



## PLAN SNAPSHOT REPORT MINOR\_PLT-2025-00031 FOR CITY OF ALBUQUERQUE

Plan Type:	Minor Plat	Project:	PR-2022-007322 (PR-2022-007322)	App Date:	07/01/2025
Work Class:	Minor Plat	District:	City of Albuquerque	Exp Date:	NOT AVAILABLE
Status:	In Review	Square Feet:	0.00	Completed:	NOT COMPLETED
Valuation:	\$0.00	Assigned To:		Approval	
Description:	combine 3 lots into 1			Expire Date:	

Parcel:	102205614847121124  102205613247021112	Main	Address:	12201 Central Ave Ne Albuquerque, NM  119 Burma Dr Ne Albuquerque, NM 87123	Zone:
				12201 Central Ave Ne Albuquerque, NM 87123	Main

Owner/Developer City of Albuquerque MRA Home: (505) 810-7502 Mobile: (505) 810-7502	Surveying Firm WAYJOHN SURVEYING, INC WAYJOHN SURVEYING, INC 1609 2ND ST NW ALBUQUERQUE, NM 87102 Business: (505) 255-2052	Applicant Stephanie Shumsky PO Box 1293 Albuquerque, NM 87103 Business: (505) 810-7502	Agent Stephanie Shumsky PO Box 1293 Albuquerque, NM 87103 Business: (505) 810-7502
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### Plan Custom Fields

Existing Project Number	N/A	Existing Zoning	MX-H - Mixed Use - High Intensity	Number of Existing Lots	3
Number of Proposed Lots	1	Total Area of Site in Acres	1.1576	Site Address/Street	12201 Central Ave., NE & 119 Burma
Site Location Located Between Streets	Juan Tabo Ave. & Burma	Case History	N/A	Do you request an interpreter for the hearing?	No
Lot and/or Tract Number	1B1	Block Number	0000	Subdivision Name and/or Unit Number	CHANSLORS
Legal Description	LT 1-B-1 OF LTS 1-A-2-A & 1-B-1 BLK 1 CHANSLOR'S REPL OF GALLAGHER ADDN CON- 0.8570 AC M/L, * 016 001GALLAGHER E 25FT OF LOT 15	Existing Zone District	MX-H	Zone Atlas Page(s)	L-22
Acreage	0.857, 0.2342	Calculated Acreage	0.86099214, 0.3152455	Council District	9
Community Planning Area(s)	East Gateway	Development Area(s)	Change	Current Land Use(s)	15   Vacant
IDO Use Development Standards Name	East Gateway Small Area, East Gateway Small Area, East Gateway Small Area, Central Avenue	IDO Use Development Standards Subsection	On-premises Signs (5-12), Off-premises Signs (Prohibitions) (5-12), Electronic Signs (Prohibitions) (5-12), On-premises Signs (Neon Signs along Central Avenue) (5-12)	Metropolitan Redevelopment Area(s)	East Gateway
Corridor Type	Major Transit (MT) Area	IDO Administration & Enforcement Name	Central Avenue	IDO Administration & Enforcement Subsection	Demolition Outside of an HPO (Neon Signs along Central Avenue) (6-6)
Pre-IDO Zoning District	SU-2	Pre-IDO Zoning Description	EG-C	Major Street Functional Classification	2 - urban principal arterial
FEMA Flood Zone	X	Total Number of Dwelling Units Footage3	0	Total Gross Square Footage	0
Total Gross Square	0			Total Gross Square	0

# PLAN SNAPSHOT REPORT (MINOR\_PLT-2025-00031)

Footage4

Total Gross Square 0  
Footage2

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Stephanie_Shumsky_7/1/2025.jpg	07/01/2025 14:47	Shumsky, Stephanie		Uploaded via CSS

Note	Created By	Date and Time Created
1. Annette Ortiz sent e-mail 7/22/25 Good afternoon Stephanie,	Renee Zamora	07/22/2025 15:44

Thank you for your Minor Plat submittal. Before I can accept this as a completed submittal, I do need more information.

- Form PLT – I see you uploaded this document, you are missing all signatures on the document. You do need to get all signatures on that document by Hydrology, Transportation, & Bernalillo County Water Dept. I did see the email from David, and are willing to work with you on his signature, here are the contacts for Hydrology and Transportation. Please upload to your submittal in ABQ-Plan with signature on this doc.
  - o Tiequan Chen Hydrology tchen@cabq.gov  
505-924-3695
  - o Ernest Armijo Transportation earmijo@cabq.gov  
505-924-3991
- Proposed Preliminary/Final Plat – the plat you uploaded is missing signatures from the surveyor that created the plat, Property owner (City of Alb), Utilities, & AMAFCA. These signature are required to be on the plat when a Minor Plat is submitted. Please upload to your submittal in ABQ-Plan with these signatures.
- Sidewalk Exhibit and/or cross sections of proposed streets – I see you uploaded a blank doc labeled Sidewalk Exhibit. This exhibit is required. Please upload to your submittal in ABQ-Plan
- Proposed Infrastructure List – please upload if this is applicable. Jay will be able to answer this for you is it is needed.
- Proof of email notice to affected Neighborhood Association representatives – I see you did uploaded the notification documents, the email notice with submittal information is needed to make sure all representatives were notified. Please upload to your submittal in ABQ-Plan.
- Proof of Tribal meeting – This document is missing from your submittal. I did email you stating that the project lots are not within 660' from Tribal area. Please upload that email to your submittal in ABQ-Plan.

If you could please upload needed documents to your submittal asap, as we do know your application is important, and will need time for staff to review submittal for the next DHO hearing on July 16th.

If you have any questions, and/or need additional help, please feel free to contact me.

