

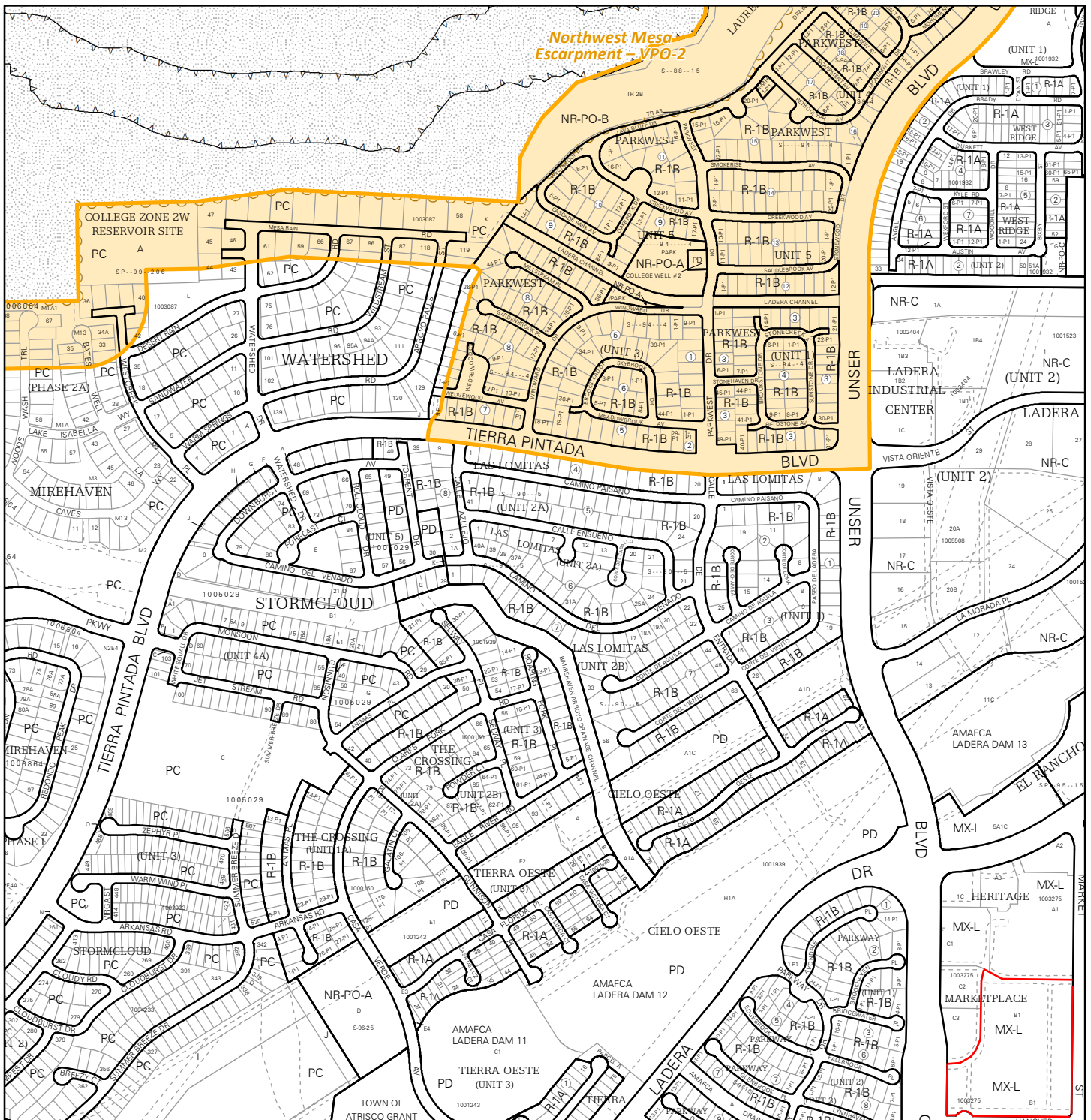


<b>Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.</b>		
<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input checked="" type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
Major- Preliminary Plat		

<b>APPLICATION INFORMATION</b>		
Applicant/Owner: Bernco Investors LLC		Phone: 505-453-4302
Address: 6900 E Camelback Road Suite 607		Email: ted@ggi-nm.com
City: Scottsdale	State: AZ	Zip: 85250
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-3100
Address: 5571 Midway Park Place NE		Email: vperera@tierrawestllc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: owner	List all owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: Tract B-1	Block:	Unit:
Subdivision/Addition: Heritage Marketplace	MRGCD Map No.:	UPC Code: 100905952600140105
Zone Atlas Page(s): H-09-Z	Existing Zoning: MX-L	Proposed Zoning MX-L
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 9.05 acres
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 1700 Unser Blvd NW	Between: Interstate 40	and: Ladera Dr. NW
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
1003275, Z-81-49, PR-2018-005826, 13-EPC-40148		

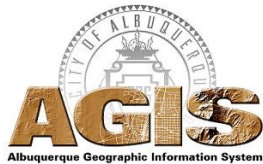
I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 11.04.22
Printed Name: Ronald R. Bohannon	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

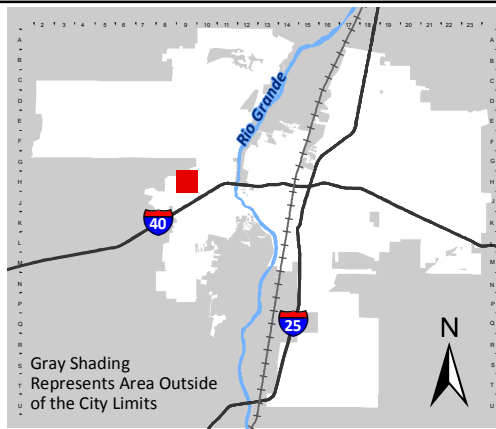


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

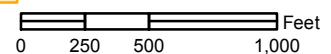


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**H-09-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



November 4, 2022

Ms. Jolene Wolfley, Chair  
Development Review Board  
600 Second NW  
Albuquerque, NM 87102

**RE: REQUEST FOR DRB MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL  
1700 UNSER BLVD. NW ALBUQUERQUE, NM 87120  
TR B-1 PLAT OF TRACT B-1 HERITAGE MARKETPLACE (BEING A REPLAT OF TRACT B,  
HERITAGE MARKETPLACE)  
ZONE ATLAS PAGE H-09-Z**

Dear Ms. Wolfley:

Tierra West, LLC, on behalf of Bernco Investors, LLC and Keystone Homes, is submitting a preliminary plat for a new multi-family townhome complex, located along Unser Blvd. NW and Hanover Rd NW. The tract is zoned MX-L which permits this type of use. A preliminary draft of the plat is attached along with an infrastructure list for relocating a public storm drain, public waterline, and private storm drain.

**Site, Location, and Subdivision Description**

The development site is located on a vacant single tract of land along the east side of Unser Boulevard NW, north of Hanover Road NW, and west of Market Street NW and consists of approximately 9.04 acres within the Heritage Marketplace Master Site Development Plan. Address of the site is 1700 Unser Blvd NW. The site is bordered on the north and west by an internal private access road with Wal-Mart Neighborhood Market to the north and Starbucks and Taco Bell to the west. To the east of the property across Market Street are multifamily apartments and to the south of the property across Hanover Road is R-1B residential. The subject property is currently undeveloped with development plans to construct a townhome residential development for Keystone Homes. The townhome site plan was approved by the EPC on August 18, 2022.

The site contains a public storm drain easement, public water easement, and private drainage easement that will need to be relocated for the townhome site to be developed. These easements are also being requested to be vacated along with this preliminary plat application. The proposed subdivision will remain as a single tract with the same metes and bounds for the property, only changes will be for the vacation and dedication of new easements for the storm drains and waterline previously mentioned.

**Context /Request**

The justification presented below addresses the Major Subdivision – Preliminary Plat for DRB request requirements pursuant to IDO Section 6-6(L)(3).

6-6(L)(3)(b) An application for a Preliminary Plat shall be approved if it 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 affecting the property.

**Response: This application for preliminary plat is subsequent to a DRB sketch plat review from the DRB Meeting held on 10/19/2022 and an EPC Major Site Plan Amendment approval from the EPC Hearing held on 8/18/2022. This application applies the sketch plat comments and coordination with various public departments and agencies to assure that the site plan has applied all provisions from the IDO, DPM, and other City regulation that are applicable to this project.**

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me at 505-858-3100 or [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Vinny Perea". The signature is fluid and cursive, with the first name "Vinny" written in a larger, more prominent script than the last name "Perea".

Vinny Perea, P.E.

cc: Jim Belfiore, Keystone Homes  
Chris Hundelt, Keystone Homes  
Ted Garrett, Bernco Investors, LLC

JN: 2022057  
RRB/vp/

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

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

**Legal Description & Location:** 1700 Unser Blvd NW Albuquerque, NM 87120  
TR B-1 Plat of Tract B-1 Heritage MarketPlace (Being A Replat of Tract B Heritage Marketplace)

**Job Description:** Keystone- Heritage Marketplace

**Hydrology:**

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

*Renée C. Brissette*                                      10/13/22  
 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

*Ernest Armijo*                                      11/4/2022  
 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

*Sarah Luckie*                                      11/4/2022  
 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)

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

Bernco Investors LLC  
6900 E Camelback Road, Suite 607  
Scottsdale, AZ 85251-8044

September 25, 2022

Jolene Wolfley, Chair, Development Review Board  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

RE: DRB – Preliminary Plat and Plat  
Keystone – Heritage Marketplace  
1700 Unser Blvd NW, Albuquerque, NM 87120

Dear Ms. Wolfley,

As the owner for the referenced property, the undersigned hereby authorizes Tierra West, LLC (“**Tierra West**”) to act as the agent to provide entitlement services for the purposes related to attaining a Preliminary Plat, a Plat, and easement relocations for the property legally described as *“TR B-1 PLAT OF TRACT B-1 HERITAGE MARKETPLACE (BEING A REPLAT OF TRACT B, HERITAGE MARKETPLACE) CONT 9.0540 AC”* (the “**Property**”). Entitlement services shall include, but not be limited to general correspondence, representation before the Development Review Board (DRB) and all application submittals. Notwithstanding anything to the contrary, Tierra West may not take any action that would bind the undersigned or the Property if that certain Purchase and Sale Agreement by and between the undersigned and The Keystone Companies, Inc., an Arizona corporation, dated May 16, 2022, is terminated, including, without limitation, executing of any final plat, entering into any subdivision improvement agreement development agreement, impact fee credit agreement, line extension agreement, payback or reimbursement agreement, or recording any plats, easements or other documents against the Property.

Sincerely,

BernCo Investors LLC, a New Mexico limited liability company

By: GDC-NM LLC, a New Mexico limited liability company  
Its: Manager

By:   
Jeffrey D. Garrett, Manager

# 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.

  
\_\_\_\_\_  
(Applicant or Agent)

11.4.2022  
\_\_\_\_\_  
(Date)

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

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



City of Albuquerque  
P.O. Box 1293 Albuquerque, New Mexico 87103  
**Planning Department**  
Suzanne Lubar, Director

**Richard J. Berry, Mayor**  
August 21, 2013

**Robert J. Perry, CAO**

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**SUBJECT:** ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

**Case Number(s):** \_\_\_\_\_  
**Agent:** Consensus Planning, Inc.  
**Applicant:** Western Albuquerque Land Holdings, LLC  
**Legal Description:** Tract 1A1, Plat of Tracts 1A1 & 1B1, El Rancho Atrisco Phase 3  
**Zoning:** R-D  
**Acreage:** 19.98 acres  
**Zone Atlas Page:** H-09

**CERTIFICATE OF NO EFFECT:** Yes  No

**CERTIFICATE OF APPROVAL:** Yes  No

**SUPPORTING DOCUMENTATION:** A Cultural Resource Survey of Approximately 20 Acres near the intersection of Ladera Drive and Unser Boulevard in Albuquerque, Bernalillo County, New Mexico, prepared by Gary Funkhouser and R. Stanley Kerr, (Marron & Associates, Toni Goar P.I.; NMCRIS #128219), August, 2013

**SITE VISIT:** N/A

**RECOMMENDATION(S):**

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref 0-07-72 Section 4B(1)-- no significant sites in project area)***

**NOTE:** One site identified—LA 157788, a post WW 2 trash dump determined to be not eligible for National Register listing.

**SUBMITTED:**

Matthew Schmader, PhD  
Superintendent, Open Space Division  
City Archaeologist





**DEVELOPMENT REVIEW BOARD**

**Action Sheet Minutes**

**ONLINE ZOOM MEETING**

**October 19, 2022**

Jolene Wolfley..... DRB Chair  
Ernest Armijo..... Transportation  
André Houle..... Water Authority  
Shahab Biazar.....Hydrology  
Concetta Trujillo.....Code Enforcement  
Cheryl Somerfeldt.....Parks and Rec

*Angela Gomez ~ DRB Administrative Assistant*

**MAJOR CASES**

- 1. [PR-2022-007664](#)  
[SI-2022-001770](#) –SITE PLAN  
*IDO - 2021*

**LUXELOCKER** requests the aforementioned action(s) for all or a portion of: **T 28-A-2 PLAT OF LTS 28-A-1 & 28-A-2 BLK 5 TR A UNIT BNORTH ALBUQ ACRES (BEING A REPL OF LT 28-A BLK 5 TR A UNIT B NORTH ALBUQUERQUE ACRES) CONT .9789 AC & LOTS 4 – 7 NORTH ALBUQUERQUE ACRES** zoned **NR-LM**, located on **BEVERLEY AVE NE** between **SAN MATEO BLVD NE** and **PAN AMERICAN FRWY NE** containing approximately **4.5 acre(s)**. **(B-18)**

**PROPERTY OWNERS:** BRAVO LAND INVESTORS, LLC  
**REQUEST:** FULLY ENCLOSED LUXURY RV AND BOAT STORAGE PROJECT

**DEFERRED TO NOVEMBER 9<sup>TH</sup>, 2022.**

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2. [PR-2022-006939](#)  
SI-2022-001744 –SITE PLAN  
AMENDMENT  
VA-2022-00271 –SIDEWALK WAIVER  
SKETCH PLAT 5-11-22  
IDO - 2021

INDUSTRIAL ALLY, INC. agent for AMERICAN GYPSUM COMPANY, LLC requests the aforementioned action(s) for all or a portion of: TR OF LAND IN N/2 NE/4 NW/4 SEC 23 T11N R3E EXC THOSE PORS ON THE NLY PORS & ELY PORS OUT TO R/W PASEO DEL NORTE CONT 11.4706 AC +- & TR OF LAND IN E1/2 NW1/4 & W1/2 NE1/4 SEC 23 T11N R3E (EXCLPORT OUT TO R/W) CONT 43.3900 zoned NR-GM, located at 4600 PASEO DEL NORTE between TIBURON ST and EL PUEBLO containing approximately 54.12 acre(s). (D-17)

PROPERTY OWNERS: AMERICAN GYPSUM INC

REQUEST: INSTALLATION OF NEW VERTICAL ROLLER MILL TO BE LOCATED ON EXISTING PAVED AREA OF FACILITY, REPLACE EXISTING MILLS AND KETTLES

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE SIDEWALK WAIVER, AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED OCTOBER 19, 2022, HAS APPROVED THE AMENDED SITE PLAN WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR AN UPDATE TO THE INFRASTRUCTURE LIST TO INCLUDE THE CALLING OUT OF THE 10FT TRAIL WIDTH, AND TO UPDATE THE CROSS SECTIONS OF THE TRAIL, AND TO PLANNING FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT, FOR INFRASTRUCTURE LIST MODIFICATIONS AS DISCUSSED, FOR ENVIRONMENTAL HEALTH SIGNATURE ON THE PLAN, AND FOR THE APPLICATION NUMBER AND DATE OF APPROVAL OF THE SIDEWALK WAIVER TO BE ADDED TO THE PLAN.

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3. [PR-2022-007588](#)  
SI-2022-001658 - SITE PLAN  
AMENDMENT  
IDO - 2021

ALLEN WHITAKER agent for NEW MEXICO CANCER CENTER LLC (NMCC) | BOB McELARNEY requests the aforementioned action(s) for all or a portion of: LOT 1A2B1, JOURNAL CENTER zoned NR-BP, located at 4901 LANG AVE NE between HEADLINE BLVD and JEFFERSON ST containing approximately 5.96 acre(s). (D-17) [Deferred from 9/28/22]

PROPERTY OWNERS: NEW MEXICO CANCER CENTER LLC

REQUEST: ADDITION OF 17,500 SQ FT PROTON THERAPY SPACE AND RECONFIGURATION OF SURFACE PARKING

DEFERRED TO OCTOBER 26<sup>TH</sup>, 2022.

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4. [PR-2022-006547](#)  
[SI-2022-00216](#) – SITE PLAN  
*IDO - 2020*

**ROSE MIRANDA** requests the aforementioned action(s) for all or a portion of: **LOT 2A1, NORTHEAST PORTION OF BLACK RANCH** zoned **MX-L**, located at **10126 COORS BLVD NW** containing approximately **1.247** acre(s). **(B-14)** *[Deferred from 3/2/22, 4/6/22, 5/4/22, 6/15/22, 7/13/22, 9/21/22, 9/28/22]*

**PROPERTY OWNERS:** SMITH DANIEL F & MELBA C TRUSTEES SMITH TRUST & MARTHA MALASCHOCK ETAL  
**REQUEST:** SITE PLAN REVIEW OF A PROPOSED 2,540 SQ. FT PANDA EXPRESS RESTAURANT WITH DRIVE THRU

**DEFERRED TO OCTOBER 26<sup>TH</sup>, 2022.**

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5. [PR-2021-006007](#)  
[SI-2022-01592](#)– SITE PLAN AMENDMENT  
*IDO - 2021*

**BARGHAUSEN CONSULTING ENGINEERS, INC.** agent for **COSTCO WHOLESALE | THERESE GARCIA** requests the aforementioned action(s) for all or a portion of: **TR 4B & 4C PLAT FOR RENAISSANCE CENTER TR 4A, 4B, 4C, 4D, 4E& 4F CONT 16.3041 AC**, zoned **MX-M**, located at **1420 RENAISSANCE BLVD** containing approximately **14.10** acre(s). **(F-16)** *[Deferred from 9/14/22, 9/21/22, 10/6/22]*

**PROPERTY OWNERS:** COSTCO WHOLESALE CORP C/O PROPERTY TAX DEPT 116  
**REQUEST:** SITE PLAN AMENDMENT

**DEFERRED TO NOVEMBER 2<sup>ND</sup>, 2022.**

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6. [PR-2022-006630](#)  
[SD-2022-00024](#) – VACATION OF PUBLIC EASEMENT  
[SD-2022-00025](#) – PRELIMINARY/FINAL PLAT  
[VA-2022-00065](#) – SIDEWALK WAIVER  
*IDO - 2020*

**ALDRICH LAND SURVEYING** agent for **CARMEN SANDOVAL** requests the aforementioned action(s) for all or a portion of: **LOT 17, OXBOW VILLAGE** zoned **R-1D**, located at **3809 OXBOW VILLAGE LN NW** containing approximately **0.2240** acre(s). **(G-11)** *[Deferred from 3/2/22, 3/16/22, 3/30/22, 4/13/22, 4/27/2, 6/8/22, 7/13/22, 8/17/22]*

**PROPERTY OWNERS:** SANDOVAL CARMEN  
**REQUEST:** VACATE PORTION OF REMAINING ABCWUA PUBLIC SANITARY SEWER AND WATERLINE EASEMENT

**DEFERRED TO DECEMBER 14<sup>TH</sup>, 2022.**

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**MINOR CASES**

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7. [PR-2021-005984](#)  
[SI-2022-00269](#) – PRELIMINARY/FINAL  
PLAT

