



**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 type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	<b>APPEAL</b>
	<input type="checkbox"/> Decision of DHO (Form A)

BRIEF DESCRIPTION OF REQUEST


APPLICATION INFORMATION		
Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
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.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

LOCATION OF PROPERTY BY STREETS		
Site Address/Street:	Between:	and:

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: 	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

**FORM S: PRE-APPROVALS/SIGNATURES**

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

Juan Tabo Business Park - 10901 Juan Tabo Place  
 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

**Legal Description & Location:**

**Job Description:** Major Subdivision of the above three (3) lots into (13) lots

**Hydrology:**

- Grading and Drainage Plan \_\_\_\_\_ Approved \_\_\_\_\_ NA
- AMAFCA \_\_\_\_\_ Approved \_\_\_\_\_ NA
- Bernalillo County \_\_\_\_\_ Approved \_\_\_\_\_ NA
- NMDOT \_\_\_\_\_ Approved \_\_\_\_\_ NA
- MRGCD \_\_\_\_\_ Approved \_\_\_\_\_ NA

\_\_\_\_\_  
 Hydrology Department \_\_\_\_\_ Date \_\_\_\_\_

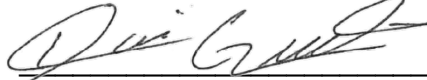
**Transportation:**

- Traffic Circulations Layout (TCL) \_\_\_\_\_ Approved \_\_\_\_\_ NA
- Traffic Impact Study (TIS) \_\_\_\_\_ Approved \_\_\_\_\_ NA
- Neighborhood Impact Analysis (NIA) \_\_\_\_\_ Approved \_\_\_\_\_ NA
- Bernalillo County \_\_\_\_\_ Approved \_\_\_\_\_ NA
- NMDOT \_\_\_\_\_ Approved \_\_\_\_\_ NA

\_\_\_\_\_  
 Transportation Department \_\_\_\_\_ Date \_\_\_\_\_

**Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

- Availability Statement/Serviceability Letter \_\_\_\_\_ x \_\_\_\_\_ Approved \_\_\_\_\_ NA
- ABCWUA Development Agreement \_\_\_\_\_ Approved \_\_\_\_\_ x \_\_\_\_\_ NA
- ABCWUA Service Connection Agreement \_\_\_\_\_ Approved \_\_\_\_\_ x \_\_\_\_\_ NA

  
 \_\_\_\_\_  
 ABCWUA \_\_\_\_\_ 11/01/2023  
 \_\_\_\_\_ Date \_\_\_\_\_

- Infrastructure Improvements Agreement (IIA\*) \_\_\_\_\_ Approved
- AGIS (DXF File) \_\_\_\_\_ Approved
- Fire Marshall Signature on the plan \_\_\_\_\_ Approved

**Signatures on Plat**

- Owner(s) \_\_\_\_\_ Yes
- City Surveyor \_\_\_\_\_ Yes
- AMAFCA\*\* \_\_\_\_\_ Yes \_\_\_\_\_ NA
- NM Gas\*\* \_\_\_\_\_ Yes
- PNM\*\* \_\_\_\_\_ Yes
- COMCAST\*\* \_\_\_\_\_ Yes
- MRGCD\*\* \_\_\_\_\_ Yes \_\_\_\_\_ NA

\* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

\*\* Signatures required for **Final Plat** application and not required for **Preliminary Plat** application

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- AMAFCA       Approved       NA
- Bernalillo County       Approved       NA
- NMDOT       Approved       NA
- MRGCD       Approved       NA

Reggie Chan      10/25/2023  
 Hydrology Department      Date

**Transportation:**

- Traffic Circulations Layout (TCL)       Approved       NA
- Traffic Impact Study (TIS)       Approved       NA
- Neighborhood Impact Analysis (NIA)       Approved       NA
- Bernalillo County       Approved       NA
- NMDOT       Approved       NA

\_\_\_\_\_  
 Transportation Department      Date

**Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

- Availability Statement/Serviceability Letter       Approved       NA
- ABCWUA Development Agreement       Approved       NA
- ABCWUA Service Connection Agreement       Approved       NA

\_\_\_\_\_  
 ABCWUA      Date

- Infrastructure Improvements Agreement (IIA\*)       Approved
- AGIS (DXF File)       Approved
- Fire Marshall Signature on the plan       Approved

**Signatures on Plat**

- Owner(s)       Yes
- City Surveyor       Yes
- AMAFCA\*\*       Yes       NA
- NM Gas\*\*       Yes
- PNM\*\*       Yes
- COMCAST\*\*       Yes
- MRGCD\*\*       Yes       NA

\* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

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- Bernalillo County \_\_\_\_\_ Approved \_\_\_\_\_ NA
- NMDOT \_\_\_\_\_ Approved \_\_\_\_\_ NA
- MRGCD \_\_\_\_\_ Approved \_\_\_\_\_ NA

\_\_\_\_\_  
 Hydrology Department Date

**Transportation:**

- Traffic Circulations Layout (TCL) X Approved \_\_\_\_\_ NA
- Traffic Impact Study (TIS) \_\_\_\_\_ Approved X NA
- Neighborhood Impact Analysis (NIA) \_\_\_\_\_ Approved X NA
- Bernalillo County \_\_\_\_\_ Approved X NA
- NMDOT \_\_\_\_\_ Approved X NA

Ernest Armijo  
 Transportation Department 10/25/2023  
 Date

**Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

- Availability Statement/Serviceability Letter \_\_\_\_\_ Approved \_\_\_\_\_ NA
- ABCWUA Development Agreement \_\_\_\_\_ Approved \_\_\_\_\_ NA
- ABCWUA Service Connection Agreement \_\_\_\_\_ Approved \_\_\_\_\_ NA

\_\_\_\_\_  
 ABCWUA Date

- Infrastructure Improvements Agreement (IIA\*) \_\_\_\_\_ Approved
- AGIS (DXF File) \_\_\_\_\_ Approved
- Fire Marshall Signature on the plan \_\_\_\_\_ Approved

**Signatures on Plat**

- Owner(s) \_\_\_\_\_ Yes
- City Surveyor \_\_\_\_\_ Yes
- AMAFCA\*\* \_\_\_\_\_ Yes \_\_\_\_\_ NA
- NM Gas\*\* \_\_\_\_\_ Yes
- PNM\*\* \_\_\_\_\_ Yes
- COMCAST\*\* \_\_\_\_\_ Yes
- MRGCD\*\* \_\_\_\_\_ Yes \_\_\_\_\_ NA

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\*\* Signatures required for **Final Plat** application and not required for **Preliminary Plat** application

**FORM S1: SUBDIVISION OF LAND – MAJOR**

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

**\_ MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL****\_ MAJOR AMENDMENT TO PRELIMINARY PLAT****\_ BULK LAND SUBDIVISION**

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.

**PLAT DOCUMENTATION**

- \_\_\_ 1) DHO Application form completed, signed, and dated
- \_\_\_ 2) Form S1 with all the submittal items checked/marked
- \_\_\_ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- \_\_\_ 4) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 5) Preliminary Plat including the Grading and Drainage Plan with the surveyor's, property owner's, and City Surveyor's signatures on the Plat. If submitting a Bulk Land Plat, the Plat must also include utility and AMAFCA signatures
- \_\_\_ 6) Sidewalk Exhibit and/or cross sections of proposed streets
- \_\_\_ 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- \_\_\_ 8) Infrastructure List, if required for building of public infrastructure
- \_\_\_ 9) Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)  
(The Sensitive Lands Site Analysis form can be obtained online at):  
[https://documents.cabq.gov/planning/development-review-board/Sensitive\\_lands\\_analysis\\_form.pdf](https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf)

**SUPPORTIVE DOCUMENTATION**

- \_\_\_ 10) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 11) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)(3)
- \_\_\_ 12) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)  
(not required for Extension)

- 13) Proof of Sketch Plat per IDO Section 14-16-6-6(L)(2)(b)
- 14) Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2)(d) if site is within a designated landfill buffer zone

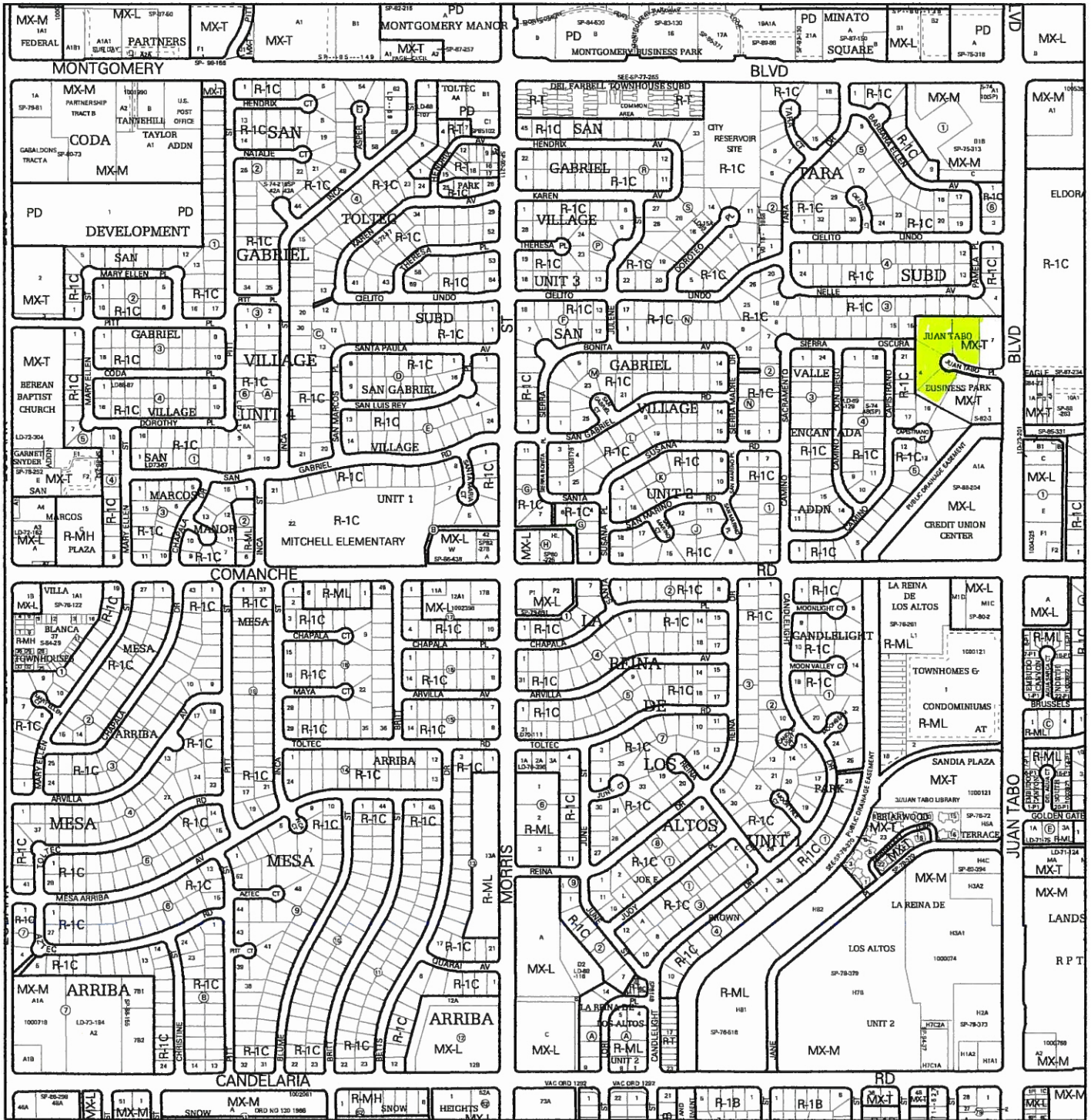
**PUBLIC NOTICE DOCUMENTATION**

- 15) Sign Posting Agreement
- 16) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
- Office of Neighborhood Coordination notice inquiry response
- Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by the Planning Department
- 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
- 17) Interpreter Needed for Hearing?  if yes, indicate language: \_\_\_\_\_

**\_ EXTENSION OF PRELIMINARY PLAT**


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 S1 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 4) Preliminary Plat
- 5) Copy of DRB approved infrastructure list
- 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).

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

Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet



Vicinity Map  
NOT TO SCALE  
G-21-Z

**PUBLIC UTILITIES**

Public Utility Easements shown on this plat are granted for the common and joint use of:

- a. **Public Service Company of New Mexico (PNM)**, a New Mexico Corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- b. **New Mexico Gas Company (NMGC)** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- c. **Lumen Technologies** for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- d. **Comcast** for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

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

Easements for electric, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer**

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

**SOLAR NOTE:**

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots of parcels within the area of this plat.

**TREASURER'S CERTIFICATION:**

This is to certify that all taxes due and payable have been paid in full for year 2023 pursuant to New Mexico statute 7-38-44.1

Lots 4, 5, & 6, Juan Tabo Business Park

UPC #102106048236910317, Lot 4 Juan Tabo Business Park  
#102106048638710395, Lot 5, Juan Tabo Business Park  
#102106050238510396, Lot 6, Juan Tabo Business Park

Bernalillo County Treasurer's Office: by: \_\_\_\_\_  
date: \_\_\_\_\_

**PURPOSE OF PLAT :**

The purpose of this plat is to replat Lots 4, 5 & 6 into 13 individual Lots, to vacate existing right-of-way, to vacate an existing drainage easement, to vacate existing easements where new right-of-way will be granted, to grant new public utility easements, to grant a portion of the vacated right-of-way to the owner of Lot 3, to grant drainage easements, to grant sanitary sewer/water/pedestrian easements and to grant additional right-of-way to the City of Albuquerque.

**FREE CONSENT & DEDICATION:**

The subdivision shown and described hereon is with the free consent of and in accordance with the desires of the undersigned owner(s) thereof and grant all easements as shown hereon. Existing and/or granted public utility easements (P.U.E.) as shown hereon, unless noted otherwise, are for the common and joint use of gas, electric power and communication services for buried and/or overhead distribution lines, conduit and pipes for underground utilities. Said utility companies have the right of ingress/egress for construction of maintenance of and replacement of said utilities including the right to trim interfering trees and shrubs within said P.U.E.. Said owner(s) certify that this subdivision is their free act and deed. Said owner(s) do hereby dedicate public right of way as shown hereon for Juan Tabo Place, N.E., to the City of Albuquerque in fee simple.

by Ed Whitehouse 11-13-23  
Fairways Ventures LLC, Owner Date

**ACKNOWLEDGEMENT**

State of New Mexico)  
County of Bernalillo ) SS

The foregoing instrument was acknowledged before me this 13 day of November, 2023 by: Ed Whitehouse representative of Fairways Ventures LLC, Owner Lots 4, 5, 6 and 7

Notary Public: Donna J. Bohannon  
My commission expires: 3-27-2024

STATE OF NEW MEXICO  
NOTARY PUBLIC  
Donna J. Bohannon  
Commission No. 1090035  
March 27, 2024

by Chris Petrooulos 11-13-23  
Chels Petrooulos, Owner Lot 3 Date

**ACKNOWLEDGEMENT**

State of New Mexico)  
County of Bernalillo ) SS

The foregoing instrument was acknowledged before me this 13 day of November, 2023 by: Chels Petrooulos, Representative of Carefree Investments, LLC, Owner Lot 3

Notary Public: Donna J. Bohannon  
My commission expires: March 27, 2024

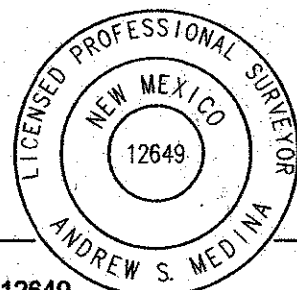
STATE OF NEW MEXICO  
NOTARY PUBLIC  
Donna J. Bohannon  
Commission No. 1090035  
March 27, 2024

**NOTES:**

1. The Basis of Bearings is the Easterly property line of Lot 5, being a common line with Lot 16, Block 2, Valle Encantada, as measured with the "Trimble VRS Now" GNSS RTK Virtual Reference System. Bearings are New Mexico State Plane Bearings, Central Zone 3002, NAD83. Distances are ground distances. Elevation Datum is NAVD88.
2. This Property lies within Zone X, Area of Minimal Flood Hazard as per FEMA Flood Insurance Rate Map (FIRM) 35001C0144G, Effective date 9/26/2008.
3. Documents used (on file at Bernalillo County Clerk unless otherwise noted):
  - a. Plat: Juan Tabo Business Park, recorded June 30, 1982, Volume C19, Folio 185. Record bearings and distances shown in parenthesis ( )
  - b. Plat: Valle Encantada, recorded November 16, 1967, Volume D3, Folio 178
  - c. Plat: Tara Subdivision, recorded March 12, 1968, Volume C6, Folio 205.
  - d. Warranty Deed: Lots 5-6, Juan Tabo Business Park, recorded May 6, 2022, Document 2022045203
  - e. Warranty Deed: Lot 4, Juan Tabo Business Park, recorded May 6, 2022, Document 2022045202.
4. All easements of record are shown hereon.