# PLAN SNAPSHOT REPORT (MINOR\_PLT-2025-00031)

2. Good afternoon Stephanie,  
 I was just checking in with you regarding your Preliminary/Final Platting action. I haven't seen anything added to the pdf's since July 16th. I wanted to touch base with you to see how you want to proceed with this application.  
 Please see below, the documents still needed for this application to be added to a DHO agenda;

- Form PLT with signatures from Hydrology, Transportation, and ABCWUA – This is missing from your submittal, once you have all signatures on this form, please uploaded to your submittal in ABQ-Plan.
- Proposed Preliminary/Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat – This is missing from your submittal with all signatures. Please upload this to your submittal in ABQ-Plan.
- Signed letter of authorization from the property owner – This letter is missing from the submittal. The person in charge of the division responsible for this project would need to sign and give you permission to do all actions needed to finish this project. Please upload to your submittal in ABQ-Plan.
- Letter describing, explaining, and justifying the request per the criteria in IDO 14-16-6-6(K)(3). This is missing from you submittal. Please use the section listed in the IDO to put your letter together. Please upload to your submittal in ABQ-Plan.
- Office of the Neighborhood Coordination notice inquiry response – You have that added in the pdf's in your submittal. Due to this being submitted in July, you will need to reach out to this office to request an updated contact list of Neighborhood Associations in the area of the project. When you upload this, please keep all notification stuff together in 1 pdf. Please upload to your submittal in ABQ-Plan.
- Proof of email notice to affected Neighborhood Association representatives per IDO 14-16-6-4(J)(2) – Attached are the notification documents needed to notify the Neighborhood Association contacts. Please fill them out and submittal with your notifications to the Neighborhood Association contacts.

Please make sure to keep all notification documents together in 1 pdf. Upload to your submittal in ABQ-Plan.

Please make sure to email me once everything is uploaded to your submittal. If you're no longer moving forward with this submittal, please send an email to withdraw the application so we can close out the application in ABQ-Plan.

Please feel free to contact me if you need anything.

3. Received email from Stephanie saying she uploaded everything and if they can be in DHO hearing Dec. 17th. After reviewing, the Letter of Justification is missing, and the Public notifications are from June and July 2025. She will need to upload the letter of justification, and reach out to ONC to get an updated contact list for Neighborhood Association in the area of her project and renotify. Jay say we can have it processed for DHO hearing Dec. 17th. She will need to have those documents by Friday, Dec. 12th. (12/11)

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	Technology Fee	\$0.00	\$0.00
	Technology Fee	\$0.00	\$0.00
	Technology Fee	\$0.00	\$0.00
Total for Invoice NOT INVOICED		\$0.00	\$0.00
Grand Total for Plan		\$0.00	\$0.00

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	12/17/2025	Scheduled	Minor Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
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# PLAN SNAPSHOT REPORT (MINOR\_PLT-2025-00031)

<b>Application Screening v.1</b>		12/11/2025 13:21	12/11/2025 13:48
Associate Project Number v.1	Generic Action	12/11/2025 13:21	
Screen for Completeness v.1	Generic Action	12/11/2025 13:23	
Verify Payment v.1	Generic Action	12/11/2025 13:48	
<b>Application Review v.1</b>		12/11/2025 13:49	
DHO Hearing v.1	Hold Hearing	12/11/2025 13:49	12/11/2025 13:49
Minor Plat Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
<b>Notice of Decision v.1</b>			
Upload Notice of Decision v.1	Generic Action		
Confirm AGIS Approval and Upload v.1	Generic Action		
<b>Conditions of Approval v.1</b>			
Add in Conditions of Approval v.1	Generic Action		
<b>Signature v.1</b>			
Confirm Conditions Satisfied v.1	Generic Action		
Confirm Latest PLAT Uploaded v.1	Generic Action		
Signature Review for Plats v.1	Receive Submittal		
Change Plan Approval Expiration Date v.1	Generic Action		
Confirm Recorded Plat is Uploaded v.1	Generic Action		
<b>Linked Applications v.1</b>			
Linked Major Final Plat v.1	Create Plan Case		



## RE: DXF File and Plat

**From** Trollinger, Ryan E. <rtrollinger@cabq.gov>

**Date** Tue 11/4/2025 11:30 AM

**To** Shumsky, Stephanie <sshumsky@cabq.gov>; Planning Plat Approval <platgisreview@cabq.gov>

**Cc** Rodenbeck, Jay B. <jrodenbeck@cabq.gov>

Hi Stephanie,

The DXF for PR-2022-007322 – Lot 1-B-1-A, Chanslor's Replat of Gallagher Addition – has been approved. This email will notify the DHO office.

AGIS does not need confirmation that it has been finalized/approved by DHO.

Thank you,  
Ryan



**RYAN TROLLINGER**  
agis division  
[cabq.gov/planning](http://cabq.gov/planning)

Our POSSE and AVOLVE systems have been replaced with our new software system, ABQ-PLAN. POSSE and AVOLVE users can create an ABQ-PLAN account with the same email address to access their data.

We have a [user guide, video tutorials in English and Spanish](#), and other resources to help you get up to speed.

For more information about ABQ-PLAN please visit [cabq.gov/planning/abq-plan](http://cabq.gov/planning/abq-plan)

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**From:** Shumsky, Stephanie <sshumsky@cabq.gov>  
**Sent:** Monday, November 3, 2025 3:23 PM  
**To:** Planning Plat Approval <platgisreview@cabq.gov>  
**Subject:** DXF File and Plat

See attached DFX File and Plat. Do you need confirmation once its finalized /approved by the DHO?