JAG PLANNING & ZONING, LLC/JUANITA GARCIA agent for VICTOR WUAMETT/HERREN-OPHIR requests the aforementioned action(s) for all or a portion of: **LOT B-1, LOT A-1 & LOT 11 BLOCK 9, RIDGE PARK ADDITION** zoned MX-L, located at **2109-2111 SAN MATEO BLVD NE between INDIAN SCHOOL NE and HAINES NE** containing approximately **0.4017** acre(s). **(J-17)** [Deferred from 2/16/22, 4/20/22, 4/27/22, 8/17/22]

**PROPERTY OWNERS:** HERRIN-OPHIR LLC

**REQUEST:** MINOR PRELIMINARY/FINAL PLAT TO VACATE A PORTION OF SAN MATEO BOULEVARD AND GRANT ANY EASEMENTS AS SHOWN

**DEFERRED TO NOVEMBER 16<sup>TH</sup>, 2022.**

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8. [PR-2020-004680](#)  
[SD-2022-00139](#) – PRELIMINARY/FINAL  
PLAT  
SKETCH PLAT 11-18-20  
IDO - 2021

JUSTIN WISEMAN requests the aforementioned action(s) for all or a portion of: **LOTS 3 & 4, BLOCK 6, MAYO AND ROSA ADDITION** zoned MX-L, located at **928/932 EDITH between LOMAS/MOUNTAIN and WALTER/BROADWAY** containing approximately **0.22** acre(s). **(J-14, J-15)** [Deferred from 9/28/22]

**PROPERTY OWNERS:** WISEMAN JUSTIN & JEANETTE

**REQUEST:** REPLAT 2 LOTS INTO ONE FOR THE PURPOSE OF BUILDING 4 TOWNHOMES

**WITHDRAWN BY THE APPLICANT.**

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9. [PR-2022-007143](#)  
[SD-2022-00140](#) – PRELIMINARY/FINAL  
PLAT  
SKETCH PLAT 6-22-22  
IDO - 2021

ISAACSON & ARFMAN, INC | FRED C. ARFMAN agent for ONETEN REI | NICO FRICCHIONE requests the aforementioned action(s) for all or a portion of: **LOT 4 & SOUTHERLY 40' OF LOT 3, BLOCK B, VISTA GRANDE LAND COMPANY'S ADDN NO. 1** zoned MX-L, located at **4201 SAN MATEO BLVD NE between MONTGOMERY BLVD NE and DOUGLAS MACARTHUR RD NE** containing approximately **0.5322** acre(s). **(G-17)** [Deferred from 9/28/22]

**PROPERTY OWNERS:** BRUNNER KIMBERLY DEE TRUSTEE RUFFIN JR TRUST & BRUNNER KIMBERLY DEE & ETAL

**REQUEST:** PRELIMINARY/FINAL PLAT

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE PRELIMINARY/ FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR THE AGIS DXF FILE, FOR THE PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAT, FOR CLARIFICATION OF THE PURPOSE STATEMENT OF THE PLAT, FOR THE STRIKING OF PRIVATE EASEMENTS ON THE PURPOSE OF THE PLAT, AND FOR THE CORRECT SPELLING OF DOUGLAS MACARTHUR.**

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10. [PR-2020-004183](#)  
[SD-2022-00147](#) – EXTENSION OF  
INFRASTRUCTURE IMPROVEMENTS  
AGREEMENT  
*IDO - 2021*

**BOHANNAN HUSTON, INC. | MICHAEL BALASKOVITS** agent for **MDS INVESTMENTS** requests the aforementioned action(s) for all or a portion of: **TRACT 1B, MESA DEL SOL INNOVATION PARK** zoned **PC**, located at **5620 TURING DR SE** between **EASTMAN CROSSING** and **FRITTS CROSSING** containing approximately **2.93** acre(s). **(R-16)**

**PROPERTY OWNERS:** CHIRISA MDS OZ II LLC  
**REQUEST:** 2 YEAR EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED A TWO-YEAR EXTENSION OF THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT.**

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11. [PR-2020-003847](#)  
[SD-2022-00150](#) – FINAL PLAT  
*IDO - 2021*

**ISAACSON & ARFMAN INC. | FRED C. ARFMAN** agent for **YES HOUSING INC. | THADDEUS LUCERO** requests the aforementioned action(s) for all or a portion of: **TRACT B, CALLE CUARTA** zoned **MX-M**, located at **3510 7<sup>TH</sup> ST NW** between **FITZGERALD RD NW** and **FAIRFIELDS PL NW** containing approximately **2.5309** acre(s). **(G-14)**

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE  
**REQUEST:** FINAL PLAT APPROVAL

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE FINAL PLAT. FINAL SIGN-OFF IS DELEGATED TO PARKS AND RECREATION TO UPDATE NOTE "B" UNDER THE EASEMENT LEGEND TO INDICATE THAT THE CRUSHER FINE TRAIL SHALL BE MAINTAINED BY THE HOA, AND TO PLANNING FOR THE APPLICATION NUMBER TO BE ADDED TO THE PLAT, FOR THE AGIS DXF FILE, AND TO MODIFY THE JUSTIFICATION LETTER TO REMOVE THE REFERENCE TO SINGLE-FAMILY HOMES.**

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12. [PR-2019-002598](#)  
[SD-2022-00146](#) – PRELIMINARY/FINAL  
PLAT  
*SKETCH PLAT 6-8-22*  
*IDO - 2021*

**CSI – CARTESIAN SURVEYS, INC.** agent for **BUCK BUCKNER** requests the aforementioned action(s) for all or a portion of: **TRACT J, VISTA DE LA LUZ** zoned **PD**, located at **5401 SEVILLA AE NW** between **COORS BLVD NW** and **COSTA ALAMERIA DR NW** containing approximately **1.8731** acre(s). **(F-11)**

**PROPERTY OWNERS:** VIA REAL ESTATE LLC  
**REQUEST:** CREATE TWO NEW LOTS FROM ONE EXISTING LOT, GRANT EASEMENTS – CURRENTLY NO PLANNED DEVELOPMENT

**DEFERRED TO NOVEMBER 2<sup>ND</sup>, 2022.**

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13. [PR-2021-006121](#)  
[SD-2022-00149](#) – PRELIMINARY/FINAL  
PLAT  
SKETCH PLAT 6-8-22  
IDO - 2021

CSI – CARTESIAN SURVEYS, INC. agent for JEFFERY A. AND MICHELLE L. KIDWELL requests the aforementioned action(s) for all or a portion of: LOT 24-A, 23, AND NORTHERLY PORTION OF LOT 22 BLOCK 7, JOHN BARON BERG PARK zoned R-1A, located at 1022 21<sup>ST</sup> ST NW between I-40 and ASPEN AVE NW containing approximately 0.2281 acre(s). (H-13)

**PROPERTY OWNERS:** KIDWELL JEFFERY A & MICHELLE L  
**REQUEST:** CREATE 1 NEW LOT FROM 3 EXISTING PARCELS, GRANT EASEMENT

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR THE APPLICATION NUMBER TO BE ADDED TO THE PLAT AND FOR THE AGIS DXF FILE.

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**SKETCH PLATS**

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14. [PR-2020-004024](#)  
[PS-2022-00226](#) – SKETCH PLAT  
IDO - 2021

CSI – CARTESIAN SURVEYS, INC. agent for DIAMOND TAIL REALTY, LLC requests the aforementioned action(s) for all or a portion of: TRACTS H-6B & H-9A zoned MX-M, located on UNIVERSE BLVD NW between PASEO DEL NORTE NW and PARADISE BLVD NW containing approximately 5.3125 acre(s). (B-10)

**PROPERTY OWNERS:** DIAMOND TAIL REALTY LLC  
**REQUEST:** SUBDIVIDE 3 EXISTING TRACTS INTO 4 NEW TRACTS AND VACATE A PORTION OF A PRIVATE ACCESS EASEMENT (20) AND GRANT PUE WHICH COINCIDES THE PNM PAPER EASEMENT ALONG THE NW PORTION OF PROPOSED PLATTING AREA

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

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15. [PR-2021-005597](#)  
[PS-2022-00223](#) – SKETCH PLAT  
*IDO - 2021*

CDS DEVELOPMENT agent for OLIVE GARDEN HOLDINGS, LLC requests the aforementioned action(s) for all or a portion of: LOT 10 TRACT X-2-A, BLOCK G11, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER zoned NR-C, located on SOUTHWEST CORNER of COORS & ST. JOSEPH between COORS BLVD. and ST JOSEPH'S DR. containing approximately 1.7310 acre(s). (G-11)

PROPERTY OWNERS: RED SHAMROCK 12 LLC  
REQUEST: SKETCH PLAT REVIEW AND COMMENT

**SKETCH PLAT COMMENTS WERE PROVIDED TO THE APPLICANT.**

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16. [PR-2022-007701](#)  
[PS-2022-00228](#) – SKETCH PLAT  
*IDO - 2021*

ARCH + PLAN LAND USE CONSULTANTS agent for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION requests the aforementioned action(s) for all or a portion of: TRACTS B-2 & 13-A zoned MX-L, located at 2801 & 2805 JUAN TABO NE between CANDELARIA RD and CLAREMONT AVE containing approximately 1.2809 acre(s). (H-21)

PROPERTY OWNERS: NEW MEXICO EDUCATORS FEDERAL CREDIT UNION & NUSENDA FEDERAL CREDIT UNION  
REQUEST: LOT CONSOLIDATION FOR TWO LOTS INTO ONE LOT, RIGHT-OF-WAY DEDICATION

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

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17. [PR-2022-007141](#)  
[PS-2022-00225](#) – SKETCH PLAT  
*IDO - 2021*

TIERRA WEST, LLC agent for KEYSTONE HOMES requests the aforementioned action(s) for all or a portion of: TRACT B-1, HERITAGE MARKETPLACE zoned MX-L, located at 1700 UNSER BLVD NW between I-40 and LADERA DR NW containing approximately 9.05 acre(s). (H-09)

PROPERTY OWNERS: BERNCO INVESTORS LLC  
REQUEST: SKETCH PLAT REVIEW AND COMMENT

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

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Other Matters - None

Action Sheet Minutes were approved for October 6, 2022

DRB Member Signing Session for Approved Cases

ADJOURNED

**From:** Carmona, Dalaina L. <dlcarmona@cabq.gov>  
**Sent:** Tuesday, September 20, 2022 9:34 AM  
**To:** Jaimie Garcia  
**Subject:** 1700 Unser Blvd NW Neighborhood Meeting Inquiry Sheet Submission  
**Attachments:** IDOZoneAtlasPage\_H-09-Z.pdf

**PLEASE NOTE:**

**The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to 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	First Name	Last Name	Email	Address
Laurelwood NA	Frank	Comfort	<a href="mailto:laurelwoodna@gmail.com">laurelwoodna@gmail.com</a>	2003 NW
Laurelwood NA	Paul	Gonzales	<a href="mailto:paul.gonzales01@comcast.net">paul.gonzales01@comcast.net</a>	7403 NW
Westside Coalition of Neighborhood Associations	Rene	Horvath	<a href="mailto:aboard111@gmail.com">aboard111@gmail.com</a>	5515
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	<a href="mailto:elizabethkayhaley@gmail.com">elizabethkayhaley@gmail.com</a>	6005
Parkway NA	Ruben	Aleman	<a href="mailto:m_raleman@yahoo.com">m_raleman@yahoo.com</a>	8005
Parkway NA	Mary	Loughran	<a href="mailto:marykloughran@comcast.net">marykloughran@comcast.net</a>	8015

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.



*Dalaina L. Carmona*

Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334

[dcarmona@cabq.gov](mailto:dcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

**From:** [webmaster@cabq.gov](mailto:webmaster@cabq.gov) <[webmaster@cabq.gov](mailto:webmaster@cabq.gov)>  
**Sent:** Tuesday, September 20, 2022 8:17 AM  
**To:** Office of Neighborhood Coordination <[jgarcia@tierrawestllc.com](mailto:jgarcia@tierrawestllc.com)>  
**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>  
**Subject:** Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:  
Development Review Board

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

Contact Name

Jaimie Garcia

Telephone Number

505-858-3100

Email Address

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

Company Name

Tierra West, LLC

Company Address

5571 Midway Park Place

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

: TR B-1 PLAT OF TRACT B-1 HERITAGE MARKETPLACE (BEING AREPLAT OF TRACT B, HERITAGE MARKETPLACE) CONT 9.0540 AC

Physical address of subject site:

1700 Unser Blvd NW Albuquerque, NM 87120

Subject site cross streets:

Unser Blvd NW and Hanover Rd NW

Other subject site identifiers:

This site is located on the following zone atlas page:

H-09-Z

Captcha

x

## Christi Aragon

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**From:** Christi Aragon  
**Sent:** Wednesday, September 21, 2022 3:14 PM  
**To:** aboard111@gmail.com  
**Subject:** Public Notice for DRB Meeting - Keystone Homes Heritage Marketplace  
**Attachments:** IDOZoneAtlasPage\_H-09-Z.pdf; Public Notice-PublicMeetingHearing-Westside Coalition-Rene Horvath.pdf

Good afternoon,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4 (c) Neighborhood Meeting, we are providing you an opportunity to discuss a DRB Replat and Vacation of Easements proposed in or near your neighborhood before we submit an application. This would be an informal meet where Tierra West, LLC would present the proposal, and we could discuss any ideas or concerns you may have.

Before submitting our application, we will send Mailed and/or emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public zoom meeting at which the project will be reviewed and decided by the City.

Attached for your review is information on the proposed project and contact information for questions.

Thank You.

Christi Aragon  
Receptionist  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
o: 505-858-3100  
f: 505-858-1118  
[caragon@tierrawestllc.com](mailto:caragon@tierrawestllc.com)

## Christi Aragon

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**From:** Christi Aragon  
**Sent:** Wednesday, September 21, 2022 3:18 PM  
**To:** marykloughran@comcast.net  
**Subject:** Public Notice for DRB Meeting - Keystone Homes Heritage Marketplace  
**Attachments:** IDOZoneAtlasPage\_H-09-Z.pdf; Public Notice-PublicMeetingHearing-Parkway NA-Mary Loughran.pdf

Good afternoon,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4 (c) Neighborhood Meeting, we are providing you an opportunity to discuss a DRB Replat and Vacation of Easements proposed in or near your neighborhood before we submit an application. This would be an informal meet where Tierra West, LLC would present the proposal, and we could discuss any ideas or concerns you may have.

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Thank You.

Christi Aragon  
Receptionist  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
o: 505-858-3100  
f: 505-858-1118  
[caragon@tierrawestllc.com](mailto:caragon@tierrawestllc.com)

## Christi Aragon

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**From:** Christi Aragon  
**Sent:** Wednesday, September 21, 2022 3:17 PM  
**To:** m\_raleman@yahoo.com  
**Subject:** Public Notice for DRB Meeting - Keystone Homes Heritage Marketplace  
**Attachments:** Public Notice-PublicMeetingHearing-Parkway NA-Ruben Aleman.pdf;  
IDOZoneAtlasPage\_H-09-Z.pdf

Good afternoon,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4 (c) Neighborhood Meeting, we are providing you an opportunity to discuss a DRB Replat and Vacation of Easements proposed in or near your neighborhood before we submit an application. This would be an informal meet where Tierra West, LLC would present the proposal, and we could discuss any ideas or concerns you may have.

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Attached for your review is information on the proposed project and contact information for questions.

Thank You.

Christi Aragon  
Receptionist  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
o: 505-858-3100  
f: 505-858-1118  
[caragon@tierrawestllc.com](mailto:caragon@tierrawestllc.com)

## Christi Aragon

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**From:** Christi Aragon  
**Sent:** Wednesday, September 21, 2022 3:15 PM  
**To:** elizabethkayhaley@gmail.com  
**Subject:** Public Notice for DRB Meeting - Keystone Homes Heritage Marketplace  
**Attachments:** Public Notice-PublicMeetingHearing-Westside Coalition-Elizabeth Haley.pdf;  
IDOZoneAtlasPage\_H-09-Z.pdf

Good afternoon,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4 (c) Neighborhood Meeting, we are providing you an opportunity to discuss a DRB Replat and Vacation of Easements proposed in or near your neighborhood before we submit an application. This would be an informal meet where Tierra West, LLC would present the proposal, and we could discuss any ideas or concerns you may have.

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Attached for your review is information on the proposed project and contact information for questions.

Thank You.

Christi Aragon  
Receptionist  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
o: 505-858-3100  
f: 505-858-1118  
[caragon@tierrawestllc.com](mailto:caragon@tierrawestllc.com)

## Christi Aragon

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**From:** Christi Aragon  
**Sent:** Wednesday, September 21, 2022 3:13 PM  
**To:** 'paul.gonzales01@comcast.net'  
**Subject:** Public Notice for DRB Meeting - Keystone Homes Heritage Marketplace  
**Attachments:** IDOZoneAtlasPage\_H-09-Z.pdf; Public Notice-PublicMeetingHearing-Laurelwood NA-Paul Gonzales.pdf

Good afternoon,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4 (c) Neighborhood Meeting, we are providing you an opportunity to discuss a DRB Replat and Vacation of Easements proposed in or near your neighborhood before we submit an application. This would be an informal meet where Tierra West, LLC would present the proposal, and we could discuss any ideas or concerns you may have.

Before submitting our application, we will send Mailed and/or emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public zoom meeting at which the project will be reviewed and decided by the City.

Attached for your review is information on the proposed project and contact information for questions.

Thank You.

Christi Aragon  
Receptionist  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
o: 505-858-3100  
f: 505-858-1118  
[caragon@tierrawestllc.com](mailto:caragon@tierrawestllc.com)

## Christi Aragon

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**From:** Christi Aragon  
**Sent:** Wednesday, September 21, 2022 3:11 PM  
**To:** laurelwoodna@gmail.com  
**Subject:** Public Notice for DRB Meeting - Keystone Homes Heritage Marketplace  
**Attachments:** Public Notice-PublicMeetingHearing-Laurelwood NA-Frank Comfort.pdf;  
IDOZoneAtlasPage\_H-09-Z.pdf

Good afternoon,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4 (c) Neighborhood Meeting, we are providing you an opportunity to discuss a DRB Replat and Vacation of Easements proposed in or near your neighborhood before we submit an application. This would be an informal meet where Tierra West, LLC would present the proposal, and we could discuss any ideas or concerns you may have.

Before submitting our application, we will send Mailed and/or emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public zoom meeting at which the project will be reviewed and decided by the City.

Attached for your review is information on the proposed project and contact information for questions.

Thank You.

