



PLAN SNAPSHOT REPORT VAC-2025-00054 FOR CITY OF ALBUQUERQUE

Plan Type: Vacation	Project: PR-2022-006960 (PR-2022-006960)	App Date: 11/08/2025
Work Class: Private Easement(s)	District: City of Albuquerque	Exp Date: NOT AVAILABLE
Status: Fees Due	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:
Description: Private Joint Access Easement		

Parcel: 101805945502140406	Address: 6501 Indian School Rd Ne Albuquerque, NM 87110	Zone:
101805945505040410 Main	2121 Indiana St Ne Albuquerque, NM 87110 Main	
Applicant TIM TIM ALDRICH 4135 Montgomery Blvd NE Suite C Albuquerque, NM 87109 Business: (505) 328-3988	Agent TIM TIM ALDRICH 4135 Montgomery Blvd NE Suite C Albuquerque, NM 87109 Business: (505) 328-3988	Surveyor TIM TIM ALDRICH 4135 Montgomery Blvd NE Suite C Albuquerque, NM 87109 Business: (505) 328-3988
Owner CITY OF ALBUQUERQUE Business: (505) 768-5310		

Plan Custom Fields

Existing Project Number (If unknown, type N/A)	PR-2022-006960	Number of Existing Lots	2	Total Area of Site in Acres	2.9309
Site Location Located Between Streets	Uptown Boulevard on north; Indian School Road on south; Indiana Street on east; Americas Parkway on west	Detailed Description of Vacated Easement	vacate easement because of interference with Uptown Connect project	Do you request an interpreter for the hearing?	No
Lot and/or Tract Number	E2A1	Block Number	0000	Subdivision Name and/or Unit Number	JEANNEDALE ADDN UNIT 1A
Legal Description	TR E-2A1 PLAT OF TRS E-2A1 & E-2A2JEANNEDALE ADDN CONT 1.4507 AC M/L, TR E-2A2 PLAT OF TRS E-2A1 & E-2A2JEANNEDALE ADDN CONT 1.4802 AC M/L	Existing Zone District	MX-H	Zone Atlas Page(s)	H-18
Acreage	1.4507, 1.4802	Calculated Acreage	1.44917301, 1.47933483	Council District	7
Community Planning Area(s)	Mid Heights	Development Area(s)	Change	Current Land Use(s)	10 Transportation
Center Type	Urban	Corridor Type	Major Transit (MT) Area, Premium Transit (PT) Area	IDO Use Specific Standards Name	Uptown Small Area
IDO Use Specific Standards Subsection	WTF (Restrictions) (4-3(E)), Drive-through or Drive-up Facility (Restrictions) (4-3(F))	IDO Use Development Standards Name	Uptown Small Area, Uptown (Urban Center), Uptown Small Area	IDO Use Development Standards Subsection	Signs (Design and Construction) (5-12), Alternative Signage Plan (5-12), Off-premises Signs (Prohibitions) (5-12)
Pre-IDO Zoning District	SU-3	Pre-IDO Zoning Description	MU-UPT	Major Street Functional Classification	4 - urban major collector
Public Property Entity	CITY OF ALBUQUERQUE	FEMA Flood Zone	X		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_TIM_TIM_11/8/2025.jpg	11/08/2025 15:13	TIM ALDRICH, TIM		Uploaded via CSS

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed	Renee Zamora	11/12/2025 13:34

PLAN SNAPSHOT REPORT (VAC-2025-00054)

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00059585	Technology Fee	\$6.65	\$0.00
	Vacation of Private Easement	\$45.00	\$0.00
	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$0.00
Total for Invoice INV-00059585		\$101.65	\$0.00
Grand Total for Plan		\$101.65	\$0.00

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	11/19/2025	Scheduled	Vacation of Private Easement

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		11/10/2025 12:02	11/12/2025 14:27
Associate Project Number v.1	Generic Action		11/10/2025 12:02
Screen for Completeness v.1	Generic Action		11/12/2025 13:34
Verify Payment v.1	Generic Action		11/12/2025 14:27
Application Review v.1		11/12/2025 14:28	
DHO Hearing v.1	Hold Hearing	11/12/2025 14:28	11/12/2025 14:29
Vacation Submittal v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
Notice of Decision v.1			
Print Notice of Decision v.1	Create Report		
Linked Project Plans v.1			

JOINT ACCESS EASEMENT

Joint Access Easement ("Easement Agreement") between the City of Albuquerque ("City"), a New Mexico municipal corporation, and New Mexico Educators Federal Credit Union ("Credit Union"), a federally chartered corporation.

1. Recitals.

A. Effective March 30, 1998, the City and the Credit Union entered into a certain Real Estate Sale Agreement, as amended ("Sale Agreement") in which the parties agreed to execute a document providing for the construction and maintenance of improvements to the reciprocal common access easement ("Joint Access Easement") that was granted to the owners, successors and assigns of Tracts E-2A1 and E-2A2 as the same are shown and designated on the Plat thereof filed on October 9, 1998, as Document Number 98130236, in Volume 98C, Folio 323 of the records of Bernalillo County, New Mexico.

