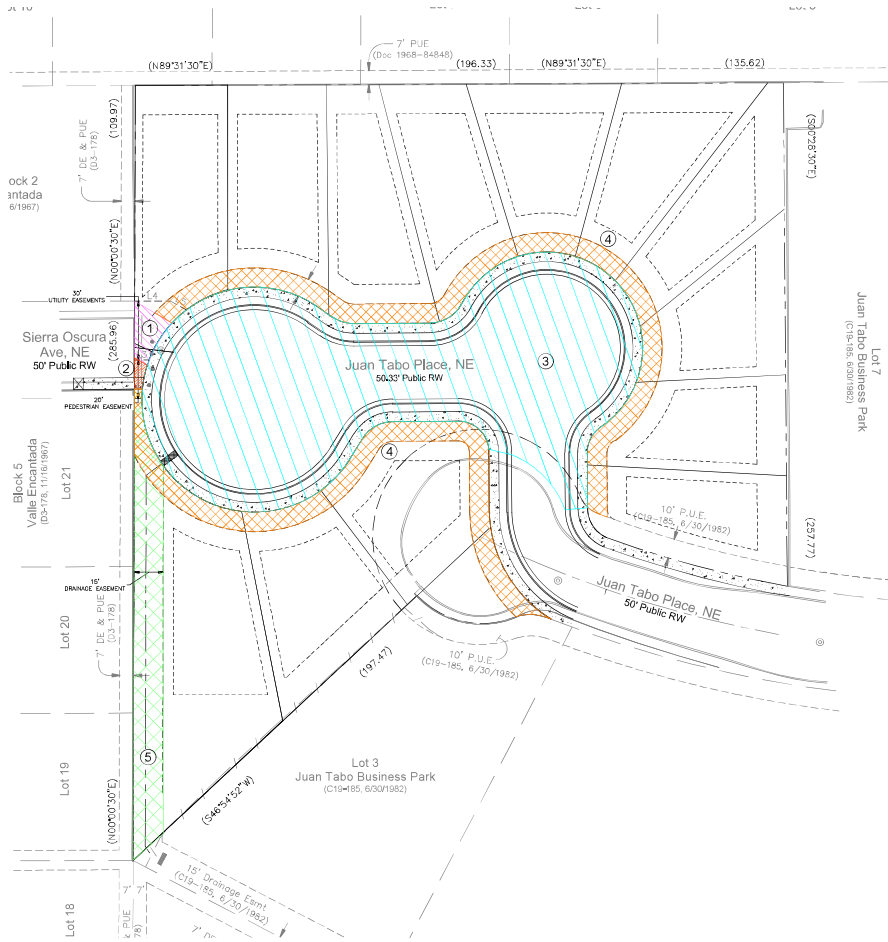
RE: ALL DHO SUBMITTALS  
3 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK  
ZONE ATLAS PAGE: G-21-Z

I/We, (property owner) Carefree Investments, LLC, as the owner(s) of the real property described as follows 3 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK, do hereby authorize to act as my/our agent, **Tierra West, LLC**, to execute any and all documents necessary to affect the application approval requested to the Development Hearing Officer, and to appear on my/our behalf before any administrative or legislative body in the county of Bernalillo considering this application and to act in all respects as our agent in matters pertaining to the application.

Chris Petropoulos  
Print Name

  
Signature

OWNER  
Title



- Easement Key**
- ① 30' WATER, SEWER AND GAS UTILITY EASEMENT TO BE GRANTED BY FILING OF THIS PLAT ; AREA = 346.5 SQ. FT.
  - ② 20' WIDE PEDESTRIAN EASEMENT TO BE GRANTED BY FILING OF THIS PLAT ; AREA = 73.25 SQ. FT.
  - ③ RIGHT OF WAY TO BE GRANTED BY FILING OF THIS PLAT ; AREA = 21484.5 SQ. FT.
  - ④ 10' P.U.E. TO BE GRANTED BY FILING OF THIS PLAT ; AREA = 6691.5 SQ. FT.
  - ⑤ DRAINAGE EASEMENT TO BE GRANTED BY THE FILING OF THIS PLAT ; AREA = 5406.5 SQ. FT.



**LEGAL DESCRIPTION:**

- 4 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK CONT 0.5730 AC
- 5 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK CONT 0.7355 AC
- 6 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK CONT 0.7355 AC

**PROJECT NUMBER:** \_\_\_\_\_  
**APPLICATION NUMBER:** \_\_\_\_\_

Is an Infrastructure Lit request? ( ) Yes ( ) No If Yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**DFT SITE DEVELOPMENT PLAN APPROVAL:**

Traffic Engineer, Transportation Division	_____	Date
ASDWUA	_____	Date
Parks & Recreation Department	_____	Date
Hydrology	_____	Date
Code Enforcement	_____	Date
* Environmental Health Department (conditional)	_____	Date
Solid Waste Management	_____	Date
Planning Department	_____	Date
* Environmental Health, if necessary	_____	Date

**EXECUTIVE SUMMARY**

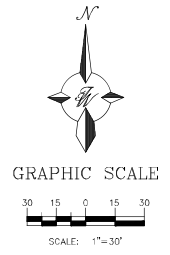
CURRENTLY THERE ARE THREE VACANT LOTS (#'s 4, 5, & 6) REMAINING TO BE SOLD AND DEVELOPED WITHIN THE JUAN TABO BUSINESS PARK. IT IS THE OWNER'S INTENTION TO SUBDIVIDE THE EXISTING VACANT LOTS AND CREATE 14 NEW RESIDENTIAL LOTS. THIS EFFORT WILL REQUIRE RE-PLAT OF THE EXISTING LOTS, MODIFICATIONS TO EXISTING DRAINAGE AND UTILITY EASEMENTS, A PORTION OF THE EXISTING CUL-DE-SAC ROW, CREATING A NEW CUL-DE-SAC ROW CONFIGURATION; REMOVAL OF EXISTING WATER AND SEWER MAIN LINES AND INSTALLATIONS OF NEW WATER AND SEWER MAIN LINES THAT WILL BE LOCATED WITHIN THE LIMITS OF THE NEW CUL-DE-SAC ROW CONFIGURATION.

STORM WATER RUN-OFF FROM THE DEVELOPMENT IS CURRENTLY CONCENTRATED AT THE SOUTHERN LIMITS OF THE PROPERTIES AND COLLECTED BY DROP INLETS THAT EMPLOY UNDERGROUND STORM DRAIN PIPES TO DELIVER FLOWS DIRECTLY INTO THE CONCRETE LINED CHANNEL KNOWN AS THE REAR CANYON ARROYO. THIS OUTFALL WILL BE MAINTAINED AS PART OF THE PROPOSED DEVELOPMENT.

GRADING AND DRAINAGE IMPROVEMENTS AS PROPOSED WILL CREATE A NEW WATER QUALITY RETENTION POND THAT WILL OVERFLOW AT THE CURRENT OUTFALL LOCATION WHERE FLOWS ARE COLLECTED BY AN EXISTING DROP INLET AND STORM DRAIN COLLECTION SYSTEM.

THE PROPOSED ROADWAY IMPROVEMENTS WILL INCLUDE NEW ASPHALT DRIVING SURFACES, 6" ROLL-OVER CURB & GUTTER, A 4' WIDE PARKWAY BUFFER AND CONTINUOUS 5' WIDE SIDEWALKS. VEHICULAR TRAFFIC WILL CONTINUE TO ACCESS THE DEVELOPMENT VIA THE EXISTING SIGNALIZED INTERSECTION OF JUAN TABO AND JUAN TABO PLACE. THE NEW DEAD END CUL-DE-SAC WILL BE PROVIDED WITH A 96' RADIUS CURB-FACE TO CURB-FACE TO ALLOW SUFFICIENT SPACE FOR EMERGENCY VEHICLE TURNING MANEUVERS.

THE CURRENT PEDESTRIAN ACCESS CONNECTING THE EXISTING JUAN TABO PLACE ROW TO THE ADJACENT RESIDENTIAL DEVELOPMENT IS NOT ADA COMPLIANT IN ITS CURRENT CONFIGURATION. THE PROPOSED IMPROVEMENTS WILL INCLUDE A CONTINUOUS 5' WIDE SIDEWALK THAT WILL ALLOW PEDESTRIAN TRAFFIC TO PASS THROUGH THE DEVELOPMENT AND ENTER THE ADJACENT SIERRA OSCURA AVENUE USING AN ADA COMPLIANT RAMP THAT WILL BE 6' WIDE AND EQUIPPED WITH HAD RAILS AND LANDINGS.



**CAUTION**

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

	<b>JUAN TABO BUSINESS PARK</b> <b>ALBUQUERQUE, NM</b> <b>DEDICATION EXHIBIT</b>	DRAWN BY RC DATE 09/06/2023 DRAWING 202212_Vicinity Exhibit.dwg
	<b>TERRA WEST, LLC</b> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 838-3100 www.tierwestllc.com	SHEET # <b>DE-1</b> JOB # 2022122



October 11, 2023

Mr. David Campbell  
Development Hearing Officer  
600 Second NW  
Albuquerque, NM 87102

RE: DFT REQUEST FOR SKETCH PLAT REVIEW AND COMMENT  
SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK CONT 2.20 AC  
ZONE ATLAS PAGE: G-21-Z

Dear Mr. Hearing Officer:

Tierra West, LLC, on behalf of Fairways Ventures, LLC, are submitting for a Vacation of Public Easement, and a Vacation of Public Right-of-way - DHO. The subject site is zoned MX-T. The proposed development is currently vacant land consisting of three separate lots located west of Juan Tabo Boulevard NE and at the west end of Juan Tabo Place. We are proposing to reconfigure the existing cul-de-sac and create a 13-lot subdivision for residential single family dwelling units. The vacation of easements and public right of way will allow a following action of Subdivision of Land – Major (Preliminary Plat) to take place. Both DHO requests have been discussed with staff during a sketch plat review and meeting.

Please see description of the vacation request below.

