



PLAN SNAPSHOT REPORT VAC-2025-00055 FOR CITY OF ALBUQUERQUE

Plan Type: Vacation **Project:** PR-2022-006960 (PR-2022-006960) **App Date:** 11/08/2025
Work Class: Public 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**
Description: Public Sidewalk Easement **Expire Date:**

Parcel: 101805945502140406	Address: 6501 Indian School Rd Ne Albuquerque, NM 87110	Zone:
101805945505040410 Main	2121 Indiana St Ne Main Albuquerque, NM 87110	

Surveyor TIM TIM ALDRICH 4135 Montgomery Blvd NE Suite C Albuquerque, NM 87109 Business: (505) 328-3988	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	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-2A2 PLAT OF TRS E-2A1 & E-2A2JEANNEDALE ADDN CONT 1.4802 AC M/L, TR E-2A1 PLAT OF TRS E-2A1 & E-2A2JEANNEDALE ADDN CONT 1.4507 AC M/L	Existing Zone District	MX-H	Zone Atlas Page(s)	H-18
Acreage	1.4802, 1.4507	Calculated Acreage	1.47933483, 1.44917301	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 15:18	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 13:36

PLAN SNAPSHOT REPORT (VAC-2025-00055)

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00059599	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$0.00
	Vacation of Public Easement	\$300.00	\$0.00
	Published Notice Fee - Legal Ad	\$75.00	\$0.00
	Technology Fee	\$29.75	\$0.00
Total for Invoice INV-00059599		\$454.75	\$0.00
Grand Total for Plan		\$454.75	\$0.00

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

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		11/10/2025 12:07	11/12/2025 14:52
Associate Project Number v.1	Generic Action		11/10/2025 12:07
Screen for Completeness v.1	Generic Action		11/12/2025 13:36
Verify Payment v.1	Generic Action		11/12/2025 14:52
Application Review v.1		11/12/2025 14:52	
DHO Hearing v.1	Hold Hearing	11/12/2025 14:52	11/12/2025 14:53
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			

1300

#575902

PERMANENT EASEMENT

8/14/2002

Grant of Permanent Easement, between the City of Albuquerque acting by and through the Transit Department ("Grantor"), whose address is 100 First St. SW, and the City of Albuquerque, A New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, NM 87103.

Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A & B" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of a public sidewalk easement, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

The grant and other provisions of this Easement constitute covenants running with the property for the benefit of the City and its successors and assigns until terminated.

This easement shall not be effective unless approved by the City Engineer as shown in the signature block below.

Witness my hand and seal this 26th day of July, 2002.

APPROVED:

[Signature]
City Engineer

8-16-02

[Signature]
8/13/02

GRANTOR:

[Signature]
Chief Administrative Officer

GRANTOR:

By:

Its:

Bruce Rizzieri
Acting Director

City of Albuquerque

STATE OF NEW MEXICO}

ss

COUNTY OF BERNALILLO}

This instrument was acknowledged before me this 26th day of July, 2002, by Jay Czar, Chief Administrative Officer of the City of Albuquerque, a municipal corporation, on behalf of the corporation.

[Signature]
Notary Public

My commission expires: 1-27-06

2002105407
5712568
Page: 1 of 3
08/21/2002 02:25P
Bk-A40 Pg-5101
R 13.00
Bern. Co. EASE
Mary Herrera

AMERICA'S PARKWAY

UPTOWN BOULEVARD

END CSC 11000 ALUM CAP

N 89°51'00" E

C1

22

266.67

20.2764

S 11d4'32"E
28.21

77.17 S 0d0'24" E

SIDEWALK
EASEMENT

S 11d10'38" E
11.63'

S 30d37'17" E
8.63'

S 43d13'41" E
4.46

S 60d59'30" W
17.25'