B. The Credit Union is the owner of Tract E-2A2 and the City is the owner of Tract E-2A1.

2. Access Improvements.

A. The driveway improvements ("Easement Improvements") within the Joint Access Easement shall meet all design criteria and all specifications that are required in order to permit the use of the Joint Access Easement by City buses. The City and the Seller shall each pay one-half (½) of the cost to design and to maintain the Easement Improvements. The City and the Seller shall each pay one-half (½) of the cost that would be required in order to construct standard driveway improvements to the Joint Access Easement for the use of passenger automobiles and light trucks. The City shall pay the difference between (i) the cost to construct the Easement Improvements for use by City buses and (ii) the lesser cost that would be required in order to construct standard driveway improvements for the use of passenger automobiles and light trucks. The design and specifications for and bids for construction of the Easement Improvements shall be subject to approval by both parties prior to the commencement of any construction of the Easement Improvements. The estimated costs of the design and maintenance of the Easement Improvements shall be subject to approval by both parties prior to the commencement of any design or maintenance of the Easement Improvements.

D. Prior to the completion of the design of the Easement Improvements, the Seller may, but shall have no obligation to, improve ("Seller Improvements") the Joint Access Easement in order to permit access to the drive-up



teller window that will be installed by the Seller on Tract E-2A2. If the Seller Improvements within the Joint Access Easement meet the design criteria and specifications of the Easement Improvements, if the City has approved the cost of the design and bid for construction of the Seller Improvements within the Joint Access Easement, and if the Seller Improvements can be incorporated into the Easement Improvements when the Easement Improvements are constructed, then the City shall contribute to that part of the cost of the design and construction of the Seller Improvements that are located within the Joint Access Easement in the same amounts as are provided for in subparagraph A above with respect to the contribution of the City for the Easement Improvements.

E. At all times during any construction, improvement or maintenance within the Joint Access Easement and at all times during the operation of the Seller's drive-up teller window, access shall be provided from Indiana Street NE or from Americas Parkway NE to the Tract E-2A1 and to Tract E-2A2.

3. **Arbitration.** Any dispute concerning this Easement Agreement, or the performance, interpretation, or breach hereof, shall be settled by arbitration pursuant to the Rules ("Rules") of the American Arbitration Association ("AAA") then in effect. The arbitrators shall have no power to render an award which has the effect of altering or amending or changing in any way any provision of this Easement Agreement. The award of the arbitrators shall be final and binding. Judgment upon any such award shall be rendered only by any state or federal court sitting in Bernalillo County, New Mexico. Any and all arbitration proceedings, including discovery ordered by the arbitrators, shall take place in Bernalillo County, New Mexico. The arbitration proceedings shall be held only in Bernalillo County. In any arbitration, the arbitrators shall have the powers of a court having jurisdiction as well as all of the powers pursuant to the Rules. Without limiting the generality of the foregoing, the arbitrators shall have the power to issue orders for injunctive relief. The City and the Credit Union consent to the joinder in the arbitration of any party necessary for the complete resolution of all disputes arising out of the performance of this Easement Agreement. Notice of demand for arbitration must be filed in writing with the other party to this Easement Agreement and with the AAA. The demand must be made within a reasonable time after the claim, dispute or other matter in question has arisen. In no event may the demand for arbitration be made after the date when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations.

4. **Notices.** All notices, requests, demands and other communications given under this Agreement will be in writing, and, unless otherwise specified in this Agreement, will be deemed to have been given if delivered in person, or on receipt, if mailed by certified or registered mail, postage pre-paid, and addressed to the Credit Union or to the City at the following addresses, unless either the Credit Union or the

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Page: 2 of 4
12/22/1998 01:21P
Bk-9820 Pg-2884
Judy D. Woodward Bern. Co. ERSE R 13.00

City changes the Credit Union's or the City's address by giving written notice of the change to the other. The addresses for notices are:

A. Notice to the Credit Union:

New Mexico Educators Federal Credit Union
6501 Indian School Rd. NE
Albuquerque, New Mexico 87110
Attention: President

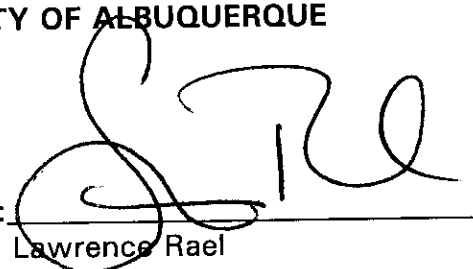
B. Notice to the City:

City of Albuquerque
One Civic Plaza, 11th Floor
P. O. Box 1293
Albuquerque, New Mexico 87103
Attn: Director, Transit Department

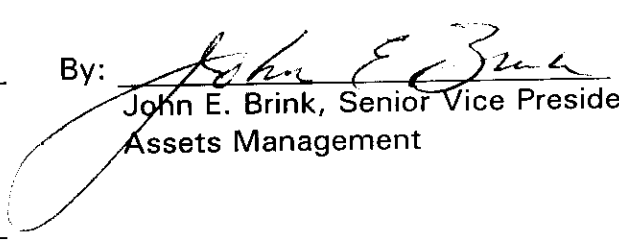
SIGNED this 29 day of September, 1998.