**SURVEYOR'S CERTIFICATION**

I, Andrew S. Medina, New Mexico Professional Surveyor No. 12649, hereby certify that this plat was prepared from an actual ground survey performed by me or under my supervision, that I am responsible for this plat and that this plat is true and correct to the best of my knowledge and belief. This plat conforms to the minimum standards for surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors and to the City of Albuquerque Subdivision Ordinance.



Andrew S. Medina 11-7-2023  
Andrew S. Medina Date  
New Mexico Professional Surveyor No. 12649

**PRELIMINARY PLAT**  
**Lot 1A thru 13A**  
**Juan Tabo Business Park**  
BEING A REPLAT OF LOTS 4, 5, 6  
JUAN TABO BUSINESS PARK  
SITUATE WITHIN  
SECTION 4, T.10N., R.4E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER 2023

**SITE DATA:**  
FEMA Map Number 35001C0144G  
Zoning MX-T  
Miles of Full Width Streets Created 0.0009 Miles  
No. of Existing Lots 3  
No. of Lots Created 14  
Total Area 2.1340 acres  
Acreage of Dedicated Right-of-Way 0.4986 acres

Case Number: \_\_\_\_\_

**UTILITY APPROVALS**

**PLAT APPROVAL**

PNM Electric Services	Date
New Mexico Gas Company	Date
Lumen Technologies	Date
Comcast	Date
AMAFCA	Date
ABCWUA	Date

**CITY AND COUNTY APPROVALS**

<u>Loren N. Risenhoover P.S.</u>	<u>11/2/2023</u>
City Surveyor	Date
Traffic Engineering, Transportation Division	Date
City Parks & Recreation Department	Date
City Engineer / Hydrology	Date
City Code Enforcement	Date
DHO, Planning Department	Date
Real Property Division (conditional)	Date
Environmental Health Department (conditional)	Date

**INFO FOR COUNTY CLERK:**

Owner: Fairways Ventures LLC  
UPC #: 102106048236910317, Lot 4  
102106048638710395, Lot 5  
102106050238510396, Lot 6  
Location: Juan Tabo Business Park,  
Section 4, T.10N., R.4E., NMPM  
10900/10901/10915 Juan Tabo Pl  
City of Albuquerque,  
Bernalillo County, New Mexico

**PRELIMINARY PLAT**  
**Lots 1A thru 13A**  
**Juan Tabo Business Park**

DWC PATH: 11/1/2023 S:\N1413 - Dan Krupiak\01\600 JBusPark\Survey\Replat L04-06 2023 rev\_recover.dwg  
GPS: Primo 8/2022  
DATE: 8/29/2022  
SCALE: 1"=40'  
CREW: LRC, PDW  
DRAWN: DKS  
JOB NO.: N1413-01-600 Krupiak

**Community Sciences Corporation**  
Land Surveying  
(505) 897.0000

1 of 2



PRELIMINARY PLAT  
**Lot 1A thru 13A**  
**Juan Tabo Business Park**  
 BEING A REPLAT OF LOTS 4, 5, 6  
 JUAN TABO BUSINESS PARK  
 SITUATE WITHIN  
 SECTION 4, T.10N, R.4E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER 2023

**LEGAL DESCRIPTION:**

Lots numbered 4, 5, and 6 of Juan Tabo Business Park, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County on June 30, 1982, Volume C19 Folio 185 together with a portion of Juan Tabo Place NE being further described as follows:

Beginning at the southwest corner of Lot 7, Juan Tabo Business Park, being a point on the northerly right of way of Juan Tabo Place NE, and from whence, Albuquerque Control Monument ACS 17-G21 bears S28°38'29"W, 1173.46 feet.

Running Thence, 104.94 feet along the arc of a curve bearing to the right having a radius of 554.62 feet (chord 104.78 feet, N74°27'49"W, delta 10°50'27") to a point of compound curvature;

Thence, 20.59 feet along the arc of a curve bearing to the right, having a radius of 25.00 feet (chord 20.01 feet, N45°41'11"W, delta 47°11'20") to a point of reverse curvature;

Thence, 49.02 feet along the arc of a curve bearing to the right, having a radius of 44.49 feet (chord 46.58 feet, N53°11'34"E, delta 63°07'47") to a point;

Thence, 1.04 feet along the arc of a curve bearing to the left, having a radius of 15.50 feet (chord 1.04 feet, S02°20'13"W, delta 03°50'40") to a point of tangency;

Thence, S00°24'45"E, 31.31 feet to a point of curvature,

Thence, 65.63 feet along the arc of a curve bearing to the left, having a radius of 65.82 feet (chord 62.94 feet, S30°02'31"E, delta 57°07'49") to a point of reverse curvature;

Thence, 20.01 feet along the arc of a curve bearing to the left, having a radius of 25.25 feet (chord 19.50 feet, N87°56'08"W, delta 45°25'41") to a point of reverse curvature;

Thence, 53.25 feet along the arc of a curve bearing to the right, having a radius of 45.00 feet (chord 50.20 feet, N76°49'04"W, delta 67°48'00") to a point;

Thence, S46°56'59"W, 198.68 feet to a point being the southwest corner of the parcel herein described;

Thence, N00°09'11"E, 286.08 feet to a point;

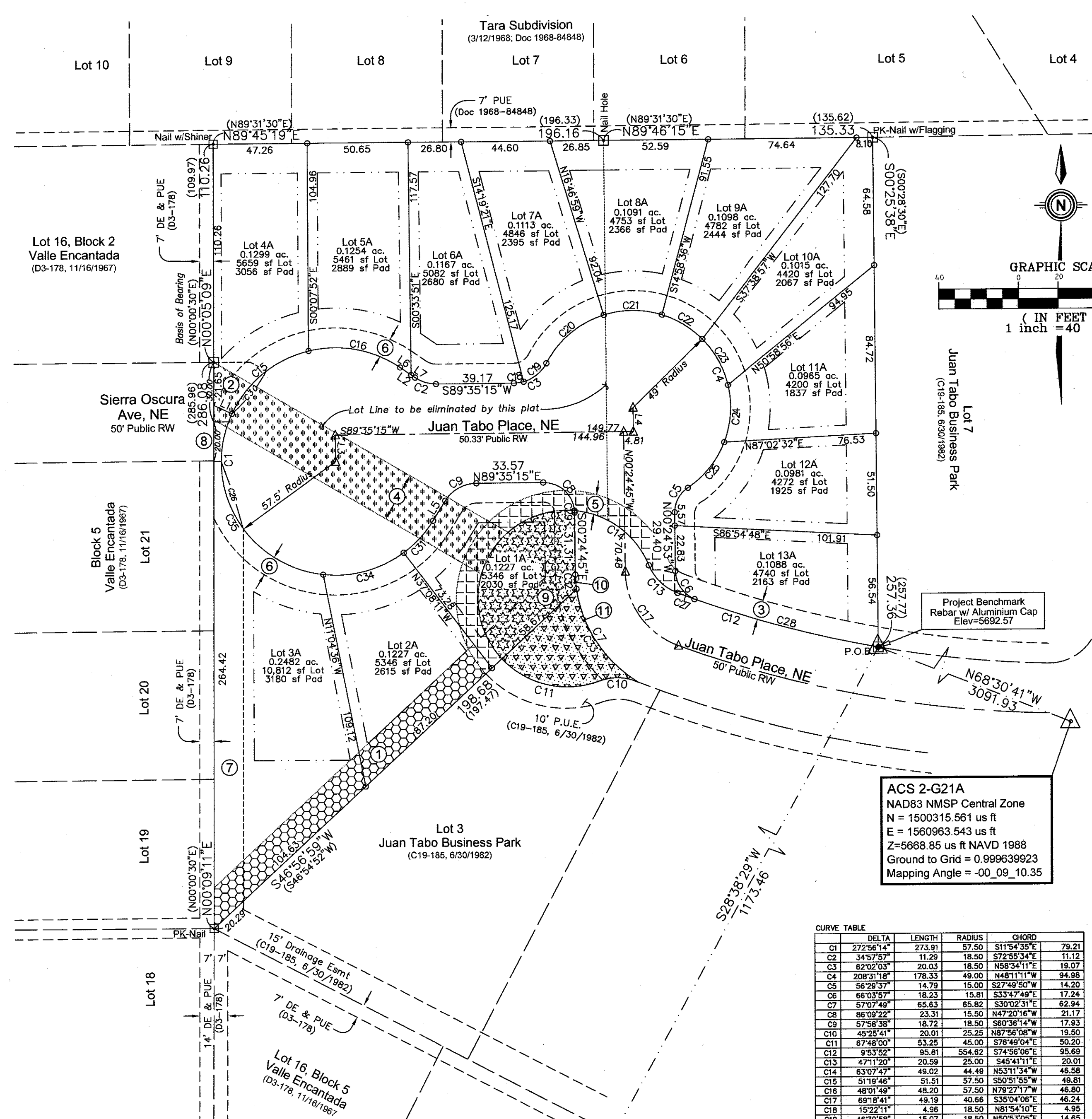
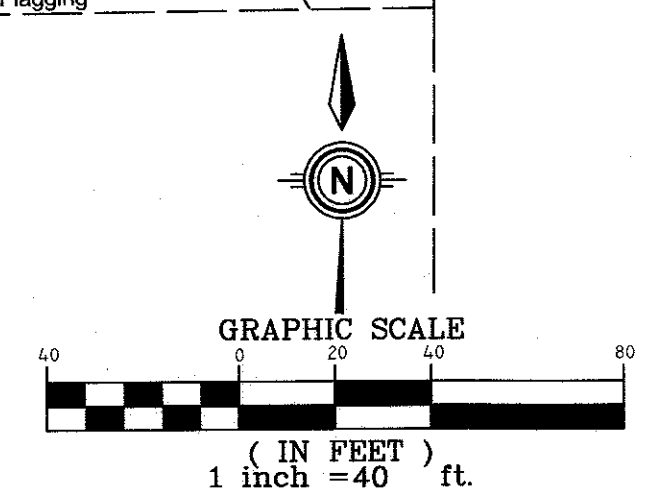
Thence, N00°05'09"E, 110.26 feet to a point being the northwest corner of the parcel herein described;

Thence, N89°45'19"E, 196.16 feet to a point;

Thence, N89°46'15"E, 135.33 feet to a point being the northeast corner of the parcel herein described;

Thence, S00°25'38"E, 257.36 feet to the point of beginning.

Said lots & right of way contain 2.1340 acres more or less.



**ACS 2-G21A**  
 NAD83 NMSP Central Zone  
 N = 1500315.561 us ft  
 E = 1560963.543 us ft  
 Z = 5668.85 us ft NAVD 1988  
 Ground to Grid = 0.999639923  
 Mapping Angle = -00\_09\_10.35

**ACS 17-G21**  
 NAD83 NMSP Central Zone  
 N = 1500397.764 us ft  
 E = 1560236.502 us ft  
 Z = 5658.079 us ft NAVD 1988  
 Ground to Grid = 0.999640574  
 Mapping Angle = -00\_09\_15.39

**CURVE TABLE**

NO.	DELTA	LENGTH	RADIUS	CHORD
C1	272°56'14"	273.91	57.50	S11°54'35"E 79.21
C2	34°57'57"	11.29	18.50	S72°55'34"E 11.12
C3	82°02'03"	20.03	18.50	N58°34'11"E 19.07
C4	208°31'18"	178.33	49.00	N48°11'11"W 84.98
C5	56°29'37"	14.79	15.00	S27°49'50"W 14.20
C6	86°03'57"	18.23	15.81	S33°47'49"E 17.24
C7	57°07'49"	65.63	65.82	S30°02'31"E 62.94
C8	86°09'22"	23.31	15.50	N47°20'16"W 21.17
C9	57°58'38"	18.72	18.50	S60°36'14"W 17.93
C10	45°25'41"	20.01	25.25	N87°56'08"W 19.50
C11	67°48'00"	53.25	45.00	S76°49'04"E 50.20
C12	9°53'52"	95.81	554.62	S74°56'06"E 95.69
C13	47°11'20"	20.99	25.00	S45°41'11"E 20.01
C14	83°07'47"	44.49	44.49	N53°11'34"E 46.58
C15	51°19'46"	51.51	57.50	S50°51'55"W 49.81
C16	48°01'49"	48.20	57.50	N79°27'17"W 46.80
C17	69°18'41"	49.19	40.66	S35°04'06"E 46.24
C18	15°22'11"	4.96	18.50	N81°54'10"E 4.95
C19	46°39'58"	15.07	18.50	N50°53'05"E 14.65
C20	45°06'36"	38.58	49.00	S50°06'24"W 37.59
C21	34°40'55"	29.66	49.00	N89°59'50"W 29.21
C22	28°04'18"	24.01	49.00	N58°37'14"W 23.77
C23	31°23'59"	26.85	49.00	N28°33'05"W 26.52
C24	34°22'19"	29.40	49.00	N04°00'17"E 28.96
C25	34°53'06"	28.83	49.00	N38°37'58"E 29.38
C26	54°22'29"	36.57	57.50	S17°48'45"E 35.95
C27	0°56'35"	9.13	554.62	S69°30'52"E 9.13
C28	9°53'52"	95.81	554.62	S74°56'06"E 95.69
C29	3°50'40"	1.04	15.50	N02°20'13"W 1.04
C30	86°09'43"	23.31	15.50	N47°20'07"W 21.17
C31	21°58'54"	22.08	57.50	N42°37'10"E 21.94
C32	6°25'23"	7.38	65.82	S04°41'24"E 7.38
C33	80°42'15"	58.25	65.82	S33°15'14"E 56.37
C34	42°42'33"	42.86	57.50	N74°58'23"E 41.88
C35	108°52'22"	108.26	57.50	S29°14'09"E 93.55

**LINE TABLE**

NUM	BEARING	DISTANCE
L1	N64°48'02"W	10.05
L2	N55°26'23"W	9.06
L3	N00°24'45"W	13.42
L4	S00°24'45"E	12.01
L5	N31°37'13"E	11.87
L6	S55°26'23"E	6.74
L7	S55°26'23"E	2.32

- Easement Key**
- ① Existing 15' Drainage Easement (C19-185, 6/30/1982), Vacated by this plat.
  - ② 30' Water, Sewer, Gas & Utility Easement granted by this plat;
  - ③ Existing 10' Public Utility Easement (C19-185, 6/30/1982);
  - ④ Existing 25' Water, Sewer, Gas & Pedestrian Easement to be Vacated by this plat
  - ⑤ Existing 10' Public Utility Easement to be vacated by this plat.
  - ⑥ 10' Public Utility Easement granted by this plat.
  - ⑦ Drainage Easement to be granted by this plat.
  - ⑧ 20' Pedestrian Easement to be granted by this plat.
  - ⑨ Existing Right-of-way Vacated by this plat.
  - ⑩ Vacated Right-of-way conveyed to owner of Lots 4, 5, 6 by this plat.
  - ⑪ Vacated Right-of-way conveyed to owner of Lot 3, by this plat.