Christi Aragon  
Receptionist  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
o: 505-858-3100  
f: 505-858-1118  
[caragon@tierrawestllc.com](mailto:caragon@tierrawestllc.com)



[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\*: 9/21/2022

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)\*: Westside Coalition of Neighborhood Associations

Name of NA Representative\*: Rene Horvath

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: aboard111@gmail.com

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

1. Subject Property Address\* 1700 Unser Blvd NW  
Location Description NW Corner of Hanover Rd & Market St
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

<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 Review Board (DRB)  
 Landmarks Commission (LC)                       Environmental Planning Commission (EPC)

Date/Time\*: 11/02/2022

Location\*<sup>3</sup>: Zoom meeting, link to be provided on agenda

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>:

Contact Vinny Perea w/ Tierra West. Email: [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com) Phone: 505-858-3100

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

1. Zone Atlas Page(s)\*<sup>5</sup> H-9

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\*:

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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:

N/A

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<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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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/>

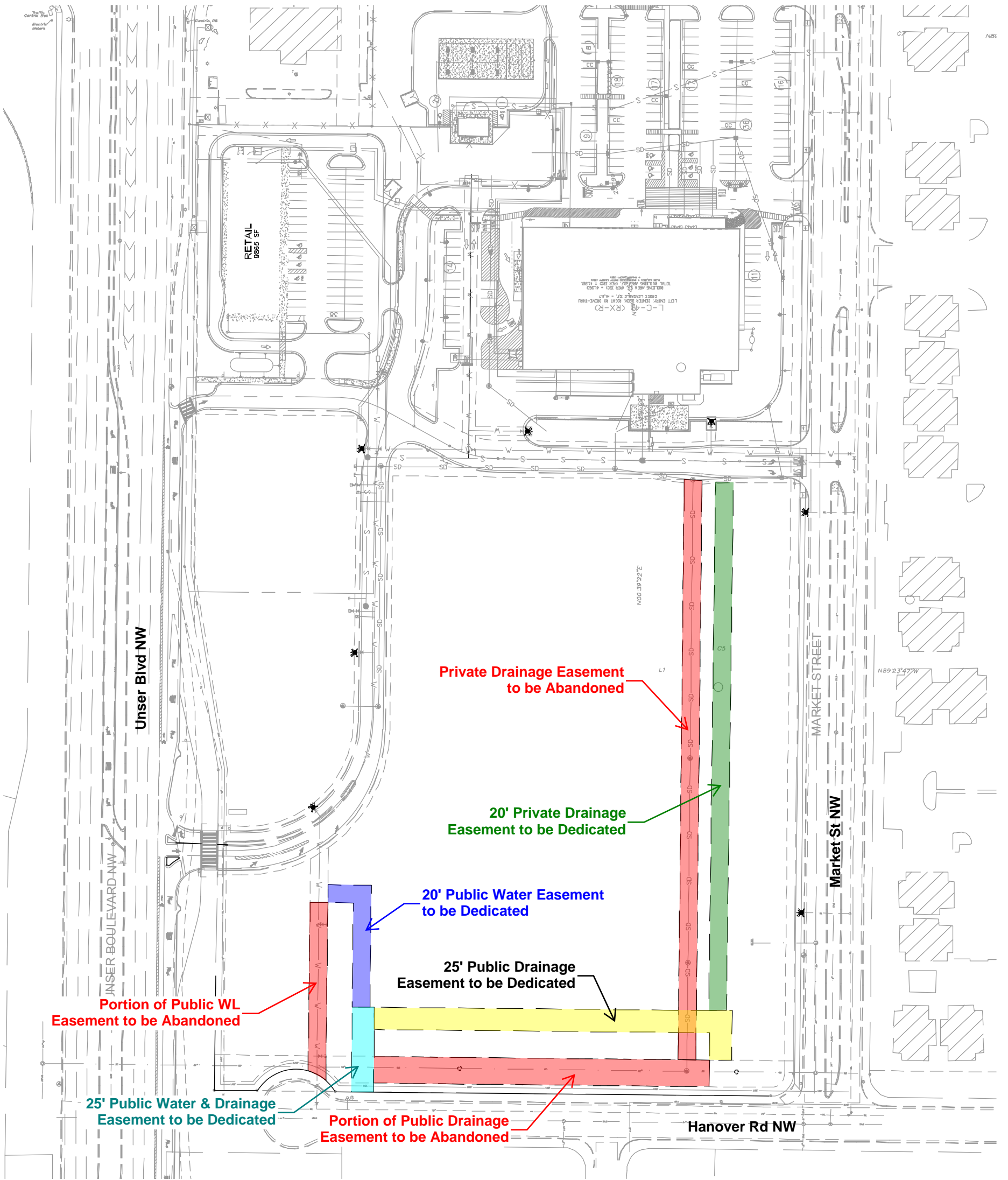
**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Laurelwood NA [Other Neighborhood Associations, if any]  
Parkway NA

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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\*: 9/21/2022

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)\*: Westside Coalition of Neighborhood Associations

Name of NA Representative\*: Elizabeth Haley

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

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

1. Subject Property Address\* 1700 Unser Blvd NW  
Location Description NW Corner of Hanover Rd & Market St
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

<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 Review Board (DRB)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

Date/Time\*: 11/02/2022

Location\*<sup>3</sup>: Zoom meeting, link to be provided on agenda

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>:

Contact Vinny Perea w/ Tierra West. Email: [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com) Phone: 505-858-3100

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

1. Zone Atlas Page(s)\*<sup>5</sup> H-9
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:  
N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<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] 9.054 acres
  - 2. IDO Zone District MX-L
  - 3. Overlay Zone(s) [if applicable] None
  - 4. Center or Corridor Area [if applicable] None
- 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/>

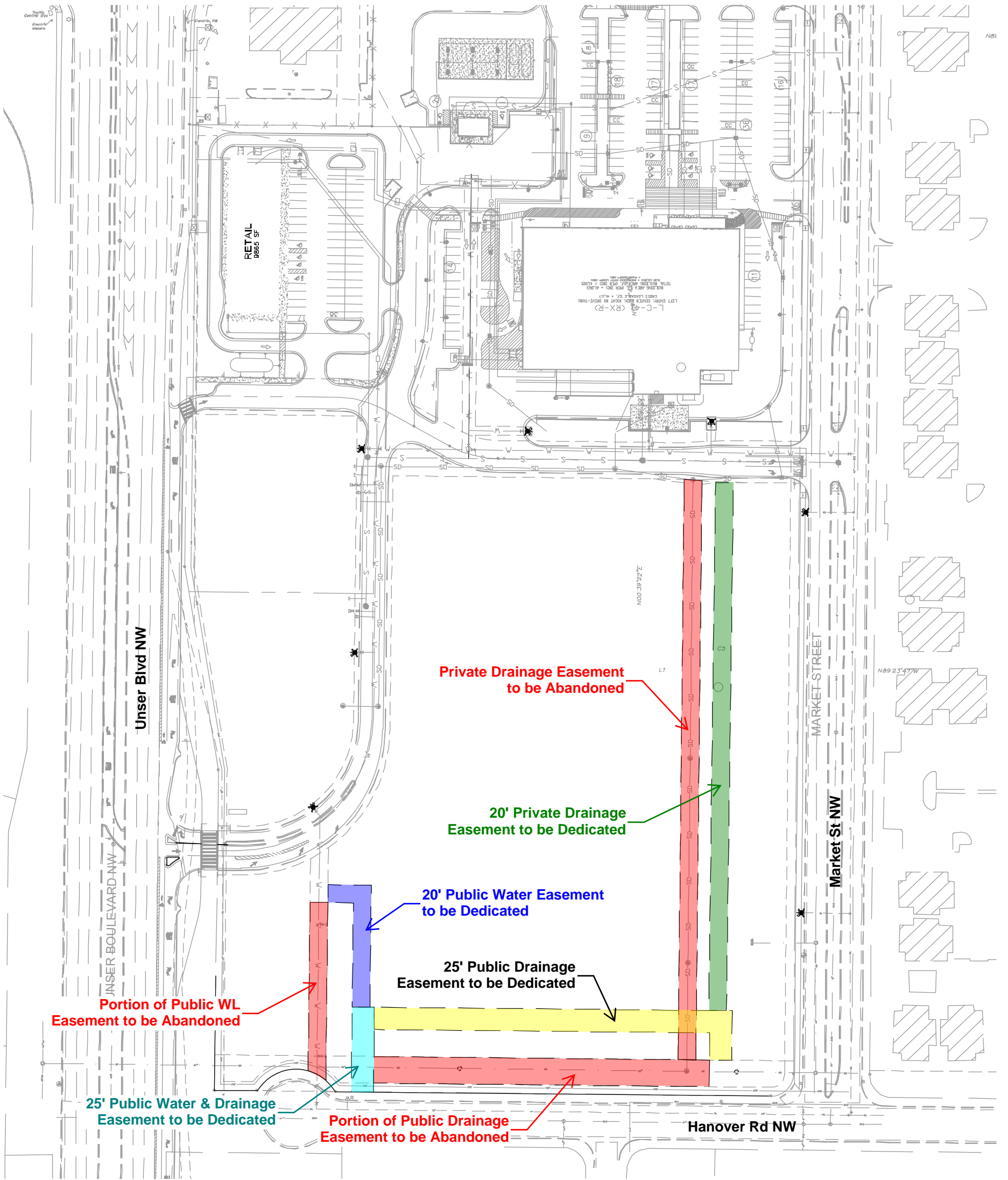
**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Laurelwood NA [Other Neighborhood Associations, if any]  
Parkway NA

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



Private Drainage Easement to be Abandoned

20' Private Drainage Easement to be Dedicated

20' Public Water Easement to be Dedicated

25' Public Drainage Easement to be Dedicated

Portion of Public WL Easement to be Abandoned

25' Public Water & Drainage Easement to be Dedicated

Portion of Public Drainage Easement to be Abandoned

Hanover Rd NW

Unser Blvd NW

INSER BOULEVARD NW

MARKET STREET

Market St NW

RETAIL  
9865 SF

L-C-43N  
(RX-R)

N00 39°22'E

N89°23'47"W



[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\*: 9/21/2022

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)\*: Parkway NA

Name of NA Representative\*: Ruben Aleman

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: m\_raleman@yahoo.com

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

1. Subject Property Address\* 1700 Unser Blvd NW  
Location Description NW Corner of Hanover Rd & Market St
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

<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 Review Board (DRB)
- Landmarks Commission (LC)     Environmental Planning Commission (EPC)

Date/Time\*: 11/02/2022

Location\*<sup>3</sup>: Zoom meeting, link to be provided on agenda

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>:

Contact Vinny Perea w/ Tierra West. Email: vperea@tierrawestllc.com Phone: 505-858-3100

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

- 1. Zone Atlas Page(s)\*<sup>5</sup> H-9
- 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\*:  

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- 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:  
N/A  

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<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] 9.054 acres
  - 2. IDO Zone District MX-L
  - 3. Overlay Zone(s) [if applicable] None
  - 4. Center or Corridor Area [if applicable] None
- 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/>

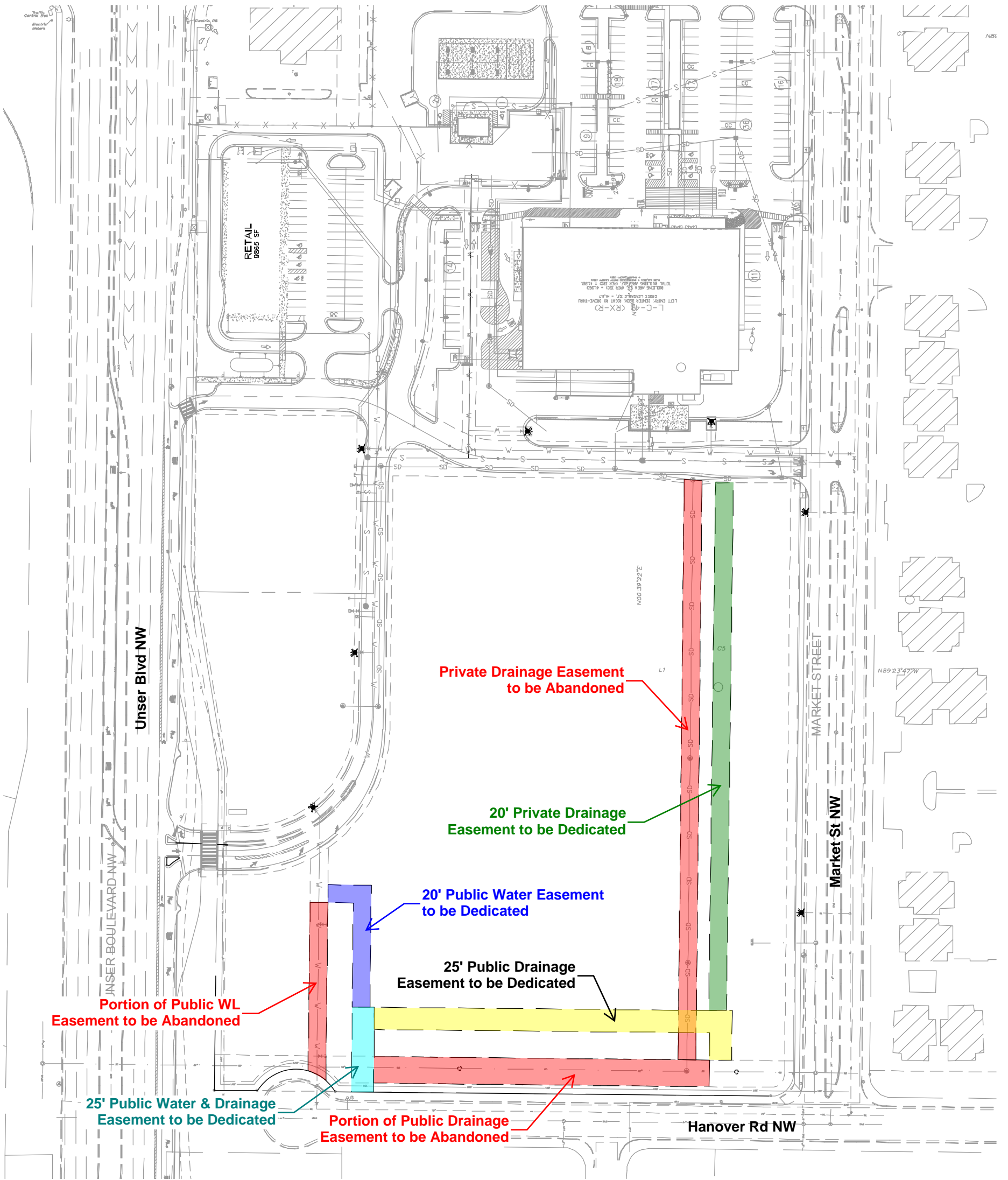
**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Westside Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]  
Parkway NA

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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\*: 9/21/2022

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)\*: Parkway NA

Name of NA Representative\*: Mary Loughran

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: marykloughran@comcast.net

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

1. Subject Property Address\* 1700 Unser Blvd NW  
Location Description NW Corner of Hanover Rd & Market St
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

<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 Review Board (DRB)
  Landmarks Commission (LC)
  Environmental Planning Commission (EPC)

Date/Time\*: 11/02/2022

Location\*<sup>3</sup>: Zoom meeting, link to be provided on agenda

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>:

Contact Vinny Perea w/ Tierra West. Email: [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com) Phone: 505-858-3100

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

1. Zone Atlas Page(s)\*<sup>5</sup> H-9
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:

N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

<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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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/>

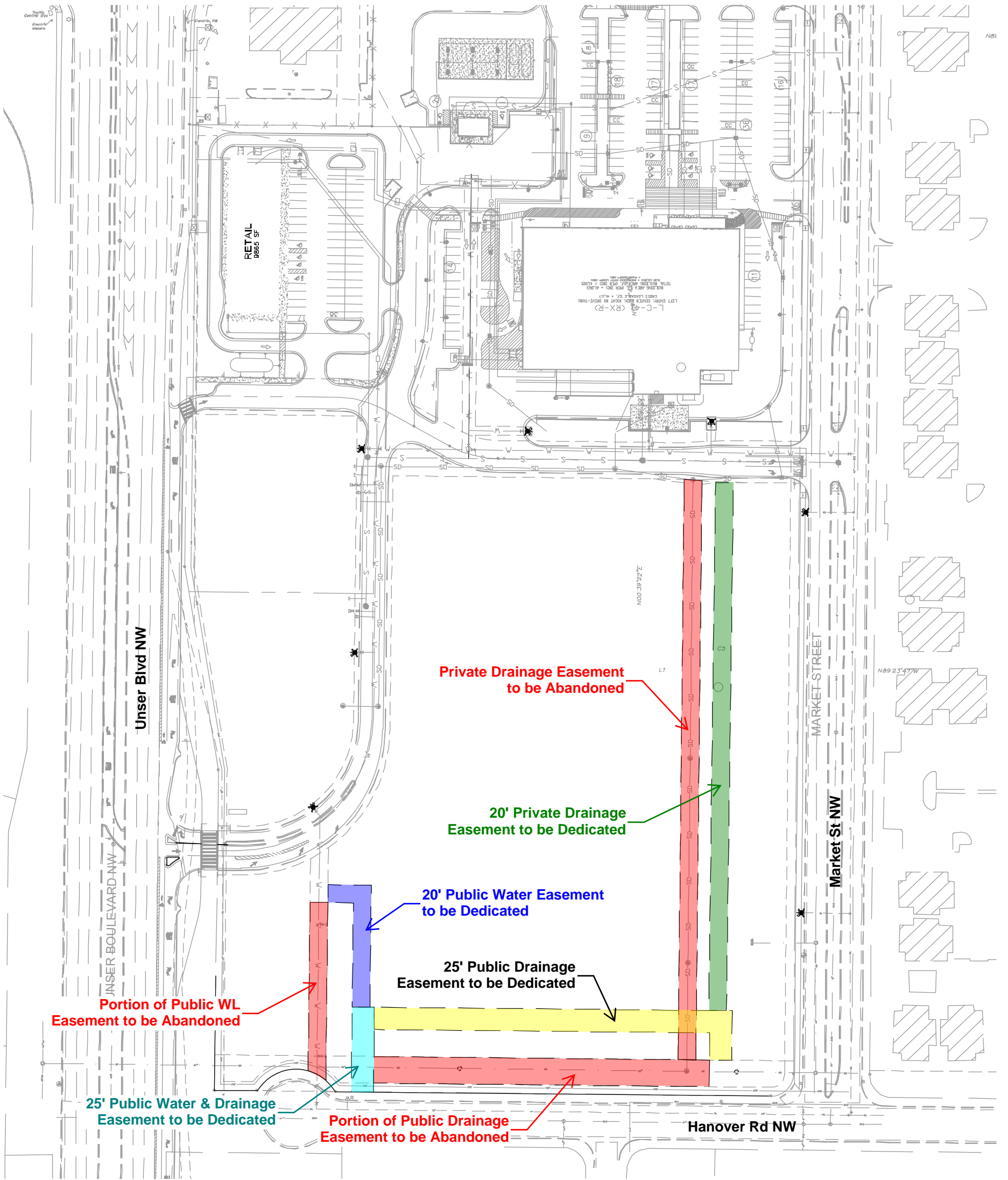
**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Westside Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]  
Parkway NA

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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\*: 9/21/2022

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)\*: Laurelwood NA

Name of NA Representative\*: Paul Gonzales

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: paul.gonzales01@comcast.net

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

1. Subject Property Address\* 1700 Unser Blvd NW  
Location Description NW Corner of Hanover Rd & Market St
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

<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 Review Board (DRB)
- Landmarks Commission (LC)     Environmental Planning Commission (EPC)

Date/Time\*: 11/02/2022

Location\*<sup>3</sup>: Zoom meeting, link to be provided on agenda

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>:

Contact Vinny Perea w/ Tierra West. Email: [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com) Phone: 505-858-3100

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

1. Zone Atlas Page(s)\*<sup>5</sup> H-9
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:  
N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<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  
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[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] 9.054 acres
  - 2. IDO Zone District MX-L
  - 3. Overlay Zone(s) [if applicable] None
  - 4. Center or Corridor Area [if applicable] None
- 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/>