CITY OF ALBUQUERQUE

NEW MEXICO EDUCATORS
FEDERAL CREDIT UNION

By: 

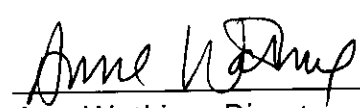
Lawrence Rael
Chief Administrative Officer

By: 

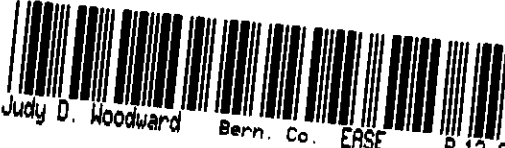
John E. Brink, Senior Vice President
Assets Management

Date: 10/5/98

Recommended:

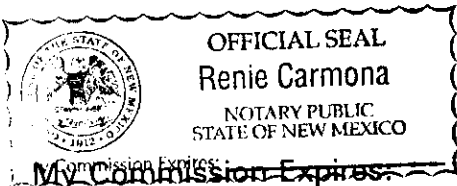

Ann Watkins, Director
Transit Department

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Judy D. Woodward Bern. Co. ERSE R 13.00
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12/22/1998 01:21P
Bk-9820 Pg-2884

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on October 5, 1998, by
Lawrence Rael, Chief Administrative Officer for the City of Albuquerque, a New
Mexico municipal corporation.



Renie Carmona
Notary Public

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on Sept 29, 1998, by
John E. Brink, Senior Vice President, Asset Management, of New Mexico Educators
Federal Credit Union, a federally chartered corporation.



My Commission Expires:

8-12-2000

Martin B. Paskind
Notary Public

MARTIN B. PASKIND
NOTARY PUBLIC - NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires

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Judy D. Woodward Bern. Co. EASE R 13.00

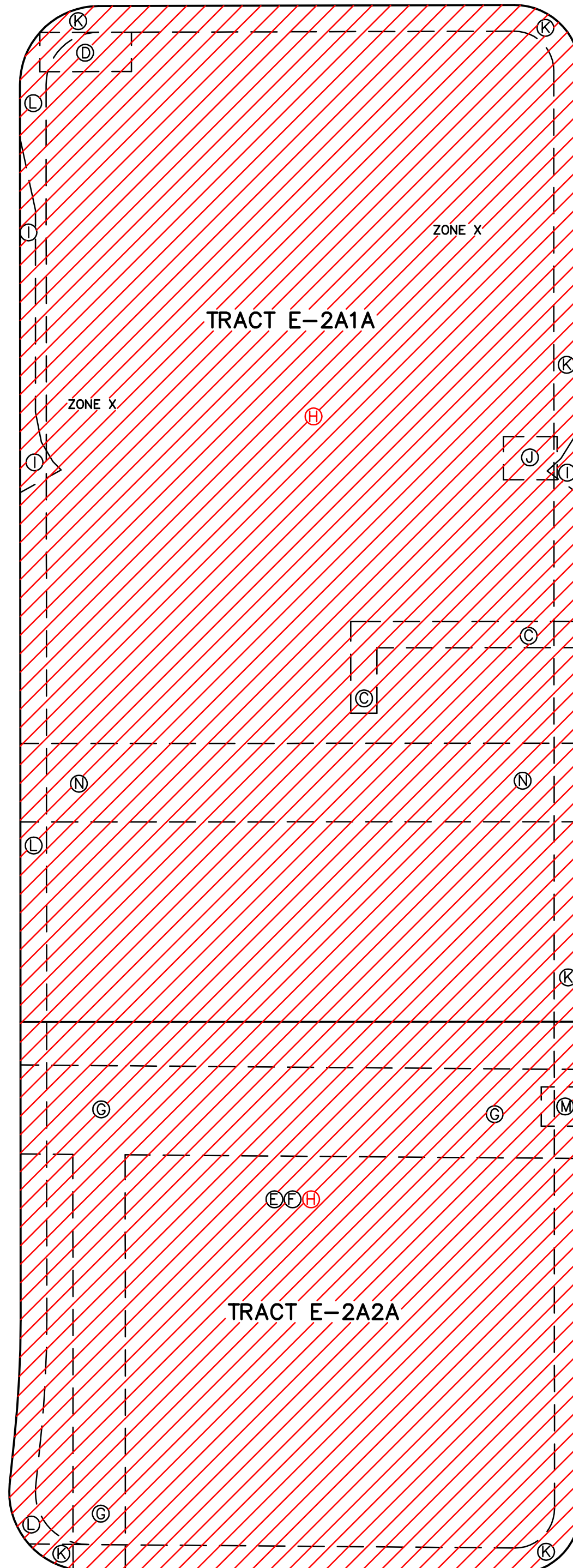
VACATION EXHIBIT FIR
TRACT E-2A1A & E-2A2A
JEANNEDALE ADDITION
(A REPLAT OF TRACT E-2A1 AND E-2A2,
JEANNEDALE ADDITION)
WITHIN
SECTION 12,
TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2025

UPTOWN BOULEVARD NE (86' R/W)