**STEPHANIE SHUMSKY, AICP**

Project Manager  
she / her / hers

**p** 505-810-7502

**e** [sshumsky@cabq.gov](mailto:sshumsky@cabq.gov)

**m** P.O. Box 1293  
Albuquerque, NM 87103

[cabq.gov/mra](http://cabq.gov/mra)

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

Legal/Request Descriptions & Location: 12201 Central NE # 119 Burma - Combine 3 lots 5 into 2

Hydrology:

• Sensitive Lands Analysis (5-2(C))	<u>      </u> Approved	<u>      </u> NA
• Grading and Drainage Plan	<u>      </u> Approved	<u>      </u> NA
• AMAFCA	<u>      </u> Approved	<u>      </u> NA
• Bernalillo County	<u>      </u> Approved	<u>      </u> NA
• NMDOT	<u>      </u> Approved	<u>      </u> NA
• MRGCD	<u>      </u> Approved	<u>      </u> NA

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

Transportation:

• Traffic Circulations Layout (TCL)	<u>      </u> Approved	<u>      </u> NA
• Traffic Impact Study (TIS)	<u>      </u> Approved	<u>      </u> NA
• Neighborhood Impact Analysis (NIA)	<u>      </u> Approved	<u>      </u> NA
• Bernalillo County	<u>      </u> Approved	<u>      </u> NA
• NMDOT	<u>      </u> Approved	<u>      </u> NA

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

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement:        Approved ✓ NA
- Development Agreement:        Approved ✓ NA
- If None Explain: None needed, lot consolidation.

  
ABCWUA

\_\_\_\_\_  
Date \_\_\_\_\_

Infrastructure Improvements Agreement (IIA\*)        Approved  
 AGIS (DXF File\*\*)        Approved

Signatures on Plat:

• Owner(s)	<u>✓</u>	Yes	<u>      </u>	NA
• City Surveyor	<u>✓</u>	Yes	<u>      </u>	
• AMAFCA***	<u>      </u>	Yes	<u>      </u>	
• NM Gas***	<u>      </u>	Yes	<u>      </u>	
• PNM ***	<u>      </u>	Yes	<u>      </u>	
• COMCAST***	<u>      </u>	Yes	<u>      </u>	
• MRGCD***	<u>      </u>	Yes	<u>✓</u>	NA

\* Prior to Final Plat submittals (include a copy of the recorded IIA)

\*\* DXF file required for Preliminary/Final Plat and Final Plat approval submittals and not required for Preliminary Plat application

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

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

Legal/Request Descriptions & Location: 12201 Central NE # 119 Burma - Combine 3 lots 5 into 2

Hydrology:

• Sensitive Lands Analysis (5-2(C))	<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> NA
• Grading and Drainage Plan	<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> NA
• AMAFCA	<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> NA
• Bernalillo County	<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> NA
• NMDOT	<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> NA
• MRGCD	<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> NA

Reggie Cho

Hydrology Department

10/21/2025

Date

Transportation:

• Traffic Circulations Layout (TCL)	<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> NA
• Traffic Impact Study (TIS)	<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> NA
• Neighborhood Impact Analysis (NIA)	<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> NA
• Bernalillo County	<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> NA
• NMDOT	<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> NA

Ernest Armijo

Transportation Department

10/21/2025

Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement:  Approved  NA
- Development Agreement:  Approved  NA
- If None Explain: \_\_\_\_\_

ABCWUA

Date

Infrastructure Improvements Agreement (IIA\*)  Approved  
 AGIS (DXF File\*\*)  Approved

Signatures on Plat:

• Owner(s)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> NA
• City Surveyor	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> NA
• AMAFCA***	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> NA
• NM Gas***	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> NA
• PNM ***	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> NA
• COMCAST***	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> NA
• MRGCD***	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> NA

\* Prior to Final Plat submittals (include a copy of the recorded IIA)

\*\* DXF file required for Preliminary/Final Plat and Final Plat approval submittals and not required for Preliminary Plat application

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

# CITY OF ALBUQUERQUE

*Tim Keller, Mayor*



PO Box 1293  
Albuquerque, NM 87103

July 1, 2025

Development Hearing Officer and Planning Department Staff:

This application (PA-2025-00054) is submitted on behalf of the City of Albuquerque's Metropolitan Redevelopment Agency (MRA). MRA proposes to combine three (3) lots into one (1) lot, as illustrated on the plat uploaded via the ABQ-PLAN portal. The subject property is located in the East Gateway Metropolitan Redevelopment Area and is, more specifically, located at 12201 Central Avenue NE and 119 Burma. These lots are owned by the City of Albuquerque and are assigned to MRA for management and eventual disposal. The goal of this replat is to create one lot that is more easily developable for the purposes allowed in the underlying zone (MX-H). The plat was duly prepared by the licensed surveyors at Wayjohn Surveying, Inc. Thank you for your consideration of this request

Respectfully Submitted,

Terry Brunner, MRA Director and COS

Jenny Jackson, MRA Deputy Director

Stephanie Shumsky, MRA Project Manager  
[sshumsky@cabq.gov](mailto:sshumsky@cabq.gov)  
505-810-7502

# CITY OF ALBUQUERQUE

*Tim Keller, Mayor*



PO Box 1293  
Albuquerque, NM 87103

November 24, 2025

To: Development Hearing Officer and Planning Department Staff

**RE: Letter of Authorization for Submittal**

Stephanie Shumsky, MRA Project Manager, is hereby authorized to submit the following application for DHO consideration: MINOR\_PLT-2025-00031 / PR 2022-007322, the replat of three lots into one at 12201 Central Ave., NE.

DocuSigned by:

  
Terry Brunner

4C3ED98C24F342D...