**Easements to be vacated:**

1. Existing 15' Drainage easement (C19-185, 6/30/1982); Area to be vacated = 2,717 square feet
2. 25' Water, Sewer, Gas and Pedestrian Easement (C19-185, 6/30/1982); Area to be vacated = 3,789 square feet
3. Existing 10' Public Utility Easement (C19-1985 6/30/1982); Area to be vacated = 1,250 square feet

Total area of easements to be vacated = 7,756 square feet

**Public Right of way to be vacated:**

1. Existing public right of way to be vacated (C19-185, 6/30/1982); Area to be vacated = 4,000 square feet

Total area of Public Right of way to be vacated = 4,000 square feet

Per the IDO Section 6-6(M)(1), the DHO will conduct a hearing and decide the vacation of any public or private easements, and vacation of public right of way under 5,000 square feet and does not vacate the entire width of a street. The request does not meet the threshold for review and decision by the City Council as it only vacates 4,000 square feet of a public right of way.

IDO 14-16-6-6(M)(3) – Review and Decision Criteria for General Vacation Approvals

*6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.*

The proposed vacation will facilitate the subdivision of the subject site. Should the vacation be approved, the lot will then be subdivided into 13 lots and the action will include replacement easements and public right-of-way. The subject site is currently undeveloped, and the public welfare does not require that the easements or the public right-of-way be retained. Further, the easements and public right-of-way are to be replaced during the subsequent platting action.

*6-6(M)(3)(b) There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner or the right.*

The subject site is currently vacant. The development made possible by the proposed Vacation would be clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation because empty lots are typically attractors of illegal activities such as illegal dumping, trespassing, and other crimes. In addition, the development includes a 20' pedestrian easement on the western boundary which would allow access through the site for pedestrians. Further, the easements and a portion of the public right-of-way will be replaced with the approval of the proposed major subdivision, therefore there will be no impact on the surrounding properties should the vacation be approved.

Enclosed please find all required documents for submittal. We have submitted our Fire One Plan to the Fire Marshall, and it has been approved. We have received the signed water and sewer availability statement from the ABCWU office. We have the conceptual grading & drainage plan approval letter, and the conceptual traffic circulation plan has also been approved.

The request is to vacate a total of three (3) public easements totaling 7,756 square feet and a portion of one (1) public right-of-way totaling 4,000 square feet as described above and shown in the provided drawings as part of this submittal.

We respectfully request review and approval from the Development Hearing Officer.

Sincerely,



Sergio Lozoya  
Sr. Planner

JN 2022122  
RRB/jm/ye

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-006935  
10900, 10901, 10915 Juan Tabo Pl.

AGENDA ITEM NO: 6

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

PLATTING ACTION:

1. For both existing portions and proposed portions, Juan Tabo Pl. is considered a local street and requires 5' sidewalks and 4-6' landscape buffers. Show cross-sections to ensure it will be located within right-of-way, and dedicate any right-of-way as necessary. All infrastructure shall be placed onto an infrastructure list and be reviewed through the work order process.

FROM: Ernest Armijo, P.E.  
Transportation Development  
505-924-3991 or [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

DATE: June 21, 2023

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



## **Development Facilitation Team (DFT) – Review Comments**

**Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)**

**Project No: PR-2022-006935      Date: 06/21/2023      Agenda Item: #6 Zone Atlas Page: G-21**

**Legal Description: SKETCH PLAT REVIEW AND COMMENTS**

**Location: JUAN TABO PL between JUAN TABO BLVD and JUAN TABO PL**

### **Application For: PS-2023-00110-SKETCH PLAT (DFT)**

1. Availability Statement 230106 has been executed and provides conditions for service for a subdivision that appears to be different than what is proposed in this lot configuration.
  - a. Please send updated information to Utility Development so we can revise the statement accordingly.
  - b. As proposed, a relocation of the public water and public sanitary sewer appears to be appropriate for the proposed plat.
2. Easements:
  - a. Add the following note on the plat when easements are being granted for public water and/or public sanitary sewer infrastructure.  
**ABCWUA Public Water & Sanitary Sewer Easements**  
Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.
3. Infrastructure List:
  - a. Improvements are anticipated to be required for this project. Upon issuance of the Availability Statement, include the public infrastructure items in the infrastructure list.
  - b. Please provide a site utility plan showing the infrastructure requirements in relation to the Infrastructure List.

**Comment:** (Provide written response explaining how comments were addressed)

DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**

Renée Brissette, PE, Senior Engineer | 505-924-3995 [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)

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DRB Project Number: 2022-006935 Hearing Date: 06-21-2023  
Project: Lot 1A – 14A, Juan Tabo Business Park Agenda Item No: 6

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Site Plan for Bldg. Permit
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**ENGINEERING COMMENTS:**

- Hydrology has an approved Conceptual Grading & Drainage Plan (G21D021) with engineer's stamp 04/23/2023.
- Hydrology has no objection to the platting action.
- There should be an Infrastructure List for this Plat.

APPROVED  
 DENIED

DELEGATED TO:  TRANS  HYD  WUA  PRKS  PLNG  
Delegated For: \_\_\_\_\_  
SIGNED:  I.L.  SPSP  SPBP  FINAL PLAT  
DEFERRED TO \_\_\_\_\_



**DEVELOPMENT FACILITATIVE TEAM (DFT)**  
**Code Enforcement Comments**

*Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.*

*Jeff Palmer-Code Enforcement Supervisor  
Planning Department  
[jppalmer@cabq.gov](mailto:jppalmer@cabq.gov)*

**DATE:** 6/21/2023

**AGENDA ITEM NO: 6**

**PROJECT NUMBER:**

**[PR-2022-006935](#)**

**PS-2023-00110 - SKETCH PLAT**

**REQUEST:** SKETCH PLAT REVIEW AND COMMENTS

**LOCATION:** JUAN TABO PL between JUAN TABO BLVD and JUAN TABO PL

**COMMENTS:**

1. Properties are zoned MX-T, Mixed Use Transition zone, and must meet all Dimensional standards as per IDO section 5-1(D), Table 5-1-2. Single-Family Homes are a permissive use.
2. Regardless of size of lot, proposed development for low density residential use must meet requirements for a 20 foot driveway, as per IDO 5-3(C)(3)(b).
3. Code Enforcement has no further comments and no objections.



## DEVELOPMENT FACILITATION TEAM

### Planning Comments

**HEARING DATE:** 6/21/23 -- **AGENDA ITEM:** #6

**Project Number:** PR-2022-006935

**Application Number:** PS-2023-00110

**Project Name:** Juan Tabo Pl.

**Request:**

*Sketch Plat*

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*\*These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

**COMMENTS:**

**Previous sketch plats were completed in May and July of 2022.**

- **\*Demonstrate compliance with section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements and its landscape buffer.**  
*\*Verification of standards per Transportation\**  
Property is not within a Center or Corridor area.  
Juan Tabo place is Local Street. A 5-foot wide sidewalk and a 4-6-foot wide landscape buffer is required.
- ***If Major infrastructure is needed, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.***
- Due to the number of lots proposed for the subdivision (13 lots), per 6-6(K)(1)(a)(1) of the IDO the applicant must apply for a Major Preliminary Plat, receive approval by the DHO for the Preliminary Plat, then apply for a Final Plat after Preliminary Plat approval.
- For the Preliminary Plat, the applicant must submit all required items under “Major Subdivision Preliminary Plat approval” on Form S1, and submit all required items on Form S per Hydrology, Transportation, and Water Authority requirements.

*\*(See additional comments on next page)*

- On Form S, the applicant must receive signatures from Hydrology, Transportation, and Water Authority staff confirming they have approved the required submittals for the Preliminary Plat before the Preliminary Plat application submittal can be accepted, processed by Planning staff and placed on an agenda.
- Signatures from the City Surveyor, surveyor, and owner(s) are all required prior to the submittal of the Preliminary Plat.
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity.
- The MX-T zone allows different residential development types. Each type must comply with Use Specific Standards & requirements. Each can affect the building footprint area. The applicant must ensure the proposed lots can meet each of those standards & requirements.
- All public notice requirements of IDO section 6, Table 6-1-1 will need to be completed prior to formal platting submittal.
- Future development must meet all applicable standards and provisions of the **IDO** and the **DPM**. *Including but not limited to:*
  - Applicable use specific standards per low density residential.
  - IDO section 5-3(C) driveways accessed from the front or street side of the property shall be at least 20 feet long.
  - IDO section **5-1 Dimensional Standards** (Table 5-1-2 for **MX-T**).  
\*Clarify development/dwelling type.
  - IDO section **5-6-E-2 edge buffer landscaping**, mixed use next to R-1 (Table 5-6-4). R-1 development to the North, West, and South.
  - Additionally, please note section **5-6-E-5. Area of Change Next to Area of Consistency** (Table 5-6-5). (Yellow = Area of Consistency, Orange=Area of Change).  
-See illustration below-

*\*(See additional comments on next page)*



- ❖ 4-2 Allowed Uses, table 4-2-1.
  - \*Follow the Use Specific Standards per 4-3 of the IDO for any proposed uses.
  - \*Please clarify proposed development/Uses and how standards are being met.
  
- ❖ 5-1 Dimension Standards for **MX-T**. 5-1-G Exceptions and Encroachments.
  - \*Plans should include measurements for setback, separation, height elevations, etc.
  - All will need to show standards and requirements are being met.
  
- ❖ 5-3 Access & Connectivity requirements.
  - 5-3(E)(1)(e) Street Signs and Lights**
  - 1. Street name signs and traffic control signs shall be required as specified in the DPM.
  - 2. Street lights on local streets are required to be installed at the applicant's expense and provided as approved in the Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O).