EXISTING EASEMENTS

- Ⓒ EXISTING 10' UNDERGROUND PUBLIC UTILITY EASEMENT (PUE)
(08-22-1978, 1978062084)
(VACATED BY THIS PLAT)
- Ⓓ EXISTING 15' X 35' PUBLIC UTILITY EASEMENT (PUE)
(08-14-1991, 1991066893)
(VACATED BY THIS PLAT)
- Ⓔ EXISTING PRIVATE COMMON ACCESS EASEMENT
(12-09-1991, 1991101390) (BLANKET)
(VACATED BY THIS PLAT)
- Ⓕ EXISTING PRIVATE CROSS PARKING EASEMENT
(12-09-1991, 1991101391) (BLANKET)
(VACATED BY THIS PLAT)
- Ⓖ EXISTING PRIVATE DRAINAGE EASEMENT
(12-09-1991, 1991101392)
- Ⓗ EXISTING JOINT ACCESS EASEMENT
(12-22-1998, 1998164735) (BLANKET)
(VACATED BY THIS PLAT)
- Ⓘ EXISTING PERMANENT PUBLIC SIDEWALK EASEMENT
(08-21-2002, 2002105407)
(VACATED BY THIS PLAT)
- Ⓢ EXISTING UNDERGROUND PUBLIC UTILITY EASEMENT (PUE)
(05-06-2005, 2005063374)
(VACATED BY THIS PLAT)
- Ⓚ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
(10-04-1972, D5-53)
(PORTION VACATED BY THIS PLAT)
- Ⓛ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
(07-08-1998, 98C-187)
(PORTION VACATED BY THIS PLAT)
- Ⓜ EXISTING 15' X 15' PUBLIC UTILITY EASEMENT (PUE)
(07-08-1998, 98C-187)
- Ⓝ EXISTING 30' RECIPROCAL COMMON ACCESS EASEMENT
(10-09-1998, 98C-303)
(VACATED BY THIS PLAT)

AMERICAS PARKWAY NE (86' R/W)



INDIANA STREET NE (64' R/W)

INDIAN SCHOOL ROAD NE (86' R/W)

November 8, 2025

Development Hearing Officer
Planning Department
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87103

RE: APPLICATION FOR VACATION OF JOINT ACCESS EASEMENT (BLANKET) – Tract E-2A1A & E-2A2A, Jeannedale Addition

Aldrich Land Surveying, Inc. (ALS), agent for City of Albuquerque, a Municipal corporation and Palindrome Properties Group, LLC, a Nevada limited liability company, has prepared an application for vacation of Joint Access Easement (Blanket) for the above-mentioned tract. All the required attachments are included with the submittal.

ALS, as agent for the City of Albuquerque and Palindrome Properties Group, is proposing the vacation action for the following reasons:

1. The site sketch shows the existing conditions and area to be vacated.
2. A Grading and Drainage Plan prepared by Isaacson & Arfman has been submitted.
3. There is a Water and Sewer Availability Statement - #240520.
4. This project complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval or variances affecting the property.
5. 6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.
6. The vacation will not be a detriment to the public welfare.
7. The easement being vacated interferes with the Uptown Connect project.
8. 6-6(M)(3)(b) There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

With this being the case we ask for acceptance of this application for the above purposes.

Thank you very much,

A handwritten signature in black ink, appearing to read 'Tim Aldrich', with a stylized, flowing script.

Tim Aldrich PS
Aldrich Land Surveying, Inc.
505-328-3988

DOCUMENT REQUIRING MAYOR/CAO SIGNATURE

DEPARTMENT: Transit

DIVISION: Planning

CONTACT: Marilu Melendez PHONE: 505-724-3117

PLEASE SELECT:

- ☐ MAYOR: TIM KELLER
- ☒ CAO: SAMANTHA SENDEL, EdD
- ☐ COO: PAT MONTOYA
- ☐ CFO: KEVIN SOURISSEAU

DOCUMENT TYPE SELECT ONE:

- ☐ Letter To:
- ☒ Memo To: Dr. Samantha Sengel
- ☐ MOU:
- ☐ Other:
- ☐ Contract:

CCN Number:

Amount:

IF CONTRACT AMOUNT EXCEEDS \$100,000.00 CITY COUNCIL APPROVAL IS NEEDED

DESCRIPTION OF DOCUMENT:

Attached is a Letter of Authority written by the consultant to act on behalf of the City when engaging on items pertaining the Uptown Project.



City of Albuquerque

Transit Department

Tim Keller, Mayor

Interoffice Memorandum

April 23, 2025

To: Dr. Samantha Sengel

From: Leslie Keener, Transit Director

Subject: Uptown Connect-Letter of Authority Signature

I am writing to request your signature on the attached Letter of Authority, which pertains to the Uptown Connect project being undertaken on city property located at 2121 Indiana Street NE.

This letter is an essential step in formalizing our authorization for Dekker Ltd, the architecture firm designing the project and submitting all entitlement requests related to the Uptown Connect Project. The authorization includes but is not limited to platting actions, waivers or variances, site plan approvals, and building permits for the property. This letter is a city requirement in facilitating the execution of these applications.

Your approval and signature are critical to moving this initiative forward. If you have any questions or need further clarification, please do not hesitate to reach out to me directly 505-238-3435.

Uptown Project Background

Uptown Connect Project is the redevelopment of the existing Uptown Transit Center into a federal "Joint Development Project". This initiative includes creating a transit plaza, an underground parking structure, commercial spaces, and mixed-rate apartments. The city has partnered with a private developer to transform the transit area into a modern plaza. This collaboration will deliver 203 affordable units and 36 market rate units in a 6-story tower, along with 20 market-rate units in a separate 4-story tower. Following this phase, the developer plans to redevelop the adjacent property. The transit plaza will serve as a central feature, strategically located between two mixed-use developments.

A RAISE Grant of \$25,000,000, fully awarded in June 2023, is funding the transit-related design and construction work. To obligate these funds, the Paper Grant Agreement and Joint Development Form, in line with Federal Transit Administration requirements must be executed. For the non-transit related portions of the project, the developer, in collaboration with Family Housing Development Corp and Palindrome Communities, has secured \$9,456,656 from the Workforce Housing Trust Fund and private financing.