Terry Brunner, Interim Director  
Metropolitan Redevelopment Agency

CC: Jenny Jackson, Deputy Director, Metropolitan Redevelopment Agency



Outlook

## 12201 Central Ave NE, & 119 Burma Dr NE (Tribal Meeting email)

From Ortiz, Annette <annetteortiz@cabq.gov>

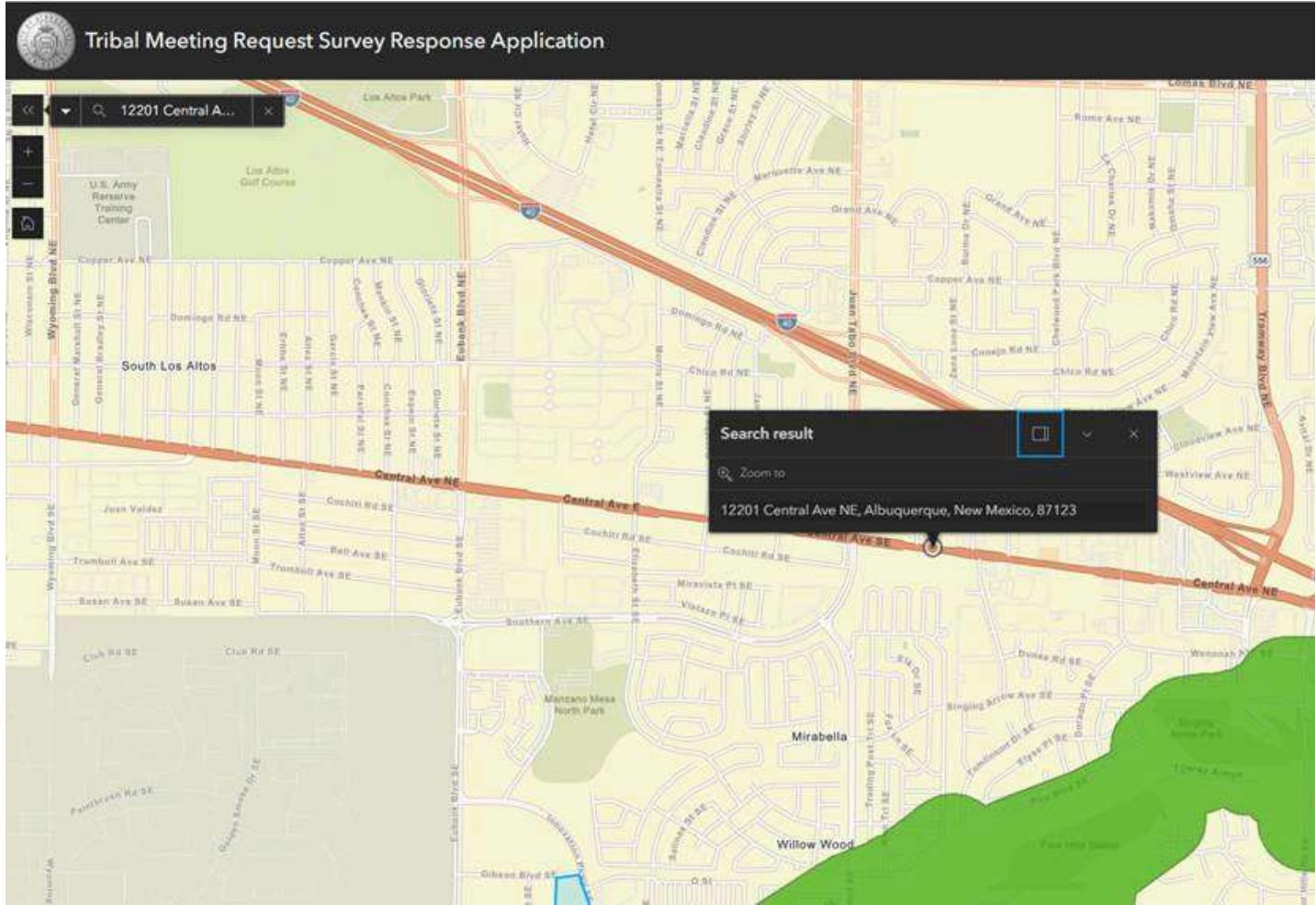
Date Tue 7/8/2025 4:15 PM

To Shumsky, Stephanie <sshumsky@cabq.gov>

Cc Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Webb, Robert L. <rwebb@cabq.gov>; Zamora, Renee C. <rczamora@cabq.gov>; Sloan, Terry <terrysloan@cabq.gov>

Good afternoon Stephanie,

We can confirm that the site in question at (12201 Central Ave NE & 119 Burma Dr NE) will not require a Tribal Meeting offer or notice per Table 6-1-1 and 6-4(B) of the IDO, as it's not located within 660 feet of Major Public Open Space or a Tribal boundary per our Tribal Meeting Request GIS map that captured your request (see screenshot below):



Please include a copy of this email with your submittal for this site. Upload as pdf to attachments in ABQ-PLAN.