*\*(See additional comments on next page)*

- ❖ **5-4 Subdivision Of Land, 5-4(K) Dedication of Land For Public Purposes, 5-4(N) Improvements Required, 5-4(P) Additional Design Criteria and Construction Standards**  
*In addition to the standards set forth in this Section 14-16-5-4, the City shall maintain technical standards for infrastructure improvements in the DPM, pursuant to Subsection 14-16-1-7(A)(4). Such technical standards for infrastructure improvements shall contain the minimum acceptable design criteria and specifications for the construction of such improvements. Such technical standards may be updated periodically and may vary for improvements based on the classification of streets or other improvements and the extent and characteristics of the area to be served by the improvements. All subdivisions shall comply with additional design criteria and construction standards applicable to the proposed development.*
  
- ❖ **5-5 Parking & Loading requirements, Table 5-5-1**  
 5-5(F)(3) Technical Design Standards 5-5(F)(3)(a) All parking facilities shall comply with all applicable provisions in this IDO, including but not limited to those in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-5(I) (Landscaping, Buffering, and Screening), 14-16-5-8 (Outdoor Lighting), and 14-16-5-9 (Neighborhood Edges), and applicable standards in the DPM.  
 5-5(G)(2) Parking Spaces and Circulation Parking spaces and circulation shall meet technical standards in the DPM.  
**\*Plans will need to demonstrate compliance of parking requirements. Provide calculation detail and any shared parking agreement information.**
  
- ❖ 5-6 Landscaping, Buffering, and Screening standards and requirements.  
**\*Plans will need to demonstrate compliance of landscaping requirements. Provide calculations & detail.** Including alternative landscaping plans.  
**\*Be aware of several sections related to new development –**  
 5-6-C General Landscaping, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas.
  
- ❖ 5-7 Walls/Fences, table 5-7-1. **\*Development requires separate permitting.**
- ❖ 5-8 for Outdoor Lighting requirements.
- ❖ 5-11-C Façade and Building design. **\*Clarify dwelling and development type.**
  
- ❖ **Section 6-1, table 6-1-1 for public notice requirements.**
- ❖ 6-4(R) Dedications.
- ❖ Platting actions per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.
- ❖ Vacations per 6-6-M.
- ❖ 7-1 Development, dwelling and use definitions.

*\*(See additional comments on next page)*



*Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.*

FROM: Robert Webb/Jay Rodenbeck  
Planning Department

DATE: 6/20/23

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*\*(See additional comments on next page)*



## DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

**PR-2022-006935**

PS-2023-00110 - SKETCH PLAT

REQUEST: SKETCH PLAT REVIEW AND COMMENTS

LOCATION: JUAN TABO PL between JUAN TABO BLVD and JUAN TABO PL

**Comments:**

06-21-2023

No Comments.








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



<b>PART I - PROCESS</b>	
Use <a href="#">Table 6-1-1</a> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Vacation of Public Right of Way and Vacation of Easement	
Decision-making Body: 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: Juan Tabo Pl Albuquerque NM 87111	
Name of property owner: Carefree Investments, LLC and Fairway Ventures	
Name of applicant: Tierra West, LLC	
Date, time, and place of public meeting or hearing, if applicable: 9:00AM, Wednesday, November 8 2023	
Address, phone number, or website for additional information: 5571 Midway Park Pl NE, (505) 858-3100	
<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 checked="" 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 <a href="#">SUBSECTION 14-16-6-4(K)</a> 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) October 12, 2023 (Date)

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



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



**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

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

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

## Adam Johnstone

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**From:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Sent:** Friday, September 29, 2023 11:38 AM  
**To:** Donna Bohannon  
**Subject:** 10900, 10901, 10908, 10915 Juan Tablo Pl NE\_Public Notice Inquiry Sheet Submission\_DHO

**PLEASE NOTE:**

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

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

Association Name	Association Email	First Name	Last Name	Email
District 8 Coalition of Neighborhood Associations		Bob	Fass	nobullbob1@gmail.com
District 8 Coalition of Neighborhood Associations		Idalia	Lechuga-Tena	lamesainternationaldi
Cielito Lindo NA	clna87111@gmail.com	Karl	Hattler	khattler@aol.com
Cielito Lindo NA	clna87111@gmail.com	Patricia	Duda	pat.duda.52@gmail.com

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](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 project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: [https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official\\_public\\_notice\\_form-2019.pdf](https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_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/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>

## Adam Johnstone

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**From:** Donna Bohannan  
**Sent:** Wednesday, October 11, 2023 4:21 PM  
**To:** nobullbob1@gmail.com; lamesainternationaldistrict@gmail.com; khattler@aol.com; pat.duda.52@gmail.com  
**Cc:** Jay Miller; Sergio Lozoya; Adam Johnstone  
**Subject:** [#2022122] 2022122 Juan Tabo Business Park Vacation of Public Easement and Public Right of Way  
**Attachments:** Bob Fass Emailed Mailed Public Notice 10.11.23.pdf; Idalia Lechuga-Tena Emailed Mailed Public Notice 09.11.23.pdf; Karl Hattler Emailed Mailed Public Notice 10.11.23.pdf; Patricia Duda Emailed Mailed Public Notice 10.11.23.pdf

Greetings –

Please see attached the City of Albuquerque's Required Neighborhood Association Notice for the Juan Tabo Business Park's request to vacate a Public Easement and Public Right of Way.

Donna J. Bohannan  
Owner  
Tierra West LLC  
5571 Midway Park Pl., NE  
Albuquerque, NM 87109  
505-858-3100  
505-858-1118 (fax)  
[djb@tierrawestllc.com](mailto:djb@tierrawestllc.com)  
[www.tierrawestllc.com](http://www.tierrawestllc.com)

PRIVILEGED AND CONFIDENTIAL

The information contained in this electronic mail message is confidential, may be privileged, and is intended only for the use of the individual(s) named above or their designee. If you are not the intended recipient of this message, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. Any unauthorized interception of this message is illegal under the law. If you have received this message in error, please immediately notify me by return message or by telephone and delete the original message from your email system. Thank you.

## Adam Johnstone

---

**From:** Microsoft Outlook  
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@tierrawestllc.com>  
**To:** nobullbob1@gmail.com; lamesainternationaldistrict@gmail.com; pat.duda.52@gmail.com  
**Sent:** Wednesday, October 11, 2023 4:21 PM  
**Subject:** Relayed: [#2022122] 2022122 Juan Tabo Business Park Vacation of Public Easement and Public Right of Way

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

[nobullbob1@gmail.com](mailto:nobullbob1@gmail.com) ([nobullbob1@gmail.com](mailto:nobullbob1@gmail.com))

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

[pat.duda.52@gmail.com](mailto:pat.duda.52@gmail.com) ([pat.duda.52@gmail.com](mailto:pat.duda.52@gmail.com))

Subject: [#2022122] 2022122 Juan Tabo Business Park Vacation of Public Easement and Public Right of Way

## Adam Johnstone

---

**From:** Microsoft Outlook  
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@tierrawestllc.com>  
**To:** khattler@aol.com  
**Sent:** Wednesday, October 11, 2023 4:21 PM  
**Subject:** Relayed: [#2022122] 2022122 Juan Tabo Business Park Vacation of Public Easement and Public Right of Way

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

[khattler@aol.com](mailto:khattler@aol.com) (khattler@aol.com)

Subject: [#2022122] 2022122 Juan Tabo Business Park Vacation of Public Easement and Public Right of Way

October 11, 2023

Greetings:

**RE: NEIGHBORHOOD NOTICES OF REQUEST FOR VACATION OF PUBLIC RIGHT OF WAY, PUBLIC DRAINAGE EASEMENTS, PUBLIC UTILITY EASEMENTS AND WATER AND SEWER EASEMENTS FOR TRACTS 3,4,5, AND 6 OF JUAN TABO BUSINESS PARK**

Dear Neighborhood Resident:

Tierra West LLC on behalf of Fairways Ventures LLC and Carefree Investments LLC is hereby notifying you of our formal request for a vacation of Public Easements for Lots 3, 4, 5, and 6 of the Juan Tabo Business Park. The vacation request consists of a 4,000 square foot vacation of the existing Juan Tabo Place NE Right-of-Way (ROW), 3,789 square feet vacation of the public utility (water & sewer) easement, 2,717 square feet of a drainage easement, and 1,250 square feet on a PUE. The proposed subdivision is located between Comanche Rd. NE and Montgomery Blvd. NE just west of Juan Tabo Blvd. NE and contains approximately four numbers of existing lots.

As discussed during the recent Neighborhood Meeting held on August 10<sup>th</sup>, 2023, please note that the current dead-end cul-de-sac known as Juan Tabo Place NE will continue to function as a dead end to PREVENT vehicular through traffic from entering the existing Sierra Oscura Avenue NE.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Vince Carrica, P.E

JN: 2022122  
VC/jm/ca

cc: Ed Whitehouse  
Dan Krupiak

[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\*: 10/11/2023

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 8 Coalition of Neighborhood Associations

Name of NA Representative\*: Bob Fass

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: nobullbob1@gmail.com

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

1. Subject Property Address\* 10900, 10901, 10915 & 10916 Juan Tabo PI NE  
Location Description Juan Tabo & Juan Tabo PI
2. Property Owner\* Fairways Ventures, LLC & Carefree Investments, LLC
3. Agent/Applicant\* [if applicable] Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation of Public Easment \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

The vacation action is the first step in redeveloping Lots 2, 4, 5, & 6 and  
intends to subdivide these tracts to create 13 individual townhome lots.

<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] 2.5 +/- Acres
- 2. IDO Zone District MX-T
- 3. Overlay Zone(s) [if applicable] N/A
- 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant

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

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

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

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Neighborhood Association (NA)\*: District 8 Coalition of Neighborhood Associations

Name of NA Representative\*: Idalia Lechuga-Tena

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

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

1. Subject Property Address\* 10900, 10901, 10915 & 10916 Juan Tabo PI NE  
Location Description Juan Tabo & Juan Tabo PI
2. Property Owner\* Fairways Ventures, LLC & Carefree Investments, LLC
3. Agent/Applicant\* [if applicable] Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation of Public Easement & Public Right of Way (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

The vacation action is the first step in redeveloping Lots 2, 4, 5, & 6 and  
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<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:
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**Additional Information [Optional]:**

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  - 3. Overlay Zone(s) [if applicable] N/A
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- Current Land Use(s) [vacant, if none] Vacant
- 

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Cc: Cielito Lindo NA [Other Neighborhood Associations, if any]

---

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

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Name of NA Representative\*: Karl Hattler

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: khattler@aol.com

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

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4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
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  - Subdivision \_\_\_\_\_ (Minor or Major)
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  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

The vacation action is the first step in redeveloping Lots 2, 4, 5, & 6 and  
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<sup>2</sup> Attach additional information, as needed to explain the project/request.