Thank you,

DocuSigned by:
Leslie Keener

FFB323DDFBE2427...
Leslie Keener, Transit Director

April 23, 2025

City of Albuquerque Development Facilitation Team &
City of Albuquerque Development Hearing Officer
415 Silver Ave SW, Albuquerque, NM 87102

**Re: Letter of Authorization as Agent
Uptown Connect Entitlements - 2121 Indiana NE**

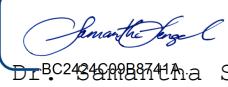
To Whom It May Concern,

This letter authorizes Dekker Ltd. to act as our agent on behalf of the City of Albuquerque Transit Department for all entitlement requests related to the Uptown Connect project at 2121 Indiana NE. This authorization includes, but is not limited to, platting actions, waivers or variances, site plan approvals, and building permits for the property identified as UPC #101805945505040410.

Please feel free to contact me with any questions.

Sincerely,

DocuSigned by:



Dr. Sandra Sengel

Chief Administrative Officer

City of Albuquerque

July 1, 2025

City of Albuquerque Planning Department
415 Silver Ave. SW
Albuquerque, NM 87102

Re: Letter of Authorization as Agent
Uptown Connect Entitlements – 6501 INDIAN SCHOOL RD NE
UPC 101805945502140406

To Whom It May Concern:

This letter authorizes Dekker Ltd. to act as our agent on behalf of the NM Educators Federal Credit Union for all entitlement requests related to the Uptown Connect project at 2121 Indiana NE. This authorization includes, but is not limited to, platting actions, waivers or variances, site plan approvals, and building permits for the property identified as UPC #101805945505040410.

The ownership records reflect NM Educators Federal Credit Union which is the former name of Nusenda Federal Credit Union. Attached is a name change approval from our federal regulator, the National Credit Union Administration.

Please feel free to contact me with any questions.

Sincerely,



Michael Buehler
Executive Vice President/
Chief Administrative Officer



National Credit Union Administration
Office of Consumer Protection

CHARTER NO. 00948

CERTIFICATE OF NAME CHANGE

I, the undersigned, certify that in accordance with the prescribed procedures of the National Credit Union Administration, the name of the

New Mexico Educators
Federal Credit Union

was changed to

Nusenda
Federal Credit Union

The amendment of the charter changing the name of the credit union was approved on January 9, 2015.

A handwritten signature in black ink, appearing to read "Gail W. Laster".

Gail W. Laster
Director, Office of Consumer Protection
National Credit Union Administration

(NOTE: This certificate may be used to support the changing of the name of the credit union with the bank, the surety company, on investment certificates owned by the credit union, etc.)

NCUA 4106-II



DEVELOPMENT FACILITATION TEAM (DFT) MEETING AGENDA

March 5, 2025

(Via Public Zoom Video Conference)

Join Zoom Meeting:

<https://cabq.zoom.us/j/89785314995>

Meeting ID: 897 8531 4995

Dial by your location

+1 346 248 7799 US (Houston)

Find your local number: <https://cabq.zoom.us/u/kceqFf3L0L>

DFT - CASES FOR REVIEW AND COMMENT

Comments due – March 4th

1. [PR-2021-006156](#)

SI-2024-01536 – SITE PLAN DFT (*FAST TRACK*) (*Second Submittal*)

All or a portion of: **Lots 1 – 15 & 17 – 32, Patlilly Subdivision** zoned **R-ML**, located at **60th ST NW** between **CENTRAL** and **AVALON** containing approximately **7.0** acre(s). (**K-11**)

REQUEST: AHA plans to rehabilitate existing 42 units along east and west sides of 60th ST NW and construct an additional 46 units and community building on abutting vacant land west of existing units

IDO - 2023

Sketch 5/15/24, 5/1/24

2. [PR-2024-010446](#)

SI-2024-00774 – SITE PLAN DFT + ALTERNATIVE LANDSCAPE PLAN (*Fourth Submittal*)

Lot 5, Block 2, Unit 1, CLIFFORD WEST BUSINESS PARK zoned **NR-BP**, located at **8531 BLUEWATER RD NW** between **UNSER BLVD** and **OLIVER ROSS DR** containing approximately 1.3065 acre(s). (**K-10**)

REQUEST: Site Plan Amendment for new construction. 2,016 sq ft single story building and site improvements
IDO – 2022

** (Previously heard: 6/5/24, 10/2/24)*

3. [PR-2024-010907 \(aka 1008830\)](#) *(Second Submittal)*

SI-2024-01331 – EPC FINAL SITE PLAN SIGN-OFF

Tract 5, ROW 2, Unit A - West of Westland, Atrisco Grant located on LEONAIIDAS between AVALON AVE and VOLCANO AVE containing approximately 5.0 acre(s). (K-8)

REQUEST: EPC Site Plan final Sign-Off

IDO-2022

[Deferred from 9/18/24, 10/2/24]

4. [PR-2023-009105](#)

SI-2023-01377 – EPC FINAL SITE PLAN SIGN-OFF

Lot Tract: LOT 2-A AND 2-B LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING PHASE II located at 10080 & 10088 between Coors & 7 Bar Loop

REQUEST: EPC Final Site Plan Sign-Off

IDO – 2022

5. [PR-2023-009105](#)

SI-2023-01402 – EPC FINAL SITE PLAN SIGN-OFF

Located at 7 bar Loop & Coors Blvd NW

REQUEST: EPC Final Site Plan Sign-Off

IDO – 2022

6. [PR-2021-005195](#)