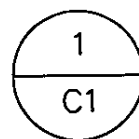


Mary Herrera

Bern. Co. EASE

R 13.00

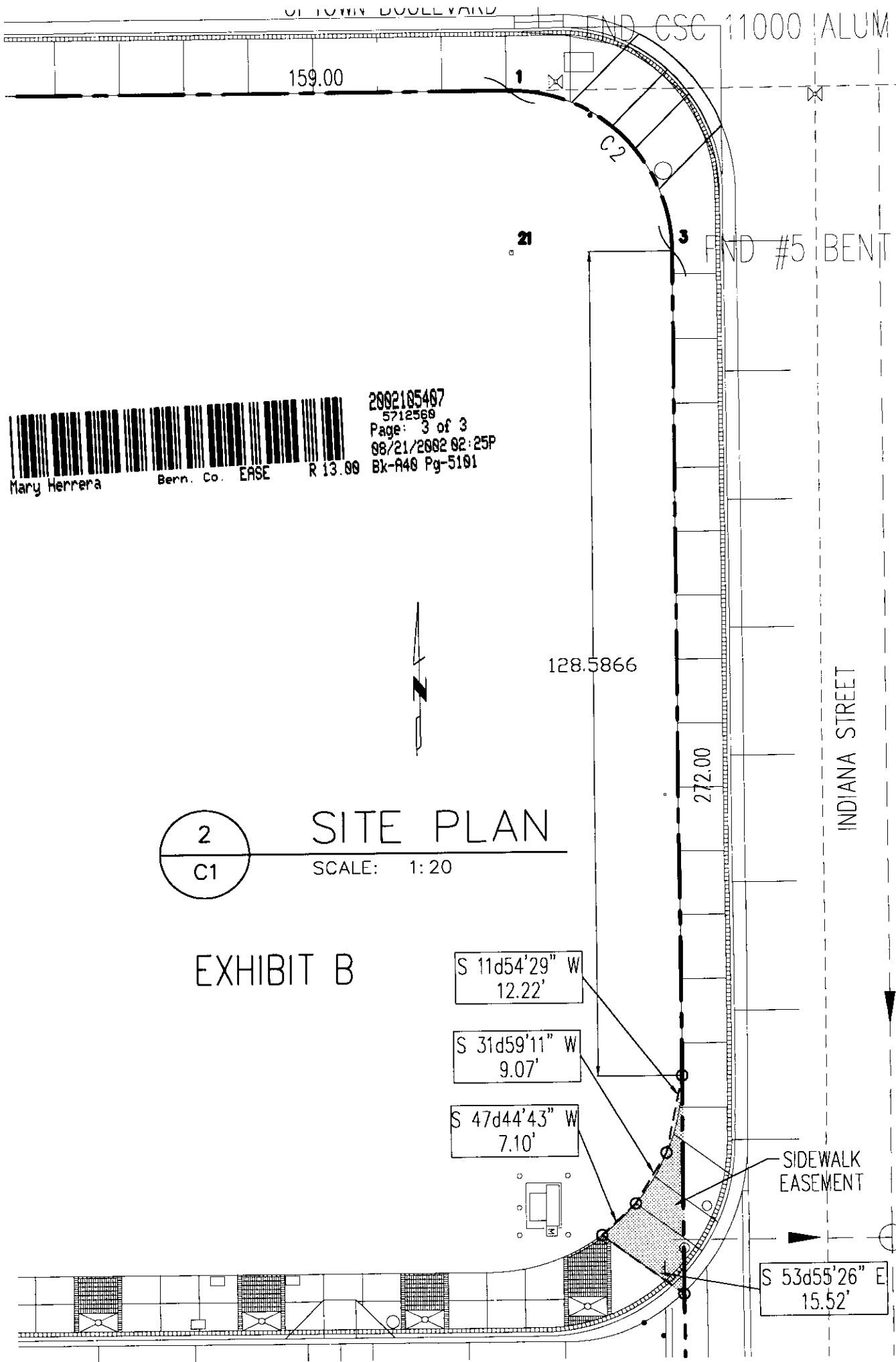
2002105407
5712568
Page: 2 of 3
08/21/2002 02:25P
Bk-A40 Pg-5101