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- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
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**Additional Information [Optional]:**

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- 1. Area of Property [typically in acres] 2.5 +/- Acres
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Cc: Cielito Lindo NA [Other Neighborhood Associations, if any]

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



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

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

Date of Notice\*: \_\_\_\_\_

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>:

\_\_\_\_\_

**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:
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**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] \_\_\_\_\_
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- 

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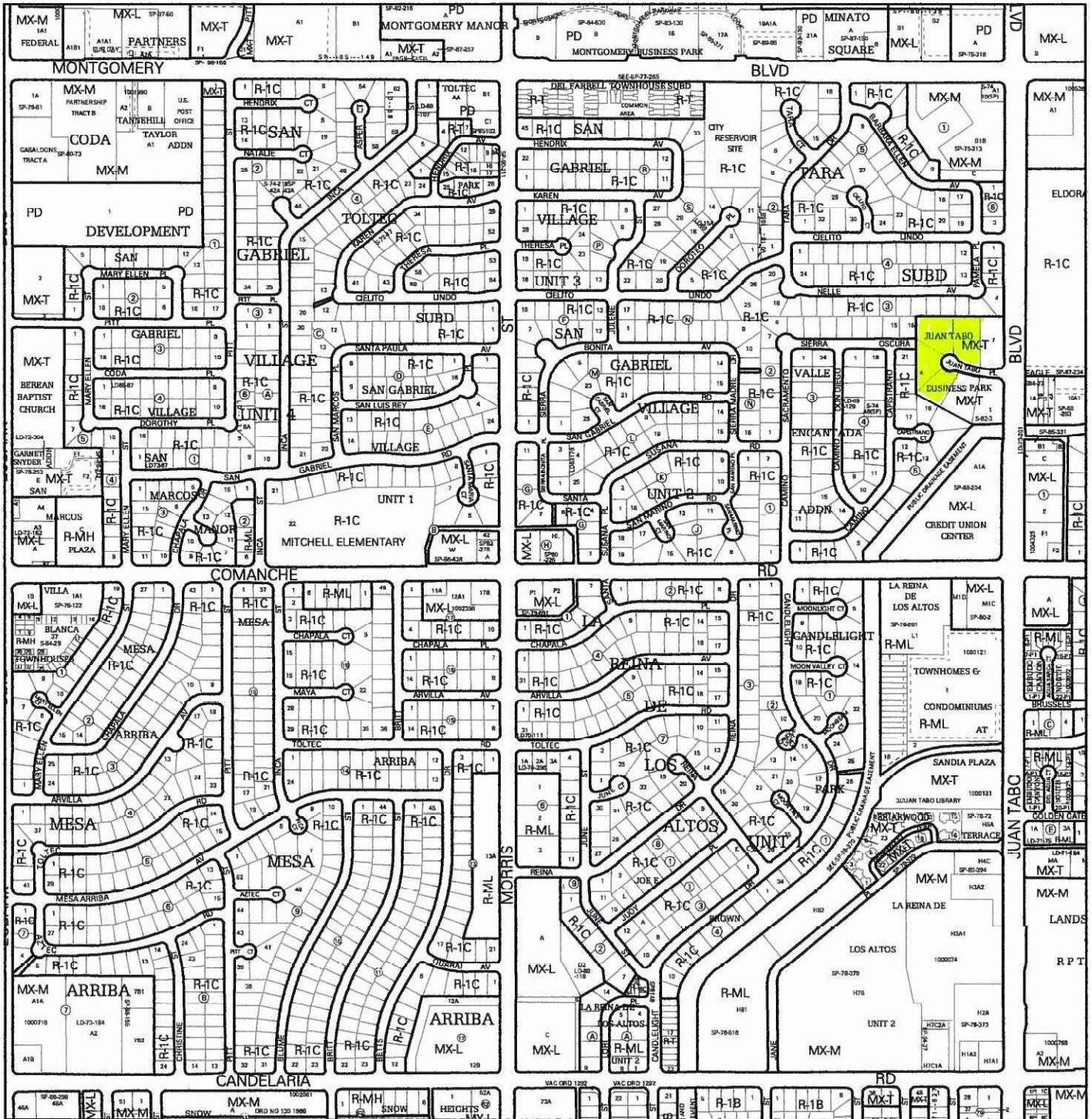
**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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

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<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

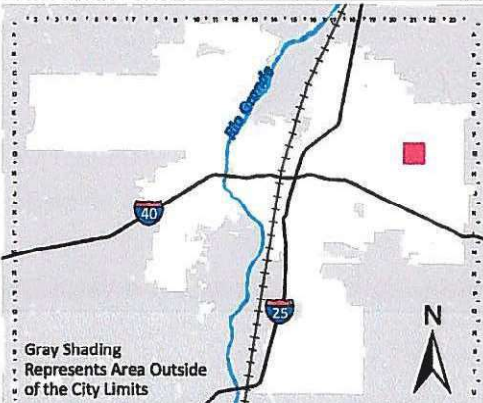
### May 2018



Albuquerque Geographic Information System









**IDO Zoning information as of May 17, 2018**

**The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).**



Gray Shading Represents Area Outside of the City Limits

**Zone Atlas Page:**  
**G-21-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

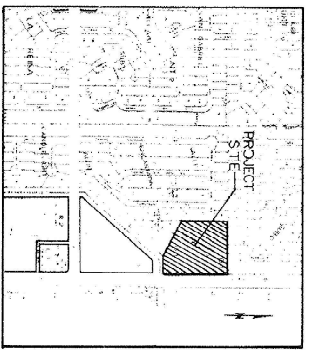
0 250 500 1,000 Feet

82 34031

# SUBDIVISION PLAT MAP FOR JUAN TABO BUSINESS PARK

WITHIN E/2, NE/4, SECTION 4, T.10N., R.4E., N.M.P.M.  
ALBUQUERQUE, NEW MEXICO

APRIL, 1982



LOCATION MAP  
ZONE ATLAS MAP NO. G-21

### SUBDIVISION DATA

1. CASE NO.
2. ZONE ATLAS INDEX NO. G-21
3. GROSS SUBDIVISION ACREAGE: 5.869 ACRES
4. TOTAL NUMBER OF LOT CREATED: 7 LOTS
5. TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.083 MILES
6. DATE OF SURVEY: JANUARY 1982

### NOTES

1. BASIS OF BEARINGS, VALLE ENCANTADA SUBDIVISION.
2. PLUD-1171982.
3. ELEVATIONS ARE FIELD ELEVATIONS (CITY OF ALBUQUERQUE DATUM).
4. NUMBER 5 FEARB WITH PLASTIC SURVEY CIP STAMPED PE & LS 2465 WERE SET ON CORNERS DESIGNATED BY A SMALL SOLID CIRCLE.
5. RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESES.

### EASEMENTS

1. 25' WATER, SEWER AND PEDESTRIAN EASEMENT ADJACENT TO THE NORTH BOUNDARY OF LOT 4.
2. DRAINAGE EASEMENTS ARE 18" IN WIDTH AS SHOWN HEREIN.
3. 7.810' UTILITY EASEMENT ALONG THE STREET SIDE OF ALL LOTS, AND AS SHOWN HEREIN.
4. 0.0009 ACRE DRAINAGE EASEMENT AT THE SOUTHEAST CORNER OF LOT 1 FOR EXISTING CONCRETE CHANNEL - SEE DETAIL "A".

### DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE IN THE CITY OF ALBUQUERQUE WITHIN THE EAST HALF (E/2) OF THE NORTHEAST QUARTER (NE/4) OF SECTION 4, T.10N., R.4E., N.M.P.M., BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER, A POINT ON THE WESTERLY RIGHT-OF-WAY OF JUAN TABO BLVD., N.E., WHENCE THE AS-SURVEY CONTROL MONUMENT "171A" (NEW MEXICO STATE PLANE COORDINATES FOR CENTRAL ZONE: X = 420,725.76, Y = 1262,322.03) BEARS N63°38'27"E 110.00 FEET TO THE SOUTHWEST CORNER BEING THE POINT OF BEGINNING; THENCE S89°04'37"W, 145.49 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF THE EMBUDO ALBUQUERQUE, ALSO BEING THE MOST EASTERLY CORNER OF LOT FIFTEEN (15), BLOCK FIVE (5) OF VALLE ENCANTADA, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 16, 1967; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY AND CONTINUING ALONG THE EASTERLY BOUNDARY OF SAID VALLE ENCANTADA, N62°35'30"W, 385.59 FEET TO A POINT; THENCE N00°00'37"E, 295.83 FEET TO THE NORTHWEST CORNER, SAID CORNER BEING THE NORTHEAST CORNER OF SAID SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 12, 1968; THENCE CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID TABO SUBDIVISION, N89°31'36"E, 463.56 FEET TO THE POINT AND PLACE OF BEGINNING.

### OWNER'S CERTIFICATE

THE SUBDIVISION OF THE LAND HERON DESCRIBED IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR THEREOF, AND SAID OWNER AND PROPRIETOR DOES HEREBY DEDICATE THE PUBLIC RIGHT-OF-WAY AND PEDESTRIAN EASEMENT SHOWN HEREON, TOGETHER WITH ALL EASEMENTS SHOWN ON THIS PLAT. POWER AND COMMUNICATION EASEMENTS ARE RESERVED WHERE SHOWN BY DASHED LINES AS NOTED, INCLUDING THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO TRIM INTERFERING TREES.