IIA-EXT-2025-00003 – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT

All or a portion of: 6A1, JOURNAL CENTER PHASE 2 UNIT 1 zoned MX-H, located at 7501 Jefferson ST NE between Jefferson St NE and Masthead St NE containing approximately 5.1536 acre(s). (D-17)

REQUEST: Extension Of Infrastructure Improvements Agreement

IDO – 2023

7. [PR-2025-020009](#)

[PA-2025-00012](#) – SKETCH

All or a portion of: **4, 1A, 67, 10A, 5, HUBBELL HEIGHTS, TOWN OF ATRISCO GRANT UNIT 6, IRONWOOD RIDGE**, zoned **R-T**, located at **116 65TH ST SW between CENTRAL AVE AND BRIDGE BLVD, and HIGHWAY 45/NEW COORS & OLD COORS** containing approximately **0.21** acre(s). (**K-11**)

REQUEST: Lot has two detached homes. Would like to subdivide so each house has its own lot

IDO – 2023

8. [PR-2025-020007](#)

[PA-2025-00013](#) – SKETCH

All or a portion of: **4, 10A, 5, HUBBELL HTS ADD** zoned **R-T**, located at **116 & 118 65TH Street SW between CENTRAL AVE & BRIDGE BLVD and HIWAY 45/NEW COORS & OLD COORS** containing approximately **0.21** acre(s). (**K-11**)

REQUEST: Lot has two detached homes. Would like to subdivide so each house has its own lot

IDO – 2023

9. [PR-2022-006960](#)

[PA-2025-00016](#) – SKETCH (*Plan*)

All or a portion of: **E2A1, E2A2, JEANNEDALE ADDN UNIT 1A** zoned **MX-H**, located at **6501 INDIAN SCHOOL between AMERICANS PKWY and INDIAN SCHOOL AND UPTOWN BLVD and INDIAN SCHOOL** containing approximately **2.93** acre(s). (**H-18**)

REQUEST: Discuss an anticipated Site Plan for the project known as Uptown Connect. The subject property is zoned MX-H and is currently developed with a bank and the Uptown Transit Center. The project proposed is to construct a mixed-use development with underground parking, retail, restaurants, bank and bank accessory uses, multifamily residential uses and a redeveloped Uptown Transit Center intertwined with a large central plaza area

IDO – 2023

10. [PR-2022-006960](#)

[PA-2025-00017](#) – SKETCH (*Plat*)

All or a portion of: **E2A1, E2A2, JEANNEDALE ADDN UNIT 1A** zoned **MX-H**, located at **6501 INDIAN SCHOOL between AMERICANS PKWY and INDIAN SCHOOL AND UPTOWN BLVD and INDIAN SCHOOL** containing approximately **2.93** acre(s). (**H-18**)

REQUEST: Discuss an anticipated Site Plan for the project known as Uptown Connect. The subject property is zoned MX-H and is currently developed with a bank and the Uptown Transit Center. The project proposed is to construct a mixed-use development with underground parking, retail, restaurants, bank and bank accessory uses, multifamily residential uses and a redeveloped Uptown Transit Center intertwined with a large central plaza area

IDO – 2023

11. [PR-2023-008609](#)

[PA-2025-00020](#) – SKETCH

All or a portion of: **3A, MANKIN INC** zoned **MX-M**, located at **12825 Skyline RD NE between I-40 and Skyline** containing approximately **1.5561** acre(s). **(L-22)**

REQUEST: Subdivide

IDO – 2023

12. [PR-2025-020016](#)

[PA-2025-00019](#) – SKETCH

All or a portion of: **Lots/Tracts 1 through 3, Block 1, ANDERSON ADDN NO 2** zoned **R-1A**, located at **714 SUMMER AVE NW between 7th Street and 8th Street NW** containing approximately **0.11** acre(s). **(J-14)**

REQUEST: Remove city parcel lines to make one lot

IDO – 2023

13. [PR-2025-020024](#)

[PA-2025-00028](#) – SKETCH

All or a portion of: **Lots/Tracts 1 & 2, MITCHELLS--J C FIRST ADDN** zoned **R-1A**, located at **1614 WILLIAMS ST SE between SE Corner of William Street and Southern Avenue SE** containing approximately **0.0967** acre(s). **(L-14)**

REQUEST: Minor subdivision plat to consolidate two lots into one

IDO – 2023

14. [PR-2025-020022](#)

[PA-2025-00026](#) – SKETCH

All or a portion of: **Lots/Tracts 56, 55, MITCHELLS--J C FIRST ADDN** zoned **R-1A**, located at **229 Kathryn Avenue SE between Kathryn Ave and John Street SE** containing approximately **0.107** acre(s). **(L-14)**

REQUEST: Minor Subdivision plat to consolidate two existing lots into one

IDO – 2023

15. [PR-2025-020023](#)

[PA-2025-00027](#) – SKETCH

All or a portion of: **Lots/Tracts 21 thru 24, ATLANTIC & PACIFIC ADDN** zoned **R-ML**, located at **718 3rd Street SW between 3rd Street between Hazeldine Ave SW and Stover Ave SW** containing approximately **0.1157** acre(s). (**K-14**)

REQUEST: Minor Subdivision plat to consolidate four portions of a lot to create one new lot

IDO – 2023

16. [PR-2025-020025](#)

[PA-2025-00031](#)– SKETCH

All or a portion of: **Lot/Tract 1A, Block 1, SUNPORT PARK** zoned **NR-BP**, located at **1321 Flightway Avenue SE between University Blvd SE and Mulberry Street SE** containing approximately **4.5612** acre(s). (**M-15**)