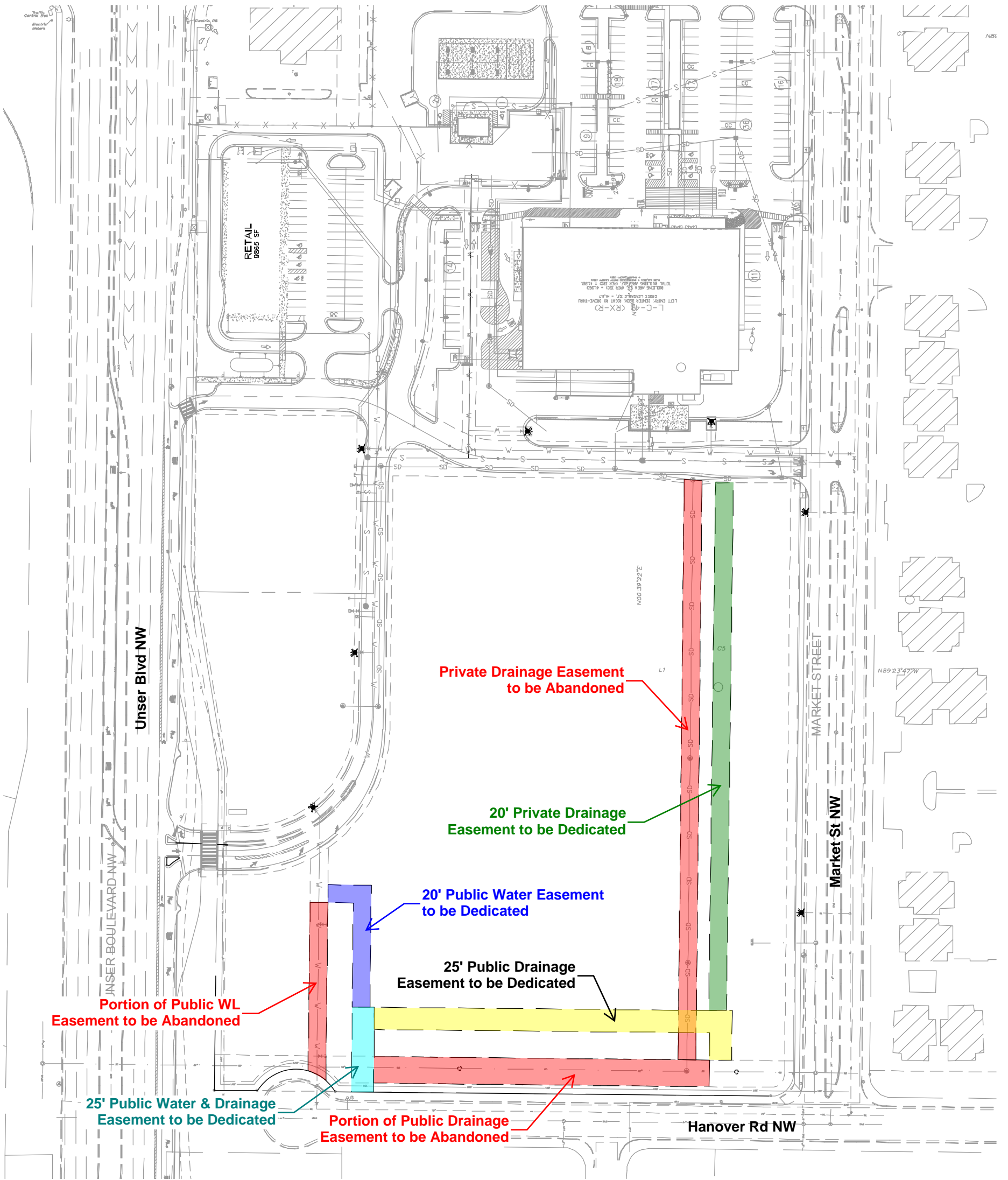
**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Westside Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]  
Parkway NA

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



Private Drainage Easement to be Abandoned

20' Private Drainage Easement to be Dedicated

20' Public Water Easement to be Dedicated

25' Public Drainage Easement to be Dedicated

Portion of Public WL Easement to be Abandoned

25' Public Water & Drainage Easement to be Dedicated

Portion of Public Drainage Easement to be Abandoned

Hanover Rd NW

Unser Blvd NW

INSER BOULEVARD NW

MARKET STREET

Market St NW

RETAIL  
9865 SF

L-C-43N  
(RX-R)

N00 39°22'E

N89°23'47"W

[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\*: 9/21/2022

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)\*: Laurelwood NA

Name of NA Representative\*: Frank Comfort

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

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

1. Subject Property Address\* 1700 Unser Blvd NW  
Location Description NW Corner of Hanover Rd & Market St
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement, <sup>1</sup> Public Water Easement \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

<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 Review Board (DRB)
- Landmarks Commission (LC)     Environmental Planning Commission (EPC)

Date/Time\*: 11/02/2022

Location\*<sup>3</sup>: Zoom meeting, link to be provided on agenda

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>:

Contact Vinny Perea w/ Tierra West. Email: [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com) Phone: 505-858-3100

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

1. Zone Atlas Page(s)\*<sup>5</sup> H-9
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:  
N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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/>

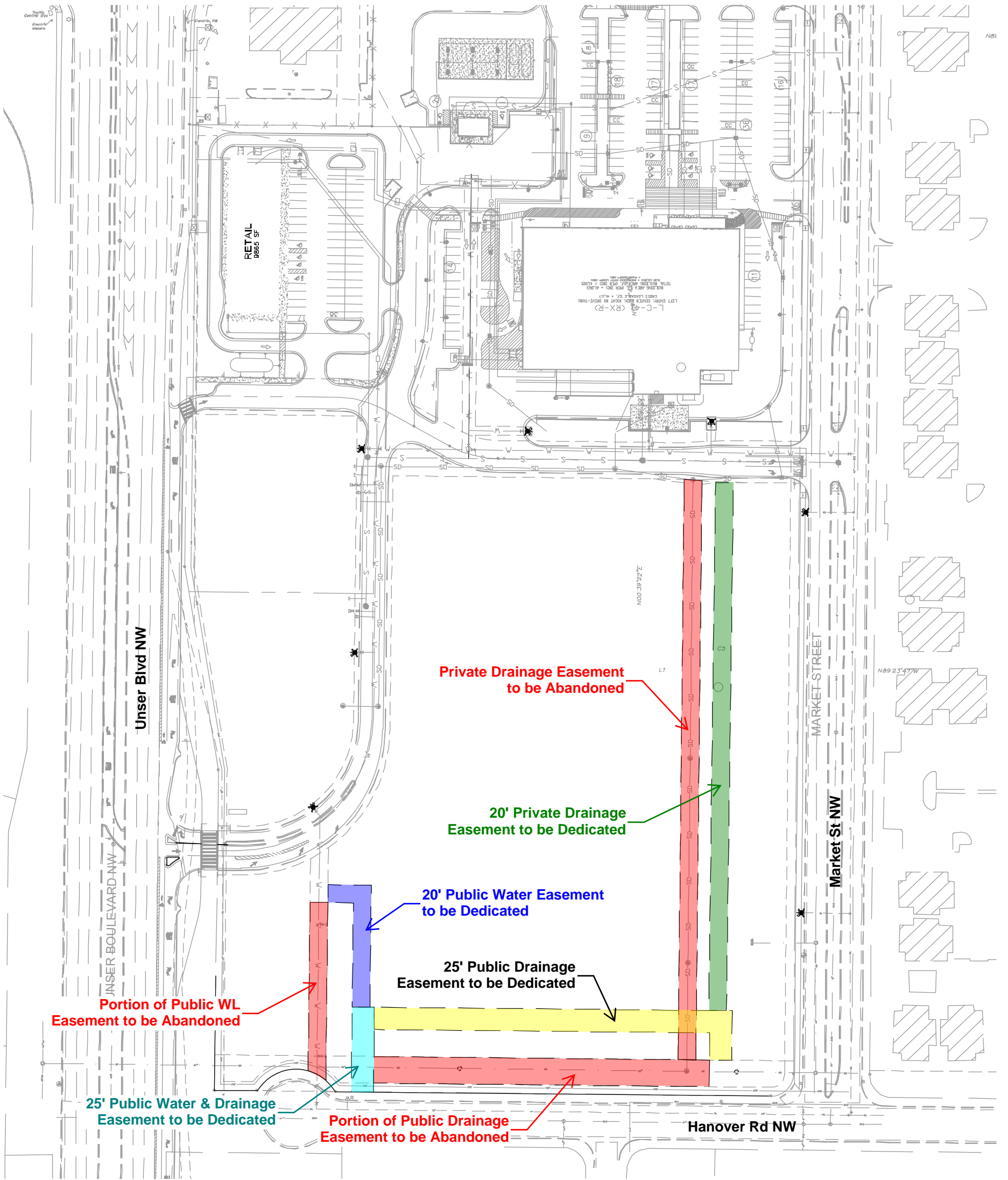
**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Westside Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]  
Parkway NA

---

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





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



7019 1120 0001 1139 6563



Parkway NA  
Mary Loughran  
8005 Fallbrook Place NW  
Albuquerque, NM. 87120

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

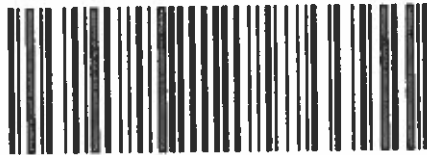


7019 1120 0001 1139 6587



Westside Coalition of Neighborhood  
Associations  
Elizabeth Haley  
6005 Chaparral Circle NW  
Albuquerque, NM. 87114

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



7019 1120 0001 1139 6570



Parkway NA  
Ruben Aleman  
8005 Fallbrook Place NW  
Albuquerque, NM. 87120

TERRA WEST, LLC  
MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7019 1120 0001 1139 6617

Laurelwood NA  
Frank Comfort  
2003 Pinonwood Avenue NW  
Albuquerque, NM. 87120



**CERTIFIED MAIL**

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

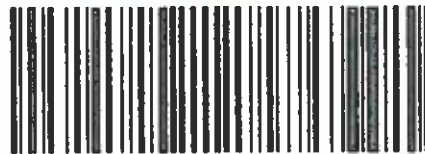


7019 1120 0001 1139 6600

Laurelwood NA  
Paul Gonzales  
7401 Maplewood Drive NW  
Albuquerque, NM. 87120



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



7019 1120 0001 1139 6594

Westside Coalition of Neighborhood  
Associations  
Rene Horvath  
5515 Palomino Drive NW  
Albuquerque, NM. 87120



**From:** Carmona, Dalaina L. <dlcarmona@cabq.gov>  
**Sent:** Wednesday, October 26, 2022 3:05 PM  
**To:** Jaimie Garcia  
**Subject:** 1700 Unser Blvd NW Public Notice Inquiry Sheet Submission  
**Attachments:** IDOZoneAtlasPage\_H-09-Z.pdf

**PLEASE NOTE:**

**The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to 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	First Name	Last Name	Email	Address
Laurelwood NA	Frank	Comfort	<a href="mailto:laurelwoodna@gmail.com">laurelwoodna@gmail.com</a>	2003
Laurelwood NA	Paul	Gonzales	<a href="mailto:paul.gonzales01@comcast.net">paul.gonzales01@comcast.net</a>	7401
Parkway NA	Ruben	Aleman	<a href="mailto:m_raleman@yahoo.com">m_raleman@yahoo.com</a>	8005
Parkway NA	Mary	Loughran	<a href="mailto:marykloughran@comcast.net">marykloughran@comcast.net</a>	8015
Westside Coalition of Neighborhood Associations	Rene	Horvath	<a href="mailto:aboard111@gmail.com">aboard111@gmail.com</a>	5515
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	<a href="mailto:elizabethkayhaley@gmail.com">elizabethkayhaley@gmail.com</a>	6005

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.



*Dalaina L. Carmona*

Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334

[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of

Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

**From:** [webmaster@cabq.gov](mailto:webmaster@cabq.gov) <[webmaster@cabq.gov](mailto:webmaster@cabq.gov)>  
**Sent:** Wednesday, October 26, 2022 1:51 PM  
**To:** Office of Neighborhood Coordination <[jgarcia@tierrawestllc.com](mailto:jgarcia@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 Review Board

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

Contact Name

Jaimie Garcia

Telephone Number

5058583100

Email Address

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

Company Name

Tierra West, LLC

Company Address

5571 Midway Park Place NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TR B-1 PLAT OF TRACT B-1 HERITAGE MARKETPLACE (BEING AREPLAT OF TRACT B, HERITAGE MARKETPLACE) CONT 9.0540 AC

Physical address of subject site:

1700 Unser Blvd NW Albuquerque NM 87120

Subject site cross streets:

Unser Blvd NW and Hanover Rd NW

Other subject site identifiers:

This site is located on the following zone atlas page:

H-09-Z

Captcha

x

**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\*: November 4, 2022

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)\*: Westside Coalition of Neighborhood Association

Name of NA Representative\*: Renee Horvath

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: aboard111@gmail.com

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation 1 Public Drainage Easement, 1 Private Drainage Easement, 1 Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

<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 Review Board (DRB)
- Landmarks Commission (LC)                       Environmental Planning Commission (EPC)

Date/Time\*: November 30, 2022

Location\*<sup>3</sup>: Join Zoom Meeting:  
<https://cabq.zoom.us/j/81711919604> (Place mouse over hyperlink, right-click, choose "open hyperlink")  
 Meeting ID: 817 1191 9604  
 By phone: +1 346 248 7799 or Find your local number: <https://cabq.zoom.us/j/81711919604>

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>:

Contact Vinny Perea w/Tierra West. Email: [vperea@@tierrawestllc.com](mailto:vperea@@tierrawestllc.com) Phone: 505-858-3100

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

1. Zone Atlas Page(s)\*<sup>5</sup> H-9-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\*:

N/A

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:

N/A

<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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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: Westside Coalition of Neighborhood Associations, Rene Horvath, Elizabeth Haley *[Other Neighborhood Associations, if any]*  
Parkway NA, Ruben Aleman, Mary Loughran  
Laurelwood NA, Frank Comfort, Paul Gonzales

---

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



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**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\*: November 4, 2022

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)\*: Westside Coalition of Neighborhood Association

Name of NA Representative\*: Elizabeth Haley

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

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation 1 Public Drainage Easement, 1 Private Drainage Easement, 1 Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

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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>:

Contact Vinny Perea w/Tierra West. Email: [vperea@@tierrawestllc.com](mailto:vperea@@tierrawestllc.com) Phone: 505-858-3100

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

1. Zone Atlas Page(s)\*<sup>5</sup> H-9-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\*:

N/A

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:

N/A

<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

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Cc: Westside Coalition of Neighborhood Associations, Rene Horvath, Elizabeth Haley [Other Neighborhood Associations, if any]  
Parkway NA, Ruben Aleman, Mary Loughran  
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**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\*: November 4, 2022

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)\*: Parkway NA

Name of NA Representative\*: Mary Loughran

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: marykloughran@comcast.net

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
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  - Conditional Use Approval
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Contact Vinny Perea w/Tierra West. Email: [vperea@@tierrawestllc.com](mailto:vperea@@tierrawestllc.com) Phone: 505-858-3100

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

1. Zone Atlas Page(s)\*<sup>5</sup> H-9-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\*:  
N/A  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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:  
N/A  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

<sup>3</sup> Physical address or Zoom link  
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**Additional Information [Optional]:**

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

- 1. Area of Property [typically in acres] 9.054 acres
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- 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: Westside Coalition of Neighborhood Associations, Rene Horvath, Elizabeth Haley *[Other Neighborhood Associations, if any]*  
Parkway NA, Ruben Aleman, Mary Loughran  
Laurelwood NA, Frank Comfort, Paul Gonzales

---

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

**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\*: November 4, 2022

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)\*: Parkway NA

Name of NA Representative\*: Ruben Aleman

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: m\_raleman@yahoo.com

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation 1 Public Drainage Easement, 1 Private Drainage Easement, 1 Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

<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 Review Board (DRB)
- Landmarks Commission (LC)                       Environmental Planning Commission (EPC)

Date/Time\*: November 30, 2022

Location\*<sup>3</sup>: Join Zoom Meeting:  
<https://cabq.zoom.us/j/81711919604> (Place mouse over hyperlink, right-click, choose "open hyperlink")  
 Meeting ID: 817 1191 9604  
 By phone: +1 346 248 7799 or Find your local number: <https://cabq.zoom.us/j/81711919604>

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>:

Contact Vinny Perea w/Tierra West. Email: [vperea@@tierrawestllc.com](mailto:vperea@@tierrawestllc.com) Phone: 505-858-3100

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

1. Zone Atlas Page(s)\*<sup>5</sup> H-9-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\*:  
N/A  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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:  
N/A  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

<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] 9.054 acres
  - 2. IDO Zone District MX-L
  - 3. Overlay Zone(s) [if applicable] None
  - 4. Center or Corridor Area [if applicable] None
- 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**

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Cc: Westside Coalition of Neighborhood Associations, Rene Horvath, Elizabeth Haley [Other Neighborhood Associations, if any]  
Parkway NA, Ruben Aleman, Mary Loughran  
Laurelwood NA, Frank Comfort, Paul Gonzales

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

**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\*: November 4, 2022

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)\*: Laurelwood NA

Name of NA Representative\*: Frank Comfort

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

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation 1 Public Drainage Easement, 1 Private Drainage Easement, 1 Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

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

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

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- Landmarks Commission (LC)                       Environmental Planning Commission (EPC)

Date/Time\*: November 30, 2022

Location\*<sup>3</sup>: Join Zoom Meeting:  
<https://cabq.zoom.us/j/81711919604> (Place mouse over hyperlink, right-click, choose "open hyperlink")  
 Meeting ID: 817 1191 9604  
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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>:

Contact Vinny Perea w/Tierra West. Email: [vperea@@tierrawestllc.com](mailto:vperea@@tierrawestllc.com) Phone: 505-858-3100

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

1. Zone Atlas Page(s)\*<sup>5</sup> H-9-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\*:

N/A

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:

N/A

<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

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**Additional Information [Optional]:**

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- 1. Area of Property [typically in acres] 9.054 acres
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Name of NA Representative\*: Frank Comfort

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

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Parkway NA, Ruben Aleman, Mary Loughran  
Laurelwood NA, Frank Comfort, Paul Gonzales

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

LCA ARROWHEAD LP  
30 S WACKER DR SUITE 2750  
CHICAGO IL 60606-7533

ARAIZA TIMOTHY A  
1204 CASA ROJA PL NW  
ALBUQUERQUE NM 87120-6569

QUEZADA ALTURO & ROSARIO  
8005 LYNNHAVEN PL NW  
ALBUQUERQUE NM 87120

MOORE GREG O & CATHI L  
7912 LOCKWOOD DR NW  
ALBUQUERQUE NM 87120

ORTIZ FRANK & CHAVEZ TERRY  
7827 HAVENWOOD RD NW  
ALBUQUERQUE NM 87120

KERPAN ALLEN M & JOAN A  
826 PINE TREE RD  
LAFAYETTE HILL PA 19444

HOLLY MICHAEL A & MONTOYA  
MONIQUE N  
7901 HAVENWOOD CT NW  
ALBUQUERQUE NM 87120-4087

WOOLFOLK IVY & VASQUEZ ELOISA  
7815 SPRINGWOOD RD NW  
ALBUQUERQUE NM 87120-5556

ENNIS PAMELA ANN & ENNIS THOMAS  
8000 LYNNHAVEN PL NW  
ALBUQUERQUE NM 87120-5502

GARCIA RAUL R & PAMELA A  
7904 LOCKWOOD CT NW  
ALBUQUERQUE NM 87120

KEMP DARRYL S JR  
1405 DUSKFIRE DR NW  
ALBUQUERQUE NM 87120-5554

SPARKS REBEKAH M  
1419 DUSKFIRE DR NW  
ALBUQUERQUE NM 87120-5554

MARTINEZ TEODORA A  
7905 HAVENWOOD CT NW  
ALBUQUERQUE NM 87120

KIMSEY MAUREEN FORSYTHE &  
MADDEN JASON DONALD  
7908 LOCKWOOD CT NW  
ALBUQUERQUE NM 87120-4081

MAURINO ERNEST R  
7824 SPRINGWOOD RD NW  
ALBUQUERQUE NM 87120

LSF9 MASTER PARTICIPATION TRUST  
ATTN: HUDSON HOMES MANAGEMENT  
LLC  
3701 REGENT BLVD SUITE 200  
IRVING TX 75063-2296