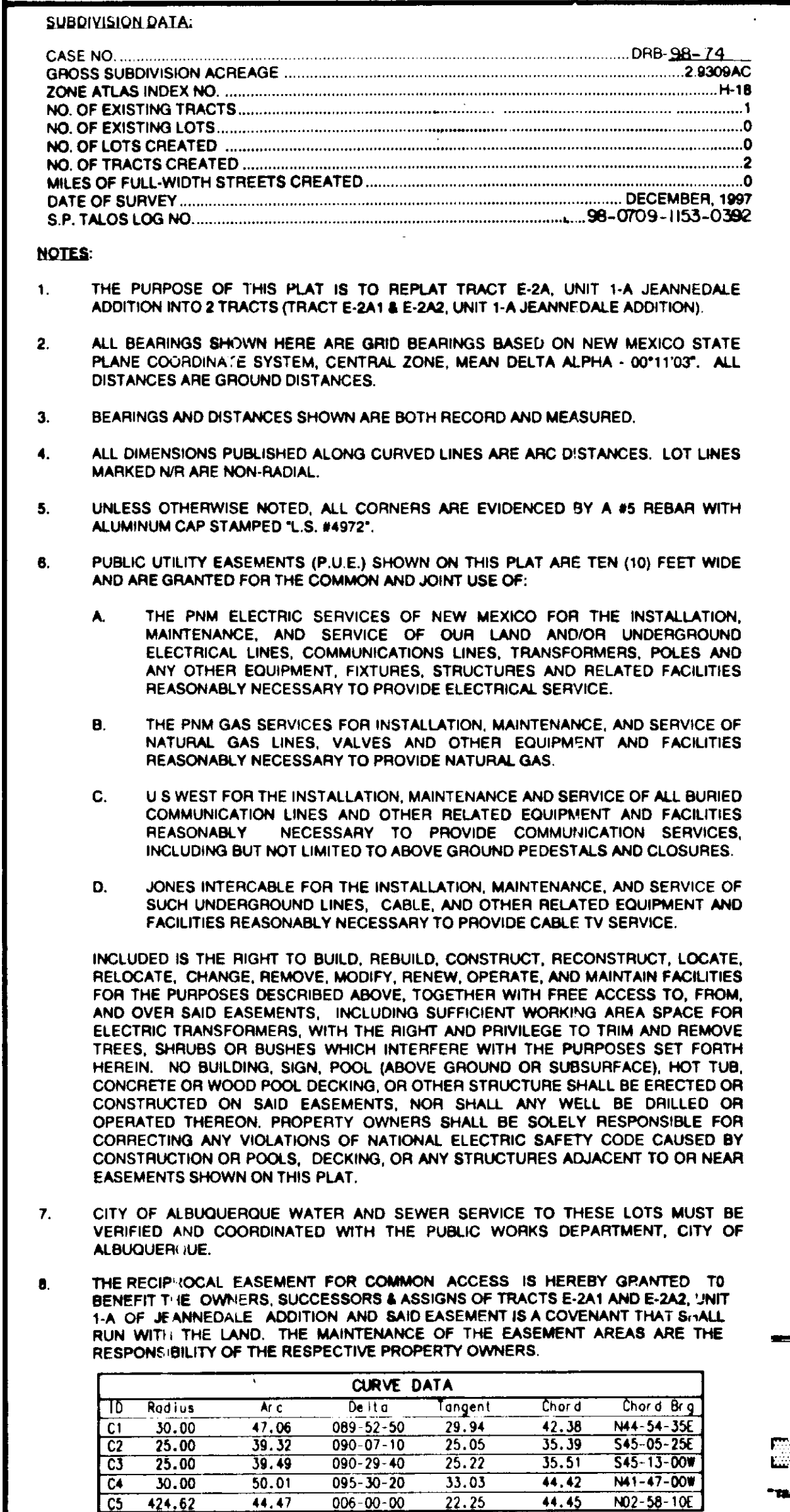


SITE PLAN

SCALE: 1:20

EXHIBIT A





THAT CERTAIN PARCEL OF LAND SITUATE WITHIN SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING COMPRISO OF TRACT E-2A, UNIT 1-A OF JEANNEDALE ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF RECORD FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 8, 1998 IN VOLUME 98C, FOLIO 187 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON CURVE ON THE SOUTH RIGHT-OF-WAY LINE OF THE INTERSECTION OF UPTOWN BOULEVARD N.E. (85' R/W) AND INDIANA STREET N.E. (64' R/W), SAID POINT ALSO BEING THE NORTHEASTERLY CORNER AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, WHENCE FOR A TIE, THE ACS MONUMENT "20-H18", HAVING NEW MEXICO STATE PLATE COORDINATES, CENTRAL ZONE (NAD 1927) OF X=404802.33 AND Y=1493092.39, BEARS S89°42'00"W, 819.48 FEET, THENCE SOUTHEASTERLY 39.32 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°07'10", AND A CHORD THAT BEARS S45°05'25"E, 35.39 FEET) TO A POINT OF TANGENCY ON THE WEST RIGHT-OF-WAY LINE OF INDIANA STREET N.E.; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S00°01'50"E, 549.43 FEET, TO A POINT OF CURVATURE AND BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED, THENCE SOUTHWESTERLY 39.49 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°29'40", AND A CHORD THAT BEARS S45°13'00"W, 35.51 FEET) TO A POINT OF TANGENCY ON THE NORTH RIGHT-OF-WAY LINE OF INDIAN SCHOOL ROAD N.E. (76.90' R/W); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N89°32'10"W, 163.42 FEET TO A POINT OF CURVATURE AND BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED, THENCE NORTHWESTERLY 50.01 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 95°30'20", AND A CHORD THAT BEARS N41°47'00"W, 44.42 FEET) TO A POINT OF TANGENCY ON THE EAST RIGHT-OF-WAY LINE OF AMERICAS PARKWAY (86' R/W); THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, N05°58'10"E, 18.11 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 44.47 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 424.82 FEET, A CENTRAL ANGLE OF 60°00'00", AND A CHORD THAT BEARS N02°58'10"E, 44.45 FEET) TO A POINT OF TANGENCY; THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF AMERICAS PARKWAY, N00°01'50"W, 472.16 FEET TO A POINT OF CURVATURE AND BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE NORTHEASTERLY 47.06 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°52'50", AND A CHORD THAT BEARS N44°54'35"E, 42.38 FEET) TO A POINT OF TANGENCY ON THE SOUTH RIGHT-OF-WAY LINE OF UPTOWN BOULEVARD N.E.; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, N89°51'00"E, 159.00 FEET TO A POINT ON CURVE AT THE INTERSECTION OF UPTOWN BOULEVARD N.E. AND INDIANA STREET N.E., SAID POINT ALSO BEING THE NORTHEASTERLY CORNER AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

THE ABOVE DESCRIBED PARCEL CONTAINS 127.888 S.F. OR 2.9309 ACRES MORE OR LESS

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #'s:

TRACT E-2A, JEANNEDALE ADDITION, UPC:
FORMERLY TRACT E-2, UPC # 010-059-453-045-4-0410
FORMERLY TRACT E-3, UPC # OUT TO R-D-W
FORMERLY TRACT F-2, UPC # 1018-059-456-014-4-0406