Thank you,

**ONE  
ALBUQUE  
RQUE** planning

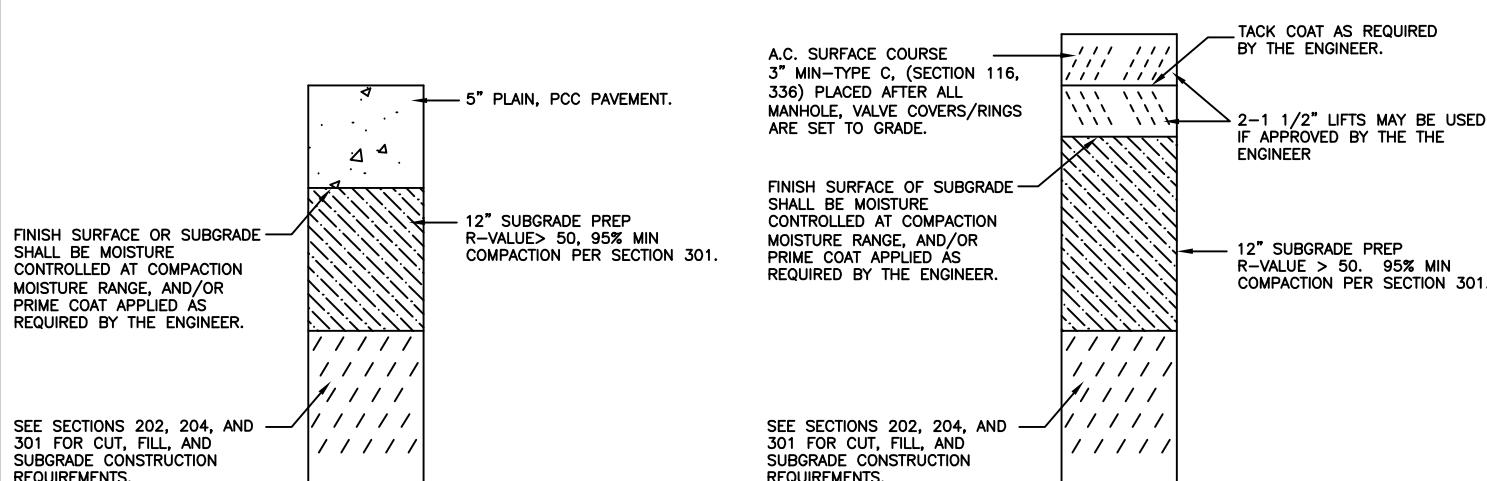
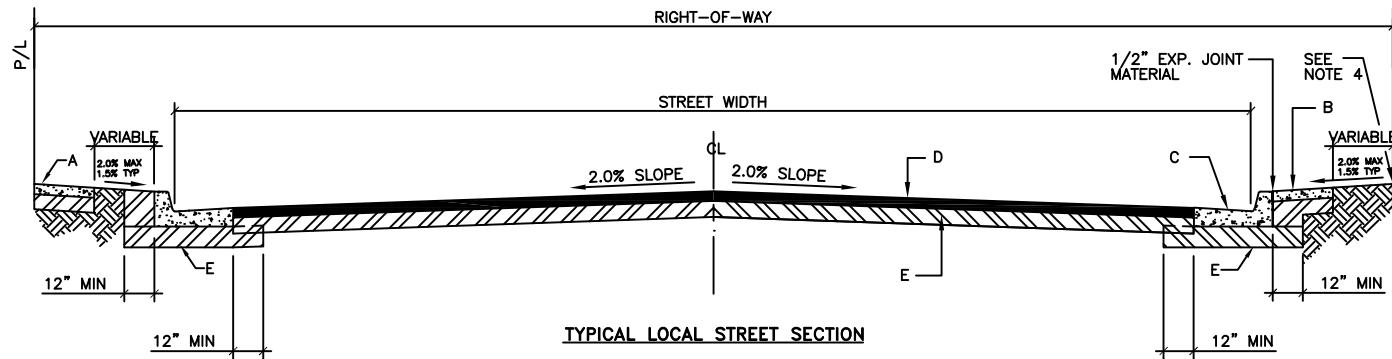
**ANNETTE V. ORTIZ**

senior admin/navigator

o 505-924-3623

e [annetteortiz@cabq.gov](mailto:annetteortiz@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

Our (LMS) POSSE and (E-PLAN) AVOLVE systems have been replaced with our new software system, ABQ-PLAN. (LMS) POSSE and (E-PLAN) AVOLVE users can create an ABQ-PLAN account with the same email address to access their data. We have a [user guide](#), [video tutorials in English and Spanish](#), and other resources to help you get up to speed. For more information about ABQ-PLAN please visit [cabq.gov/planning/abq-plan](http://cabq.gov/planning/abq-plan)



RIGID PAVEMENT SECTION

FLEXIBLE PAVEMENT SECTION

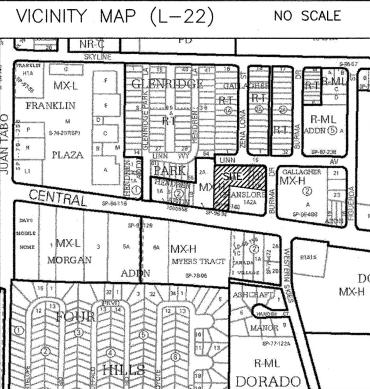
**GENERAL NOTES:**

1. CROWN ON STREET SHALL BE AS FOLLOWS:
  - a. 32' STREET = 4"
  - b. 40' STREET = 5"
  - c. LESS THAN 32' STREET, PAVEMENT SLOPE = 2%
2. ALL SUBGRADE COMPACTION FOR C & G SHALL EXTEND 12" MIN ON EITHER SIDE OF C & G OR CURB SECTION.
3. SUBGRADE PREPARATION UNDER SIDEWALK AND DRIVE PADS SHALL BE INCIDENTAL TO ITEM.
4. FINISH GRADE AT PROPERTY LINE SHALL BE BASED ON A MIN 2% SLOPE FROM TOP OF CURB.
5. ALL ASPHALT CONCRETE (AC) PAVEMENT SHALL COMPLY WITH SECTION 116.
6. ALL PORTLAND CEMENT CONCRETE (PCC) PAVEMENT SHALL COMPLY WITH SECTION 101.
7. IN ACCORDANCE WITH COA DPM THE FOLLOWING APPLIES UNLESS AUTHORIZED OTHERWISE BY THE CITY ENGINEER:
  - \* RESIDENTIAL STREETS SERVING 50 LOTS OR LESS SHALL BE DESIGNED AS LOCAL RESIDENTIAL STREETS.
  - \* RESIDENTIAL STREETS SERVING MORE THAN 50 LOTS WITH AN ANTICIPATED AWDT < 3000 SHALL BE DESIGNED AS MAJOR LOCAL STREETS.
8. FOR SUBGRADE  $R\text{-value} < 50$ , PAVEMENT SECTION SHALL BE DESIGNED IN ACCORDANCE WITH DPM CH. 07
9. SUBGRADE PREPARATION SHALL BE PERFORMED AFTER ALL SUBSURFACE UTILITIES ARE CONSTRUCTED.