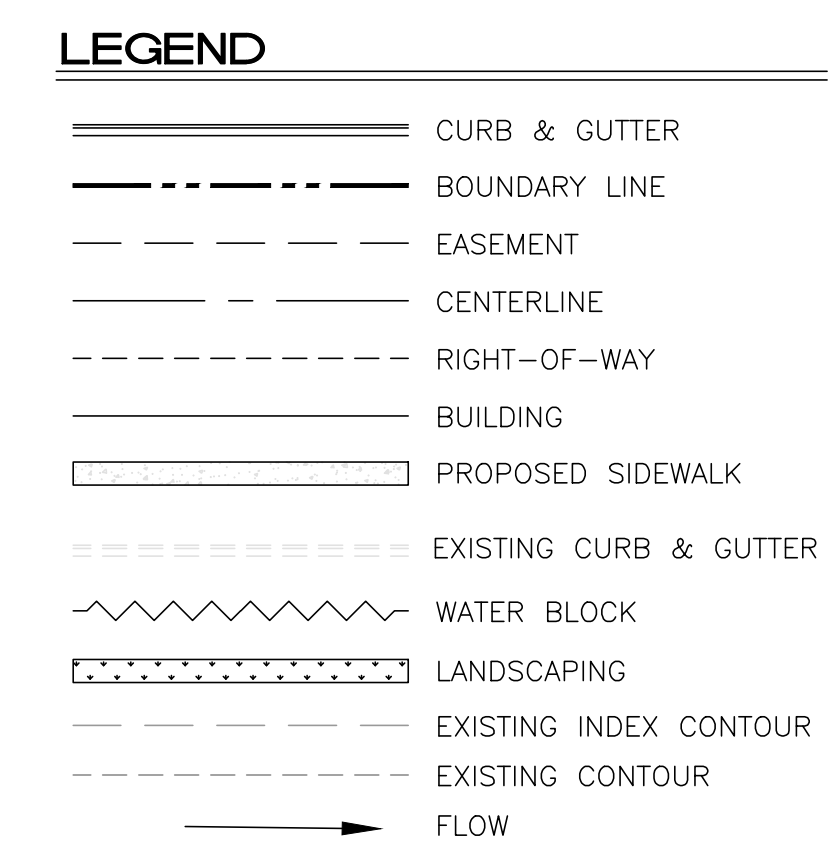
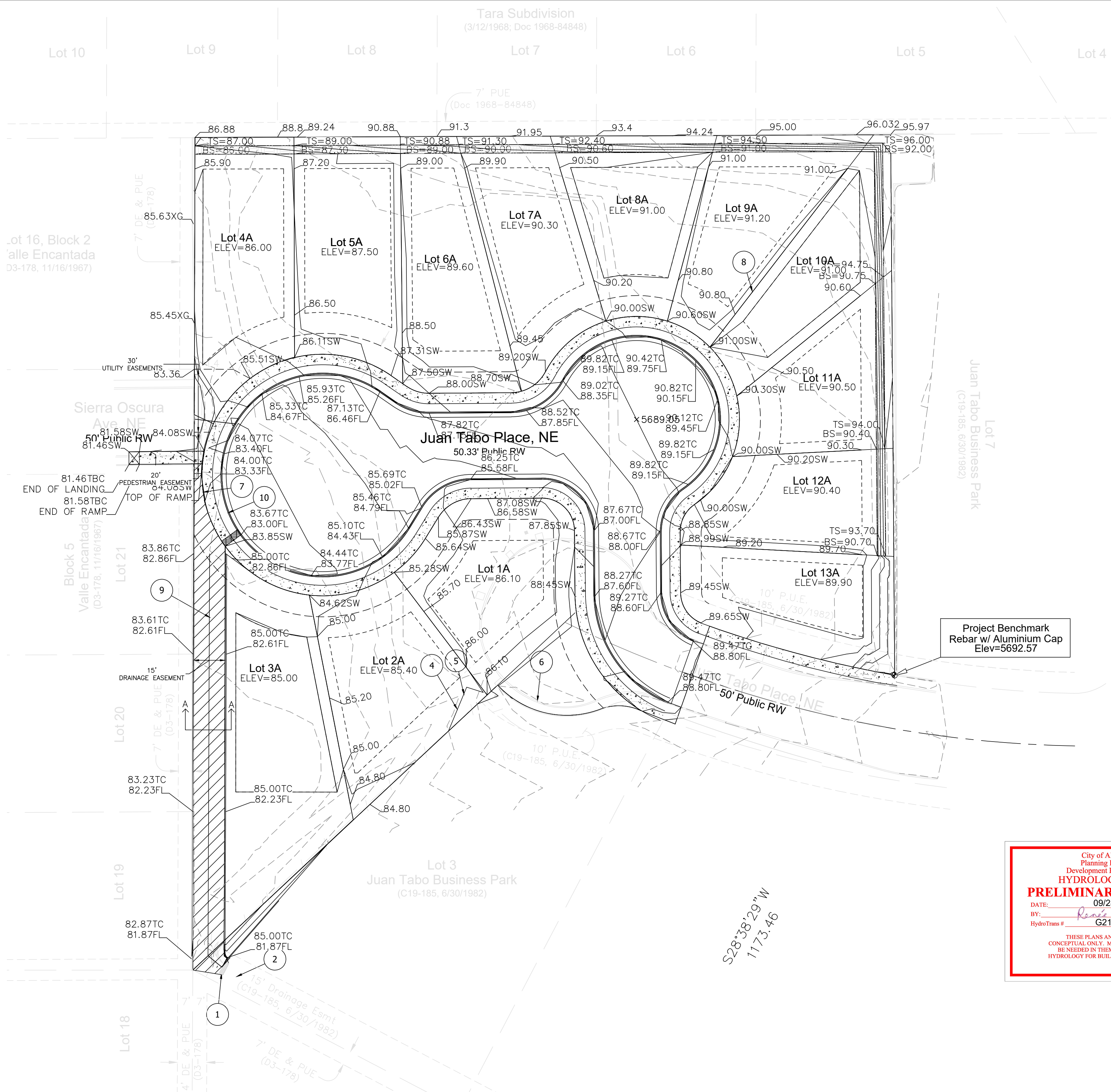
- Monument Legend**
- Found Rebar w/Cap PATRICK PS 12651 w/ Shiner PS14269 Unless otherwise noted.
  - ⊗ Found Rebar w/Cap WAYJOHN PS14269
  - Set 5/8" Rebar w/Cap MEDINA PS 12649 unless otherwise noted
  - Set reference point
  - △ New Centerline Monument
  - ▲ New Centerline Monument

**PRELIMINARY PLAT**  
**Lots 1A thru 13A**  
**Juan Tabo Business Park**

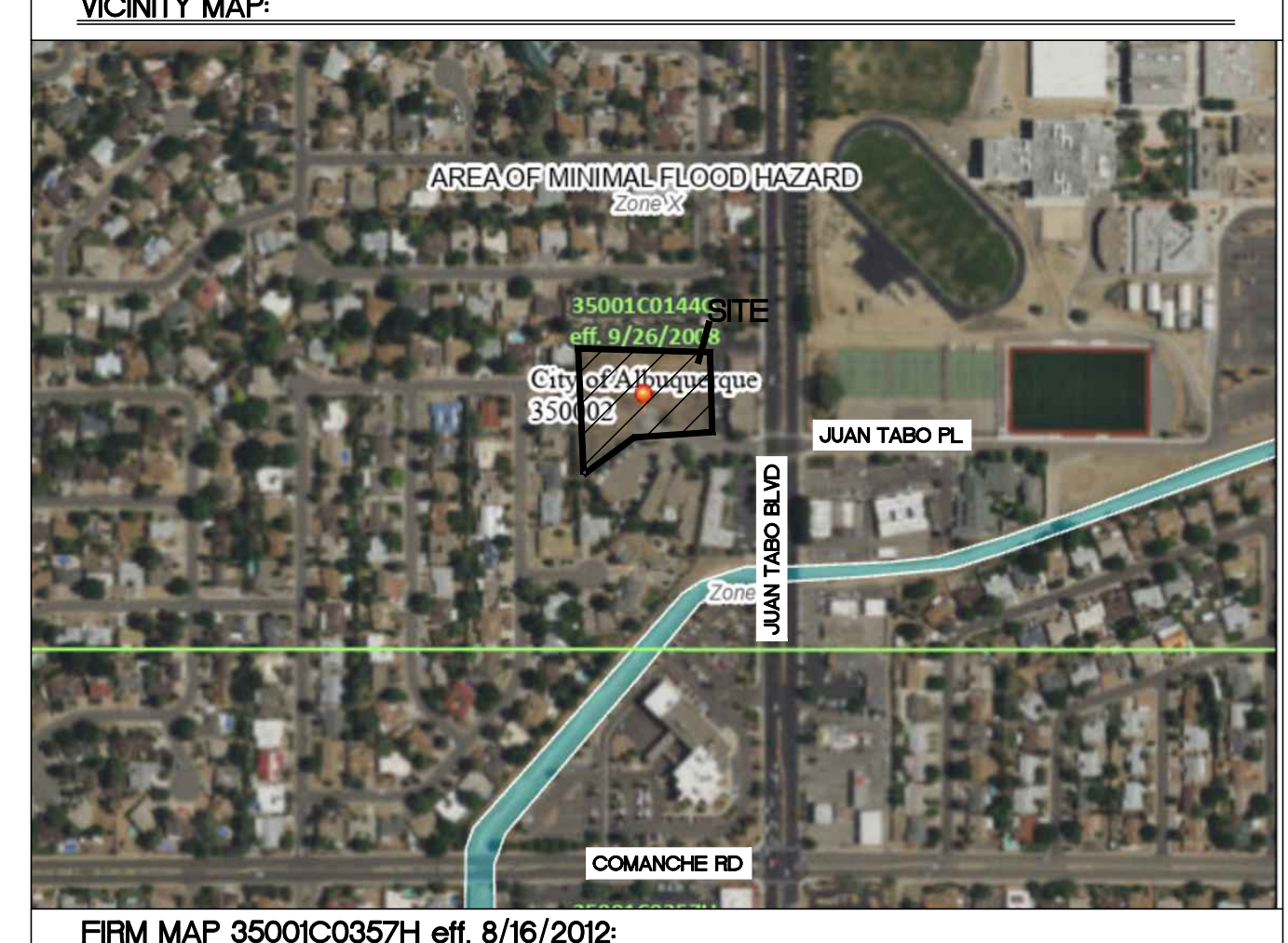
DWG PATH: 11/10/2023 \N1413 - Don Krupiak\01\600 JTBuPark\Survey\Replat L04-06 2023 rev\_recover.dwg  
 GPS: Primo 8/2022  
 DATE: 8/29/2022  
 SCALE: 1"=40'  
 CREW: LRC, PDW  
 DRAWN: DKS  
 JOB NO.: N1413-01-600 Krupiak

**Community Sciences Corporation**  
 Land Surveying  
 (505) 897.0000

2 of 2



- ### KEYED NOTES
- 1 EXISTING CONCRETE DROP INLET
  - 2 EXISTING 24" DIA. CMP STORM DRAIN CULVERT.
  - 3 EXISTING OUTFALL INTO EMBUDITO ARROYO (CONCRETE LINED CHANNEL)
  - 4 EXISTING 15' WIDE DRAINAGE EASEMENT TO BE ABANDONED
  - 5 EXISTING ASPHALT SWALE TO BE OBLITERATED
  - 6 EXISTING CUL-DE-SAC ROW TO BE REPLANTED
  - 7 NEW ROW TO BE DEDICATED AS PUBLIC ROW
  - 8 NEW LOT LINES TO BE CREATED BY PRELIMINARY PLAT
  - 9 NEW 15' WIDE DRAINAGE EASEMENT & CONCRETE LINED SWALE (COA STND DETAIL 2260 - SEE SECTION A-A THIS SHEET)
  - 10 NEW STANDARD DRIVEPAD w/REMOVABLE BOLLARDS (COA STND DETAIL 2425A)



### NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

### EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE SPECS OR 3" GRAVEL.

### NOTES

1. ADD 5600 TO ALL SPOT ELEVATIONS
2. ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED

### 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.

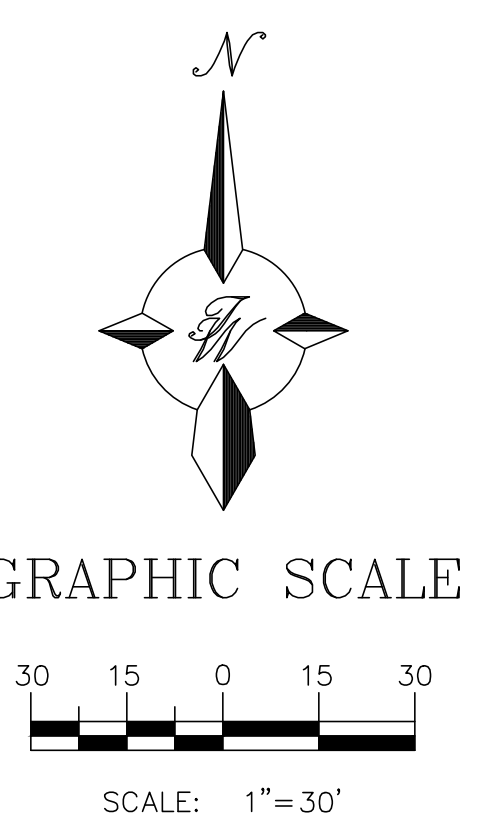
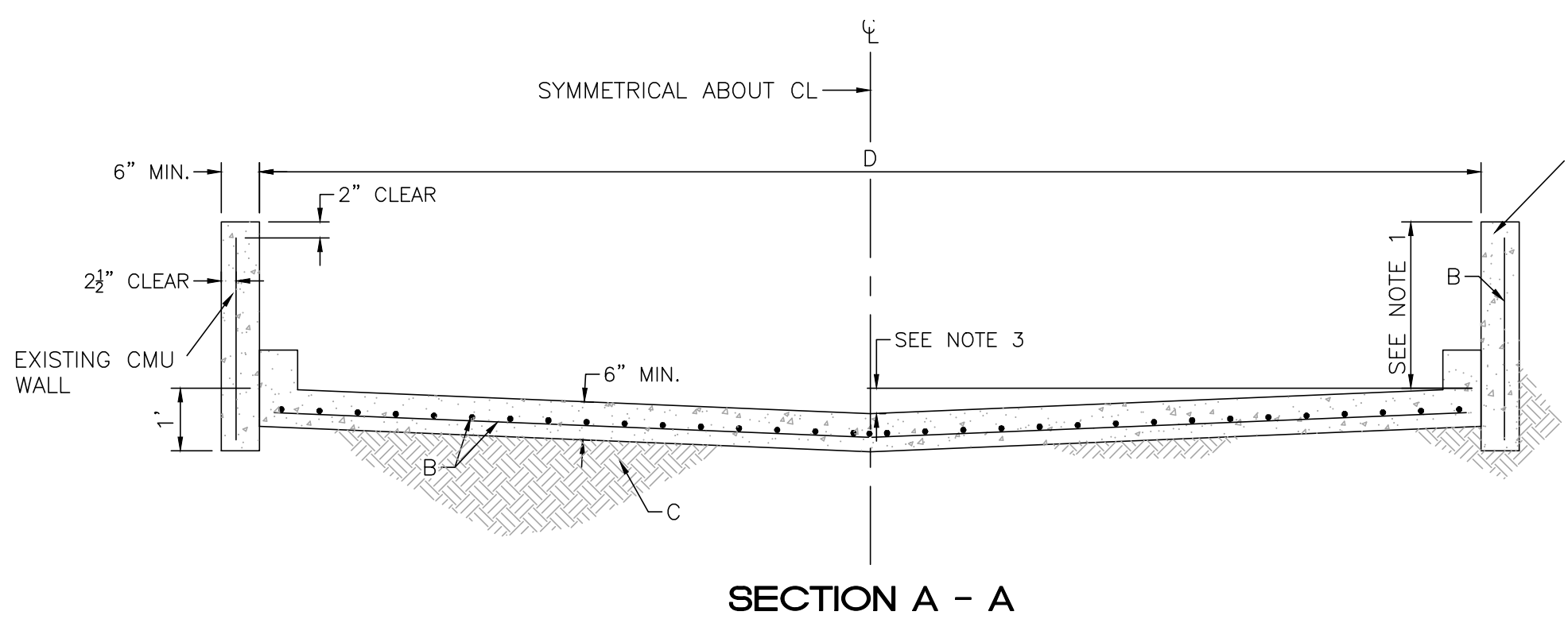