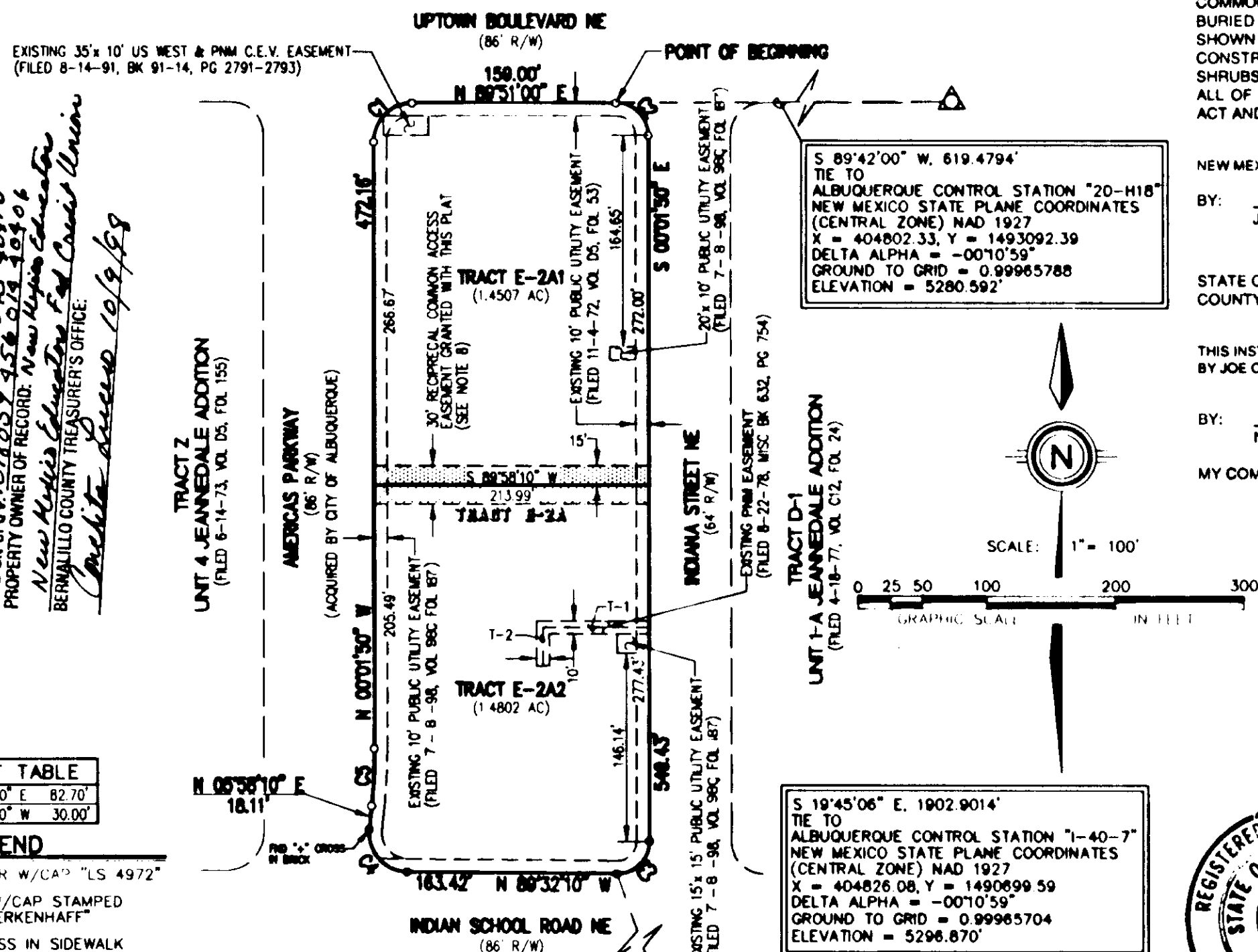
PNM Electric Services and Gas
to conduct a Title Search of the
son. Consequently, PNM does
any easement or easement
be entitled

PROPERTY OWNER OF RECORD: NEW MEXICO EDUCATORS FEDERAL CREDIT UNION

BERNALILLO COUNTY TREASURER'S OFFICE:

BY:

DATE _____

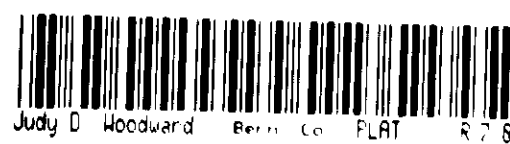


TANGENT TABLE			
T-1	N	89°58'10"	E 82.70'
T-2	N	00°01'50"	W 30.00'

LEGEND

- FND #5 REBAR W/CAP "LS 4972"
 - FND REBAR W/CAP STAMPED "LEEDSHILL HERKENHAFF"
 - FND "+" CROSS IN SIDEWALK
-  DENOTES LIMITS OF EASEMENT GRANTED WITH THIS PLAT
-  DENOTES PREVIOUS TRACT DESIGNATION

CURVE DATA						
ID	Radius	Arc	Delta	Tangent	Chord	Chord Brg
C1	30.00	47.06	089-52-50	29.94	42.38	N44-54-35E
C2	25.00	39.32	090-07-10	25.05	35.39	S45-05-25E
C3	25.00	39.49	090-29-40	25.22	35.51	S45-13-09E
C4	30.00	50.01	095-30-20	33.03	44.42	N41-47-00W
C5	424.62	44.47	006-00-00	22.25	44.45	N02-58-10E