JUAN TABO ASSOCIATES, A GENERAL PARTNERSHIP  
 BY: Juan Tabo J. T. Tabo, J. T. Tabo  
 JONATHAN SUTIN, GENERAL PARTNER DATE 4-11-82  
 BY: John R. Lewinger JOHN R. LEWINGER, GENERAL PARTNER DATE 4-11-82

### ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) ss

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY OF BERNALILLO, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED JONATHAN SUTIN AND JOHN R. LEWINGER, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH AS KNOWN TO ME, KNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED AS THEIR OWN FREE ACT AND DEED, WITHOUT MY HAND AND NOTARIAL SEAL THIS 5th DAY OF April, 1982.

NOTARY PUBLIC Joan Masiger  
 MY COMMISSION EXPIRES 11-13-85



5.8213

APPROVED AND ACCEPTED BY

Susan Moras PLANNING DIRECTOR DATE 6-27-82  
William Estlin CITY ENGINEER DATE 6-27-82  
William Estlin ALBANY CLERK DATE 6-27-82

Thomas W. Kennedy TRAFFIC ENGINEER DATE 5/14/82  
William Estlin CITY SUPERVISOR DATE 5/14/82  
John R. Lewinger PROPERTY MANAGEMENT DATE 5/14/82  
John R. Lewinger WATER RESOURCES DEPT. DATE 5/14/82

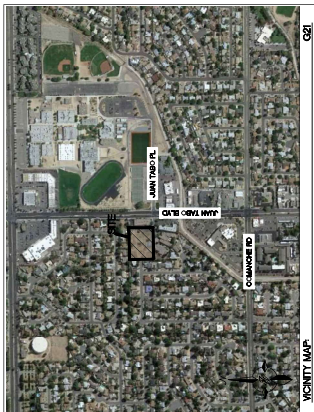
Doug Vanhook PUBLIC ENGINEER OF NEW MEXICO DATE 5-5-82  
John R. Lewinger DATE 5/6/82  
John R. Lewinger DATE 5-4-82

### SURVEYORS' CERTIFICATION

I, A DWAIN WEAVER, UNDER THE LAWS OF NEW MEXICO, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT THE SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION, THAT I AM A MEMBER OF THE NATIONAL BOARD OF SURVEYORS AND ENGINEERS FOR PROFESSIONAL SURVEYING, AND THAT THE MINIMUM REQUIREMENTS FOR NOMINATION AND SURVEYING ARE CONTAINED IN THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

A. Dwain Weaver DATE 4/12/82  
 A. DWAIN WEAVER  
 P.L.S. NO. 6542  
 NEW MEXICO





**VICINITY MAP**

4 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK CONT 0.5730 AC  
 5 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK CONT 0.7356 AC  
 6 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK CONT 0.7356 AC

**LEGAL DESCRIPTION**

4 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK CONT 0.5730 AC  
 5 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK CONT 0.7356 AC  
 6 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK CONT 0.7356 AC

- LEGEND**
- CURB & GUTTER
  - BOUNDARY LINE
  - EASEMENT
  - CENTERLINE
  - RIGHT-OF-WAY
  - BUILDING
  - PROPOSED SIDEWALK
  - EXISTING CURB & GUTTER

- Easement Key**
- ① EXISTING 15' DRAINAGE EASEMENT (C19-185, 6/30/1982); AREA TO BE VACATED = 2717 SQ. FT.
  - ② 25' WATER, SEWER, GAS & RESTRICTION EASEMENT (C19-185, 6/30/1982); AREA TO BE VACATED = 3789 SQ. FT.
  - ③ EXISTING RIGHT OF WAY TO BE VACATED (C19-185, 6/30/1982); AREA TO BE VACATED = 4,000 SQ. FT.
  - ④ EXISTING 10' P.U.E. (C19-185, 6/30/1982); AREA TO BE VACATED = 1,250 SQ. FT.

**PROJECT NUMBER:** \_\_\_\_\_  
**APPLICATION NUMBER:** \_\_\_\_\_

Is an Infrastructure Bill required? Yes ( ) No ( )  
 If Yes, there is a set of public right-of-way or for construction of public improvements.

**DPT SITE DEVELOPMENT PLAN APPROVAL**

Traffic Engineer, Transportation Division	Date
_____	_____
_____	_____
Parks & Recreation Department	Date
_____	_____
_____	_____
Hydrology	Date
_____	_____
_____	_____
Code Enforcement	Date
_____	_____
_____	_____
Environmental Health Department (conditional)	Date
_____	_____
Solid Waste Management	Date
_____	_____
Planning Department	Date
_____	_____

• Environmental Health, if necessary

OWNER'S SEAL	OWNER BY
	DATE
	09/01/2023
	DRAWING
	2022.12P-10L
	SHEET #
	VE-1
	DATE
	09/20/2023
	PROJECT #
	558-3100
	DATE
	2022.12

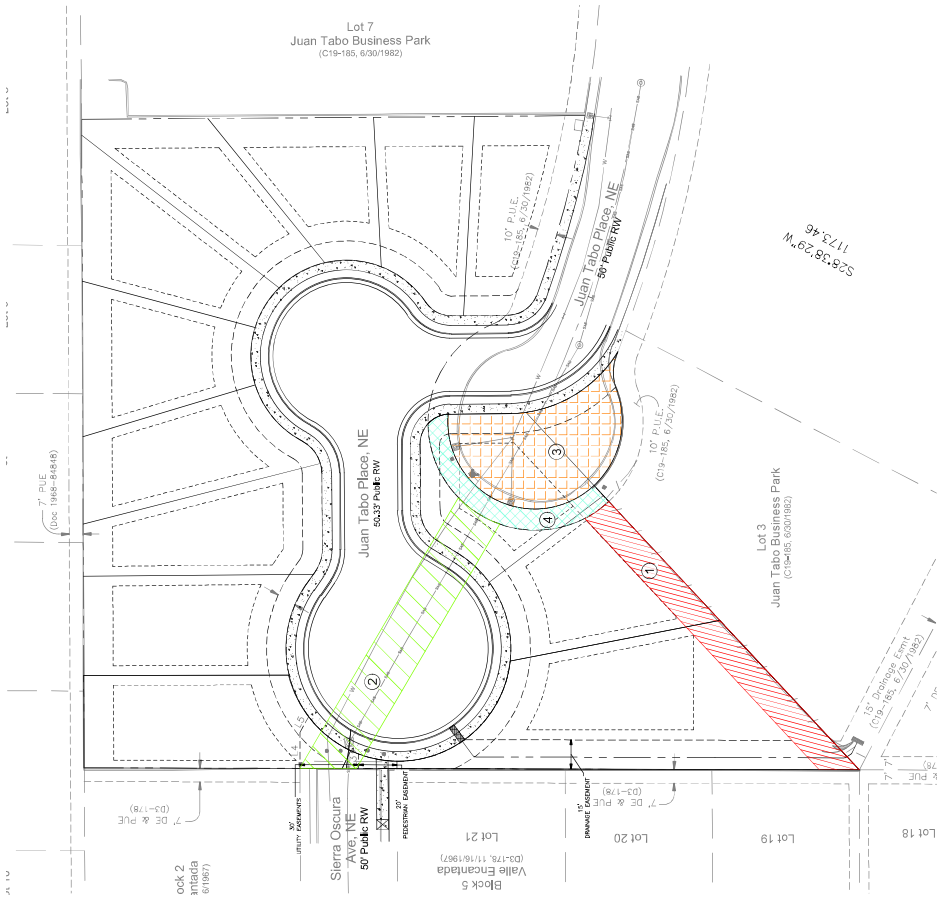


**GRAPHIC SCALE**

0 15 30  
 30 15 0 15 30  
 SCALE: 1" = 30'

**CAUTION**

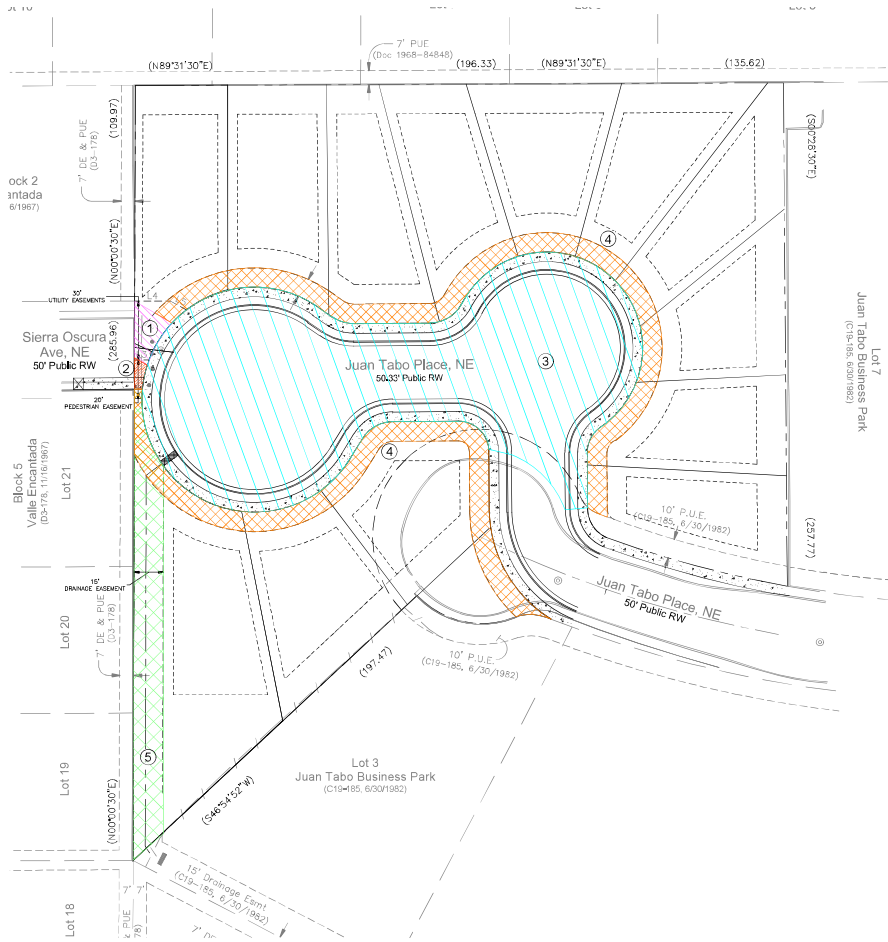
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY THE CLIENT. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND CHARACTER OF ALL UTILITIES PRIOR TO ANY EXCAVATION, INSTALLATION OF NEW UTILITIES OR OTHER IMPROVEMENTS. PRIOR TO STARTING THE WORK, ANY OTHER UTILITIES NOT SHOWN ON THIS PLAN SHALL BE LOCATED AND APPROVED BY THE ENGINEER.