### GENERAL NOTES:

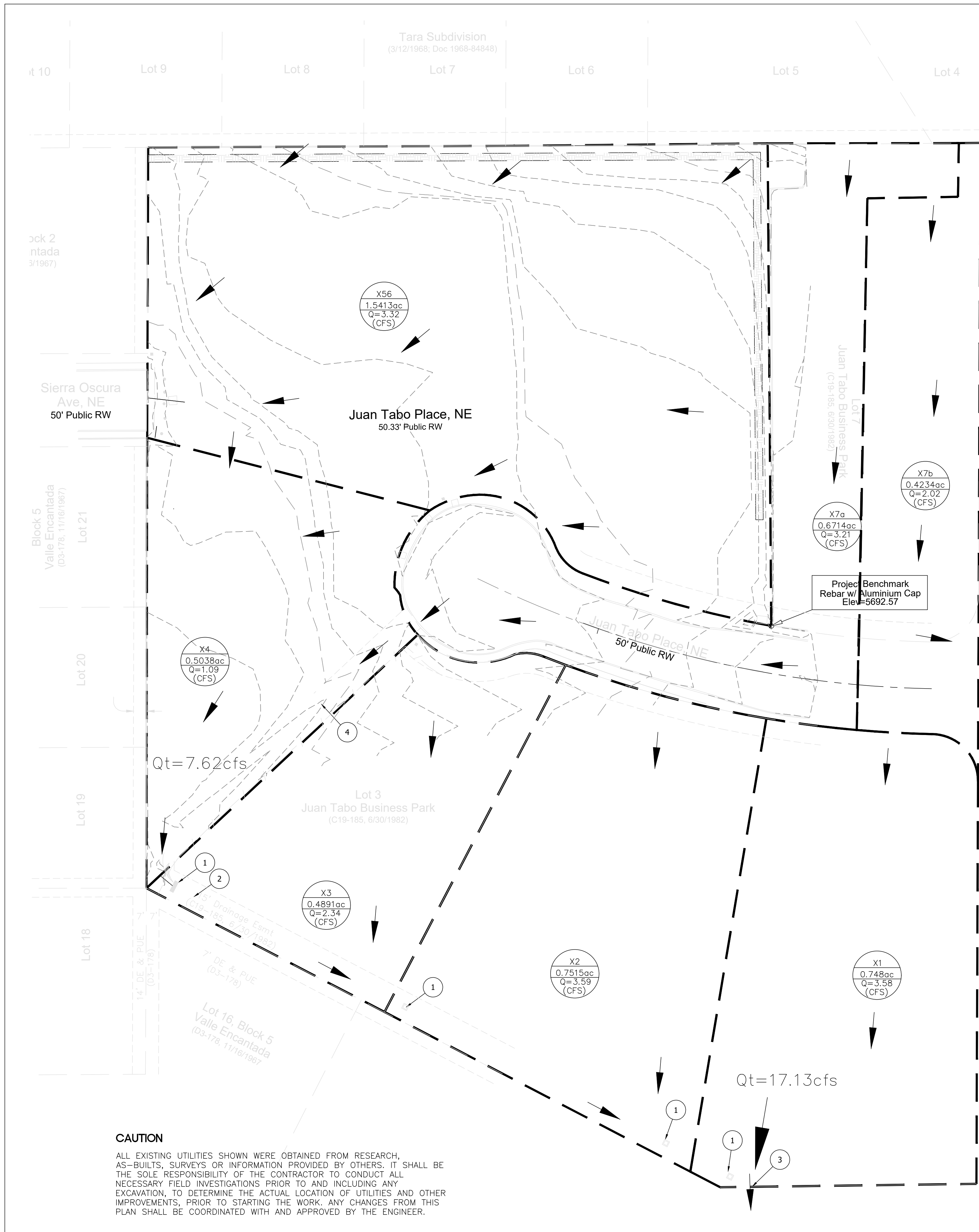
1. CHANNEL DEPTHS EXCEEDING 2' WILL REQUIRE SEPARATE DESIGN FOR FLOOR AND WALLS.
2. TYPE B LINING WILL BE USED ONLY WHERE NO UTILITIES ARE LOCATED OR PROPOSED.
3. UP TO 16" WIDTH USE 4" INVERTED CROWN. 16" WIDTH AND OVER USE 6" INVERTED CROWN.
4. THE OUTSIDE OF DRAINAGE WALLS SHALL NOT EXTEND BEYOND EASEMENT LINES OR ROW LINES.
5. 6" CONC. BLOCK WITH CORES FILLED WITH CONC. AND #4 BARS INSERTED INTO CORES AT 1'-6" O.C.

### CONSTRUCTION NOTES:

- A. NOT USED
- B. #4 REBARS @ 12" O.C. TRANSVERSE
- C. 6" COMPACTED SOIL 95% ASTM D 1557
- D. WIDTH OF CHANNEL



	<b>JUAN TABO BUSINESS PARK</b> ALBUQUERQUE, NM	DRAWN BY RG
	<b>CONCEPTUAL GRADING AND DRAINAGE</b>	DATE 09/26/2023
	<b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # <b>C2.0</b>
JAY G. MILLER P.E. #14505		JOB # 2022122



**LEGEND**

- CURB & GUTTER
- BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- ▭ BUILDING
- ▭ PROPOSED SIDEWALK
- - - EXISTING CURB & GUTTER
- ~ WATER BLOCK
- ▨ LANDSCAPING
- - - EXISTING INDEX CONTOUR
- - - EXISTING CONTOUR
- FLOW

**KEYED NOTES**

- EXISTING CONCRETE DROP INLET.
- EXISTING 24" dia. CMP STORM DRAIN CULVERT.
- EXISTING OUTFALL INTO EMBUDITO ARROYO (CONCRETE LINED CHANNEL).
- EXISTING ASPHALT LINED CHANNEL.



**JUAN TABO BUSINESS PARK  
Weighted E Method**

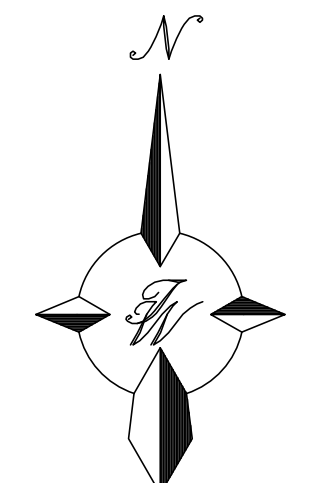
**Zone #4  
Existing Basins**

Basin	Area (sf)	Area (acres)	Area (sq miles)	Treatment A				Treatment B				Treatment C				Treatment D				Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
				%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)					
X1	32,584	0.7480	0.00117	0%	0	0%	0.000	0%	0	100%	0.748	3.340	0.208	3.58								
X2	32,734	0.7515	0.00117	0%	0	0%	0.000	0%	0	100%	0.751	3.340	0.209	3.59								
X3	21,307	0.4891	0.00076	0%	0	0%	0.000	0%	0	100%	0.489	3.340	0.136	2.34								
X4	21,944	0.5038	0.00079	90%	0.453388	10%	0.050	0%	0	0%	0.000	0.779	0.033	1.09								
X56	67,141	1.5413	0.00241	90%	1.387211	10%	0.154	0%	0	0%	0.000	0.779	0.100	3.32								
X7a	29,247	0.6714	0.00105	0%	0	0%	0.000	0%	0	100%	0.671	3.340	0.187	3.21								
X7b	18,443	0.4234	0.00066	0%	0	0%	0.000	0%	0	100%	0.423	3.340	0.118	2.02								
<b>Total</b>	<b>223,400</b>	<b>5.129</b>	<b>0.00801</b>				<b>0.000</b>				<b>3.083</b>		<b>0.991</b>	<b>19.144</b>								

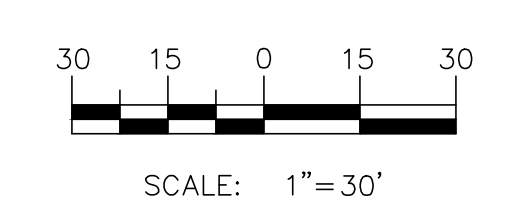
**EXISTING DRAINAGE:**

THIS SITE IS CURRENTLY VACANT AND IS FORMALLY PART OF THE JUAN TABO BUSINESS PARK DEVELOPMENT. THE SITE IS LOCATED AT THE WEST END OF JUAN TABO PLACE IN ALBUQUERQUE, NM. THE SITE IS ALSO LOCATED WITHIN THE LIMITS OF FEMA FIRM MAP NO. 35001C0357H (EFF. 8/16/2012) AS SHOWN ABOVE. THE SITE IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD ZONE X. THE SITE IS ALSO LOCATED WITHIN THE ALBUQUERQUE PRECIPITATION ZONE 4 - BEING EAST OF EUBANK AND NORTH OF I-40. THE CURRENT PLAT FOR JUAN TABO BUSINESS PARK INCLUDES 7 LOTS. LOTS 1, 2, 3, & 7 ARE CURRENTLY FULLY DEVELOPED, WHILE LOTS 4, 5, & 6 REMAIN IN A NATURALLY VEGETATED STATE.

STORM WATER RUN-OFF GENERATED ACROSS THIS SITE IS INTENDED TO OUTFALL INTO A CONCRETE LINED CHANNEL KNOWN AS THE EMBUDITO ARROYO. AN EXISTING SERIES OF DROP INLETS AND 24IN STORM DRAIN COLLECT RUN-OFF ALONG THE SOUTHERN LIMITS OF LOTS 1, 2, & 3 AND CONVEY FLOWS DIRECTLY INTO THE EMBUDITO ARROYO. THIS DRAINAGE CONCEPT WAS EMPLOYED AND APPROVED FOR THE CONSTRUCTION PROJECT KNOWN AS THE CARE FREE INC SENIOR'S GROUP HOME ADDITION. ACCORDING TO THE SITE GRADING AND DRAINAGE PLAN FOR THIS PROJECT THE DEVELOPMENT WAS ANTICIPATED TO DISCHARGE A TOTAL Q100=19 cfs INTO THE EMBUDITO ARROYO. THIS DRAINAGE CONCEPT WILL BE MAINTAINED AND PROPOSED RUN-OFF ANALYSIS IS PRESENTED ON SHEET C2.2 PROPOSED DRAINAGE PLAN.



**GRAPHIC SCALE**



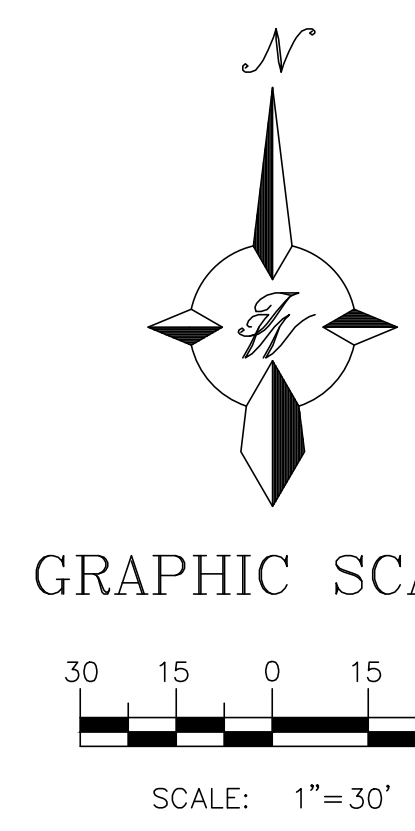
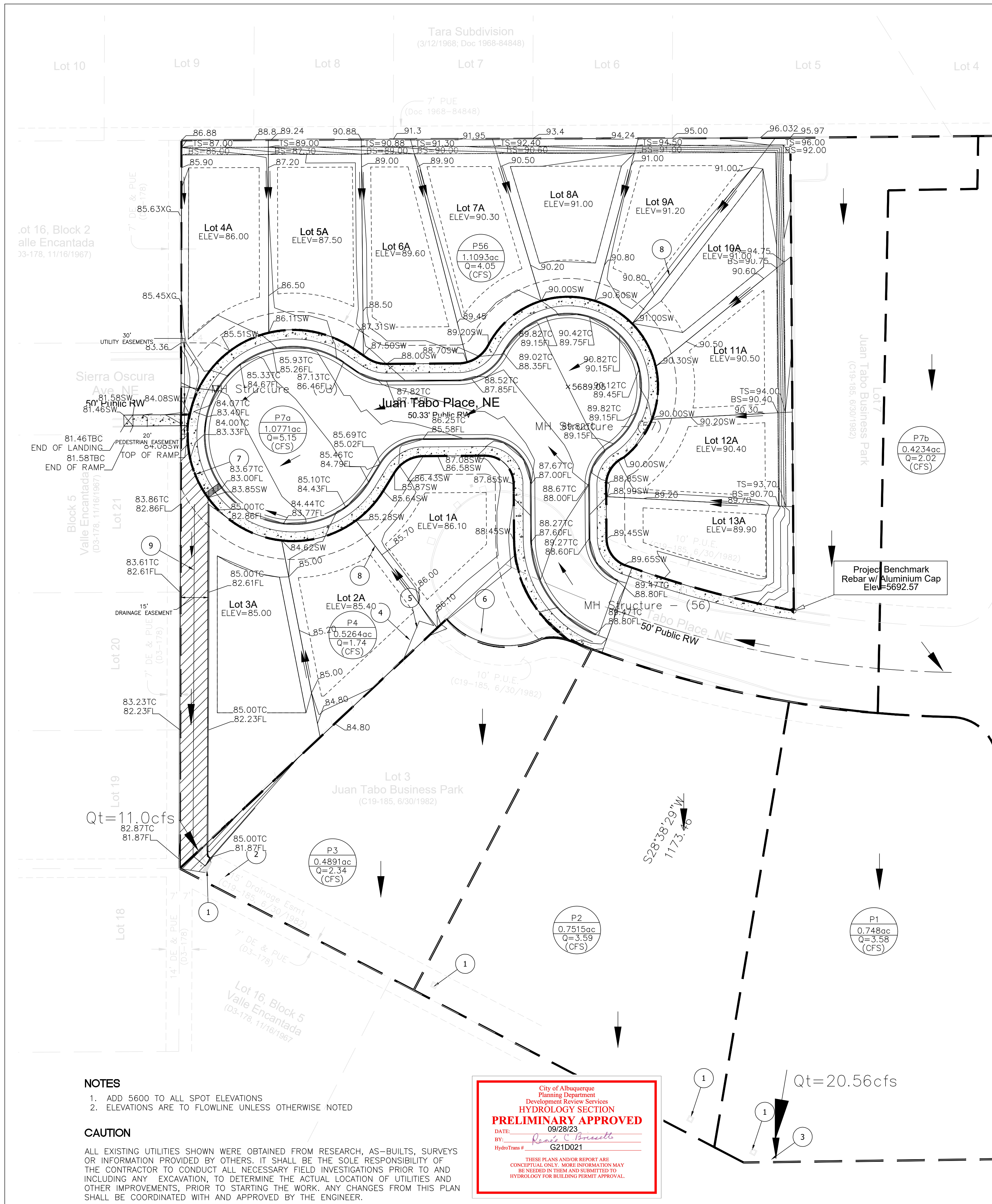
City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**PRELIMINARY APPROVED**  
DATE: 09/28/23  
BY: *Renee C. Brunsell*  
HydroTrans # G21D021

THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

**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.

ENGINEER'S SEAL	JUAN TABO BUSINESS PARK ALBUQUERQUE, NM	DRAWN BY RG
	EXISTING DRAINAGE BASIN MAP	DATE 09/26/2023
09/26/2023 JAY C. MILLER P.E. #14505	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # <b>C2.1</b>
		JOB # 2022122



**LEGEND**

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- WATER BLOCK
- LANDSCAPING
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- FLOW

- KEYED NOTES**
- EXISTING CONCRETE DROP INLET.
  - EXISTING 24" dia. CMP STORM DRAIN CULVERT.
  - EXISTING OUTFALL INTO EMBUDITO ARROYO (CONCRETE LINED CHANNEL).
  - EXISTING 15' WIDE DRAINAGE EASEMENT TO BE ABANDONED.
  - EXISTING ASPHALT SWALE TO BE ELIMINATED.
  - EXISTING CUL-DE-SAC ROW TO BE REPLACED.
  - NEW ROW TO BE DEDICATED AS PUBLIC ROW.
  - NEW LOT LINES TO BE CREATED BY PRELIMINARY PLAT.
  - NEW 15' WIDE DRAINAGE EASEMENT & ASPHALT LINED SWALE.



**PROPOSED DRAINAGE:**

EXISTING INFRASTRUCTURE & DRAINAGE PATTERNS ACROSS THE FULLY DEVELOPED LOTS 1, 2, 3, & 7 WILL REMAIN IN PLACE AND CONTINUE TO FUNCTION IN THEIR CURRENT STATE. THE PROPOSED IMPROVEMENTS WILL HAVE LITTLE TO NO IMPACT ON THE TOTAL RUN-OFF THAT WILL DISCHARGE AT THE HISTORIC OUTFALL INTO THE EMBUDITO ARROYO. THE TOTAL FLOW FOR THE 100YR-6HR DESIGN STORM WILL BE 20.56CFS ACCORDING TO THE ANALYSIS AS PRESENTED HEREIN. ACCORDING TO THE ANALYSIS PRESENTED WITH THE CARE FREE INC SENIOR'S GROUP HOME ADDITION AS PRESENTED BY AKT ARCHITECTS AND APPROVED BY THE CITY (G-21/D21C), THE TOTAL OUTFALL INTO THE EMBUDITO ARROYO WAS ESTIMATED TO BE 23CFS.

AS PART OF THE PROPOSED IMPROVEMENTS FOR THIS 13 SINGLE FAMILY DWELLING LOT SUBDIVISION - A NEW CONCRETE LINED CHANNEL WILL CONVEY RUN-OFF FROM THE SITE AND DELIVER FLOWS INTO THE EXISTING DROP INLET GRATE LOCATED AT THE SOUTHWEST CORNER OF LOT 3, WHICH IS THE CURRENT OUTFALL FOR THE PROPOSED DEVELOPMENT. THE EXISTING CONCRETE DROP INLET SERVES TO INTRODUCE SURFACE RUN-OFF INTO A 24IN DIAMETER STORM DRAIN PIPE FOR CONVEYANCE INTO THE EXISTING CONCRETE LINED EMBUDITO ARROYO.

**JUAN TABO BUSINESS PARK  
Weighted E Method**

**Zone #4  
Proposed Basins**

Basin	Area (sf)	Area (acres)	Area (sq miles)	Treatment				100-Year			
				Treatment A (%)	Treatment B (%)	Treatment C (%)	Treatment D (%)	Weighted E (ac-ft)	Volume (ac-ft)	Flow (cfs)	
P1	32,584	0.7480	0.00117	0%	0%	0%	100%	0.748	3.340	0.208	3.58
P2	32,734	0.7515	0.00117	0%	0%	0%	100%	0.751	3.340	0.209	3.59
P3	21,307	0.4891	0.00076	0%	0%	0%	100%	0.489	3.340	0.136	2.34
P4	22,931	0.5264	0.00082	0%	0%	72%	28%	0.147	1.619	0.071	1.74
P56	48,323	1.1093	0.00173	0%	55%	0%	45%	0.499	2.026	0.187	4.05
P7a	46,919	1.0771	0.00168	0%	0%	0%	100%	1.077	3.340	0.300	5.15
P7b	18,443	0.4234	0.00066	0%	0%	0%	100%	0.423	3.340	0.118	2.02
<b>Total</b>	<b>223,241</b>	<b>5.125</b>	<b>0.00801</b>			<b>0.000</b>		<b>4.136</b>		<b>1.229</b>	<b>22.469</b>

Basin	# SFD units	Area (ac)	N (DU's/ac)	Eq 6.62 Imp %
P4	3	0.5264	5.70	28.5
P56	10	1.1093	9.01	45.1

**STORM WATER QUALITY VOLUME**

PROPOSED DEVELOPMENT IMPERVIOUS AREA = P4+P56+P7a  
= (0.150+0.499+1.077)\*43,560 = 75,184 sq ft

STORM WATER QUALITY VOLUME REQUIRED = 75,184sqft\*(0.42in)/12 = 2,632 cft

PAYMENT IN LIEU (SINGLE FAMILY RESIDENTIAL) = (\$6.00/cft)\*2,632 = \$15,792

ENGINEER'S SEAL	JUAN TABO BUSINESS PARK ALBUQUERQUE, NM	DRAWN BY RG
	PROPOSED DRAINAGE PLAN	DATE 09/26/2023
09/26/2023 JAY C. MILLER P.E. #14505	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING
		SHEET # <b>C2.2</b>
		JOB # 2022122

**NOTES**

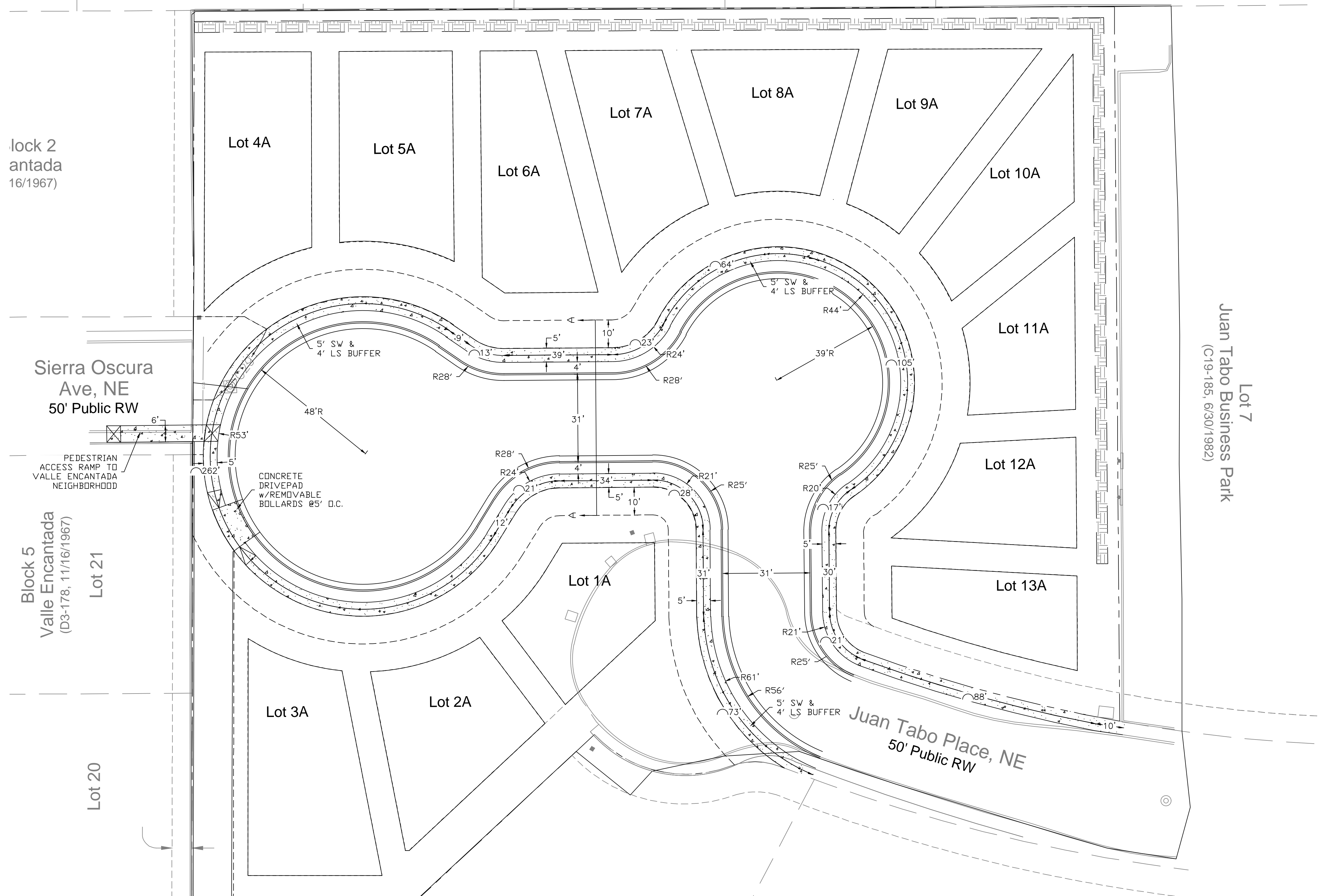
- ADD 5600 TO ALL SPOT ELEVATIONS
- ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED

**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.

City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**PRELIMINARY APPROVED**  
DATE: 09/28/23  
BY: *Renee C. Brummett*  
HydroTeam # G21D021

THESE PLANS AND/OR REPORT ARE  
CONCEPTUAL ONLY. MORE INFORMATION MAY  
BE NEEDED IN THEM AND SUBMITTED TO  
HYDROLOGY FOR BUILDING PERMIT APPROVAL.



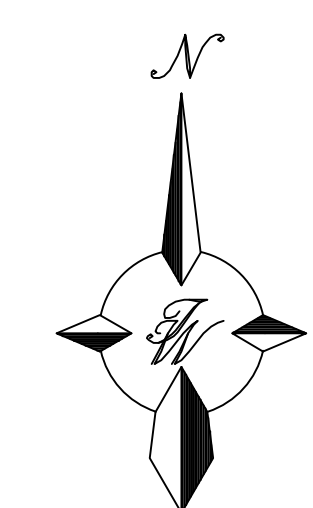
VICINITY MAP:

**LEGEND**

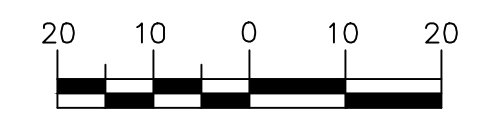
- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- ▬ BUILDING
- ▬ PROPOSED SIDEWALK
- - - EXISTING CURB & GUTTER

**CAUTION**

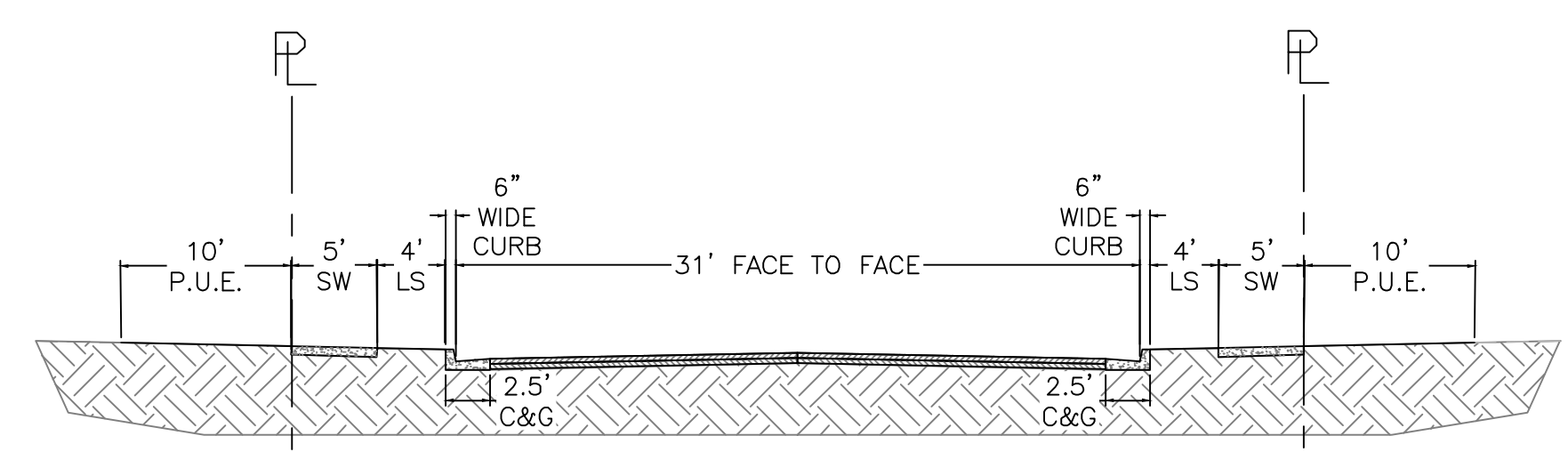
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**GRAPHIC SCALE**



SCALE: 1"=20'



**SECTION A-A**

**SIDEWALK CROSS SECTION**

N.T.S.