REQUEST: Sketch review to create two new lots from existing lot

IDO – 2023

**** OTHER ACTIVE DFT CASES/APPLICATIONS UNDER REVIEW ****

SITE PLANS

[PR-2024-011242](#)

[SI-2025-00079](#) – SITE PLAN DFT

All or a portion of: **F-2A, PLAT OF TRACTS F-2A AND F-2B SANDIA SCIENCE & TECHNOLOGY PARK** zoned **NR-BP**, located at **1401 Innovation Parkway SE** containing approximately **5.35** acre(s). (**M-21**)

REQUEST: Site Plan - Administrative for an Energy Storage System (ESS) at 1401 Innovation Parkway SE in the Sandia Science & Technology Park (SSTP) zoned NR-BP. This facility will be unmanned and the only public infrastructure will be sidewalks and ramps along Innovation Parkway and Gibson Blvd. The design of this ESS is per applicable IDO use specific standards (14-16-4-3(E)(9)) with a 12-foot-high perimeter wall surrounded by a landscape buffer

IDO – 2023

*** (Last heard: 2/12/25)**

PR-2023-008710

SI-2025-00082 – SITE PLAN DFT

All or a portion of: **TR OF LAND IN SE SW SE SEC 14 T11N R3E (AKA HARLEY TRACT WITHIN LOOP INDUSTRIALDISTRICT UNIT NO. 1) EXCL S'LY PORTOUT TO R/W** zoned **NR-LM**, located at **8200 Jefferson St NE** containing approximately **9.16** acre(s). **(C-17)**

REQUEST: New U-Haul site development

SKETCH PLAT 6-7-23 (DFT)

IDO – 2023

*** (Last heard: 2/12/25)**

PR-2024-010931

SP-2025-00005 – SITE PLAN DFT

All or a portion of: **Lot/Tract 23, ORIGINAL TOWNSITE OF WESTLAND** zoned **NR-C**, located on **Sunset Gardens SW, between 90th Street and 94th Street SW** containing approximately **8.34639** acre(s). **(K-09, L-09)**

REQUEST: Site Plan - DFT to identify Major Public Infrastructure. Phased Charter School

SKETCH PLAT 9-25-24 (DFT)

IDO – 2023

*** (Last heard: 2/12/25)**

PR-2023-009652 (fast track – Second Submittal)

SI-2024-01668 – SITE PLAN DFT

All or a portion of: **W. Portion of Tract 1, Unplatted/Paradise Hills** zoned **MX-T**, located between **Avenida De Jaimito and Paseo Del Norte** containing approximately **19.7** acre(s). **(C-10)**

REQUEST: Site Plan for a multi-family development

SKETCH PLATS 1-10-24 & 7-24-24 (DFT)

IDO – 2023

*** (Last heard: 2/12/25)**

PR-2024-009956 *(Second Submittal)*

SI-2024-01475 – SITE PLAN DFT

1D, TOWN OF ASTRISCO GRANT, PROJECTED SECTION 33 TOWNSHIP 10 NORTH RANGE 2 EAST zoned **NR-C**, located at **1115 SNOW VIST BLVD** between **SAGE RD/DE VARGAS RD** and **BENAVIDES RD** containing approximately **1.51** acre(s). **(M-9)**

REQUEST: Proposed Site Improvements for New Tenant Building with Tack Bell Quick-Service Restaurant with Accessory Drive-Thru on Endcap

SKETCH PLAN 2/28/24

IDO – 2023

*** (Last heard: 2/12/25)**

PR-2021-005630 *(Second Submittal)*

SI-2024-01679 – SITE PLAN DFT

All or a portion of: **RR3B1, WESTLAND SOUTH** zoned **R-ML**, located at **9901 Ceja Vista Rd SW** between **Dennis Chavez Blvd AND 98TH ST** containing approximately **10.19** acre(s). **(P-9)**

REQUEST: Site Plan Administrative for a new multi-Family project.

IDO – 2023

*** (Last heard: 2/12/25)**

PR-2019-002765

SP-2025-00003 – SITE PLAN DFT

All or a portion of: **8B, 9A, 9C, 8C, 8A, COORS PAVILION** zoned **NR-C**, located on **St. Joseph's Dr NW** between **Coors Blvd NW and Atrisco Dr NW** containing approximately **13.1** acre(s). **(G-11)**

REQUEST: Approval of a Site Plan-Administrative for vacant lot on St. Joseph's Dr NW between Coors Blvd NW and Atrisco Dr NW. Given the size of the property and the overall square footage of the proposed commercial building, a Site Plan-Administrative is required to be reviewed and approved by the Development Facilitation Team (DFT)

SKETCH PLAT 11-20-24 (DFT)

IDO - 2023

*** (Last heard: 2/12/25)**

PR-2024-011229

SI-2024-01628 – SITE PLAN DFT

All or a portion of: **Tract A-2-C-2, Block 2, Unit 3, West Business Park** zoned **NR-BP**, located at **501 Unser Blvd NW between Los Volcanes and Saul Bell Road** containing approximately **4.9892** acre(s). **(K-10)**

REQUEST: Compliance with the ABQ IDO for proposed Light Vehicle Fueling Station with Auto and Truck canopies