**EXECUTIVE SUMMARY**

CURRENTLY THERE ARE THREE VACANT LOTS (# 4, 5, & 6) REMAINING TO BE SOLD AND DEVELOPED WITHIN THE JUAN TABO BUSINESS PARK. THIS PROJECT WILL REQUIRE RE-PLAT OF THE EXISTING LOTS, MODIFICATIONS TO EXISTING DRAINAGE AND UTILITY EASEMENTS, A PORTION OF THE EXISTING CURB-TO-SIDEWALK ROW, CREATING A NEW CURB-TO-SIDEWALK ROW CONFIGURATION; REMOVAL OF EXISTING WATER AND SEWER MAIN CURB-TO-SIDEWALK ROW CONFIGURATION. WATER AND SEWER MAIN LINES SHALL BE LOCATED WITHIN THE LIMITS OF THE NEW DRAINAGE SYSTEM.

THE PROPOSED IMPROVEMENTS WILL INCLUDE NEW ASPHALT DRIVEWAYS, SIDEWALKS, 6\"/>



**LEGEND**

- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- ▭ BUILDING
- ▭ PROPOSED SIDEWALK
- - - EXISTING CURB & GUTTER

**Easement Key**

- ① 30' WATER, SEWER AND GAS UTILITY EASEMENT TO BE GRANTED BY FILING OF THIS PLAT ; AREA = 346.5 SQ. FT.
- ② 20' WIDE PEDESTRIAN EASEMENT TO BE GRANTED BY FILING OF THIS PLAT ; AREA = 73.25 SQ. FT.
- ③ RIGHT OF WAY TO BE GRANTED BY FILING OF THIS PLAT ; AREA = 21484.5 SQ. FT.
- ④ 10' P.U.E. TO BE GRANTED BY FILING OF THIS PLAT ; AREA = 6691.5 SQ. FT.
- ⑤ DRAINAGE EASEMENT TO BE GRANTED BY THE FILING OF THIS PLAT ; AREA = 5406.5 SQ. FT.



**LEGAL DESCRIPTION:**

- 4 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK CONT 0.5730 AC
- 5 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK CONT 0.7355 AC
- 6 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK CONT 0.7355 AC

**EXECUTIVE SUMMARY**

CURRENTLY THERE ARE THREE VACANT LOTS (#'s 4, 5, & 6) REMAINING TO BE SOLD AND DEVELOPED WITHIN THE JUAN TABO BUSINESS PARK. IT IS THE OWNER'S INTENTION TO SUBDIVIDE THE EXISTING VACANT LOTS AND CREATE 14 NEW RESIDENTIAL LOTS. THIS EFFORT WILL REQUIRE RE-PLAT OF THE EXISTING LOTS, MODIFICATIONS TO EXISTING DRAINAGE AND UTILITY EASEMENTS, A PORTION OF THE EXISTING CUL-DE-SAC ROW, CREATING A NEW CUL-DE-SAC ROW CONFIGURATION; REMOVAL OF EXISTING WATER AND SEWER MAIN LINES AND INSTALLATIONS OF NEW WATER AND SEWER MAIN LINES THAT WILL BE LOCATED WITHIN THE LIMITS OF THE NEW CUL-DE-SAC ROW CONFIGURATION.

STORM WATER RUN-OFF FROM THE DEVELOPMENT IS CURRENTLY CONCENTRATED AT THE SOUTHERN LIMITS OF THE PROPERTIES AND COLLECTED BY DROP INLETS THAT EMPLOY UNDERGROUND STORM DRAIN PIPES TO DELIVER FLOWS DIRECTLY INTO THE CONCRETE LINED CHANNEL KNOWN AS THE REAR CANYON ARROYO. THIS OUTFALL WILL BE MAINTAINED AS PART OF THE PROPOSED DEVELOPMENT.

GRADING AND DRAINAGE IMPROVEMENTS AS PROPOSED WILL CREATE A NEW WATER QUALITY RETENTION POND THAT WILL OVERFLOW AT THE CURRENT OUTFALL LOCATION WHERE FLOWS ARE COLLECTED BY AN EXISTING DROP INLET AND STORM DRAIN COLLECTION SYSTEM.

THE PROPOSED ROADWAY IMPROVEMENTS WILL INCLUDE NEW ASPHALT DRIVING SURFACES, 6" ROLL-OVER CURB & GUTTER, A 4' WIDE PARKWAY BUFFER AND CONTINUOUS 5' WIDE SIDEWALKS. VEHICULAR TRAFFIC WILL CONTINUE TO ACCESS THE DEVELOPMENT VIA THE EXISTING SIGNALIZED INTERSECTION OF JUAN TABO AND JUAN TABO PLACE. THE NEW DEAD END CUL-DE-SAC WILL BE PROVIDED WITH A 96' RADIUS CURB-FACE TO CURB-FACE TO ALLOW SUFFICIENT SPACE FOR EMERGENCY VEHICLE TURNING MANEUVERS.

THE CURRENT PEDESTRIAN ACCESS CONNECTING THE EXISTING JUAN TABO PLACE ROW TO THE ADJACENT RESIDENTIAL DEVELOPMENT IS NOT ADA COMPLIANT IN ITS CURRENT CONFIGURATION. THE PROPOSED IMPROVEMENTS WILL INCLUDE A CONTINUOUS 5' WIDE SIDEWALK THAT WILL ALLOW PEDESTRIAN TRAFFIC TO PASS THROUGH THE DEVELOPMENT AND ENTER THE ADJACENT SIERRA OSCURA AVENUE USING AN ADA COMPLIANT RAMP THAT WILL BE 6' WIDE AND EQUIPPED WITH HAD RAILS AND LANDINGS.



**GRAPHIC SCALE**



SCALE: 1"=30'

**CAUTION**

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

**PROJECT NUMBER:** \_\_\_\_\_  
**APPLICATION NUMBER:** \_\_\_\_\_

Is an Infrastructure Lot required? ( ) Yes ( ) No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**DFT SITE DEVELOPMENT PLAN APPROVAL:**

Traffic Engineer, Transportation Division	_____	Date
ASDWUA	_____	Date
Parks & Recreation Department	_____	Date
Hydrology	_____	Date
Code Enforcement	_____	Date
* Environmental Health Department (conditional)	_____	Date
Solid Waste Management	_____	Date
Planning Department	_____	Date
* Environmental Health, if necessary	_____	Date

	<b>JUAN TABO BUSINESS PARK</b> <b>ALBUQUERQUE, NM</b> <b>DEDICATION EXHIBIT</b>	DRAWN BY RC DATE 09/06/2023 DRAWING 202212_Vicinity Exhibit.dwg
	<b>TERRA WEST, LLC</b> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 838-3100 www.tierwestllc.com	SHEET # <b>DE-1</b> JOB # 2022122



## Donna Bohannan

---

**To:** Jay Miller  
**Subject:** RE: [#2022122] Juan Tabo Business Park - Neighborhood Meeting List of Attendees

---

**From:** Pat Duda <[pat.duda.52@gmail.com](mailto:pat.duda.52@gmail.com)>  
**Sent:** Monday, August 28, 2023 12:14 PM  
**To:** Jay Miller <[JMiller@tierrawestllc.com](mailto:JMiller@tierrawestllc.com)>  
**Subject:** Re: [#2022122] Juan Tabo Business Park - Neighborhood Meeting List of Attendees

Jay,  
Here you go. I apologize for the delay; I've been very busy.  
Pat

Helene Eckrich  
Helen and Pawly Mahedy  
Leroy and Sarah Martinez  
Bob Zint  
Sandra Johnson  
Donna Houston  
Mike and Anna Gorman  
Esther and Karl Hattler  
Pat and Len Duda  
Robin Brazil  
Tom Schimoler  
Don De Luca  
David and Jan England  
Chris and Julie Grosso  
Charlie and Jacqui Cross  
Darick and Eileen Lewis  
Don Lauben  
Jack Dittmer  
Louis, Steve, and Michelle Mirsko  
Sheri Pastian  
Gayle Smart  
Sharon and Jack Freisinger  
Jean Lyon  
Renee Morton  
Susan and Joseph Rice  
DuWayne Branscombe

On Thu, Aug 24, 2023 at 8:04 AM Jay Miller <[JMiller@tierrawestllc.com](mailto:JMiller@tierrawestllc.com)> wrote:

Pat –

Thank you again for your assistance with coordination and scheduling the meeting. Would you be able to send us a copy of the Attendees List?

ThanX again,

Jay G. Miller, P.E.

[jmiller@tierrawestllc.com](mailto:jmiller@tierrawestllc.com)

Tierra West LLC

5571 Midway Park Place NE

Albuquerque, NM 87109

(505) 858-3100

10900, 10901, 10915 & 10916 Juan Tabo PI NE Vacation of Public Right-of-Way  
Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Neighborhood Meeting was held on 8-10-23 @ 6:30pm. Approximately 30 to 40 adjoining residents were in attendance. The Neighborhood Association was the sponsor of the meeting, and a list of the attendees is available. The meeting started at approximately 6 and ended at 7 pm. A summary of the project was provided.

Purpose of the project was to create 13 Townhome lots. The subdivision of existing lots 4, 5, & 6 would involve vacation of existing ROW, drainage & utility easements, relocation of existing water, sewer and dry utilities. ROW improvements would include the installation of a new dead-end cul-de-sac that would not permit through traffic to access Sierra Oscura Ave. The overall impression conveyed by the attendees was positive and generally supportive. No follow-up meeting was needed. They were also interested in the value of the units which was estimated to start around 650,000 dollars and going up. The rest of the meeting centered around the changes from the zoning code to the IDO and ensuring that the project could not take access through the adjoining properties other than pedestrian traffic. Everyone was in support of the project that we discussed or voiced their concerns.