SW - 4" THICK SIDEWALK • 3000 PSI  
 LS - LANDSCAPE BUFFER  
 ESMT - 10' PUBLIC UTILITY EASEMENT  
 2.5' C+G - 6" CURB AND GUTTER PER  
 COA STD DWG 2415A

Block 2  
 antada  
 16/1967)

Sierra Oscura  
 Ave, NE  
 50' Public RW

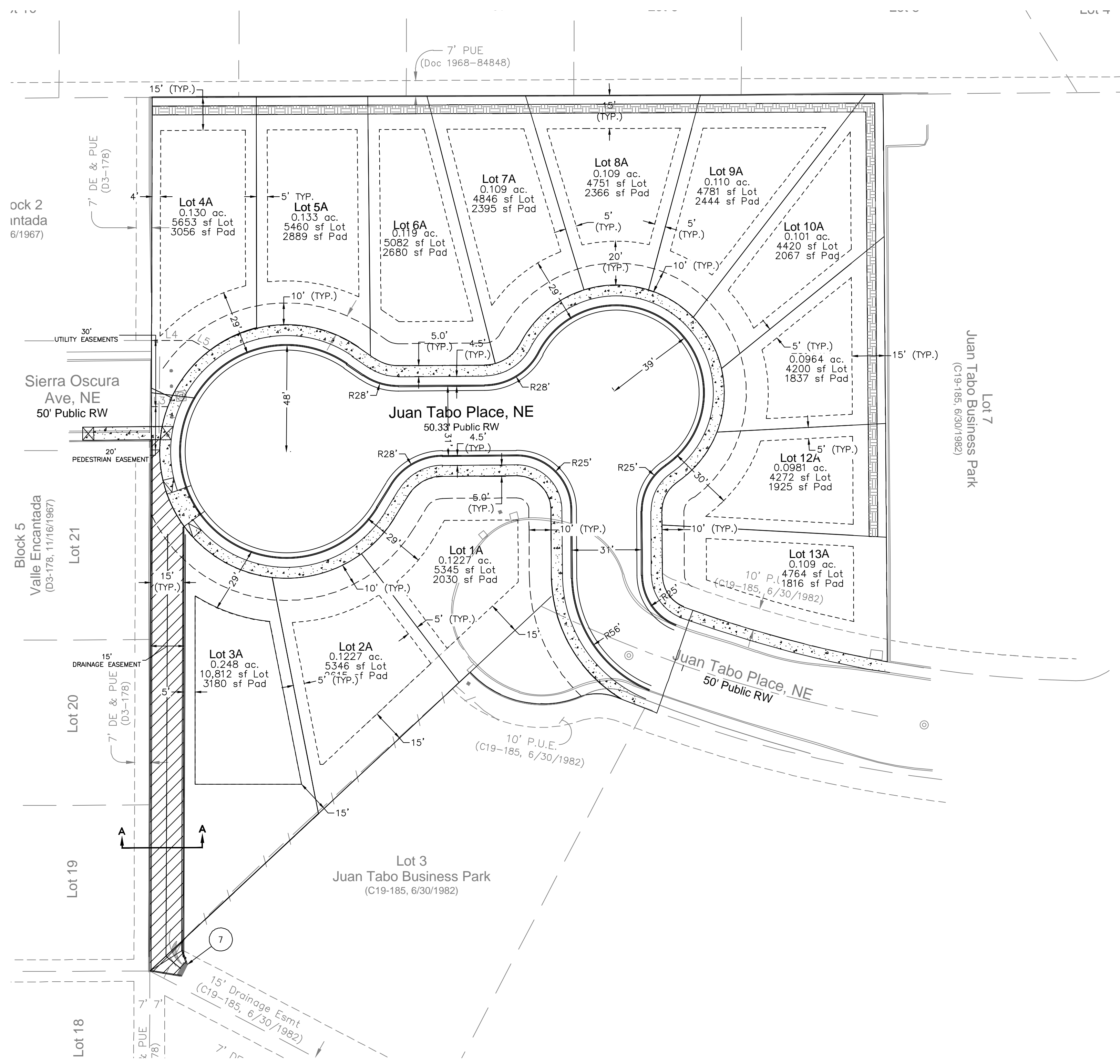
Block 5  
 Valle Encantada  
 (D3-178, 11/16/1967)

Lot 21

Lot 20

Juan Tabo Business Park  
 Lot 7  
 (C19-185, 6/30/1982)

ENGINEER'S SEAL 	<b>JUAN TABO BUSINESS PARK</b> ALBUQUERQUE, NM	DRAWN BY RG
	<b>SIDEWALK EXHIBIT</b>	DATE 10-23-23
	<b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	DRAWING
JAY G. MILLER P.E. #14505		SHEET # JOB # 2022122

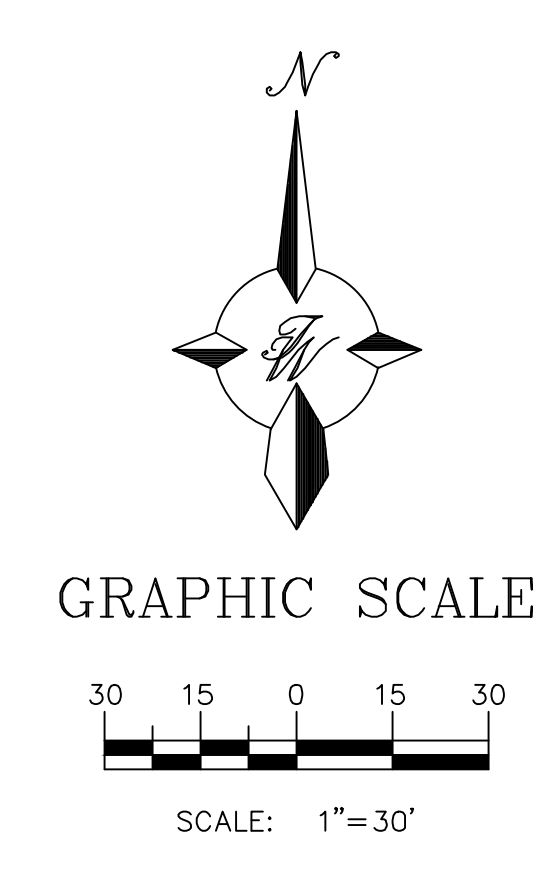


**LEGEND**

—	CURB & GUTTER
- - -	BOUNDARY LINE
- - - - -	EASEMENT
- - - - -	CENTERLINE
- - - - -	RIGHT-OF-WAY
▬	BUILDING
▨	PROPOSED SIDEWALK
▧	EXISTING CURB & GUTTER



- KEYED NOTES**
- ① NEW 5' CONCRETE SIDEWALK PER COA STD DWG 2430 (TYP.)
  - ② STANDARD CURB AND GUTTER (TYP) PER COA STD DWG 2415A
  - ③ 6'x30' PEDESTRIAN RAMP W/ 5'x6' LANDING
  - ④ CURB CUT & SIDEWALK TRENCH GRATE
  - ⑤ 15' WIDE DRAINAGE SWALE
  - ⑥ 4' WIDE BUFFER
  - ⑦ EXISTING 15' WIDE DRAINAGE EASEMENT WITH EXISTING DROP INLETS & STORM DRAIN PIPE OUTFALL TO BEAR CANYON ARROYO WILL BE MAINTAINED.



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ENGINEER'S SEAL 	<b>JUAN TABO BUSINESS PARK</b> <b>ALBUQUERQUE, NM</b>	DRAWN BY RG
	<b>SITE PLAN EXHIBIT</b>	DATE 10-23-23
	<b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2022122-TCL
		SHEET # <b>1</b>
JAY G. MILLER P.E. #14505		JOB # 2022122

**INFRASTRUCTURE LIST**

(Rev. 2-16-18)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT FACILITATION TEAM (DFT) REQUIRED INFRASTRUCTURE LIST**

**Lot 1A thru 13A JUAN TABO BUSINESS PARK BEING A REPLAT OF LOTS 4, 5, 6 JUAN TABO BUSINESS PARK**

**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**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**

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>								
<b>TRANSPORTATION IMPROVEMENTS</b>									
<input type="text"/>	<input type="text"/>	79' F-F	Demolish Existing Cul-de-sac	Juan Tabo Place	Juan Tabo Place	Juan Tabo Place	/	/	/
<input type="text"/>	<input type="text"/>	31-F-F	Asphalt Pavement, Curb & Gutter (Private)	Juan Tabo Place	Juan Tabo Place	Sierra Oscura Ave	/	/	/
<input type="text"/>	<input type="text"/>	5' Wide	Sidewalk (Private, both sides)	Juan Tabo Place	Juan Tabo Place	Sierra Oscura Ave	/	/	/
<input type="text"/>	<input type="text"/>	6' Wide	Pedestrian Connection to Valle Encantada Neighborhood	Sierra Oscura Ave	Juan Tabo Place	Sierra Oscura Ave	/	/	/
<input type="text"/>	<input type="text"/>		Street Light and appurtenances				/	/	/
<b>WATER AND SANITARY SEWER IMPROVEMENTS</b>									
<input type="text"/>	<input type="text"/>	8"	Demolish Existing 8" Sanitary Sewer Main	Juan Tabo Place	Existing Manhole in Juan Tabo Place	Existing Manhole near Sierra Oscura Ave	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer w/necessary MH's & Services	Juan Tabo Place	Existing Manhole in Juan Tabo Place	Existing Manhole near Sierra Oscura Ave	/	/	/
<input type="text"/>	<input type="text"/>	6"	Demolish Existing 6" Water Main	Juan Tabo Place	Juan Tabo Place	30' East of Sierra Oscura Ave	/	/	/
<input type="text"/>	<input type="text"/>	6"	Water Main w/necessary valves, FH's, MJ's, RJ's, and services	Juan Tabo Place	Juan Tabo Place	30' East of Sierra Oscura Ave	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #
<input type="text"/>	<input type="text"/>
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Size	Type of Improvement	Location	From	To
<b>DRAINAGE IMPROVEMENTS</b>				
15' Wide	Drainage Channel Access Driveway	Adjacent to West Limit of Property	Juan Tabo Place	Northwest Corner of Lot 3A
SD 2260	Concrete Drainage Channel	Existing 15' Wide Drainage Easement	Juan Tabo Place	Southwest Property Corner

Construction Certification		
Private Inspector	P.E.	City Cnst Engineer
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/	/	/



The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
							Approval of Creditable Items:		Approval of Creditable Items:	
							Impact Fee Administrator Signature      Date		City User Dept. Signature      Date	

**NOTES**

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

1 \_\_\_\_\_  
\_\_\_\_\_

2 \_\_\_\_\_  
\_\_\_\_\_

3 \_\_\_\_\_  
\_\_\_\_\_

**AGENT / OWNER      DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

_____	_____	_____
NAME (print)	PLANNING- date	PARKS & RECREATION - date
_____	_____	_____
FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
_____	_____	_____
SIGNATURE - date	UTILITY DEVELOPMENT - date	CODE ENFORCEMENT - date
	_____	_____
	CITY ENGINEER - date	HYDROLOGY-date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

June 20, 2023

Development Hearing Officer (DHO)  
 City of Albuquerque  
 600 2nd Street NW  
 Albuquerque NM 87102

**RE: SENSITIVE LANDS ANALYSIS  
 4-6 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK  
 ZONE ATLAS: G-21-Z**

Dear Mr. Hearing Officer:

Tierra West, LLC has performed a Sensitive Lands Analysis for the proposed development known as the Juan Tabo Business Park. The development will involve the subdivision of existing Lots #4, #5, & #6 into 14 separate single family residential lots. The proposed development is currently vacant land located west of Juan Tabo Boulevard NE and at the west end of Juan Tabo Place, documenting the following below:

<b>Item:</b>	<b>Presence:</b>	<b>Commentary:</b>
Floodplains and Flood Hazard	Zone X	Area of Minimal Flood Hazard, See attached Firmette
Steep Slopes	None	See attached topographical mapping
Unstable Soils	None	Alluvial deposits of decomposed granite
Wetlands (Constant supply of water)	None	Based upon observations made during site visits
Arroyo	None	Based upon observations made during site visits
Irrigation Facilities	None	Based upon observations made during site visits
Escarpment	None	See attached topographical mapping
Large stands of mature trees	None	Based upon observations made during site visits
Archeological sites	None	Site has been partially developed for commercial land uses and remaining vacant lots have been rough graded in the past



SW Corner of Lot #6 looking North



NW corner of Lot #6 looking South



SE Corner of Lot #5 looking Northwest



SW corner of Lot #5 looking East



East dead end of existing Sierra Oscura ROW  
Looking east across Lot #5



NW corner of Lot #4 looking South



NE corner of Lot #4 looking west

In conclusion, the property does not contain any significant features that need to be preserved, retained or enhanced. This property is ideally suited for development. 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: 2022028  
RRB/jm/ye

## 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

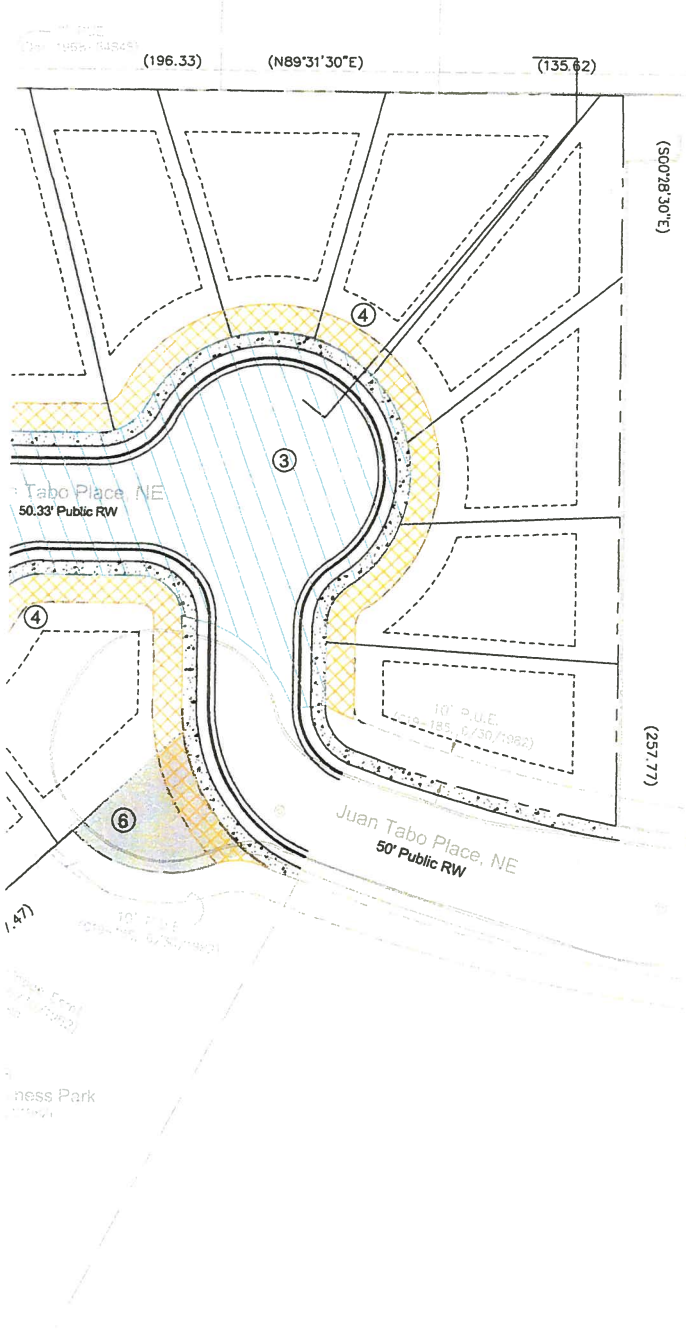
RE: ALL DHO SUBMITTALS  
3 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK  
ZONE ATLAS PAGE: G-21-Z

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



**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.
	⑥ REPLAT TO OWNER OF LOT 3 (A.K.A. CAREFREE INVESTMENTS LLC)

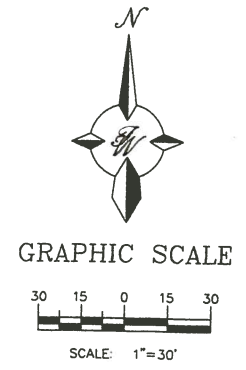
BE SOLD AND DEVELOPED WITHIN THE JUAN TABO VACANT LOTS AND CREATE 14 NEW RESIDENTIAL LOTS. THIS EXISTING DRAINAGE AND UTILITY EASEMENTS. A PORTION OF CURATION; REMOVAL OF EXISTING WATER AND SEWER MAIN L BE LOCATED WITHIN THE LIMITS OF THE NEW

ATED AT THE SOUTHERN LIMITS OF THE PROPERTIES AND ES TO DELIVER FLOWS DIRECTLY INTO THE CONCRETE LINED INTAINED AS PART OF THE PROPOSED DEVELOPMENT.