ALEMAN RUBEN & MARIA M  
8005 FALLBROOK PL NW  
ALBUQUERQUE NM 87120-8016

ULIBARRI ANNA MARIE  
8001 FALLBROOK AVE NW  
ALBUQUERQUE NM 87120

DANN REBECCA & ROBERT E  
7819 SPRINGWOOD RD NW  
ALBUQUERQUE NM 87120

COZBY CARINA  
9600 TOUCAN PL NW  
ALBUQUERQUE NM 87114-3654

HERNANDEZ LISA A & BERBER RAMON P  
7823 HAVENWOOD RD NW  
ALBUQUERQUE NM 87120-5546

MILLER TERRY W & KATHRYN D  
7916 LOCKWOOD DR NW  
ALBUQUERQUE NM 87120

JACKSON VIRGINIA M  
8004 LYNNHAVEN PL NW  
ALBUQUERQUE NM 87120

LEAL RICHARD D SR & CIRILA D  
7915 LOCKWOOD CT NW  
ALBUQUERQUE NM 87120

MARTINEZ CARLOS V  
7823 SPRINGWOOD RD NW  
ALBUQUERQUE NM 87120-5556

JONES BRANDI L & DEMETRIUS A  
7820 SPRINGWOOD RD NW  
ALBUQUERQUE NM 87120

O CONNELL NICOLE  
1409 DUSKFIRE DR NW  
ALBUQUERQUE NM 87120-5554

ROMERO DARLENE L  
7919 HAVENWOOD CT NW  
ALBUQUERQUE NM 87120

ROSALES DAVID  
7901 LOCKWOOD LN NW  
ALBUQUERQUE NM 87120

SHAW TYLER P  
8002 BRIDGEWATER PL NW  
ALBUQUERQUE NM 87120



BRETON MARIANNA  
PO BOX 5619  
DIAMOND BAR CA 91765-7619

SMITH MICHAEL R & SYLVIA  
1408 ALWOOD DR NW  
ALBUQUERQUE NM 87120

LEW ROBERT J & BELINDA L  
16001 POST POINT WAY  
GAINESVILLE VA 20155-4427

GOMEZ ANDREA  
7831 SPRINGWOOD RD NW  
ALBUQUERQUE NM 87120-5556

GRILL SHARON E & JAMES E  
7909 LOCKWOOD CT NW  
ALBUQUERQUE NM 87120-4081

WALLACE CHRISTOPHER A  
8001 LYNNHAVEN PL NW  
ALBUQUERQUE NM 87120

BERNCO INVESTORS LLC  
6900 E. CAMELBACK ROAD, SUITE 607  
SCOTTSDALE AZ 85251-8044

COHN WILLIAM & BRIDGET  
8000 FALLBROOK PL NW  
ALBUQUERQUE NM 87120-8015

QUINTANA GUALTERIO A & STELLA M  
7919 LOCKWOOD CT NW  
ALBUQUERQUE NM 87120-4081

PETERSON TERRY L & JAN M  
8001 BRIDGEWATER PL NW  
ALBUQUERQUE NM 87120-8001

GONZALEZ DANIEL R & KINGSTON  
TAYLOR S  
1412 ALWOOD DR NW  
ALBUQUERQUE NM 87120

HOLMES RICHARD R JR & COURTNEY  
RENEE  
1404 ALWOOD DR NW  
ALBUQUERQUE NM 87120-4084

BROWN STERLING & SUSAN  
8004 BRIDGEWATER PL NW  
ALBUQUERQUE NM 87120-8001

PLC PROPERTIES LLC  
7900 RICHWOOD RD NW  
ALBUQUERQUE NM 87120-4088

POUGES ANGELA G  
PO BOX 13821  
ALBUQUERQUE NM 87192

WHITE MARK  
7827 SPRINGWOOD RD NW  
ALBUQUERQUE NM 87120-5556

FOOTE JOHN T JR (ESTATE OF) ATTN:  
BOYD BARABRA JOANN  
PO BOX 73  
DEVINE TX 78016-0073

VILCHUCK PHYLLIS A TRUSTEE VILCHUCK  
LOVING TRUST  
7805 SPRINGWOOD RD NW  
ALBUQUERQUE NM 87120

PEREZ ABIGAIL & GONZALEZ ABEL  
7905 LOCKWOOD CT NW  
ALBUQUERQUE NM 87120-4081

SWINDLE AMELIA N  
7816 SPRINGWOOD RD NW  
ALBUQUERQUE NM 87120-5548

AMAFCA  
2600 PROSPECT AVE NE  
ALBUQUERQUE NM 87107-1836

DIAMOND SHAMROCK REFINING &  
MARKETING CO ATTN: CIRCLE K STORES  
INC  
PO BOX 52085  
PHOENIX AZ 85072-2085

BIERLY PROPERTY HOLDINGS LLC &  
BIERLY LEWIS E  
PO BOX 91090  
ALBUQUERQUE NM 87199-1090

2004 WAKIMOTO FAMILY LP C/O WAL-  
MART PROPERTY TAX DEPT STORE  
#87370  
PO BOX 8050  
BENTONVILLE AR 72716-8050

ALVARADO DEVELOPMENT LLC  
5654 GREENWOOD PLAZA BLVD  
GREENWOOD VILLAGE CO 80111-2310

YOUNG LEGACY ONE LLC C/O NAI  
MAESTAS & WARD  
PO BOX 91090  
ALBUQUERQUE NM 87199-1090

2004 WAKIMOTO FAMILY LP C/O WAL-  
MART PROPERTY TAX DEPT STORE  
#87370  
PO BOX 8050  
BENTONVILLE AR 72716-8050

AMAFCA  
2600 PROSPECT AVE NE  
ALBUQUERQUE NM 87107-1836

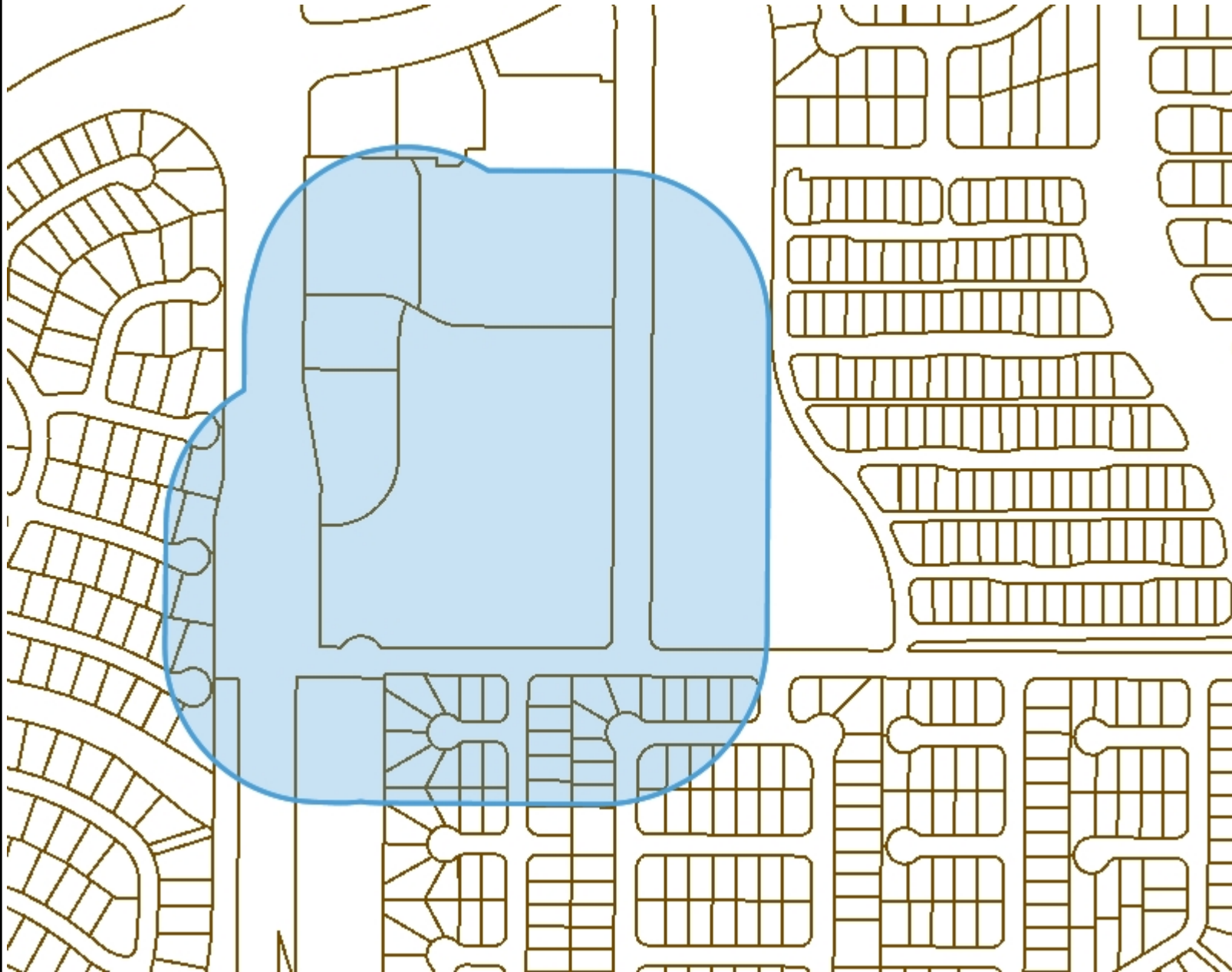


# H-09-Z



## Legend

□ Bernalillo County Parcels



## Notes

Buffer: 345Ft.  
ROW Unser Blvd NW: 245 Ft.

656 0 328 656 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
10/27/2022 © City of Albuquerque

1: 3,937

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**

[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\*: November 1, 2022

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\*: MAURINO ERNEST R

Mailing Address\*: 7824 SPRINGWOOD RD NW ALBUQUERQUE NM 87120

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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.]

- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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>

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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: MARTINEZ TEODORA A

Mailing Address\*: 7905 HAVENWOOD CT NW ALBUQUERQUE NM 87120

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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.]

- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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**

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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: MARTINEZ CARLOS V

Mailing Address\*: 7823 SPRINGWOOD RD NW ALBUQUERQUE NM 87120-5556

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

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 Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC)     | <input type="checkbox"/> Environmental Planning Commission (EPC)   |

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



[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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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>

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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: LSF9 MASTER PARTICIPATION TRUST ATTN: HUDSON HOMES MANAGEMENT LLC

Mailing Address\*: 3701 REGENT BLVD SUITE 200 IRVING TX 75063-2296

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1 Public Drainage Easement, 1 Private Drainage Easement,</sup>  
<sub>1 Public Water Easement</sub> (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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.]

- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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**

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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: LEW ROBERT J & BELINDA L

Mailing Address\*: 16001 POST POINT WAY GAINESVILLE VA 20155-4427

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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\*: November 30, 2022

Location\*<sup>2</sup>: Join Zoom Meeting:  
https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/j/81711919604

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>:  
Contact Vinny Perea w/Tierra West. Email: [vperea@@tierrawestllc.com](mailto:vperea@@tierrawestllc.com) Phone: 505-858-3100
- 

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:

N/A

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- 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:

N/A

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- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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):**

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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: LEAL RICHARD D SR & CIRILA D

Mailing Address\*: 7915 LOCKWOOD CT NW ALBUQUERQUE NM 87120

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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\*: November 30, 2022

Location\*<sup>2</sup>: Join Zoom Meeting:  
https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/ujkegTsk3nfp

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>:  
 Contact Vinny Perea w/Tierra West. Email: [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com) Phone: 505-858-3100
- 

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 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:

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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):**

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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: LCA Arrowhead LP

Mailing Address\*: 30 S Wacker Dr. Suite 2750 Chicago, IL. 60606-7533

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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\*: November 30, 2022

Location\*<sup>2</sup>: Join Zoom Meeting:  
<https://cabq.zoom.us/j/81711919604> (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
By phone: +1 346 248 7799 or Find your local number: <https://cabq.zoom.us/j/81711919604> \_\_\_\_\_

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>:  
Contact Vinny Perea w/Tierra West. Email: [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com) Phone: 505-858-3100

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:

N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- 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:

N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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>

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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: KIMSEY MAUREEN FORSYTHE & MADDEN JASON DONALD

Mailing Address\*: 7908 LOCKWOOD CT NW ALBUQUERQUE NM 87120-4081

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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.]

- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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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**Integrated Development Ordinance (IDO):**

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**IDO Interactive Map**

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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: KERPAN ALLEN M & JOAN A

Mailing Address\*: 826 PINE TREE RD LAFAYETTE HILL PA 19444

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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.]

- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: KEMP DARRYL S JR

Mailing Address\*: 1405 DUSKFIRE DR NW ALBUQUERQUE NM 87120-5554

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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.]

- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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**

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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: JONES BRANDI L & DEMETRIUS A

Mailing Address\*: 7820 SPRINGWOOD RD NW ALBUQUERQUE NM 87120

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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.]

- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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>

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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: JACKSON VIRGINIA M

Mailing Address\*: 8004 LYNNHAVEN PL NW ALBUQUERQUE NM 87120

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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\*: November 30, 2022

Location\*<sup>2</sup>: Join Zoom Meeting:  
https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/j/81711919604

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>:  
Contact Vinny Perea w/Tierra West. Email: [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com) Phone: 505-858-3100

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:

N/A

- 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:

N/A

- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: HOLMES RICHARD R JR & COURTNEY RENEE

Mailing Address\*: 1404 ALWOOD DR NW ALBUQUERQUE NM 87120-4084

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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\*: November 30, 2022

Location\*<sup>2</sup>: Join Zoom Meeting:  
https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/u/kegTsk3nfp

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>:  
 Contact Vinny Perea w/Tierra West. Email: [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com) Phone: 505-858-3100

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

1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:  
N/A  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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:  
N/A  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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):**

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**IDO Interactive Map**

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[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\*: November 1, 2022

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\*: Holly Michael A & Montoya Monique N

Mailing Address\*: 7901 Havenwood Ct. NW Albuquerque, NM. 87120-4087

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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\*: November 30, 2022

Location\*<sup>2</sup>: Join Zoom Meeting:  
https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/j/81711919604

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>:  
Contact Vinny Perea w/Tierra West. Email: [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com) Phone: 505-858-3100

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:

N/A

- 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:

N/A

- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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>

---

<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: HERNANDEZ LISA A & BERBER RAMON P

Mailing Address\*: 7823 HAVENWOOD RD NW ALBUQUERQUE NM 87120-5546

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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.]

- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: GRILL SHARON E & JAMES E

Mailing Address\*: 7909 LOCKWOOD CT NW ALBUQUERQUE NM 87120-4081

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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\*: November 30, 2022

Location\*<sup>2</sup>: Join Zoom Meeting:  
https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/ukqgTsk3nfp

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>:  
Contact Vinny Perea w/Tierra West. Email: [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com) Phone: 505-858-3100

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:

N/A

- 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:

N/A

- 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

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[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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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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[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\*: November 1, 2022

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\*: GONZALEZ DANIEL R & KINGSTON TAYLOR S

Mailing Address\*: 1412 ALWOOD DR NW ALBUQUERQUE NM 87120

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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\*: November 30, 2022

Location\*<sup>2</sup>: Join Zoom Meeting:  
https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/j/81711919604

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>:  
Contact Vinny Perea w/Tierra West. Email: [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com) Phone: 505-858-3100

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:  
N/A

- 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:  
N/A

- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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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**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\*: November 1, 2022

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\*: GOMEZ ANDREA

Mailing Address\*: 7831 SPRINGWOOD RD NW ALBUQUERQUE NM 87120-5556

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
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  - 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\*: November 30, 2022

Location\*<sup>2</sup>: Join Zoom Meeting: https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink") Meeting ID: 817 1191 9604 By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/j/81711919604

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- Where more information about the project can be found\*<sup>3</sup>:  
Contact Vinny Perea w/Tierra West. Email: [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com) Phone: 505-858-3100

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

- Zone Atlas Page(s)\*<sup>4</sup> H-9-Z
- 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
- The following exceptions to IDO standards have been requested for this project\*:
  - Deviation(s)
  - Variance(s)
  - Waiver(s)

Explanation\*:  
N/A

- A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes  No  
Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
N/A

- 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

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- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
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- 

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for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: GARCIA RAUL R & PAMELA A

Mailing Address\*: 7904 LOCKWOOD CT NW ALBUQUERQUE NM 87120

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
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<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

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Date/Time\*: November 30, 2022

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https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
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\_\_\_\_\_

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

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 \_\_\_\_\_

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

1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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**Additional Information:**

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

1. Area of Property [typically in acres] 9.054 acres
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  3. Overlay Zone(s) [if applicable] None
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- Current Land Use(s) [vacant, if none] Vacant
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**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>

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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: FOOTE JOHN T JR (ESTATE OF) ATTN: BOYD BARABRA JOANN

Mailing Address\*: PO BOX 73 DEVINE TX 78016-0073

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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\*: November 30, 2022

Location\*<sup>2</sup>: Join Zoom Meeting:  
<https://cabq.zoom.us/j/81711919604> (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
By phone: +1 346 248 7799 or Find your local number: <https://cabq.zoom.us/ukqgTsk3nfp>

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>:  
Contact Vinny Perea w/Tierra West. Email: [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com) Phone: 505-858-3100

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

1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:

N/A

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:

N/A

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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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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[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\*: November 1, 2022

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\*: ENNIS PAMELA ANN & ENNIS THOMAS

Mailing Address\*: 8000 LYNNHAVEN PL NW ALBUQUERQUE NM 87120-5502

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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\*: November 30, 2022

Location\*<sup>2</sup>: Join Zoom Meeting:  
https://cabq.zoom.us/j/81711919804 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9804  
By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/j/81711919804

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>:  
Contact Vinny Perea w/Tierra West. Email: [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com) Phone: 505-858-3100

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:  
N/A

- 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:

N/A

- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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://ido.abc-zone.com/>

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[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\*: November 1, 2022

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\*: DIAMOND SHAMROCK REFINING & MARKETING CO ATTN: CIRCLE K STORES INC

Mailing Address\*: PO BOX 52085 PHOENIX AZ 85072-2085

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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\*: November 30, 2022

---

Location\*<sup>2</sup>: Join Zoom Meeting:  
https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
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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>3</sup>:  
Contact Vinny Perea w/Tierra West. Email: [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com) Phone: 505-858-3100
- 

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

- 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:  
N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 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.\*

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<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

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[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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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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**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\*: November 1, 2022

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\*: DANN REBECCA & ROBERT E

Mailing Address\*: 7819 SPRINGWOOD RD NW ALBUQUERQUE NM 87120

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

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  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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.]

- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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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**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\*: November 1, 2022

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\*: COZBY CARINA

Mailing Address\*: 9600 TOUCAN PL NW ALBUQUERQUE NM 87114-3654

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
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  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

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  - Development Review Board (DRB)
  - 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\*: November 30, 2022

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Location\*<sup>2</sup>: Join Zoom Meeting:  
https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
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- 

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

1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:

N/A

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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:

N/A

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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

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  - Gross floor area for each proposed use.