PRSR STANDARD  
US POSTAGE  
PAID  
ALBUQUERQUE NM  
PERMIT NO 1893

Cielito Lindo Neighborhood Association  
P O Box 20297  
Albuquerque, NM 87154-0297



**SPECIAL MEETING OF CLNA**  
**THURSDAY, AUGUST 10, 6:30 PM**  
**KOINONIA CHURCH – 10405 Comanche ABQ 87111**  
**GUEST SPEAKER TO ANSWER QUESTIONS ABOUT THE**  
**DEVELOPMENT IN THE JUAN TABO BUSINESS PARK.**  
**14 HOMES ARE TO BE BUILT**  
**IN THE EMPTY FIELD**  
**ON JUAN TABO PLACE**  
(THE ROAD WEST OFF JUAN TABO THAT LEADS  
EAST INTO ELDORADO HIGH SCHOOL)

PRSR STANDARD  
US POSTAGE  
PAID  
ALBUQUERQUE NM  
PERMIT NO 1893

Cielito Lindo Neighborhood Association  
P O Box 20297  
Albuquerque, NM 87154-0297



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**14 HOMES ARE TO BE BUILT**  
**IN THE EMPTY FIELD**  
**ON JUAN TABO PLACE**  
(THE ROAD WEST OFF JUAN TABO THAT LEADS  
EAST INTO ELDORADO HIGH SCHOOL)

**JUAN TABO PLACE BUSINESS PARK DEVELOPMENT**  
**OWNER: FAIRWAYS VENTURES LLC**  
**AGENT: TIERRA WEST LLC**  
**DEVELOPMENT WILL INCLUDE AN EXPANSION OF**  
**THE CUL-DE-SAC ROAD WITH AN EASEMENT AT**  
**SIERRA OSCURA AND 14 HOMES.**

**JUAN TABO PLACE BUSINESS PARK DEVELOPMENT**  
**OWNER: FAIRWAYS VENTURES LLC**  
**AGENT: TIERRA WEST LLC**  
**DEVELOPMENT WILL INCLUDE AN EXPANSION OF THE**  
**CUL-DE-SAC ROAD WITH AN EASEMENT AT SIERRA**  
**OSCURA AND 14 HOMES.**

## Adam Johnstone

---

**From:** Sergio Lozoya  
**Sent:** Monday, October 16, 2023 12:11 PM  
**To:** Adam Johnstone  
**Subject:** FW: [#2022122] 2022122 09.18.23 Juan Tabo Business Park  
**Attachments:** 10900, 10901, 10908 & 10915 Juan Tabo NE.pdf; 10900, 10901, 10908 & 10915 Juan Tabo NE - Labels.docx; 10900, 10901, 10908 & 10915 Juan Tabo NE - 8.5x11 - Scale in Feet.pdf; 10900, 10901, 10908 & 10915 Juan Tabo NE - Labels.csv

---

**From:** PLNBufferMaps <plnbuffermaps@cabq.gov>  
**Sent:** Wednesday, September 20, 2023 9:06 AM  
**To:** Donna Bohannan <djb@tierrawestllc.com>  
**Cc:** Jay Miller <JMiller@tierrawestllc.com>; Adam Johnstone <AJohnstone@tierrawestllc.com>  
**Subject:** RE: [#2022122] 2022122 09.18.23 Juan Tabo Business Park

September 20, 2023

Ms. Bohannan:

Good morning. Attached is your Buffer Map with all associated documents for the subject matter.

Thank you and have a wonderful day.

Respectfully submitted,



**Planning Buffer Maps**  
email [plnbuffermaps@cabq.gov](mailto:plnbuffermaps@cabq.gov)

---

**From:** Donna Bohannan <[djb@tierrawestllc.com](mailto:djb@tierrawestllc.com)>  
**Sent:** Monday, September 18, 2023 3:28 PM  
**To:** PLNBufferMaps <[plnbuffermaps@cabq.gov](mailto:plnbuffermaps@cabq.gov)>  
**Cc:** Jay Miller <[JMiller@tierrawestllc.com](mailto:JMiller@tierrawestllc.com)>; Adam Johnstone <[AJohnstone@tierrawestllc.com](mailto:AJohnstone@tierrawestllc.com)>  
**Subject:** [#2022122] 2022122 09.18.23 Juan Tabo Business Park

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

Good afternoon –

Can you please provide me with the 100" buffer map and property owner list for the attached highlighted property. Below is the legal description and physical address of the subject site. Please let us know if you have any questions.

**Legal Description:**

3, 4, 5, & 6 Sub'd Plat Map for Juan Tabo Business Park

**Physical Address:**

10900, 10901, 10908 & 10915 Juan Tabo NE

**Site Cross Streets**

Juan Tabo NE & Juan Tabo Pl NE

**Zone Atlas Page:**

**G-21-Z**

Donna J. Bohannon  
Owner  
Tierra West LLC  
5571 Midway Park Pl., NE  
Albuquerque, NM 87109  
505-858-3100  
505-858-1118 (fax)  
[djb@tierrawestllc.com](mailto:djb@tierrawestllc.com)  
[www.tierrawestllc.com](http://www.tierrawestllc.com)

PRIVILEGED AND CONFIDENTIAL

The information contained in this electronic mail message is confidential, may be privileged, and is intended only for the use of the individual(s) named above or their designee. If you are not the intended recipient of this message, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. Any unauthorized interception of this message is illegal under the law. If you have received this message in error, please immediately notify me by return message or by telephone and delete the original message from your email system. Thank you.

- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If 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 association(s):

<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 to all current Public Health 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 to see a table of different types of projects and what notification is required for each:

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

Thank you.



**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)



---

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

**Sent:** Friday, September 29, 2023 10:45 AM

**To:** Office of Neighborhood Coordination <[djb@tierrawestllc.com](mailto:djb@tierrawestllc.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 Hearing Officer

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

Contact Name

Donna Bohannan



Telephone Number  
505-858-3100

Email Address  
[djb@tierrawestllc.com](mailto:djb@tierrawestllc.com)

Company Name  
Tierra West LLC

Company Address  
5571 Midway Park Pl NE

City  
Albuquerque

State  
NM

ZIP  
87109

Legal description of the subject site for this project:  
3, 4, 5, & 6 Sub'd Plat Map for Juan Tabo Business Park

Physical address of subject site:  
10900, 10901, 10908 & 10915 Juan Tabo Pl NE

Subject site cross streets:  
Juan Tabo & Juan Tabo Pl

Other subject site identifiers:

This site is located on the following zone atlas page:  
G-21-Z

Captcha  
x

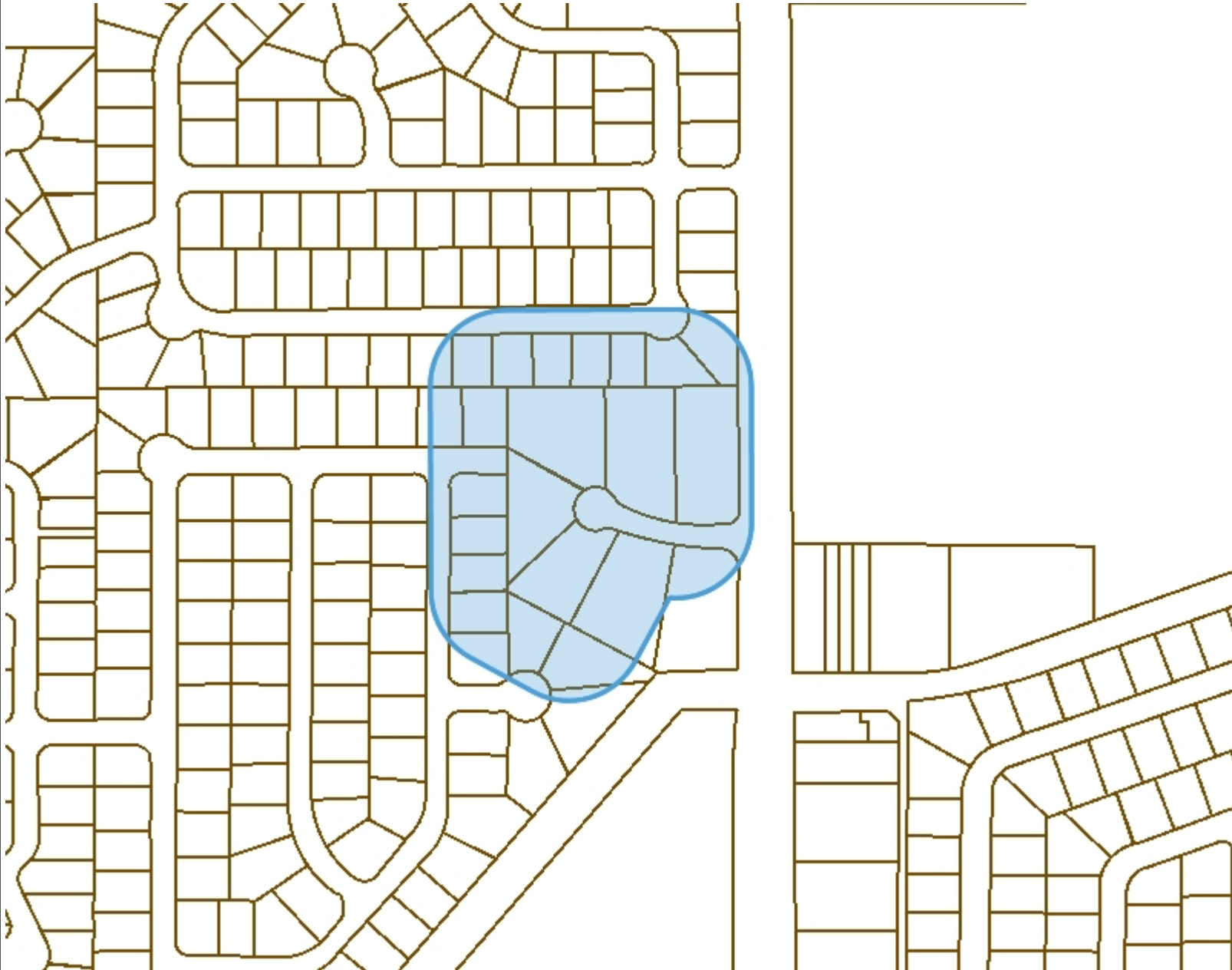


# 10900, 10901, 10908 & 10915 Juan Tabo NE



## Legend

□ Bernalillo County Parcels



## Notes

Buffer: 150 Ft.  
ROW: Juan Tabo PI NE; 50 Ft.