WATER QUALITY RETENTION POND THAT WILL OVERFLOW AT ITING DROP INLET AND STORM DRAIN COLLECTION SYSTEM.

G SURFACES, 6" ROLL-OVER CURB & GUTTER, A 4' WIDE WILL CONTINUE TO ACCESS THE DEVELOPMENT VIA THE THE NEW DEAD END CUL-DE-SAC WILL BE PROVIDED WITH EMERGENCY VEHICLE TURNING MANEUVERS.

ACE ROW TO THE ADJACENT RESIDENTIAL DEVELOPMENT IS VEMENTS WILL INCLUDE A CONTINUOUS 5' WIDE SIDEWALK T AND ENTER THE ADJACENT SIERRA OSCURA AVENUE HAD RAILS AND LANDINGS.



**CAUTION**

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October 11, 2023

Development City Hearing Officer  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87102

**RE: MAJOR PRELIMINARY PLAT APPROVAL SUB'D PLAT MAP FOR JUAN TABO  
BUSINESS PARK CONT 2.20 AC ZONE ATLAS PAGE: G-21-Z**

Dear Development Hearing Officer:

Tierra West, LLC, on behalf of Fairways Ventures, LLC, are submitting for preliminary plat review for a proposed Subdivision of Land. The site is zoned MX-T. The subject site is currently vacant and consists of three separate lots. The subject site is 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 subdivision of these lots into a 13-lot subdivision for residential single family dwelling units will better suit the MX-T zoned area, as it is intended to provide a transition from residential property, which exists to the north-west of these lots, to commercial property, which exists in adjacent parcels. Furthermore, single family dwelling development will encourage significant long-term use, especially in comparison to the current vacancy. The resulting infill development of this replat will likewise discourage vagrancy and misuse of the lot. Overall, the approval of the proposed lot layout would facilitate useful long-term development that is compliant with IDO usage and development standards.

Enclosed, please find our preliminary plat of the proposed lot layout. We have submitted our Fire One Plan to the Fire Marshal, and it has been approved. We have received the signed water and sewer availability statement from the ABCWUA office. We have the conceptual grading & drainage plan approval letter, and the conceptual traffic circulation plan has also been approved. Following sketch plat review, we have reviewed and addressed comments provided by city staff. We have also submitted for a Vacation of Right-of-Way and Vacation of Easement, both required for this project. If there are any additional questions or concerns, please do not hesitate to contact me.

Sincerely,



Sergio Lozoya  
Sr. Planner

JN 2022122  
RRB/jm/ye/sl



DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

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

AGENDA ITEM NO: 6

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

PLATTING ACTION:

1. For both existing portions and proposed portions, Juan Tabo PI. 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

---

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)

---

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
---	---

**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*

---

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

**COMMENTS:**

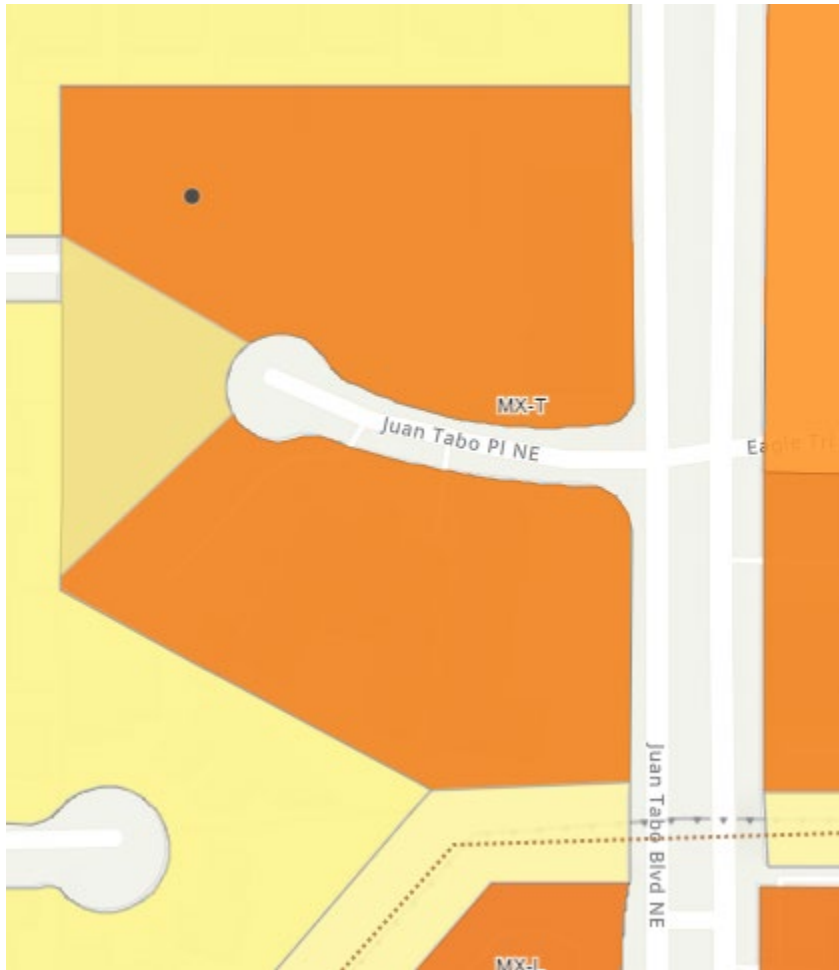
**Previous sketch plats were completed in May and July of 2022.**

- **\*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.

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from \_\_\_\_\_ To \_\_\_\_\_

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

\_\_\_\_\_ 11/9/2023  
(Applicant or Agent) (Date)

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

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



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



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: Subdivision of Land - Major
Decision-making Body: Development Hearing Officer
Pre-Application meeting required: [X] Yes [ ] No
Neighborhood meeting required: [ ] Yes [X] No
Mailed Notice required: [X] Yes [ ] No
Electronic Mail required: [X] Yes [ ] No
Is this a Site Plan Application: [ ] Yes [X] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: 10900, 10901, 10915 & 10916 Juan Tabo PI NE
Name of property owner: Fairway Ventures, LLC & Carefree Investments, LLC
Name of applicant: Tierra West LLC (agent)
Date, time, and place of public meeting or hearing, if applicable:
DHO Wednesday December 6th - https://cabq.zoom.us/j/84123463458
Address, phone number, or website for additional information:
Call - Sergio Lozoya 505-278-7088, e-mail slozoya@tierrawestllc.com
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[X] Zone Atlas page indicating subject property.
[X] Drawings, elevations, or other illustrations of this request.
[X] Summary of pre-submittal neighborhood meeting, if applicable.
[X] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.

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

[Handwritten signature]

(Applicant signature) 11/13/2023 (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.

## Donna Bohannan

---

**From:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Sent:** Tuesday, November 7, 2023 8:26 AM  
**To:** Donna Bohannan  
**Subject:** 10900, 10901, 10908 & 10915 Juan Tabo PI 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	Alternative Email	Address Line 1	City
District 8 Coalition of Neighborhood Associations		Bob	Fass	nobullbob1@gmail.com		5226 Edwards Drive NE	Albuquerque
District 8 Coalition of Neighborhood Associations		Idalia	Lechuga-Tena	lamesainternationaldistrict@gmail.com	idalialt@gmail.com	4405 Prairie Loft Way NE	Albuquerque
Cielito Lindo NA	clna87111@gmail.com	Karl	Hattler	khattler@aol.com		3705 Camino Capistrano NE	Albuquerque
Cielito Lindo NA	clna87111@gmail.com	Patricia	Duda	pat.duda.52@gmail.com		3720 Camino Capistrano NE	Albuquerque

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>
- 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 <webmaster@cabq.gov>  
**Sent:** Tuesday, November 7, 2023 7:36 AM  
**To:** Office of Neighborhood Coordination <djb@tierrawestllc.com>  
**Cc:** Office of Neighborhood Coordination <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 Bohannon

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 NE

Other subject site identifiers:

This site is located on the following zone atlas page:

G-21-Z

Captcha

x



## 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

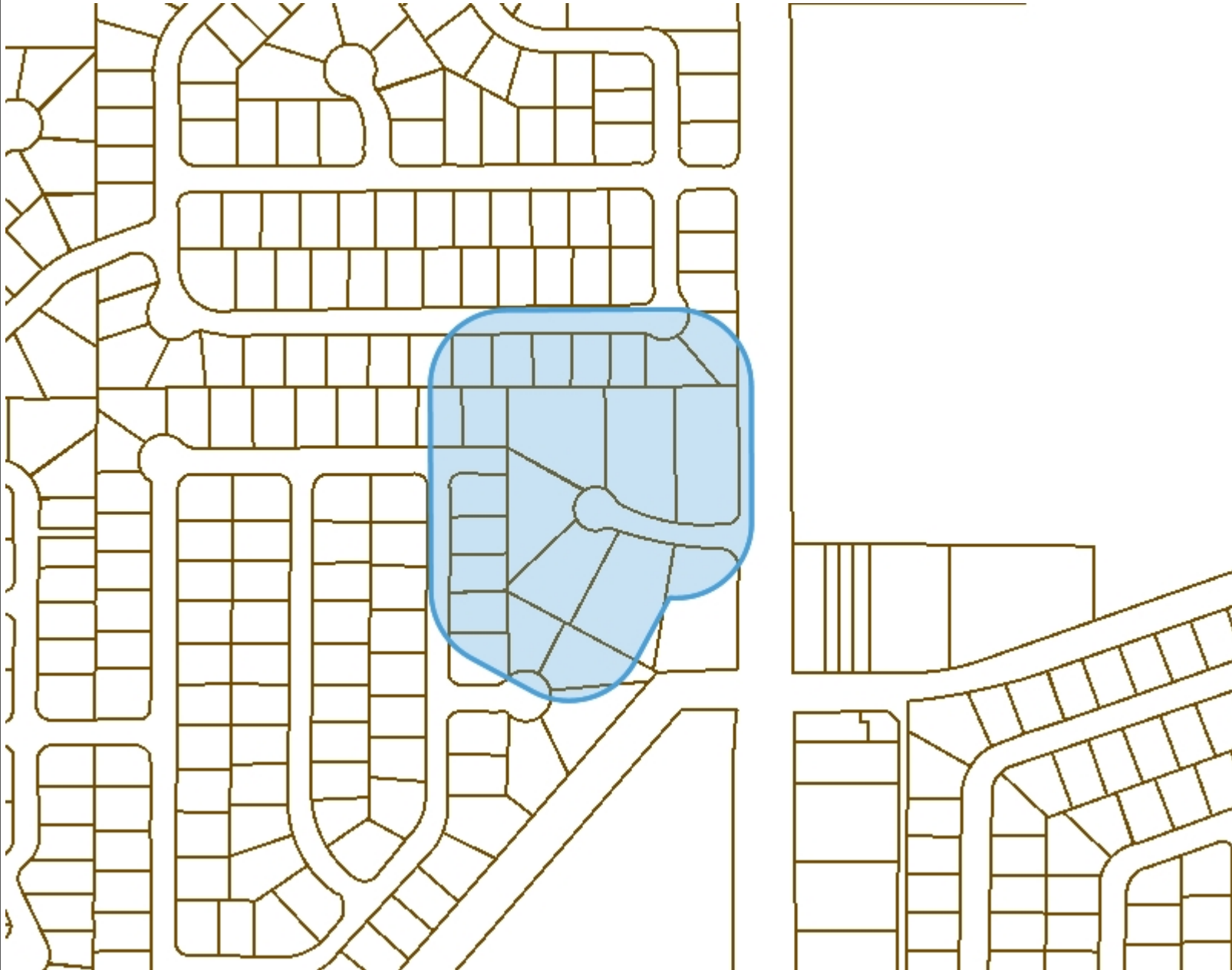


# 10900, 10901, 10908 & 10915 Juan Tabo NE



## 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

[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\*: 11/13/2023

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)\*: Cielito Lindo NA

Name of NA Representative\*: Patricia Duda

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: pat.duda.52@gmail.com; clna87111@gmail.com

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

1. Subject Property Address\* 10900, 10901, 10908 & 10915 Juan Tabo PI NE  
Location Description Juan Tabo and Juan Tabo PI NE
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 Major \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

Subdivide existing Lots 4, 5 & 6 to develop 13 Town Home 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. 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\*: Wednesday, December 6, 2023 9:00AM

Location\*<sup>3</sup>: https://cabq.zoom.us/j/84123463458; Meeting ID 817 1191 9604;find your local number: https://cabq.zoom.us/j/84123463458

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> G-21-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

- Deviation(s)                       Variance(s)                       Waiver(s)

Explanation\*:

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

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:

Neighborhood Meeting was held on 08-10-23 @ 6:30pm. Summary of topics discussed:

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 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.

\_\_\_\_\_

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

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

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>



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

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*
  - d. **For residential development\***: Maximum number of proposed dwelling units.
  - e. **For non-residential development\***:
    - Total gross floor area of proposed project.
    - Gross floor area for each proposed use.

**Additional Information [Optional]:**

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

- 1. Area of Property [typically in acres] 2.5+/-
  - 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: District 8 Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]

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<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\*: 11/13/2023

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, 10908 & 10915 Juan Tabo PI NE  
Location Description Juan Tabo and Juan Tabo PI NE
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 Major (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

Subdivide existing Lots 4, 5 & 6 to develop 13 Town Homes.

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

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

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

5. This application will be decided at a public meeting or hearing by\*:

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

Date/Time\*: Wednesday, December 6, 2023 9:00AM

Location\*<sup>3</sup>: <https://cabq.zoom.us/j/84123463458>; Meeting ID 817 1191 9604; find your local number: <https://cabq.zoom.us/u/deAhB7nKeT>

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> G-21-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

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

Neighborhood Meeting was held on 08-10-23 @ 6:30pm. Summary of topics discussed:

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 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.

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

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

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*
  - d. **For residential development\***: Maximum number of proposed dwelling units.
  - e. **For non-residential development\***:
    - Total gross floor area of proposed project.
    - Gross floor area for each proposed use.

**Additional Information [Optional]:**

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

- 1. Area of Property [typically in acres] 2.5+/-
  - 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]

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<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\*: 11/13/2023

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\*: Idalia Lechuga-Tena

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

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

1. Subject Property Address\* 10900, 10901, 10908 & 10915 Juan Tabo PI NE  
Location Description Juan Tabo and Juan Tabo PI NE
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 Major (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

Subdivide existing Lots 4, 5 & 6 to develop 13 Town Home 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. This application will be decided at a public meeting or hearing by\*:

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

Date/Time\*: Wednesday, December 6, 2023 9:00AM

Location\*<sup>3</sup>: <https://cabq.zoom.us/j/84123463458>; Meeting ID 817 1191 9604; find your local number: <https://cabq.zoom.us/u/deAhB7nKeT>

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> G-21-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

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

Neighborhood Meeting was held on 08-10-23 @ 6:30pm. Summary of topics discussed:

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 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.

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

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

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.\*
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  - 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+/-
  - 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.

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<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.]