**CONSTRUCTION NOTES:**

- A. SIDEWALK AT STANDARD SETBACK.
- B. SIDEWALK ADJACENT TO CURB. (NON-STANDARD, VARIANCE REQUIRED).
- C. CURB AND GUTTER HEIGHT TO BE SPECIFIED ON PLANS.
- D. ASPHALT CONCRETE (AC) OR PORTLAND CEMENT (PCC) PAVEMENT.
- E. 12" COMPACTED SUBGRADE PREP, 95% COMPACTION.

REVISIONS	CITY OF ALBUQUERQUE
12/2022	PAVING LOCAL - RESIDENTIAL STREET SECTION DWG. 2405A DECEMBER 2022



PURPOSE OF PLAT

This plat has been prepared for the purpose of creating one lot from three existing lots.

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of requested plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.
5. The subject properties (as shown hereon) appear to lie within "Zone X" (Area of minimal flood hazard and determined to be outside the 1% annual chance floodplain) as shown on the National Flood Insurance Program Flood Insurance Rate Map Number 35001C03596 Revised September 26, 2008.
6. Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company 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 companies 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, 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 space for electrical transformers with the right to change to, and remove trees, shrubs, bushes, which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

Disclaimer

In preparing this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY  
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 1 022 056 148 471 21124, 1 022 056 132 470 21125

PROPERTY OWNER OF RECORD:

CITY OF ALBUQUERQUE

BERNALILLO COUNTY TREASURER'S OFFICE

SUBDIVISION DATA

1. DRB Project No.
2. Zone Atlas Index No. L-22
3. Gross acreage 1.1576 Ac.
4. Existing number of lots 3  
Replatted number of lots 1

COUNTY CLERK RECORDING LABEL HERE

LEGAL DESCRIPTION

Lot 1-B-1 of Plat of Lots 1-A-2-A and 1-B-1 Block 1 Chanslor's Replat of Gallagher Addition, as the same is shown and delineated on the Plat thereof, recorded in the office of the County Clerk of Bernalillo County on August 12, 1998 in Plat Book 98C, Page 249.

TOGETHER WITH:

The East Twenty-five (E.25') of Lot numbered Fifteen (15) and all of Lot numbered Sixteen (16) in Block numbered One (1) of the Gallagher Addition, Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 28, 1949, in Plat Book C, Page 152.

FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

CAO of the City of Albuquerque

Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO

)

) ss

COUNTY OF BERNALILLO

)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, the foregoing instrument was acknowledged by:  
Authorized agent for CAO of the City of Albuquerque

My Commission expires \_\_\_\_\_

Notary Public

PROJECT NUMBER: PR-2022-007322

Application Number:

Utility Company Approvals:

PNM Electric Services

Date

New Mexico Gas Company

Date

Qwest Corporation D/B/A CenturyLink QC

Date

Comcast

Date

City Approvals:

*Loren N. Risselcover P.S.*

Date

Hydrology

Date

Traffic Engineering, Transportation Division

Date

ABCWUA

Date

Parks and Recreation Department

Date

AMAFCA

Date

City Engineering

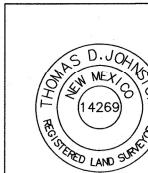
Date

Code Enforcement

Date

Planning Department

Date

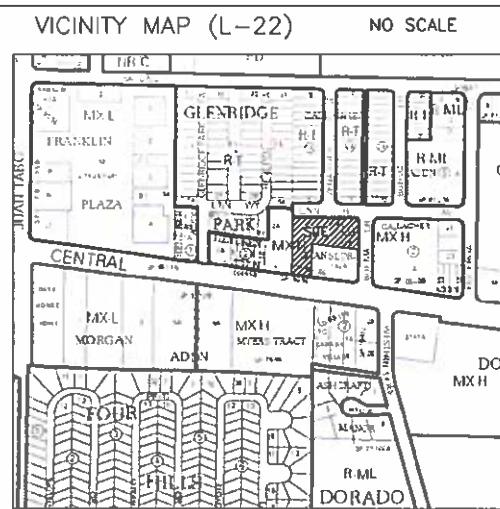


1609 2nd STREET NW  
ALBUQUERQUE, NM. 87102  
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK	DRAWN: P A M	SCALE: 1" = 20'	FILE NO. SP-1-05-2025
OWNER: CITY OF ALBUQUERQUE UPC: 10220561324721124 102205614847121124	CHECKED: T D J		
LOCATION: SECTION 27, T10N, R4E SUBDIVISION: GALLAGHER	DRAWING NO. SP10525.DWG	29 APR 2025	SHEET 1 OF 2

Thomas D. Johnston, N.M.P.S. No. 14269

Date



PURPOSE OF PLAT

This plat has been prepared for the purpose of creating one lot from three existing lots.

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of requested plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.
5. The subject properties (as shown herein) appear to lie within Zone X (Area of minimal flood hazard and determined to be outside the 1% annual chance floodplain) as shown on the National Flood Insurance Program Flood Insurance Rate Map Number 35001C0359C Revised September 26, 2008.
6. Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upzoning of existing public infrastructure may be required as a condition of future development approval.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company 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, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric 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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown herein. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY  
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 1 022 056 148 471 21124, 1 022 056 132 470 21112

PROPERTY OWNER OF RECORD:

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY TREASURER'S OFFICE

SUBMISSION DATA

1. DRB Project No.
2. Zone Atlas Index No. L-22
3. Gross acreage 1.1576 Ac.
4. Existing number of lots 3
- Replatted number of lots 1

COUNTY CLERK RECORDING LABEL HERE

LEGAL DESCRIPTION

Lot 1-B-1 of Plat of Lots 1-A-2-A and 1-B-1 Block 1 Chanslor's Replat of Gallagher Addition, as the same is shown and delineated on the Plat thereof, recorded in the office of the County Clerk of Bernalillo County on August 12, 1998 in Plat Book 98C, Page 249.