583 0 291 583 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
9/20/2023 © City of Albuquerque

1: 3,496

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**

4001 JUAN TABO LLC  
5904 FLORENCE AVE NE  
ALBUQUERQUE NM 87113

CAREFREE INVESTMENTS LLC  
10916 JUAN TABO BLVD NE  
ALBUQUERQUE NM 87111

MONTOYA PHILIP L  
10800 NELLE AVE NE  
ALBUQUERQUE NM 87111-3941

FREISINGER JOHN J & MARGARET S  
TRUSTEES FREISINGER FAMILY RVT  
10816 NELLE AVE NE  
ALBUQUERQUE NM 87111-3941

GRADY JUAN TABO PROPERTY LLC C/O  
PLATINUM PROPERTIES  
PO BOX 30801  
ALBUQUERQUE NM 87190-0801

STUS ASJHA & JOY  
10633 SIERRA OSCURA AVE NE  
ALBUQUERQUE NM 87111-3910

BRYAN HANNAH APPLESNOW &  
LEONARD BALTIMORE  
3830 CAMINO CAPISTRANO NE  
ALBUQUERQUE NM 87111-3904

ZINT ROBERT & MARY ELIZABETH  
3822 CAPISTRANO CT NE  
ALBUQUERQUE NM 87111-3909

VIGIL AMANDA  
3816 CAPISTRANO CT NE  
ALBUQUERQUE NM 87111-3909

PIERCE JIM D & JAN J  
3818 CAPISTRANO CT NE  
ALBUQUERQUE NM 87111-3909

NEIDIGK DAVID D & PLAYER SANDRA L  
TRUSTEES NEIDIGK PLAYER TRUST  
3820 CAPISTRANO CT NE  
ALBUQUERQUE NM 87111-3909

COAD JAMES E JR & COAD PATRICIA  
MARIA  
10504 CHAPALA PL NE  
ALBUQUERQUE NM 87111-5021

NELLE1 LLC  
PO BOX 21323  
ALBUQUERQUE NM 87154-1323

DRAYER PIETRE V & DEANNA L TRUSTEE  
P & D DRAYER TRUST  
3826 CAMINO CAPISTRANO NE  
ALBUQUERQUE NM 87111-3904

FAIRWAYS VENTURES LLC  
9105 SANTA LUCIA AVE NE  
ALBUQUERQUE NM 87122-2699

CAREFREE INVESTMENTS  
10916 JUAN TABO BLVD NE  
ALBUQUERQUE NM 87111

MCMULLAN JAMES TODD & CARLA J &  
MCMULLAN THOMAS A & DIANA R  
3900 PAMELA PL NE  
ALBUQUERQUE NM 87111-3986

GONZALES LAWRENCE R & MARY K  
3904 PAMELA PL NE  
ALBUQUERQUE NM 87110

PASTIAN HARRY G & MARIAM H  
10629 SIERRA OSCURA AVE NE  
ALBUQUERQUE NM 87111

FAIRWAYS VENTURES LLC  
9105 SANTA LUCIA AVE NE  
ALBUQUERQUE NM 87122-2699

BRANCH DANIEL JAMES & MAES OLIVIA  
A  
10808 NELLE AVE NE  
ALBUQUERQUE NM 87111-3941

FAIRWAYS VENTURES LLC  
9105 SANTA LUCIA AVE NE  
ALBUQUERQUE NM 87122-2699

LAZARUS BARBARA J  
10824 NELLE AVE NE  
ALBUQUERQUE NM 87111

MARTINEZ SARAH L & LEROY A  
3838 CAMINO CAPISTRANO NE  
ALBUQUERQUE NM 87111-3904

HAMILL KALEY A & FOREMAN KAREN E  
HENRY  
10804 NELLE AVE NE  
ALBUQUERQUE NM 87111-3941

HEATER GERALD A JR & LUONNA R  
TRUSTEES HEATER RVT  
3834 CAMINO CAPISTRANO NE  
ALBUQUERQUE NM 87111-3904

TERRA WEST. LLC

1 MIDWAY PARK PLACE NE  
LBUQUERQUE NM 87109

NEIDIGK DAVID D & PLAYER SANDRA L  
TRUSTEES NEIDIGK PLAYER TRUST  
3820 CAPISTRANO CT NE  
ALBUQUERQUE NM 87111-3909



TERRA WEST. LLC

MIDWAY PARK PLACE NE  
BUQUERQUE NM 87109

ZINT ROBERT & MARY ELIZABETH  
3822 CAPISTRANO CT NE  
ALBUQUERQUE NM 87111-3909



TERRA WEST. LLC

1 MIDWAY PARK PLACE NE  
LBUQUERQUE NM 87109

DRAYER PIETRE V & DEANNA L TRUSTEE  
P & D DRAYER TRUST  
3826 CAMINO CAPISTRANO NE  
ALBUQUERQUE NM 87111-3904



TERRA WEST. LLC  
MIDWAY PARK PLACE NE  
BUQUERQUE NM 87109

GRADY JUAN TABO PROPERTY LLC C/O  
PLATINUM PROPERTIES  
PO BOX 30801  
ALBUQUERQUE NM 87190-0801



TERRA WEST. LLC  
MIDWAY PARK PLACE NE  
BUQUERQUE NM 87109

MCMULLAN JAMES TODD & CARLA J &  
MCMULLAN THOMAS A & DIANA R  
3900 PAMELA PL NE  
ALBUQUERQUE NM 87111-3986



TERRA WEST. LLC  
MIDWAY PARK PLACE NE  
BUQUERQUE NM 87109

FAIRWAYS VENTURES LLC  
9105 SANTA LUCIA AVE NE  
ALBUQUERQUE NM 87122-2699



TERRA WEST, LLC

71 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

STUS ASJHA & JOY  
10633 SIERRA OSCURA AVE NE  
ALBUQUERQUE NM 87111-3910



TERRA WEST, LLC

571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

MONTOYA PHILIP L  
10800 NELLE AVE NE  
ALBUQUERQUE NM 87111-3941



TERRA WEST, LLC

MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

CAREFREE INVESTMENTS LLC  
10916 JUAN TABO BLVD NE  
ALBUQUERQUE NM 87111



TERRA WEST. LLC  
571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

GONZALES LAWRENCE R & MARY K  
3904 PAMELA PL NE  
ALBUQUERQUE NM 87110



TERRA WEST. LLC  
MIDWAY PARK PLACE NE  
BUQUERQUE NM 87109

COAD JAMES E JR & COAD PATRICIA  
MARIA  
10504 CHAPALA PL NE  
ALBUQUERQUE NM 87111-5021



TERRA WEST. LLC  
1 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

VIGIL AMANDA  
3816 CAPISTRANO CT NE  
ALBUQUERQUE NM 87111-3909



TERRA WEST. LLC  
MIDWAY PARK PLACE NE  
BUQUERQUE NM 87109

LAZARUS BARBARA J  
10824 NELLE AVE NE  
ALBUQUERQUE NM 87111



TERRA WEST. LLC  
MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

MARTINEZ SARAH L & LEROY A  
3838 CAMINO CAPISTRANO NE  
ALBUQUERQUE NM 87111-3904



TERRA WEST. LLC  
MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

BRANCH DANIEL JAMES & MAES OLIVIA  
A  
10808 NELLE AVE NE  
ALBUQUERQUE NM 87111-3941





TERRA WEST, LLC  
MIDWAY PARK PLACE NE  
BUQUERQUE NM 87109



PASTIAN HARRY G & MARIAM H  
10629 SIERRA OSCURA AVE NE  
ALBUQUERQUE NM 87111

TERRA WEST, LLC  
1 MIDWAY PARK PLACE NE  
LBUQUERQUE NM 87109



HAMILL KALEY A & FOREMAN KAREN E  
HENRY  
10804 NELLE AVE NE  
ALBUQUERQUE NM 87111-3941

TERRA WEST, LLC  
MIDWAY PARK PLACE NE  
3UQUERQUE NM 87109



HEATER GERALD A JR & LUONNA R  
TRUSTEES HEATER RVT  
3834 CAMINO CAPISTRANO NE  
ALBUQUERQUE NM 87111-3904

TERRA WEST. LLC  
MIDWAY PARK PLACE NE  
BUQUERQUE NM 87109

BRYAN HANNAH APPLESNOW &  
LEONARD BALTIMORE  
3830 CAMINO CAPISTRANO NE  
ALBUQUERQUE NM 87111-3904



TERRA WEST. LLC  
MIDWAY PARK PLACE NE  
BUQUERQUE NM 87109

PIERCE JIM D & JAN J  
3818 CAPISTRANO CT NE  
ALBUQUERQUE NM 87111-3909



TERRA WEST. LLC  
MIDWAY PARK PLACE NE  
BUQUERQUE NM 87109

NELLE1 LLC  
PO BOX 21323  
ALBUQUERQUE NM 87154-1323



TERRA WEST. LLC  
MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

4001 JUAN TABO LLC  
5904 FLORENCE AVE NE  
ALBUQUERQUE NM 87113



TERRA WEST. LLC  
MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

FREISINGER JOHN J & MARGARET S  
TRUSTEES FREISINGER FAMILY RVT  
10816 NELLE AVE NE  
ALBUQUERQUE NM 87111-3941