1998130236
5120760
Page 1 of 1
10/09/1998 04 26P
Bk-98C Pg-303

TRACTS E-2A1 AND E-2A2, JEANNEDALE ADDITION

SITUATE WITHIN
SECTION 12, T10N, R3E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 1998

APPROVALS

SUBDIVISION CASE NUMBER: 4-18-170

type C Time

CITY PLANNER BUQUE ROQUE, BERNALILLO CO. PLANNING DIVISION

Kevin M. Patman

APPROVING PLANNING DIVISION

Keith Don CIP

TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT

Frank Eugene

CITY ENGINEER, ENGINEERING DIVISION

Frank Eugene

APPROVING METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Rogers

UTILITY DEPARTMENT

Wendy Clark

CITY SURVEYOR, ENGINEERING DIVISION

Steve J. Jones

PROPERTY MANAGEMENT

Ruth R. Jones

PNM GAS SERVICES

Catherine Schreide

U.S. WEST COMMUNICATIONS, INC.

Paul White

PNM ELECTRIC SERVICES

Walter Watson

JONES INTERCABLE

D-8-98
DATE
29-5-98
UNIT
9-29-98
DATE
9-29-98
DATE
9-29-98
DATE
9-29-98
DATE
080798
DATE
9-29-98
DATE
8-7-98
DATE
08-12-98
DATE
8-7-98
DATE
7-8-98
DATE

FREE CONSENT AND REDICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT: ALL UTILITY EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS (SEE NOTE 6). SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

NEW MEXICO EDUCATORS FEDERAL CREDIT UNION

BY: JOE COEY, PRESIDENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 27, 1990
BY JOE COEY, PRESIDENT OF NEW MEXICO EDUCATORS FEDERAL CREDIT UNION.

BY: William A. Hensley
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 20, 2005

SURVEYOR'S CERTIFICATION

I, CLIFF A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, MEETS THE "MINIMUM STANDARDS FOR LAND SURVEYS" SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

7/13/98
DATE

SHEET 1 OF 1

**community
sciences
corporation**

DATE	JULY, 1964
SCALE	1"=100'
CRI W	G D
DRAWN	D E R
JOB NO	234 06 025 FB 274 PG 78

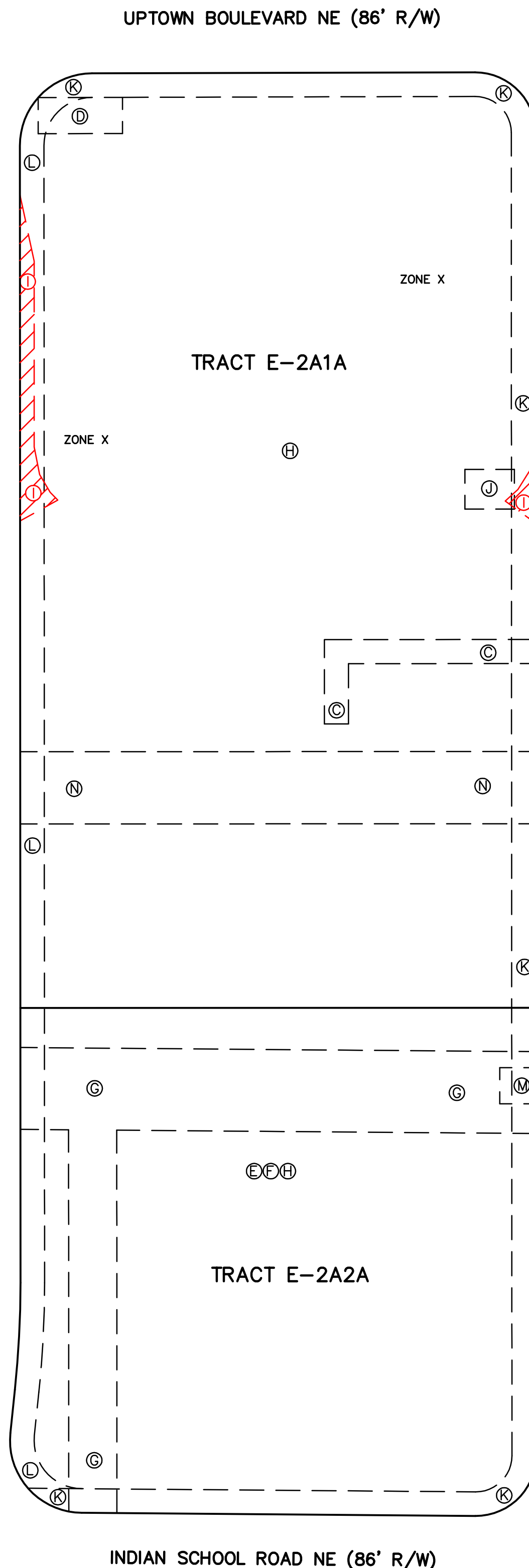
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Cortez, N.M. 87048