TOGETHER WITH:

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FREE CONSENT

The plotting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

*Samantha Engel 9/16/25*  
CAO of the City of Albuquerque  
ACKNOWLEDGMENT  
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
On this 16 day of September 2025, the foregoing instrument was acknowledged by:  
Authorized agent for CAO of the City of Albuquerque  
20 Aug 2028  
My Commission expires  
Notary Public  
*Debra Bazar*



STATE OF NEW MEXICO  
NOTARY PUBLIC  
Debra Bazar  
Commission No. 1048904  
Expires: August 20, 2028

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective March 12, 2022 and is true and correct to the best of my knowledge and belief.

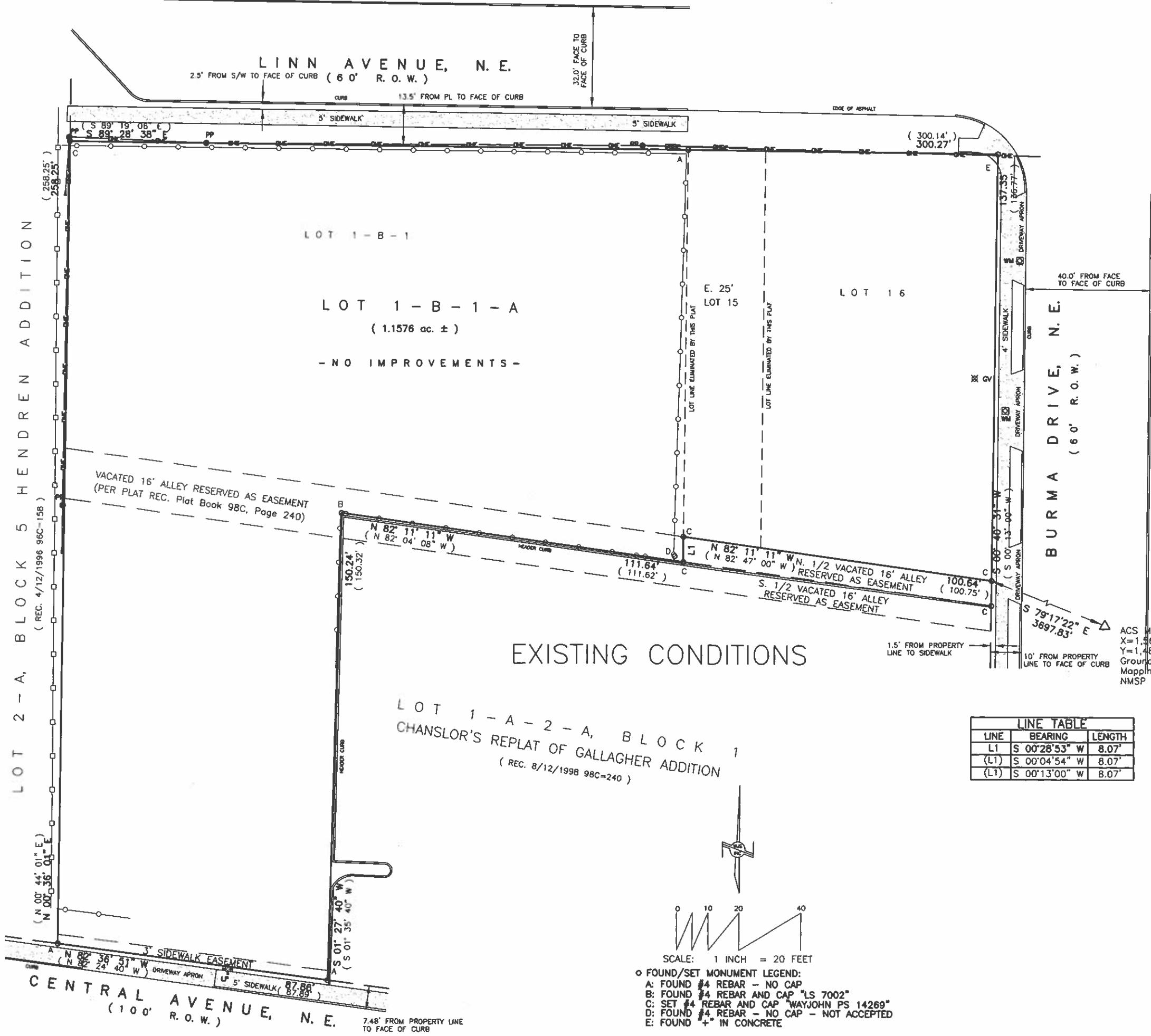
INDEXING INFORMATION FOR COUNTY CLERK  
OWNER: CITY OF ALBUQUERQUE  
UPC: 102205613247021112  
102205614847121124  
LOCATION: SECTION 27, T10N, R4E  
SUBDIVISION: GALLAGHER