**Additional Information:**

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

1. Area of Property [typically in acres] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
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[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\*: November 1, 2022

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\*: COHN WILLIAM & BRIDGET

Mailing Address\*: 8000 FALLBROOK PL NW ALBUQUERQUE NM 87120-8015

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
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  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

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  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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\*: November 30, 2022

Location\*<sup>2</sup>: Join Zoom Meeting:  
https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/j/81711919604

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>:  
Contact Vinny Perea w/Tierra West. Email: [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com) Phone: 505-858-3100

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:  
N/A

- 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:  
N/A

- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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>

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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: BROWN STERLING & SUSAN

Mailing Address\*: 8004 BRIDGEWATER PL NW ALBUQUERQUE NM 87120-8001

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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\*: November 30, 2022

Location\*<sup>2</sup>: Join Zoom Meeting:  
https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
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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>3</sup>:

Contact Vinny Perea w/Tierra West. Email: [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com) Phone: 505-858-3100

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

1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:

N/A

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:

N/A

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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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**

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**IDO Interactive Map**

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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: BRETON MARIANNA

Mailing Address\*: PO BOX 5619 DIAMOND BAR CA 91765-7619

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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\*: November 30, 2022

Location\*<sup>2</sup>: Join Zoom Meeting:  
https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
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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>3</sup>:  
Contact Vinny Perea w/Tierra West. Email: [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com) Phone: 505-858-3100

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:

N/A

- 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:

N/A

- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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**

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---

<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: BIERLY PROPERTY HOLDINGS LLC & BIERLY LEWIS E

Mailing Address\*: PO BOX 91090 ALBUQUERQUE NM 87199-1090

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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\*: November 30, 2022

Location\*<sup>2</sup>: Join Zoom Meeting:  
https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/j/81711919604

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>:  
Contact Vinny Perea w/Tierra West. Email: [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com) Phone: 505-858-3100

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:  
N/A

- 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:  
N/A

- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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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**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\*: November 1, 2022

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\*: BERNCO INVESTORS LLC

Mailing Address\*: 6900 E. CAMELBACK ROAD, SUITE 607 SCOTTSDALE AZ 85251-8044

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, 1 Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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.]

- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
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- 

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**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\*: November 1, 2022

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\*: ARAIZA TIMOTHY A

Mailing Address\*: 1204 CASA ROJA PL NW ALBUQUERQUE NM 87120-6569

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

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  - Zoning Hearing Examiner (ZHE)
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Date/Time\*: November 30, 2022 \_\_\_\_\_

Location\*<sup>2</sup>: Join Zoom Meeting:  
https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/j/81711919604 \_\_\_\_\_

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.

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Contact Vinny Perea w/Tierra West. Email: [vperea@@tierrawestllc.com](mailto:vperea@@tierrawestllc.com) Phone: 505-858-3100  
\_\_\_\_\_

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

1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:  
N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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[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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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>

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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: AMAFCA

Mailing Address\*: 2600 PROSPECT AVE NE ALBUQUERQUE NM 87107-1836

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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\*: November 30, 2022

Location\*<sup>2</sup>: Join Zoom Meeting:  
https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/j/81711919604

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>:  
Contact Vinny Perea w/Tierra West. Email: [vperea@@tierrawestllc.com](mailto:vperea@@tierrawestllc.com) Phone: 505-858-3100

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:  
N/A

- 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:

N/A

- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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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**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\*: November 1, 2022

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\*: ALVARADO DEVELOPMENT LLC

Mailing Address\*: 5654 GREENWOOD PLAZA BLVD GREENWOOD VILLAGE CO 80111-2310

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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\*: November 30, 2022

Location\*<sup>2</sup>: Join Zoom Meeting:  
https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
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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>:  
Contact Vinny Perea w/Tierra West. Email: [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com) Phone: 505-858-3100

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

1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:  
N/A

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:  
N/A

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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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**

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**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\*: November 1, 2022

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\*: ALEMAN RUBEN & MARIA M

Mailing Address\*: 8005 FALLBROOK PL NW ALBUQUERQUE NM 87120-8016

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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\*: November 30, 2022 \_\_\_\_\_

Location\*<sup>2</sup>: Join Zoom Meeting:  
https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/j/81711919604 \_\_\_\_\_

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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>:  
Contact Vinny Perea w/Tierra West. Email: [vperea@@tierrawestllc.com](mailto:vperea@@tierrawestllc.com) Phone: 505-858-3100 \_\_\_\_\_

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

1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

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:  
N/A  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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  
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[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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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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**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\*: November 1, 2022

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\*: 2004 WAKIMOTO FAMILY LP C/O WAL-MART PROPERTY TAX DEPT STORE #87370

Mailing Address\*: PO BOX 8050 BENTONVILLE AR 72716-8050

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

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

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



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  - Gross floor area for each proposed use.

**Additional Information:**

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

1. Area of Property [typically in acres] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
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**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\*: November 1, 2022

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\*: YOUNG LEGACY ONE LLC C/O NAI MAESTAS & WARD

Mailing Address\*: PO BOX 91090 ALBUQUERQUE NM 87199-1090

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors LLC
3. Agent/Applicant\* *[if applicable]* Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
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  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
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  - Variance
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  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

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  - Landmarks Commission (LC)
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Meeting ID: 817 1191 9604  
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**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

- 1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:

N/A

- 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:

N/A

- 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

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  - 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
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- Current Land Use(s) [vacant, if none] Vacant
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**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\*: November 1, 2022

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\*: WOOLFOLK IVY & VASQUEZ ELOISA

Mailing Address\*: 7815 SPRINGWOOD RD NW ALBUQUERQUE NM 87120-5556

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
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  - Variance
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  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

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  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
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  - 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\*: November 30, 2022

Location\*<sup>2</sup>: Join Zoom Meeting:  
https://cabq.zoom.us/j/81711919804 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9804  
By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/ukqTsk3nfp

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>:  
Contact Vinny Perea w/Tierra West. Email: [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com) Phone: 505-858-3100

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:

N/A  
\_\_\_\_\_  
\_\_\_\_\_

- 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:

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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>

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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: WHITE MARK

Mailing Address\*: 7827 SPRINGWOOD RD NW ALBUQUERQUE NM 87120-5556

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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\*: November 30, 2022

Location\*<sup>2</sup>: Join Zoom Meeting:  
https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/j/81711919604

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>:  
Contact Vinny Perea w/Tierra West. Email: vperea@tierrawestllc.com Phone: 505-858-3100

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

1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:  
N/A

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:  
N/A

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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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>

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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: WALLACE CHRISTOPHER A

Mailing Address\*: 8001 LYNNHAVEN PL NW ALBUQUERQUE NM 87120

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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\*: November 30, 2022

Location\*<sup>2</sup>: Join Zoom Meeting:  
https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/j/81711919604

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>:  
Contact Vinny Perea w/Tierra West. Email: [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com) Phone: 505-858-3100

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:

N/A

- 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:

N/A

- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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/>

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[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\*: November 1, 2022

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\*: VILCHUCK PHYLLIS A TRUSTEE VILCHUCK LOVING TRUST

Mailing Address\*: 7805 SPRINGWOOD RD NW ALBUQUERQUE NM 87120

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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.]

- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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**

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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: ULIBARRI ANNA MARIE

Mailing Address\*: 8001 FALLBROOK AVE NW ALBUQUERQUE NM 87120

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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\*: November 30, 2022

Location\*<sup>2</sup>: Join Zoom Meeting:  
https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/j/81711919604

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>:  
Contact Vinny Perea w/Tierra West. Email: [vperea@@tierrawestllc.com](mailto:vperea@@tierrawestllc.com) Phone: 505-858-3100

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:

N/A

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- 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:

N/A

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- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: SWINDLE AMELIA N

Mailing Address\*: 7816 SPRINGWOOD RD NW ALBUQUERQUE NM 87120-5548

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

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

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

Date/Time\*: November 30, 2022

Location\*<sup>2</sup>: Join Zoom Meeting:  
<https://cabq.zoom.us/j/81711919604> (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
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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.

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Contact Vinny Perea w/Tierra West. Email: [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com) Phone: 505-858-3100
- 

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

1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:  
N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:  
N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.\*

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<sup>2</sup> Physical address or Zoom link  
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[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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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>

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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: SPARKS REBEKAH M

Mailing Address\*: 1419 DUSKFIRE DR NW ALBUQUERQUE NM 87120-5554

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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.]

- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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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**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: SMITH MICHAEL R & SYLVIA

Mailing Address\*: 1408 ALWOOD DR NW ALBUQUERQUE NM 87120

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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\*: **November 30, 2022**

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Location\*<sup>2</sup>: Join Zoom Meeting:  
https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/j/81711919604

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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>3</sup>:  
Contact Vinny Perea w/Tierra West. Email: [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com) Phone: 505-858-3100
- 

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

1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:  
N/A

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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:  
N/A
- 
- 
- 
- 
- 
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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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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**

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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: SHAW TYLER P

Mailing Address\*: 8002 BRIDGEWATER PL NW ALBUQUERQUE NM 87120

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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\*: November 30, 2022

Location\*<sup>2</sup>: Join Zoom Meeting:  
https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/j/81711919604

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>:  
Contact Vinny Perea w/Tierra West. Email: [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com) Phone: 505-858-3100

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:

N/A

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- 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:

N/A

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- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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**

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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: ROSALES DAVID

Mailing Address\*: 7901 LOCKWOOD LN NW ALBUQUERQUE NM 87120

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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\*: November 30, 2022

Location\*<sup>2</sup>: Join Zoom Meeting:  
https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/j/81711919604

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>:  
Contact Vinny Perea w/Tierra West. Email: [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com) Phone: 505-858-3100

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:  
N/A

- 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:  
N/A

- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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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**IDO Interactive Map**

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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: ROMERO DARLENE L

Mailing Address\*: 7919 HAVENWOOD CT NW ALBUQUERQUE NM 87120

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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\*: November 30, 2022

Location\*<sup>2</sup>: Join Zoom Meeting:  
https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/j/81711919604

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>:  
 Contact Vinny Perea w/Tierra West. Email: [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com) Phone: 505-858-3100

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:  
N/A

- 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:  
 N/A

- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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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**IDO Interactive Map**

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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: QUINTANA GUALTERIO A & STELLA M

Mailing Address\*: 7919 LOCKWOOD CT NW ALBUQUERQUE NM 87120-4081

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1 Public Drainage Easement, 1 Private Drainage Easement, 1 Public Water Easement</sup> (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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\*: November 30, 2022

Location\*<sup>2</sup>: Join Zoom Meeting:  
https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/j/81711919604  
\_\_\_\_\_

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>:

Contact Vinny Perea w/Tierra West. Email: [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com) Phone: 505-858-3100  
\_\_\_\_\_

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

1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:

N/A  
\_\_\_\_\_  
\_\_\_\_\_

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:

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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>

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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: QUEZADA ALTURO & ROSARIO

Mailing Address\*: 8005 LYNNHAVEN PL NWALBUQUERQUE NM 87120

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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\*: November 30, 2022

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Location\*<sup>2</sup>: Join Zoom Meeting:  
https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
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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>:  
Contact Vinny Perea w/Tierra West. Email: [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com) Phone: 505-858-3100
- 

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

1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:  
N/A

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- 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:  
N/A

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- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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**

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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: POUGES ANGELA G

Mailing Address\*: PO BOX 13821 ALBUQUERQUE NM 87192

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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.]

- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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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**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\*: November 1, 2022

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\*: PLC PROPERTIES LLC

Mailing Address\*: 7900 RICHWOOD RD NW ALBUQUERQUE NM 87120-4088

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
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<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: November 30, 2022

Location\*<sup>2</sup>: Join Zoom Meeting:  
https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/j/81711919604

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>:  
Contact Vinny Perea w/Tierra West. Email: [vperea@@tierrawestllc.com](mailto:vperea@@tierrawestllc.com) Phone: 505-858-3100

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

1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:  
N/A  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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:

N/A  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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  
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[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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: PETERSON TERRY L & JAN M

Mailing Address\*: 8001 BRIDGEWATER PL NW ALBUQUERQUE NM 87120-8001

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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\*: November 30, 2022

Location\*<sup>2</sup>: Join Zoom Meeting:  
https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
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Contact Vinny Perea w/Tierra West. Email: [vperea@@tierrawestllc.com](mailto:vperea@@tierrawestllc.com) Phone: 505-858-3100

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:

N/A

- 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:

N/A

- 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

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- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
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**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\*: November 1, 2022

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\*: PEREZ ABIGAIL & GONZALEZ ABEL

Mailing Address\*: 7905 LOCKWOOD CT NW ALBUQUERQUE NM 87120-4081

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1 Public Drainage Easement, 1 Private Drainage Easement,</sup>  
<sub>1 Public Water Easement</sub> (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

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  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

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

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Date/Time\*: November 30, 2022

Location\*<sup>2</sup>: Join Zoom Meeting:  
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**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

- 1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:  
N/A

- 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:  
N/A

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

- d. **For residential development\***: Maximum number of proposed dwelling units.
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  - 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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>

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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: ORTIZ FRANK & CHAVEZ TERRY

Mailing Address\*: 7827 HAVENWOOD RD NW ALBUQUERQUE NM 87120

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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.]

- 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] 9.054 acres
  - 2. IDO Zone District MX-L
  - 3. Overlay Zone(s) [if applicable] None
  - 4. Center or Corridor Area [if applicable] None
- 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>

---

<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: O CONNELL NICOLE

Mailing Address\*: 1409 DUSKFIRE DR NW ALBUQUERQUE NM 87120-5554

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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\*: November 30, 2022

Location\*<sup>2</sup>: Join Zoom Meeting:  
https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/ukkgTsk3nfp  
\_\_\_\_\_

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>:  
Contact Vinny Perea w/Tierra West. Email: [vperea@@tierrawestllc.com](mailto:vperea@@tierrawestllc.com) Phone: 505-858-3100
- 

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:  
N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 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:  
N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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):**

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**IDO Interactive Map**

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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: Moore Greg O & Cathi L

Mailing Address\*: 7912 Lockwood Dr. NW Albuquerque, NM. 87120

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - 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.]

- 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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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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**Integrated Development Ordinance (IDO):**

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

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<https://tinyurl.com/IDOzoningmap>

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<sup>5</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 to a Property Owner**

Date of Notice\*: November 1, 2022

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\*: MILLER TERRY W & KATHRYN D

Mailing Address\*: 7916 LOCKWOOD DR NW ALBUQUERQUE NM 87120

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation <sup>1</sup> Public Drainage Easement, <sup>1</sup> Private Drainage Easement,  
<sup>1</sup> Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

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  - 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\*: November 30, 2022

Location\*<sup>2</sup>: Join Zoom Meeting:  
https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink")  
Meeting ID: 817 1191 9604  
By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/j/81711919604

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>:  
Contact Vinny Perea w/Tierra West. Email: [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com) Phone: 505-858-3100

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

1. Zone Atlas Page(s)\*<sup>4</sup> H-9-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\*:

N/A

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:

N/A

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/>

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  - Gross floor area for each proposed use.

**Additional Information:**

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

1. Area of Property [typically in acres] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- Current Land Use(s) [vacant, if none] Vacant
- 

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<https://tinyurl.com/IDOzoningmap>

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

TERRA WEST LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



ROMERO DARLENE L  
7919 HAVENWOOD CT NW  
ALBUQUERQUE NM 87120

TERRA WEST LLC  
71 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



MARTINEZ CARLOS V  
7823 SPRINGWOOD RD NW  
ALBUQUERQUE NM 87120-5556

TERRA WEST LLC  
1 MIDWAY PARK PLACE NE  
LBUQUERQUE NM 87109



DANN REBECCA & ROBERT E  
7819 SPRINGWOOD RD NW  
ALBUQUERQUE NM 87120

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



KIMSEY MAUREEN FORSYTHE &  
MADDEN JASON DONALD  
7908 LOCKWOOD CT NW  
ALBUQUERQUE NM 87120-4081

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



KEMP DARRYL S JR  
1405 DUSKFIRE DR NW  
ALBUQUERQUE NM 87120-5554

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



ORTIZ FRANK & CHAVEZ TERRY  
7827 HAVENWOOD RD NW  
ALBUQUERQUE NM 87120

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



JACKSON VIRGINIA M  
8004 LYNNHAVEN PL NW  
ALBUQUERQUE NM 87120

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



COZBY CARINA  
9600 TOUCAN PL NW  
ALBUQUERQUE NM 87114-3654

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



ALEMAN RUBEN & MARIA M  
8005 FALLBROOK PL NW  
ALBUQUERQUE NM 87120-8016

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



COHN WILLIAM & BRIDGET  
8000 FALLBROOK PL NW  
ALBUQUERQUE NM 87120-8015

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



GRILL SHARON E & JAMES E  
7909 LOCKWOOD CT NW  
ALBUQUERQUE NM 87120-4081

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



SMITH MICHAEL R & SYLVIA  
1408 ALWOOD DR NW  
ALBUQUERQUE NM 87120

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

FOOTE JOHN T JR (ESTATE OF) ATTN:  
BOYD BARABRA JOANN  
PO BOX 73  
DEVINE TX 78016-0073



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

PLC PROPERTIES LLC  
7900 RICHWOOD RD NW  
ALBUQUERQUE NM 87120-4088



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

GONZALEZ DANIEL R & KINGSTON  
TAYLOR S  
1412 ALWOOD DR NW  
ALBUQUERQUE NM 87120



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



ARAIZA TIMOTHY A  
1204 CASA ROJA PL NW  
ALBUQUERQUE NM 87120-6569

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



BIERLY PROPERTY HOLDINGS LLC &  
BIERLY LEWIS E  
PO BOX 91090  
ALBUQUERQUE NM 87199-1090

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



SWINDLE AMELIA N  
7816 SPRINGWOOD RD NW  
ALBUQUERQUE NM 87120-5548



TERRA WEST LLC

571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



POUGES ANGELA G  
PO BOX 13821  
ALBUQUERQUE NM 87192

TERRA WEST LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



WHITE MARK  
7827 SPRINGWOOD RD NW  
ALBUQUERQUE NM 87120-5556

TERRA WEST LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



WOOLFOLK IVY & VASQUEZ ELOISA  
7815 SPRINGWOOD RD NW  
ALBUQUERQUE NM 87120-5556

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



HOLLY MICHAEL A & MONTOYA  
MONIQUE N  
7901 HAVENWOOD CT NW  
ALBUQUERQUE NM 87120-4087

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



ROSALES DAVID  
7901 LOCKWOOD LN NW  
ALBUQUERQUE NM 87120

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



2004 WAKIMOTO FAMILY LP C/O WAL-  
MART PROPERTY TAX DEPT STORE  
#87370  
PO BOX 8050  
BENTONVILLE AR 72716-8050

TERRA WEST, LLC

571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

MOORE GREG O & CATHI L  
7912 LOCKWOOD DR NW  
ALBUQUERQUE NM 87120



TERRA WEST, LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

KERPAN ALLEN M & JOAN A  
826 PINE TREE RD  
LAFAYETTE HILL PA 19444



TERRA WEST, LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

QUEZADA ALTURO & ROSARIO  
8005 LYNNHAVEN PL NW  
ALBUQUERQUE NM 87120



*TERRA WEST* LLC

71 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



LSF9 MASTER PARTICIPATION TRUST  
ATTN: HUDSON HOMES MANAGEMENT  
LLC  
3701 REGENT BLVD SUITE 200  
IRVING TX 75063-2296