**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\*: 11/13/2023

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)\*: Cielito Lindo NA

Name of NA Representative\*: Karl Hattler

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: khattler@aol.com; clna87111@gmail.com

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

1. Subject Property Address\* 10900, 10901, 10908 & 10915 Juan Tabo PI NE  
Location Description Juan Tabo and Juan Tabo PI NE
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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 Major (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

Subdivide existing lots 4, 5 & 6 to develop 13 Town Home 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. This application will be decided at a public meeting or hearing by\*:

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

Date/Time\*: Wednesday, December 6, 2023 9:00AM

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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> G-21-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

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

Neighborhood Meeting was held on 08-10-23 @ 6:30pm. Summary of topics discussed:

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 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.

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

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

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*
  - d. **For residential development\***: Maximum number of proposed dwelling units.
  - e. **For non-residential development\***:
    - Total gross floor area of proposed project.
    - Gross floor area for each proposed use.

**Additional Information [Optional]:**

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

- 1. Area of Property [typically in acres] 2.5+/-
  - 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: District 8 Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]

---

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

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.


## [#2022122] 2022122 Juan Tabo Business Park

Donna Bohannon &lt;djb@tierrawestllc.com&gt;

Mon 11/13/2023 10:51 AM

To: Bob Fass &lt;nobullbob1@gmail.com&gt;

Cc: Sergio Lozoya &lt;SLozoya@tierrawestllc.com&gt;; Adam Johnstone &lt;AJohnstone@tierrawestllc.com&gt;; Jay Miller &lt;JMiller@tierrawestllc.com&gt;

 1 attachments (3 MB)

Bob Fass Emailed-Mailed-Notice-Public Meeting Hearing DHO.pdf;

Good morning,

Please find attached the Public Meeting Hearing Notice for the referenced project.

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.


## [#2022122] 2022122 Juan Tabo Business Park

Donna Bohannon &lt;djb@tierrawestllc.com&gt;

Mon 11/13/2023 10:54 AM

To:Karl &amp; Esther Hattler &lt;khattler@aol.com&gt;

Cc:Sergio Lozoya &lt;SLozoya@tierrawestllc.com&gt;;Adam Johnstone &lt;AJohnstone@tierrawestllc.com&gt;;Jay Miller &lt;JMiller@tierrawestllc.com&gt;

 1 attachments (3 MB)

Karl Hattler Emailed-Mailed-Notice-Public Meeting Hearing DHO.pdf;

Good morning,

Please find attached the Public Meeting Hearing Notice for the referenced project.

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

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## [#2022122] 2022122 Juan Tabo Business Park

Donna Bohannon &lt;djb@tierrawestllc.com&gt;

Mon 11/13/2023 10:55 AM

To: pat.duda.52@gmail.com &lt;pat.duda.52@gmail.com&gt;

Cc: Sergio Lozoya &lt;SLozoya@tierrawestllc.com&gt;; Adam Johnstone &lt;AJohnstone@tierrawestllc.com&gt;; Jay Miller &lt;JMiller@tierrawestllc.com&gt;

 1 attachments (3 MB)

Pat Duda Emailed-Mailed-Notice-Public Meeting Hearing DHO.pdf;

Good morning,

Please find attached the Public Meeting Hearing Notice for the referenced project.

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)

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## [#2022122] 2022122 Juan Tabo Business Park

Donna Bohannon &lt;djb@tierrawestllc.com&gt;

Mon 11/13/2023 10:53 AM

To:lamesainternationaldistrict@gmail.com &lt;lamesainternationaldistrict@gmail.com&gt;

Cc:Sergio Lozoya &lt;SLozoya@tierrawestllc.com&gt;;Adam Johnstone &lt;AJohnstone@tierrawestllc.com&gt;;Jay Miller &lt;JMiller@tierrawestllc.com&gt;

 1 attachments (3 MB)

Idalia Lechuga-Tena Emailed-Mailed-Notice-Public Meeting Hearing DHO.pdf;

Good morning,

Please find attached the Public Meeting Hearing Notice for the referenced project.

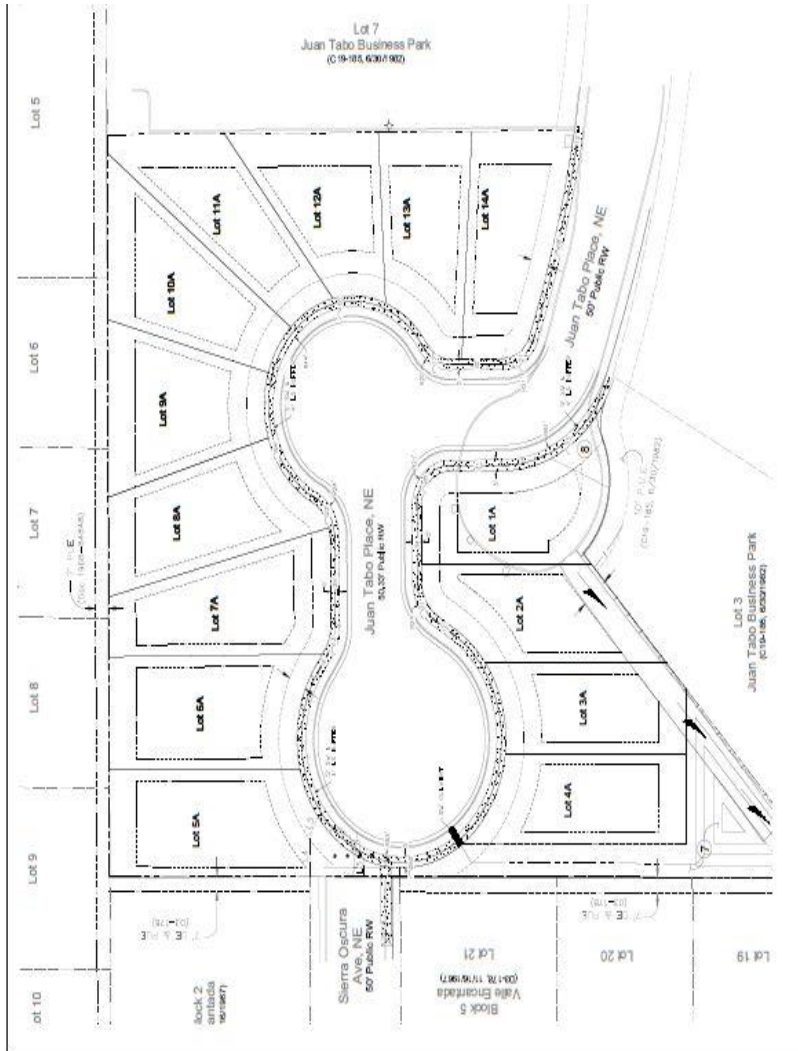
Donna J. Bohannon  
Owner  
Tierra West LLC  
5571 Midway Park Pl., NE  
Albuquerque, NM 87109  
505-858-3100  
505-858-1118 (fax)  
[djb@tierrawestllc.com](mailto:djb@tierrawestllc.com)  
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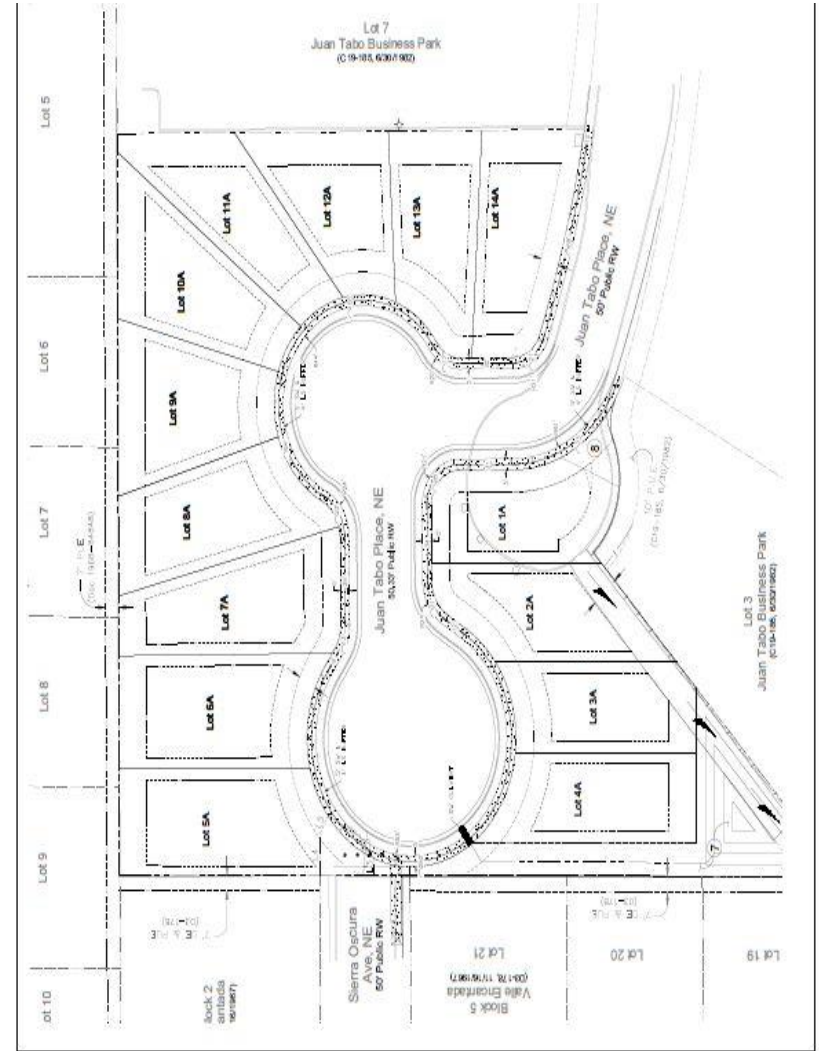
## FOURTEEN HOME DEVELOPMENT ON JUAN TABO PLACE

Come talk to an agent to address your questions and concerns.  
These new homes will back up to homes on Nelle (5), Sierra Oscura (1), Camino Capistrano (4), and Camino Capistrano Court (2), with a 50-foot Public Right of Way at Sierra Oscura.



## FOURTEEN HOME DEVELOPMENT ON JUAN TABO PLACE

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These new homes will back up to homes on Nelle (5), Sierra Oscura (1), Camino Capistrano (4), and Camino Capistrano Court (2), with a 50-foot Public Right of Way at Sierra Oscura.







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

PRSRT STANDARD  
 US POSTAGE  
**PAID**  
 ALBUQUERQUE NM  
 PERMIT NO 1893

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.

**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)



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

PRSRT STANDARD  
 US POSTAGE  
**PAID**  
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 (THE ROAD WEST OFF JUAN TABO THAT LEADS  
 EAST INTO ELDORADO HIGH SCHOOL)

*TERRA WEST*.LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



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

*TERRA WEST*.LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



LAZARUS BARBARA J  
10824 NELLE AVE NE  
ALBUQUERQUE NM 87111

*TERRA WEST*.LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



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

*TERRA WEST*.LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

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



*TERRA WEST*.LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

TIBBLE ANDREW CHARLES & STEPHANIE  
10809 NELLE AVE NE  
ALBUQUERQUE NM 87111-3940



*TERRA WEST*.LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

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



TERRA WEST. LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



DUNSON CLIFFORD R & NANCY A  
1659 S ROOSEVELT RD NO. 4  
PORTALES NM 88130-9678

TERRA WEST. LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



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

TERRA WEST. LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



MAHEDY PAUL E ETUX  
3833 CAMINO CAPISTRANO NE  
ALBUQUERQUE NM 87111-3903

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

MIHAL CHRISTOPHER & MARIZEL  
3821 CAMINO CAPISTRANO NE  
ALBUQUERQUE NM 87111-3903



TERRA WEST. LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

AGUILAR ESTEBAN ANGEL JR  
10825 NELLE AVE NE  
ALBUQUERQUE NM 87111-3940



TERRA WEST. LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

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



*TERRA WEST*.LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

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



*TERRA WEST*.LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

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



*TERRA WEST*.LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

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



*TERRA WEST. LLC*  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



ONEILL SHEILA A  
10821 NELLE AVE NE  
ALBUQUERQUE NM 87111

*TERRA WEST. LLC*  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



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

*TERRA WEST. LLC*  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



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

TERRA WEST. LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

VIGIL AMANDA  
3816 CAPISTRANO CT NE  
ALBUQUERQUE NM 87111-3909



TERRA WEST. LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

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



TERRA WEST. LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

NELLE1 LLC  
PO BOX 21323  
ALBUQUERQUE NM 87154-1323





*TERRA WEST. LLC*  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

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



*TERRA WEST. LLC*  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

ENGLAND DAVID B & JAN C  
10625 SIERRA OSCURA AVE NE  
ALBUQUERQUE NM 87111-3910



*TERRA WEST. LLC*  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

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



TERRA WEST, LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

CAREFREE INVESTMENTS  
10916 JUAN TABO BLVD NE  
ALBUQUERQUE NM 87111



TERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

HOUSH JAMES MICHAEL & JOYCE LEIKO  
TRUSTEES HOUSH RVT  
10805 NELLE AVE NE  
ALBUQUERQUE NM 87111-3940



TERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

MARTINEZ EDMOND R & SOPHIA S  
10813 NELLE AVE NE  
ALBUQUERQUE NM 87111-3940



*TERRA WEST*.LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

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



*TERRA WEST*.LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

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



*TERRA WEST*.LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

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



*TERRA WEST*.LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



SEARCY JIMMIE Q & URSULA K  
3814 CAPISTRANO CT NE  
ALBUQUERQUE NM 87111-3909

*TERRA WEST*.LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



PAYNE KENNETH L  
10817 NELLE AVE NE  
ALBUQUERQUE NM 87111-3940

*TERRA WEST*.LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



WALTON JAMES M & VIRGINIA A  
TRUSTEES WALTON FAMILY TRUST  
3825 CAMINO CAPISTRANO NE  
ALBUQUERQUE NM 87111-3903

*TERRA WEST*.LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

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



*TERRA WEST*.LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

4001 JUAN TABO LLC  
5904 FLORENCE AVE NE  
ALBUQUERQUE NM 87113



TERRA WEST LLC

71 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



District 8 Coalition of Neighborhood  
Associations  
Attn: Bob Fass  
5226 Edwards Drive NE  
Albuquerque, NM. 87111

TERRA WEST LLC

MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



District 8 Coalition of Neighborhood  
Associations  
Attn: Idalia Lechuga-Tena  
4405 Prairie Loft Way NE  
Albuquerque, NM. 87111

TERRA WEST, LLC  
MIDWAY PARK PLACE NE  
BUQUERQUE NM 87109



Cielito Lindo NA  
Attn: Patricia Duda  
3705 Camino Capistrano NE  
Albuquerque, NM. 87111

TERRA WEST, LLC  
MIDWAY PARK PLACE NE  
BUQUERQUE NM 87109



Cielito Lindo NA  
Attn: Karl Hattler  
3705 Camino Capistrano NE  
Albuquerque, NM. 87111

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

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

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: \_\_\_\_\_

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

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

1. Subject Property Address\* \_\_\_\_\_  
Location Description \_\_\_\_\_
2. Property Owner\* \_\_\_\_\_
3. Agent/Applicant\* [if applicable] \_\_\_\_\_
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

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

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



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

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

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

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:

\_\_\_\_\_

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

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

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

3. The following exceptions to IDO standards have been requested for this project\*:

- Deviation(s)
- Variance(s)
- Waiver(s)

Explanation\*:

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

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes  No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

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

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

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

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- d. **For residential development\***: Maximum number of proposed dwelling units.
- e. **For non-residential development\***:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

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

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

---

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

## 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