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

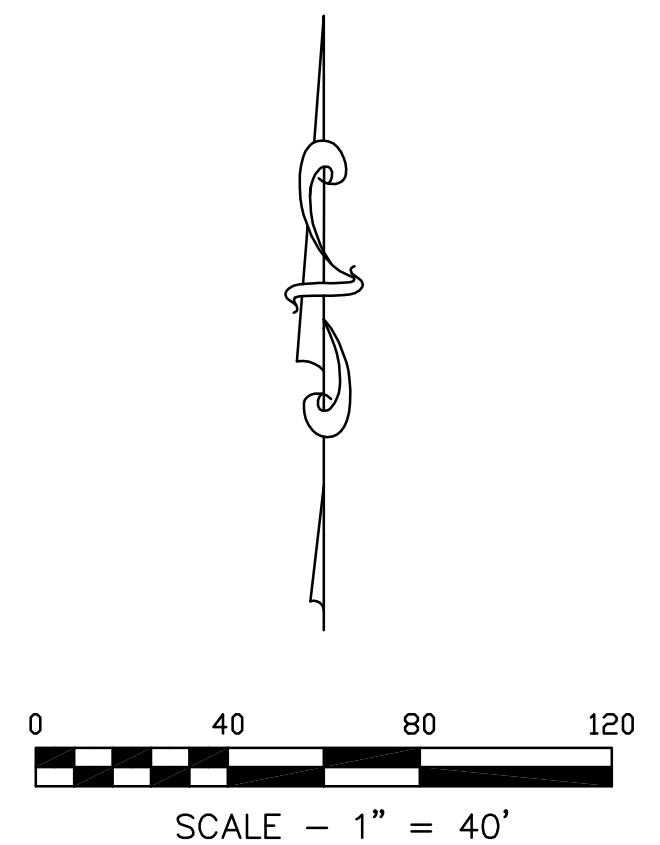
EXISTING EASEMENTS

- Ⓒ 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)
- ① 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)



November 8, 2025

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

RE: APPLICATION FOR VACATION OF PUBLIC SIDEWALK EASEMENT – 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 Public Sidewalk Easement 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, cursive 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
- X CAO: SAMANTHA SENDEL, EdD
- COO: PAT MONTOYA
- CFO: KEVIN SOURISSEAU

DOCUMENT TYPE SELECT ONE:

- Letter To:
- X 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)***

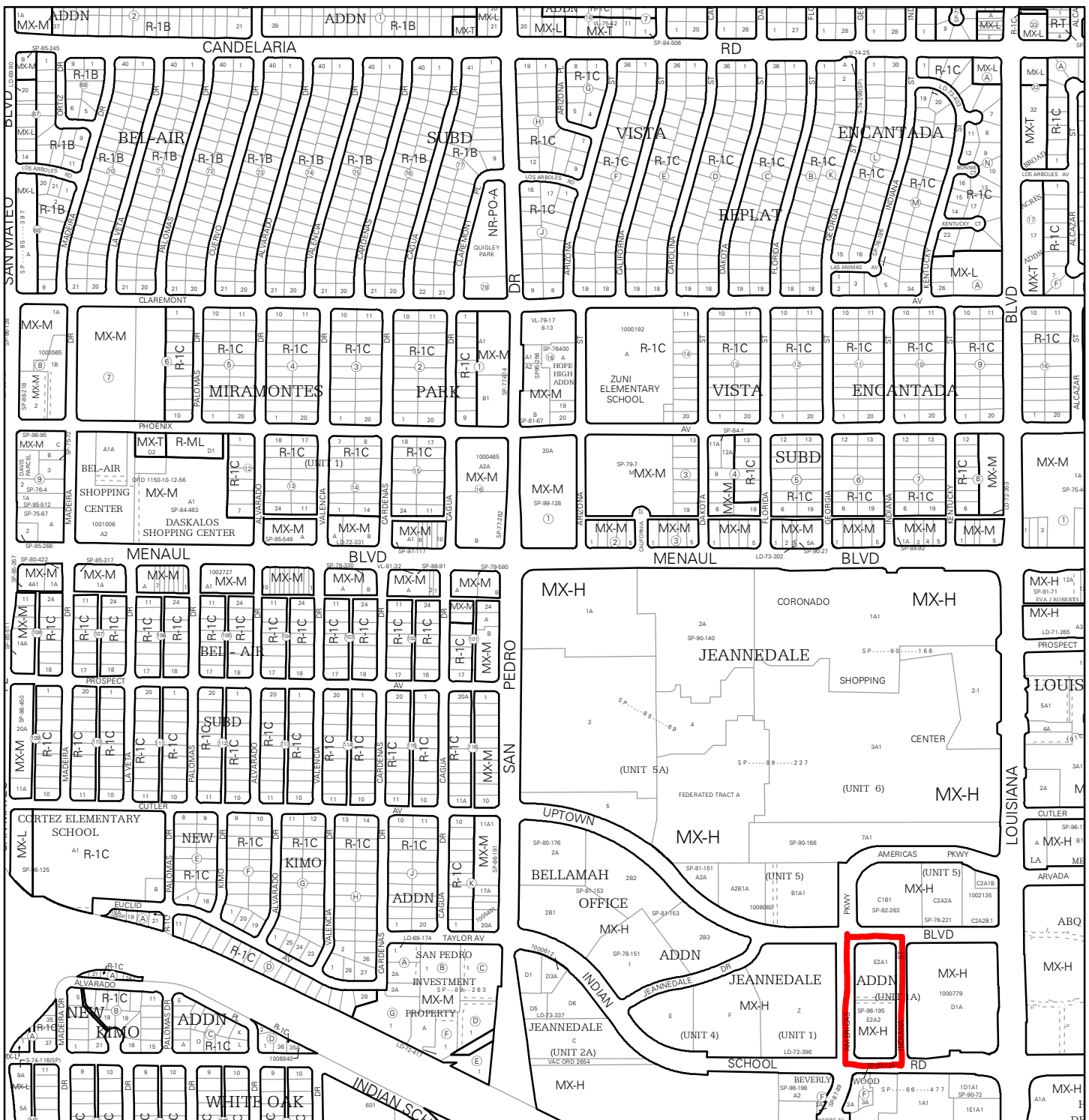
SI-2024-01088 – SITE PLAN DFT

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

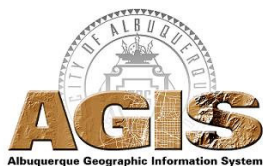
IDO -2022

Sketch Plat 2/12/20 (DRB)

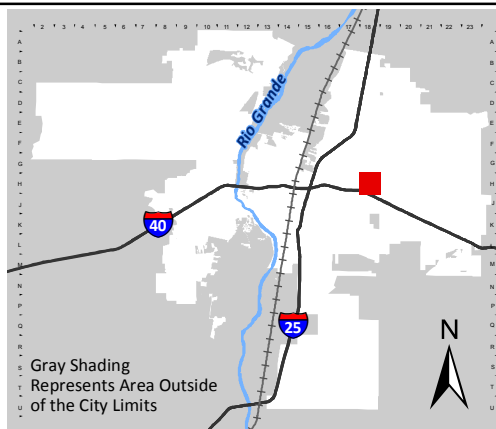


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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