IDO – 2023

**** (Last heard: 2/12/25)***

PR-2020-003259 ***(Second Submittal)***

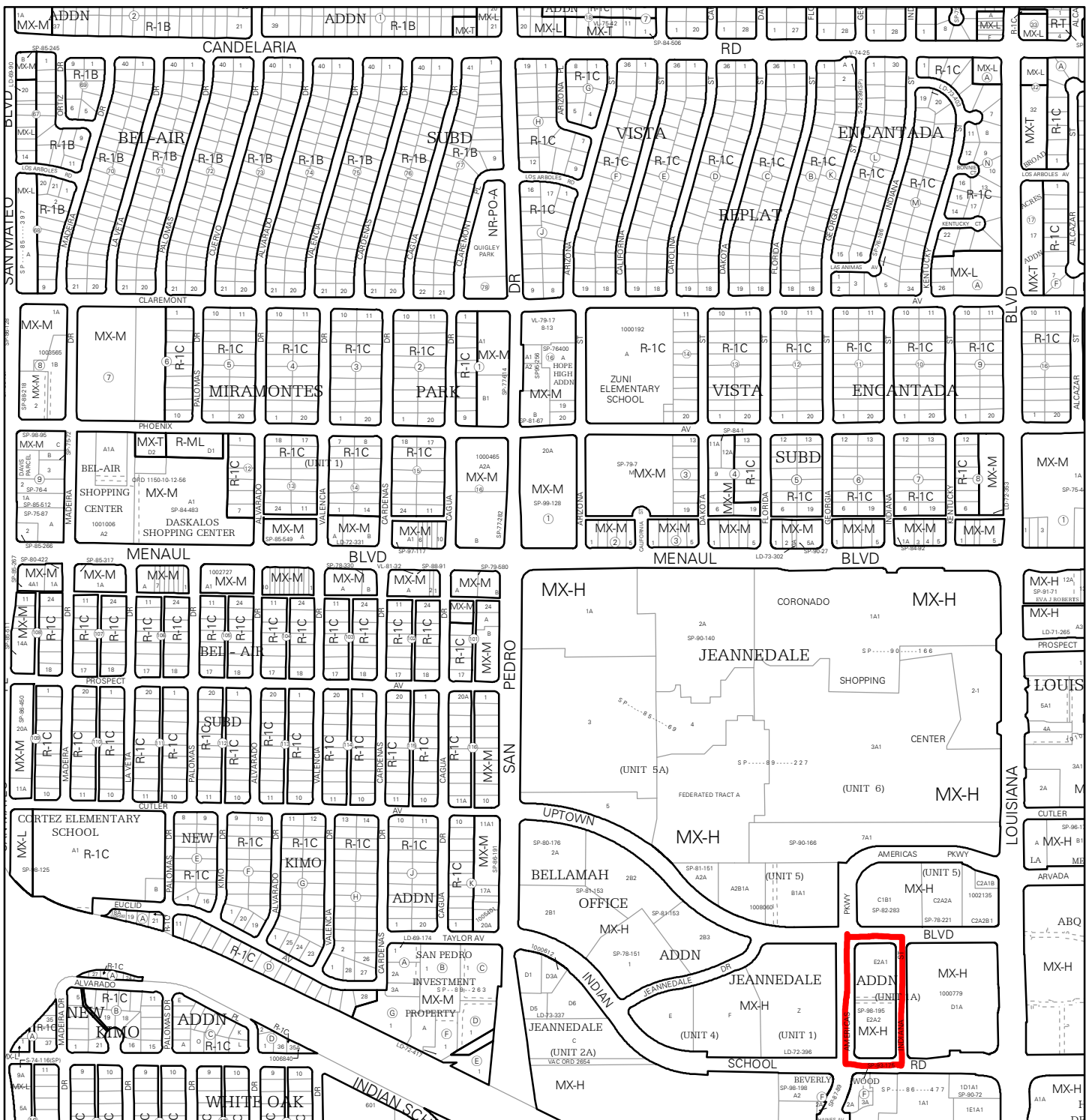
SI-2024-01088 – SITE PLAN DFT

TRACT 1-A-1-A PLAT OF TRACTS 1-A-1-A & 1-A-1-B, HONEYWELLSITE zoned **NR-LM**, located at **9201 SAN MATEO BLVD NE between SAN DIEGO AVE and JEFFERSON** containing approximately **59.6960** acre(s). **(B-17)**

REQUEST: Major Amendment - Site Plan. This site plan was approved by DRB, See project number DRB-99-88

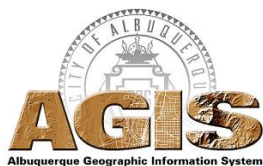
IDO -2022

Sketch Plat 2/12/20 (DRB)

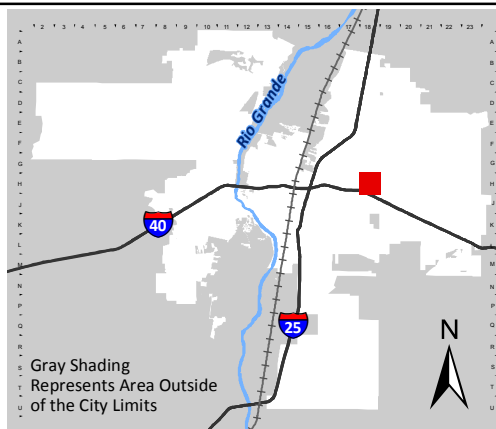


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
H-18-Z

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

0 250 500 1,000 Feet