*TERRA WEST* LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



GARCIA RAUL R & PAMELA A  
7904 LOCKWOOD CT NW  
ALBUQUERQUE NM 87120

*TERRA WEST* LLC

571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



JONES BRANDI L & DEMETRIUS A  
7820 SPRINGWOOD RD NW  
ALBUQUERQUE NM 87120

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

ENNIS PAMELA ANN & ENNIS THOMAS  
8000 LYNNHAVEN PL NW  
ALBUQUERQUE NM 87120-5502



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

YOUNG LEGACY ONE LLC C/O NAI  
MAESTAS & WARD  
PO BOX 91090  
ALBUQUERQUE NM 87199-1090



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

MILLER TERRY W & KATHRYN D  
7916 LOCKWOOD DR NW  
ALBUQUERQUE NM 87120



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



MAURINO ERNEST R  
7824 SPRINGWOOD RD NW  
ALBUQUERQUE NM 87120

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



ULIBARRI ANNA MARIE  
8001 FALLBROOK AVE NW  
ALBUQUERQUE NM 87120

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



LEW ROBERT J & BELINDA L  
16001 POST POINT WAY  
GAINESVILLE VA 20155-4427

TERRA WEST LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



SHAW TYLER P  
8002 BRIDGEWATER PL NW  
ALBUQUERQUE NM 87120

TERRA WEST LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



LEAL RICHARD D SR & CIRILA D  
7915 LOCKWOOD CT NW  
ALBUQUERQUE NM 87120

TERRA WEST LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



HERNANDEZ LISA A & BERBER RAMON P  
7823 HAVENWOOD RD NW  
ALBUQUERQUE NM 87120-5546

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



GOMEZ ANDREA  
7831 SPRINGWOOD RD NW  
ALBUQUERQUE NM 87120-5556

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



BRETON MARIANNA  
PO BOX 5619  
DIAMOND BAR CA 91765-7619

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



O CONNELL NICOLE  
1409 DUSKFIRE DR NW  
ALBUQUERQUE NM 87120-5554



TERRA WEST LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



BROWN STERLING & SUSAN  
8004 BRIDGEWATER PL NW  
ALBUQUERQUE NM 87120-8001

TERRA WEST LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



PETERSON TERRY L & JAN M  
8001 BRIDGEWATER PL NW  
ALBUQUERQUE NM 87120-8001

TERRA WEST LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



BERNCO INVESTORS LLC  
6900 E. CAMELBACK ROAD, SUITE 607  
SCOTTSDALE AZ 85251-8044

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



ALVARADO DEVELOPMENT LLC  
5654 GREENWOOD PLAZA BLVD  
GREENWOOD VILLAGE CO 80111-2310

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



DIAMOND SHAMROCK REFINING &  
MARKETING CO ATTN: CIRCLE K STORES  
INC  
PO BOX 52085  
PHOENIX AZ 85072-2085

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



PEREZ ABIGAIL & GONZALEZ ABEL  
7905 LOCKWOOD CT NW  
ALBUQUERQUE NM 87120-4081

TERRA WEST LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



QUINTANA GUALTERIO A & STELLA M  
7919 LOCKWOOD CT NW  
ALBUQUERQUE NM 87120-4081

TERRA WEST LLC

71 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



WALLACE CHRISTOPHER A  
8001 LYNNHAVEN PL NW  
ALBUQUERQUE NM 87120

TERRA WEST LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



AMAFCA  
2600 PROSPECT AVE NE  
ALBUQUERQUE NM 87107-1836

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



SPARKS REBEKAH M  
1419 DUSKFIRE DR NW  
ALBUQUERQUE NM 87120-5554

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



VILCHUCK PHYLLIS A TRUSTEE VILCHUCK  
LOVING TRUST  
7805 SPRINGWOOD RD NW  
ALBUQUERQUE NM 87120

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



HOLMES RICHARD R JR & COURTNEY  
RENEE  
1404 ALWOOD DR NW  
ALBUQUERQUE NM 87120-4084

TERRA WEST LLC  
1571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



MARTINEZ TEODORA A  
7905 HAVENWOOD CT NW  
ALBUQUERQUE NM 87120

TERRA WEST LLC  
1 MIDWAY PARK PLACE NE  
LBUQUERQUE NM 87109



LCA ARROWHEAD LP  
30 S WACKER DR SUITE 2750  
CHICAGO IL 60606-7533

**From:** Carmona, Dalaina L. <dlcarmona@cabq.gov>  
**Sent:** Wednesday, October 26, 2022 3:05 PM  
**To:** Jaimie Garcia  
**Subject:** 1700 Unser Blvd NW Public Notice Inquiry Sheet Submission  
**Attachments:** IDOZoneAtlasPage\_H-09-Z.pdf

**PLEASE NOTE:**

**The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to 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	First Name	Last Name	Email	Address
Laurelwood NA	Frank	Comfort	<a href="mailto:laurelwoodna@gmail.com">laurelwoodna@gmail.com</a>	2003
Laurelwood NA	Paul	Gonzales	<a href="mailto:paul.gonzales01@comcast.net">paul.gonzales01@comcast.net</a>	7401
Parkway NA	Ruben	Aleman	<a href="mailto:m_raleman@yahoo.com">m_raleman@yahoo.com</a>	8005
Parkway NA	Mary	Loughran	<a href="mailto:marykloughran@comcast.net">marykloughran@comcast.net</a>	8015
Westside Coalition of Neighborhood Associations	Rene	Horvath	<a href="mailto:aboard111@gmail.com">aboard111@gmail.com</a>	5515
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	<a href="mailto:elizabethkayhaley@gmail.com">elizabethkayhaley@gmail.com</a>	6005

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.



*Dalaina L. Carmona*

Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334

[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of

Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

**From:** [webmaster@cabq.gov](mailto:webmaster@cabq.gov) <[webmaster@cabq.gov](mailto:webmaster@cabq.gov)>  
**Sent:** Wednesday, October 26, 2022 1:51 PM  
**To:** Office of Neighborhood Coordination <[jgarcia@tierrawestllc.com](mailto:jgarcia@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 Review Board

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

Contact Name

Jaimie Garcia

Telephone Number

5058583100

Email Address

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

Company Name

Tierra West, LLC

Company Address

5571 Midway Park Place NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TR B-1 PLAT OF TRACT B-1 HERITAGE MARKETPLACE (BEING AREPLAT OF TRACT B, HERITAGE MARKETPLACE) CONT 9.0540 AC

Physical address of subject site:

1700 Unser Blvd NW Albuquerque NM 87120

Subject site cross streets:

Unser Blvd NW and Hanover Rd NW

Other subject site identifiers:

This site is located on the following zone atlas page:

H-09-Z

Captcha

x



**From:** Jaimie Garcia  
**Sent:** Friday, November 4, 2022 11:10 AM  
**To:** 'laurelwoodna@gmail.com'; 'paul.gonzales01@comcast.net';  
'm\_raleman@yahoo.com'; 'marykloughran@comcast.net';  
aboard111@gmail.com; 'elizabethkayhaley@gmail.com'  
**Cc:** Ron Bohannon; Vinny Perea; Yvanna Escajeda; Yvanna Escajeda  
**Subject:** 2022057 Keystone Heritage Marketplace  
**Attachments:** 2022057 11.4.22 DRB Preliminary Final Plat Submittal.pdf

Good Morning

Good Morning All-

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4 (k) Public Notice, we are notifying you as a Neighborhood Association/s that we will be submitting an application to the Development Review Board for DRB- Preliminary Final Plat to be reviewed by City of Albuquerque staff. An original letter was mailed and emailed to the Neighborhood Associations on 9.21.2022, but due to the neighborhood meeting we are mailing out a supersede notification letter with the correct hearing date of November 30, 2022.

Before submitting our application, it is required per IDO Table 6-1-1 to send electronic mail to make you aware of the application being reviewed and decided by the City of Albuquerque staff.

Attached for your review is the DRB- Preliminary/ Final Plat Submittal on the proposed project and contact information for any questions.

Kind Regards,

**Jaimie N. Garcia**

Assistant Planner  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
o: 505-858-3100 Ext: 1213  
f: 505-858-1118  
[jgarcia@tierrawestllc.com](mailto:jgarcia@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.

**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\*: November 4, 2022

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)\*: Westside Coalition of Neighborhood Association

Name of NA Representative\*: Renee Horvath

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: aboard111@gmail.com

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation 1 Public Drainage Easement, 1 Private Drainage Easement, 1 Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

<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 Review Board (DRB)
- Landmarks Commission (LC)                       Environmental Planning Commission (EPC)

Date/Time\*: November 30, 2022

Location\*<sup>3</sup>: Join Zoom Meeting:  
<https://cabq.zoom.us/j/81711919604> (Place mouse over hyperlink, right-click, choose "open hyperlink")  
 Meeting ID: 817 1191 9604  
 By phone: +1 346 248 7799 or Find your local number: <https://cabq.zoom.us/j/81711919604>

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>:

Contact Vinny Perea w/Tierra West. Email: [vperea@@tierrawestllc.com](mailto:vperea@@tierrawestllc.com) Phone: 505-858-3100

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

1. Zone Atlas Page(s)\*<sup>5</sup> H-9-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\*:

N/A

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:

N/A

<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] 9.054 acres
  - 2. IDO Zone District MX-L
  - 3. Overlay Zone(s) [if applicable] None
  - 4. Center or Corridor Area [if applicable] None
- 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: Westside Coalition of Neighborhood Associations, Rene Horvath, Elizabeth Haley [Other Neighborhood Associations, if any]  
Parkway NA, Ruben Aleman, Mary Loughran  
Laurelwood NA, Frank Comfort, Paul Gonzales

---

<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\*: November 4, 2022

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)\*: Westside Coalition of Neighborhood Association

Name of NA Representative\*: Elizabeth Haley

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

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation 1 Public Drainage Easement, 1 Private Drainage Easement, 1 Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

<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 Review Board (DRB)
- Landmarks Commission (LC)                       Environmental Planning Commission (EPC)

Date/Time\*: November 30, 2022

Location\*<sup>3</sup>: Join Zoom Meeting:  
<https://cabq.zoom.us/j/81711919604> (Place mouse over hyperlink, right-click, choose "open hyperlink")  
 Meeting ID: 817 1191 9604  
 By phone: +1 346 248 7799 or Find your local number: <https://cabq.zoom.us/j/81711919604>

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>:

Contact Vinny Perea w/Tierra West. Email: [vperea@@tierrawestllc.com](mailto:vperea@@tierrawestllc.com) Phone: 505-858-3100

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

1. Zone Atlas Page(s)\*<sup>5</sup> H-9-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\*:

N/A

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:

N/A

<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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- Current Land Use(s) [vacant, if none] Vacant
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**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: Westside Coalition of Neighborhood Associations, Rene Horvath, Elizabeth Haley [Other Neighborhood Associations, if any]  
Parkway NA, Ruben Aleman, Mary Loughran  
Laurelwood NA, Frank Comfort, Paul Gonzales

---

<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\*: November 4, 2022

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)\*: Parkway NA

Name of NA Representative\*: Mary Loughran

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: marykloughran@comcast.net

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation 1 Public Drainage Easement, 1 Private Drainage Easement, 1 Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

<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 Review Board (DRB)
- Landmarks Commission (LC)                       Environmental Planning Commission (EPC)

Date/Time\*: November 30, 2022

Location\*<sup>3</sup>: Join Zoom Meeting:  
<https://cabq.zoom.us/j/81711919604> (Place mouse over hyperlink, right-click, choose "open hyperlink")  
 Meeting ID: 817 1191 9604  
 By phone: +1 346 248 7799 or Find your local number: <https://cabq.zoom.us/j/81711919604>

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>:

Contact Vinny Perea w/Tierra West. Email: [vperea@@tierrawestllc.com](mailto:vperea@@tierrawestllc.com) Phone: 505-858-3100

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

1. Zone Atlas Page(s)\*<sup>5</sup> H-9-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\*:

N/A

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:

N/A

<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] 9.054 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- 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**

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**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Westside Coalition of Neighborhood Associations, Rene Horvath, Elizabeth Haley [Other Neighborhood Associations, if any]  
Parkway NA, Ruben Aleman, Mary Loughran  
Laurelwood NA, Frank Comfort, Paul Gonzales

---

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**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\*: November 4, 2022

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)\*: Parkway NA

Name of NA Representative\*: Ruben Aleman

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: m\_raleman@yahoo.com

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation 1 Public Drainage Easement, 1 Private Drainage Easement, 1 Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

A replat of a single vacant tract, to remain one tract, and vacate two public easements and 1 private easement. Waterline and Storm Drain lines will be relocated which makes this a major subdivision request.

<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 Review Board (DRB)
- Landmarks Commission (LC)                       Environmental Planning Commission (EPC)

Date/Time\*: November 30, 2022

Location\*<sup>3</sup>: Join Zoom Meeting:  
<https://cabq.zoom.us/j/81711919604> (Place mouse over hyperlink, right-click, choose "open hyperlink")  
 Meeting ID: 817 1191 9604  
 By phone: +1 346 248 7799 or Find your local number: <https://cabq.zoom.us/j/81711919604>

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>:

Contact Vinny Perea w/Tierra West. Email: [vperea@@tierrawestllc.com](mailto:vperea@@tierrawestllc.com) Phone: 505-858-3100

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

1. Zone Atlas Page(s)\*<sup>5</sup> H-9-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\*:

N/A

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:

N/A

<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

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    - 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] 9.054 acres
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  - 3. Overlay Zone(s) [if applicable] None
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- 

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Date of Notice\*: November 4, 2022

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)\*: Laurelwood NA

Name of NA Representative\*: Frank Comfort

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

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

1. Subject Property Address\* 1700 Unser Blvd NW Albuquerque, NM 87120  
Location Description NW Corner of Hanover Rd & Market St.
2. Property Owner\* Bernco Investors 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 Replat for easement vacations (Minor or Major)
  - Vacation 1 Public Drainage Easement, 1 Private Drainage Easement, 1 Public Water Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

Explanation\*:  
N/A  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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:  
N/A  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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Name of NA Representative\*: Frank Comfort

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

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Cc: Westside Coalition of Neighborhood Associations, Rene Horvath, Elizabeth Haley [Other Neighborhood Associations, if any]  
Parkway NA, Ruben Aleman, Mary Loughran  
Laurelwood NA, Frank Comfort, Paul Gonzales

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

CERTIFIED MAIL



7020 3160 0000 3393 2243

*TERRA WEST*.LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

**E**

US POSTAGE & FEES PAID  
2 LB PRIORITY MAIL EXPRESS RATE  
ZONE 1  
ComBasPrice

062S0008588899  
FROM 87109



stamps  
endicia  
11/04/2022

**PRIORITY MAIL EXPRESS 1-DAY™**

**0007**

(505) 858-3100 x200

*TERRA WEST*.LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

**R089**

SHIP  
TO:

PARKWAY NA  
Ruben Aleman  
8005 FALLBROOK PL NW  
ALBUQUERQUE NM 87120-8016

**USPS TRACKING #**



**9470 1118 9956 2913 9888 08**

CERTIFIED MAIL



7020 3160 0000 3393 2274

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

E

US POSTAGE & FEES PAID  
2 LB PRIORITY MAIL EXPRESS RATE  
ZONE 1  
ComBasPrice

06250008588899  
FROM 87109



stamps  
endicia  
11/04/2022

PRIORITY MAIL EXPRESS 1-DAY™

0007

(505) 858-3100 x200

TIERRA WEST, LLC

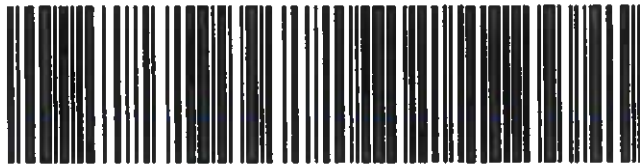
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

C003

SHIP  
TO:

WESTSIDE COALITION OF NEIGHBORHOOD ASSOCIATIONS  
Elizabeth Haley  
6005 CHAPARRAL CIR NW  
ALBUQUERQUE NM 87114-4912

USPS TRACKING #



9470 1118 9956 2913 9058 98



7020 3160 0000 3393 2236

*TERRA WEST, LLC*

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

<b>E</b>	<b>US POSTAGE &amp; FEES PAID</b> 2 LB PRIORITY MAIL EXPRESS RATE ZONE 1 ComBasPrice	062S0008588899 FROM 87109
		stamps endicia 11/04/2022
<b>PRIORITY MAIL EXPRESS 1-DAY™</b>		
<i>TERRA WEST, LLC</i>		<b>0007</b>
5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109		(505) 858-3100 x200
		<b>R035</b>
<b>SHIP TO:</b>	<b>LAURELWOOD NA</b> <b>Frank Comfort</b> <b>2003 PINONWOOD AVE NW</b> <b>ALBUQUERQUE NM 87120-4072</b>	
<b>USPS TRACKING #</b>		
		
<b>9470 1118 9956 2913 9848 62</b>		

US MAIL



7020 3160 0000 3393 2267

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

**E**

US POSTAGE & FEES PAID  
2 LB PRIORITY MAIL EXPRESS RATE  
ZONE 1  
ComBasPrice

062S0008588899  
FROM 87109



stamps  
and/or  
11/04/2022

**PRIORITY MAIL EXPRESS 1-DAY™**

**0007**

(505) 858-3100 x200

*TERRA WEST, LLC*

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

**R089**

SHIP  
TO:

PARKWAY NA  
Mary Loughran  
8015 FALLBROOK PL NW  
ALBUQUERQUE NM 87120-8016

**USPS TRACKING #**



**9470 1118 9956 2913 9870 78**



CERTIFIED MAIL



7020 3160 0000 3393 2281

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

E

US POSTAGE & FEES PAID  
2 LB PRIORITY MAIL EXPRESS RATE  
ZONE 1  
ComBasPrice

062S0008588899  
FROM 87109



stamps  
endicia  
11/04/2022

PRIORITY MAIL EXPRESS 1-DAY™

0007

(505) 858-3100 x200

TERRA WEST, LLC

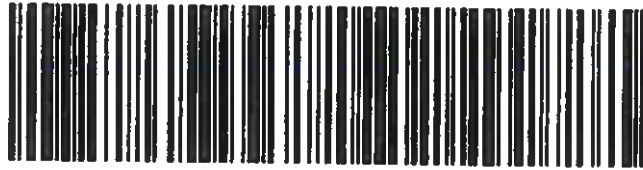
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

R035

SHIP  
TO:

LAURELWOOD NA  
Paul Gonzales  
7401 MAPLEWOOD DR NW  
ALBUQUERQUE NM 87120-3928

USPS TRACKING #



9470 1118 9956 2913 9829 05

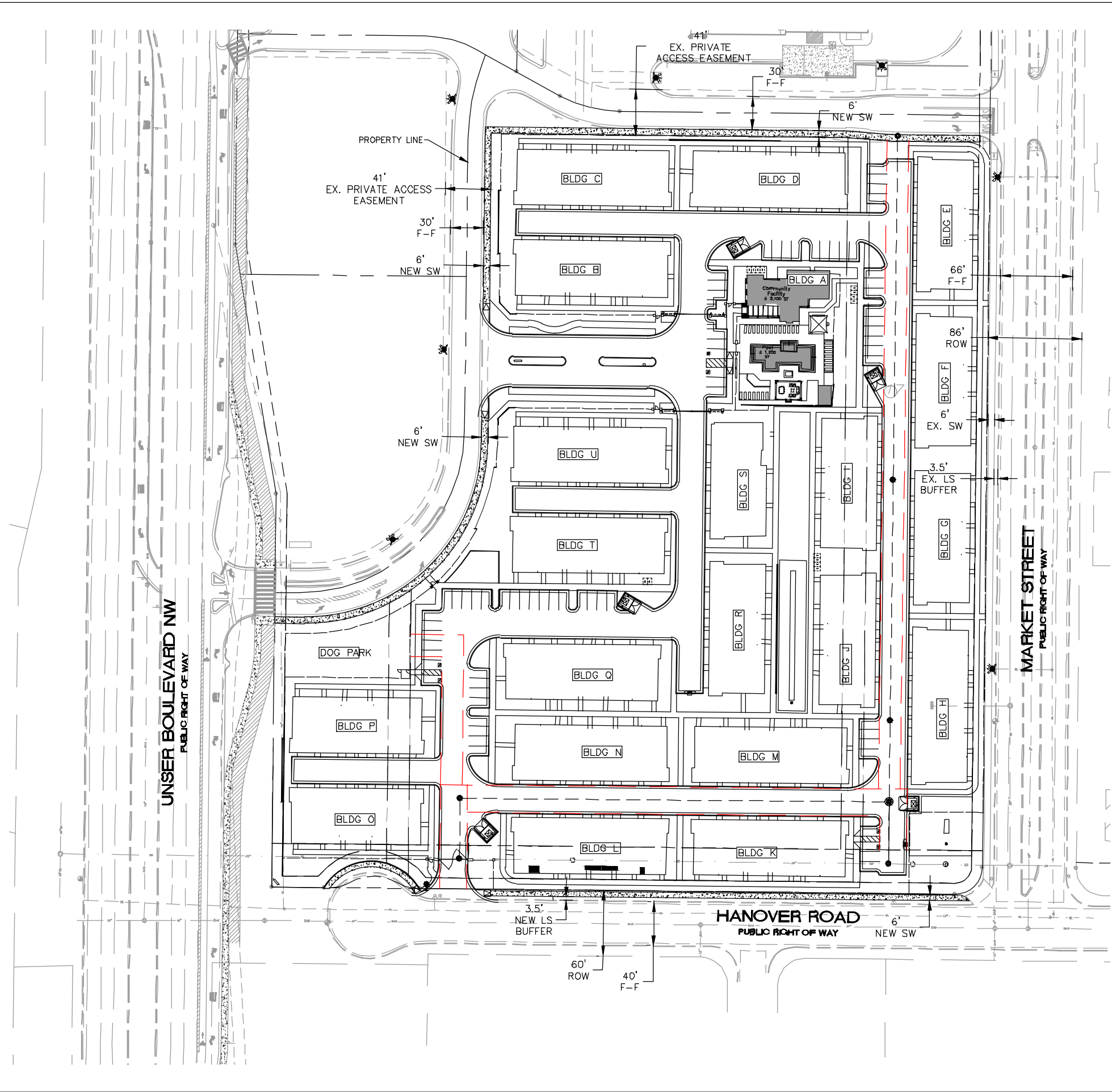
CERTIFIED MAIL®



7020 3160 0000 3393 2250

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

<b>E</b>	US POSTAGE & FEES PAID	062SD008588699
	2 LB PRIORITY MAIL EXPRESS RATE	FROM 87109
	ZONE 1	
	ComBasPrce	
		stamps endicia 11/04/2022
<b>PRIORITY MAIL EXPRESS 1-DAY™</b>		
		<b>0007</b> (505) 858-3100 x200
<i>TIERRA WEST, LLC</i> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109		<b>R003</b>
<b>SHIP TO:</b>	WESTSIDE COALITION OF NEIGHBORHOOD ASSOCIATIONS Rene Horvath 5515 PALOMINO DR NW ALBUQUERQUE NM 87120-2235	
<b>USPS TRACKING #</b>		
<b>9470 1118 9956 2913 9814 03</b>		



SCALE: 1"=100'

NOTES:  
 ALL WORK SHOWN ON THIS EXHIBIT IS FOR  
 PRELIMINARY PLAT REVIEW & APPROVAL

10-31-22

KEYSTONE HERITAGE MARKETPLACE  
 [SIDEWALK EXHIBIT]

Current DRC  
Project Number: \_\_\_\_\_

**FIGURE 12**

Date Submitted: 11/04/2022

**INFRASTRUCTURE LIST**

(Rev. 2-16-18)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: \_\_\_\_\_  
DRB Application No.: \_\_\_\_\_

**TRACT B-1-A HERITAGE MARKETPLACE**

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

**TRACT B-1 HERITAGE MARKETPLACE**

**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 DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	10-Inch	Public Waterline Relocation & Upsize From 8-inch	N-S Run in Southwestern Quadrant of Property	Hanover Rd	Fire Hydrant Tee on Ex. Private Road	/	/	/
<input type="text"/>	<input type="text"/>	30-Inch & 42-Inch	Private Storm Drain Relocation	N-S Run in Eastern Half of Property	36' N. of Hanover Rd	704' N. of Hanover Rd	/	/	/
<input type="text"/>	<input type="text"/>	42-Inch	Public Storm Drain Relocation	E-W Run inside Southern Property Line	491' W. of Market St	97' W. of Market St	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

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**

- 1 Pond Slopes: Native Grass Seed with Aggregate Mulch or equal (Must satisfy the "Final Stabilization Criteria" CGP 2.2.14.b)  
\_\_\_\_\_
- 2 The property owner/developer must continue self-inspections and BMP maintenance until the EPA's Final Stabilization Criteria is satisfied and approved by the City Stormwater Quality Section [Code § 14-5-2-11(C)(1)]  
\_\_\_\_\_
- 3 \_\_\_\_\_  
\_\_\_\_\_

**AGENT / OWNER**

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Vinny Perea, P.E.  
NAME (print)

Tierra West, LLC  
FIRM

  
SIGNATURE - date

\_\_\_\_\_  
DRB CHAIR - date

\_\_\_\_\_  
TRANSPORTATION DEVELOPMENT - date

\_\_\_\_\_  
UTILITY DEVELOPMENT - date

\_\_\_\_\_  
CITY ENGINEER - date

\_\_\_\_\_  
PARKS & RECREATION - date

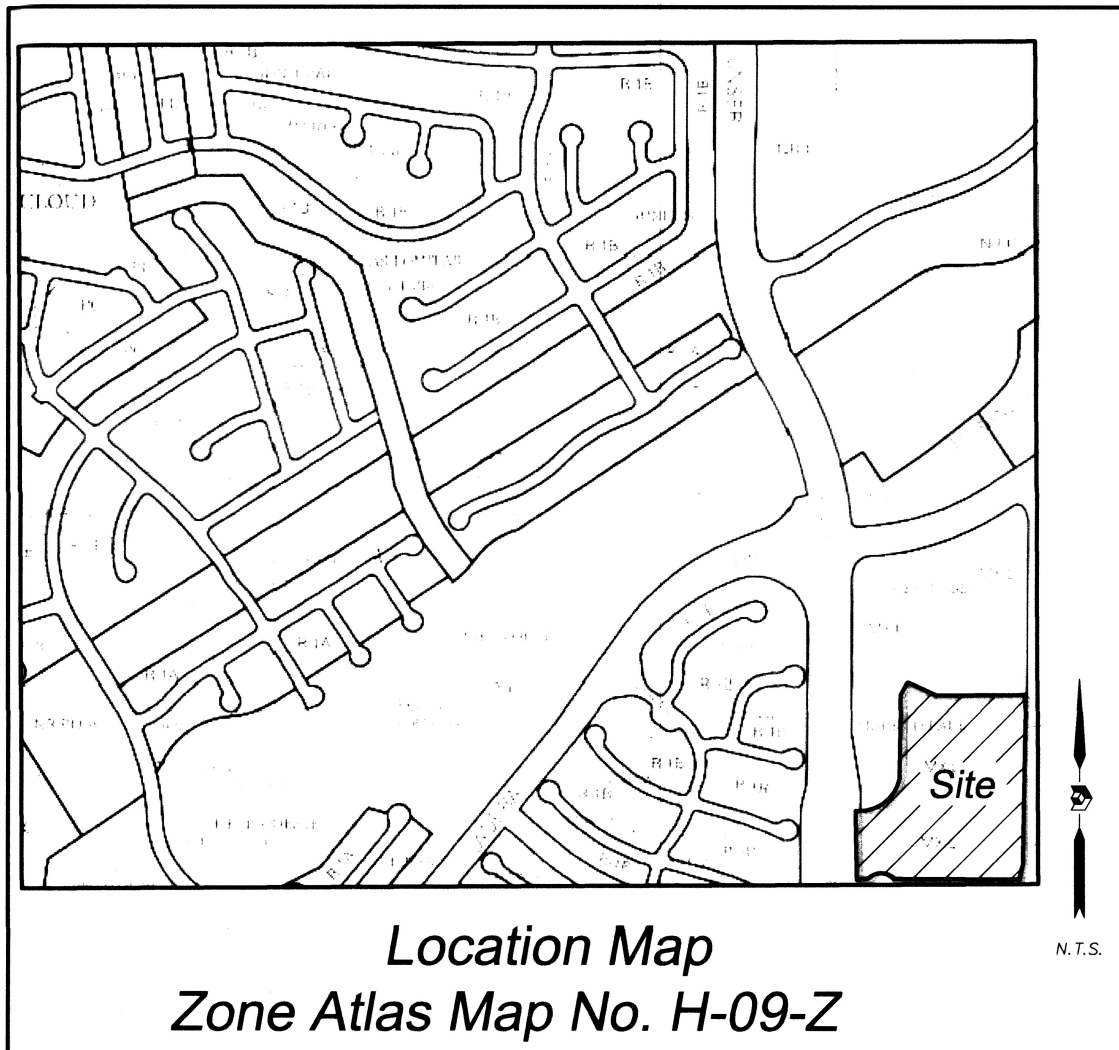
\_\_\_\_\_  
AMAFCA - date

\_\_\_\_\_  
CODE ENFORCEMENT - date

\_\_\_\_\_  
\_\_\_\_\_ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



Location Map  
Zone Atlas Map No. H-09-Z

**Subdivision Data:**

GROSS SUBDIVISION ACREAGE: 9.0540 ACRES±  
 ZONE ATLAS INDEX NO: H-09-Z  
 NO. OF TRACTS CREATED: 1  
 NO. OF LOTS CREATED: 0  
 MILES OF FULL-WIDTH STREETS CREATED: 0

**Notes:**

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

**Public Utility Easements**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON 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 FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. CABLE TV 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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 PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/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), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

REVISIONS			
NO.	DATE	BY	DESCRIPTION

<b>COORDINATE AND DIMENSION INFORMATION</b> STATE PLANE ZONE: NM-C GRID: ABQ GEIOD HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88 CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM COMBINED SCALE FACTOR: GRID TO GROUND: 1.00031994 GROUND TO GRID: 0.99968016 DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID				<b>PLSS INFORMATION</b> LAND GRANT: TOWN OF ATRISCO GRANT SECTION: 9, 10, 15 & 16 TOWNSHIP: 10 NORTH RANGE: 2 EAST MERIDIAN: NMPM CITY: ALBUQUERQUE COUNTY: BERNALILLO STATE: NM				<b>INDEXING INFORMATION FOR COUNTY CLERK</b> PROPERTY OWNER: BERNCO INVESTORS, LLC SUBDIVISION NAME: HERITAGE MARKETPLACE UPC: 100905952600140105 ADDRESS: 1700 UNSER BLVD NW				<b>PROJECT INFORMATION</b> CREW/TECH: ML DATE OF SURVEY: 07/11-12/2022 DRAWN BY: ME CHECKED BY: LM PSI JOB NO. 22-8211P SHEET NUMBER 1 OF 2			
--	--	--	--	---	--	--	--	--	--	--	--	--	--	--	--

RECORDING STAMP

**Legal Description**

TRACT LETTERED "B-1" OF HERITAGE MARKETPLACE, AS THE SAME IS SHOWN ON THE SUBDIVISION PLAT OF TRACT B, HERITAGE MARKETPLACE, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 11, 2015 IN PLAT VOLUME 2015C, FOLIO 109 AS DOCUMENT NO. 2015079607, NOW COMPRISING OF TRACT B-1-A, HERITAGE MARKETPLACE.

TREASURER'S CERTIFICATE

**M.R.G.C.D. Note**

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

**Purpose of Plat**

THE PURPOSE OF THIS PLAT IS TO GRANT NEW EASEMENTS AND VACATE EXISTING EASEMENTS.

**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 ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

**Free Consent and Dedication**

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD 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. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

*Ted Garrett*  
 TED GARRETT  
 REGISTERED AGENT  
 11/1/22 DATE

**Acknowledgment**

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF November, 2022 BY BERNCO INVESTORS LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, BY GDC-NM LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, ITS MANAGER, TED GARRETT, REGISTERED AGENT  
 BY *Jaimie N. Garcia* MY COMMISSION EXPIRES: March 22, 2025  
 NOTARY PUBLIC

STATE OF NEW MEXICO  
 NOTARY PUBLIC  
 Jaimie N. Garcia  
 Commission No. 1083368  
 March 22, 2025

Plat of  
 Tract B-1-A  
**Heritage Marketplace**  
 Town of Atrisco Grant Projected  
 Sections 9, 10, 15 & 16, Township 10 North, Range 2 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 October 2022

Project No. PR-2022-  
 Application No. -2022-  
 Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE

**City Approvals**

<i>Loren N. Risenhoover P.S.</i> CITY SURVEYOR	10/25/2022 DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE
MRGCD	DATE

**Surveyor's Certificate**

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND LAND SURVEYING OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS' AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Larry W. Medrano*  
 LARRY W. MEDRANO  
 N.M.P.S. No. 11993  
 10/25/2022 DATE



OFFICE LOCATION:  
 9200 San Mateo Boulevard, NE  
 Albuquerque, NM 87113  
 505.856.5700 PHONE  
 505.856.7900 FAX

Plat of  
**Tract B-1-A**  
**Heritage Marketplace**  
 Town of Atrisco Grant Projected  
 Sections 9, 10, 15 & 16, Township 10 North, Range 2 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 October 2022

RECORDING STAMP

A.G.R.S. MONUMENT "3\_H10"  
 STANDARD C.O.A. BRASS DISC  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 N=1,493,985.681 US SURVEY FEET  
 E=1,497,135.488 US SURVEY FEET  
 PUBLISHED EL=5196.151 US SURVEY FT (NAVD 1988)  
 GROUND TO GRID FACTOR=0.999678906  
 DELTA ALPHA ANGLE=-0°16'31.81"

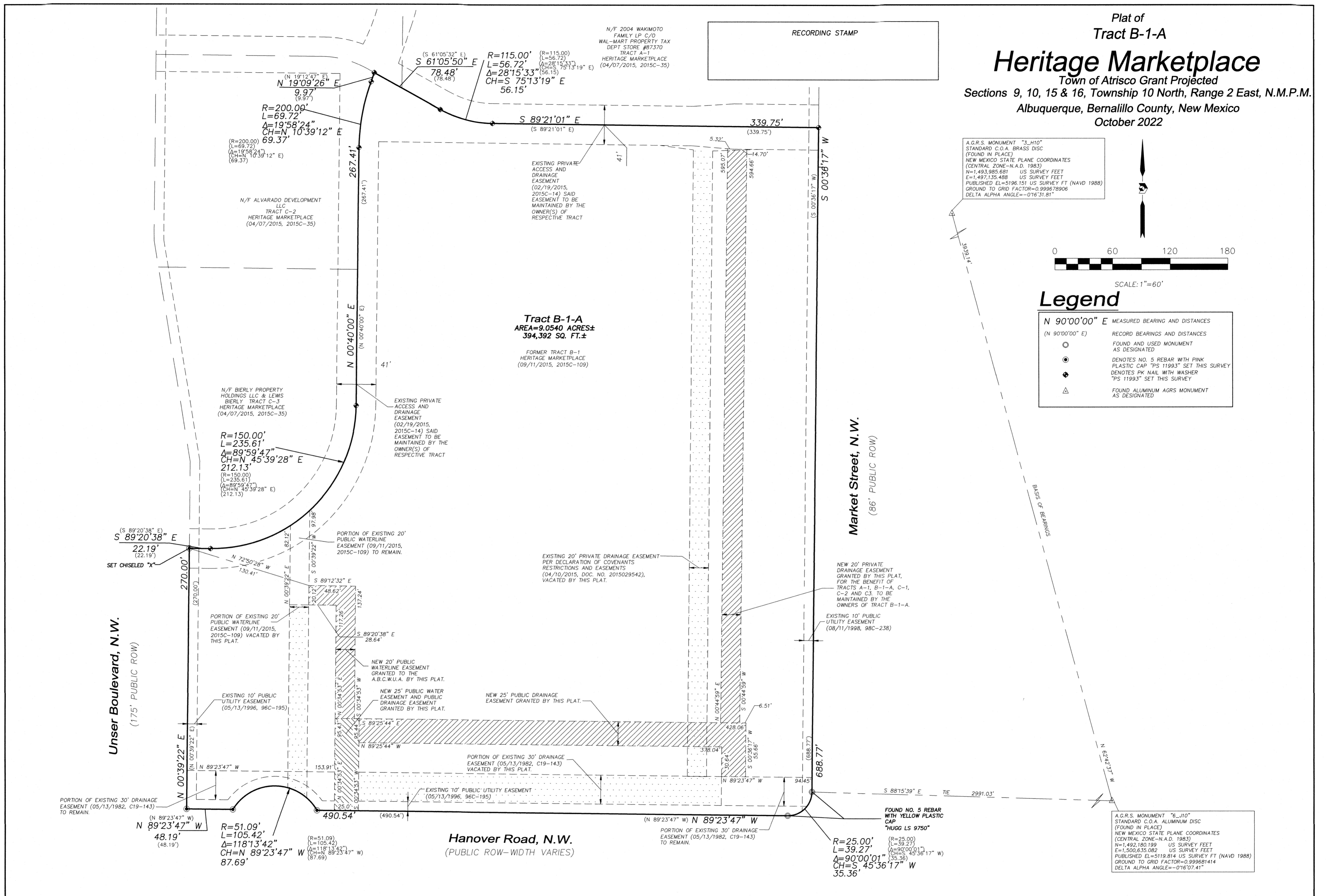


SCALE: 1"=60'

**Legend**

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
- ◆ DENOTES PK NAIL WITH WASHER "PS 11993" SET THIS SURVEY
- △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

**Tract B-1-A**  
 AREA=9.0540 ACRES±  
 394,392 SQ. FT.±  
 FORMER TRACT B-1  
 HERITAGE MARKETPLACE  
 (09/11/2015, 2015C-109)



<b>COORDINATE AND DIMENSION INFORMATION</b>		<b>PLSS INFORMATION</b>				<b>INDEXING INFORMATION FOR COUNTY CLERK</b>		<b>PROJECT INFORMATION</b>		
STATE PLANE ZONE: <b>NM-C</b>	GRID /GROUND COORDINATES: <b>GRID</b>	GEIOD: <b>ABQ GEIOD</b>	LAND GRANT <b>TOWN OF ATRISCO GRANT</b>				PROPERTY OWNER <b>BERNCO INVESTORS LLC</b>		CREW/TECH: <b>ML</b>	DATE OF SURVEY <b>07/11-12/2022</b>
HORIZONTAL DATUM: <b>NAD83</b>	VERTICAL DATUM: <b>NAVD88</b>	ROTATION ANGLE: <b>0° 00' 00.00"</b>	SECTION <b>9, 10, 15 &amp; 16</b>				SUBDIVISION NAME <b>HERITAGE MARKETPLACE</b>		DRAWN BY: <b>ME</b>	CHECKED BY: <b>LM</b>
CONTROL USED: <b>ALBUQUERQUE GEODETIC REFERENCE SYSTEM</b>		MATCHES DRAWING UNITS: <b>YES</b>	TOWNSHIP <b>10 NORTH</b>	RANGE <b>2 EAST</b>	MERIDIAN <b>NMPM</b>	ADDRESS <b>1700 UNSER BLVD NW</b>		PSI JOB NO. <b>22-8211P</b>	SHEET NUMBER <b>2 OF 2</b>	
COMBINED SCALE FACTOR: <b>GRID TO GROUND: 1.00031994</b>		BASE POINT FOR SCALING AND/OR ROTATION: <b>N = 0 E = 0</b>	CITY <b>ALBUQUERQUE</b>	COUNTY <b>BERNALILLO</b>	STATE <b>NM</b>	UPC <b>100905952600140105</b>		OFFICE LOCATION: <b>9200 San Mateo Boulevard, NE Albuquerque, NM 87113</b>		
GROUND TO GRID: 0.99968016		DISTANCE ANNOTATION: <b>GROUND</b>	ELEVATION TRANSLATION: <b>±0.00'</b>		ELEVATIONS VALID: <b>NO</b>		505.856.5700 PHONE 505.856.7900 FAX			



OFFICE LOCATION:  
 9200 San Mateo Boulevard, NE  
 Albuquerque, NM 87113  
 505.856.5700 PHONE  
 505.856.7900 FAX