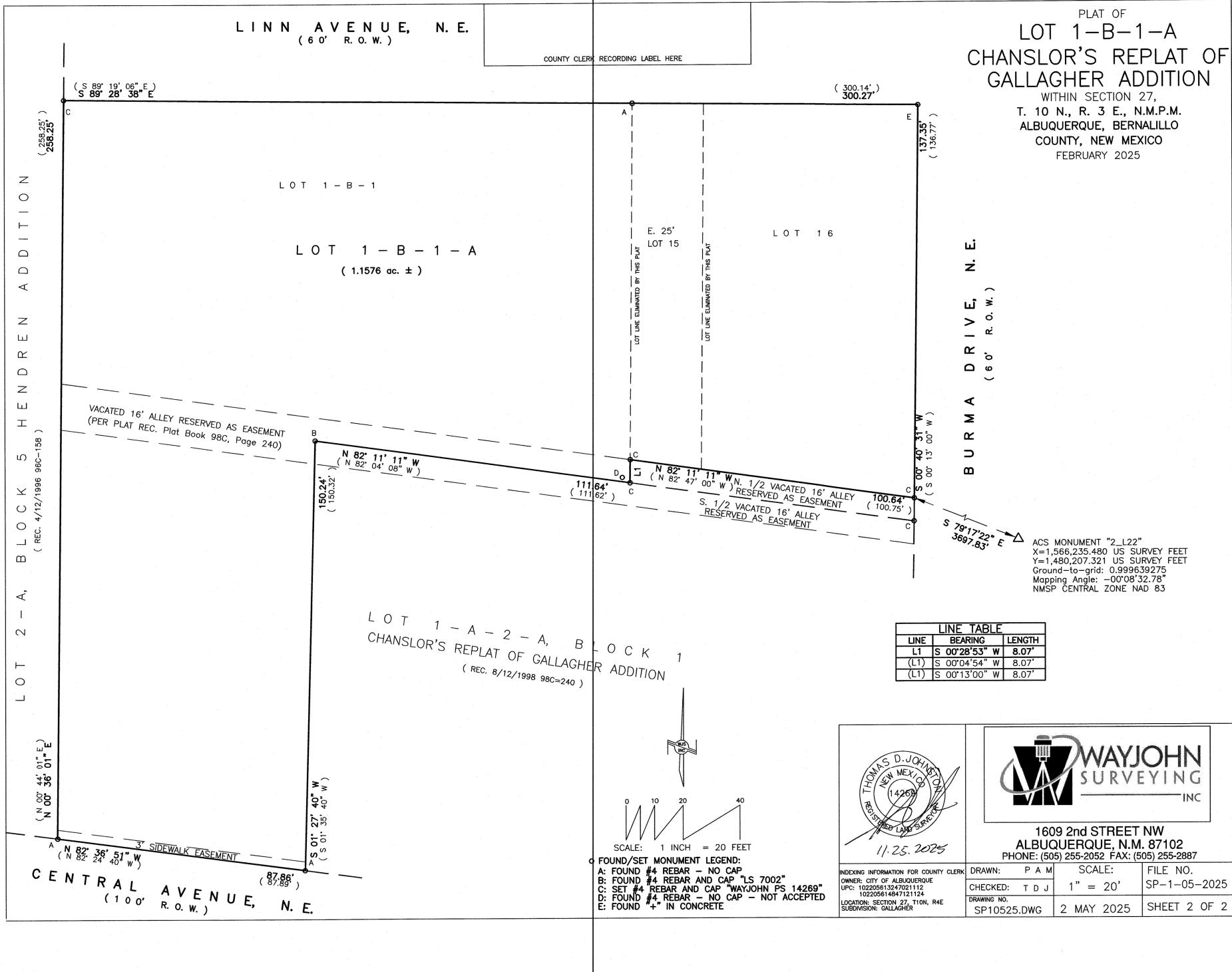


1609 2nd STREET NW  
ALBUQUERQUE, N.M. 87102  
PHONE: (505) 255-2052 FAX: (505) 255-2887

DRAWN: P A M SCALE: FILE NO.  
CHECKED: T D J 1" = 20' SP-1-05-2025  
DRAWING NO. SP10525.DWG 29 APR 2025 SHEET 1 OF 2









## 12201 Central Ave., NE \_ Public Notice Inquiry Sheet Submission

From Flores, Suzanna A. <Suzannaflores@cabq.gov>

Date Tue 10/21/2025 12:35 PM

To Shumsky, Stephanie <sshumsky@cabq.gov>

1 attachment (430 KB)

Zone Atlas Page\_L-22-Z.pdf;

### PLEASE NOTE:

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

Dear Applicant:

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

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
District 9 East Gateway Coalition		Michael	Brasher	eastgatewaycoalition@gmail.com	216 Zena Lona NE	Albuquerque	NM	87123	5053822964	5052988312
District 9 East Gateway Coalition		Julie	Dreike	dreikeja@comcast.net	13917 Indian School Road NE	Albuquerque	NM	87112	5053218595	5052996670
Singing Arrow NA	abqsana@gmail.com	Sarah	Delgado	sasdelpado748@gmail.com	12608 Tomlinson DR SE	Albuquerque	NM	87123		9152699221
Singing Arrow NA	abqsana@gmail.com	Mark	Burton	sdg@nmsciencefoundation.org	601 Dorado PI SE	Albuquerque	NM	87123		5056099609

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, 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 you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- 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 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,

*Suzie*



**Suzie Flores**

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov)

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

**From:** webmaster@cabq.gov <webmaster@cabq.gov>

**Sent:** Tuesday, October 21, 2025 11:58 AM

**To:** Shumsky, Stephanie <sshumsky@cabq.gov>

**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>

**Subject:** Public Notice Inquiry Sheet Submission

---

**This Message Is From an External Sender**

This message came from outside your organization.

[Report Suspicious](#)

Public Notice Inquiry For:

Development Hearing Officer

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

Albuquerque Development Commission Hearing

Applicant Information

Contact Name

Stephanie Shumsky

Telephone Number

5058107502

Email Address

[sshumsky@cabq.gov](mailto:sshumsky@cabq.gov)

Company Name

City of Albuquerque, NM - MRA

Company Address

PO Box 1293

City

Albuquerque

State

NM

ZIP

87102

Subject Site Information

Legal description of the subject site for this project:

Physical address of subject site:

12201 Central Ave., NE

Subject site cross streets:

Burma Dr. NE

Other subject site identifiers:

Adjacent to Blakes Lotaburger

This site is located on the following zone atlas page:

L-22-Z

[Link for map](#)

Captcha



## Public Notice Inquiry Sheet Submission

**From** webmaster@cabq.gov <webmaster@cabq.gov>

**Date** Tue 10/21/2025 11:58 AM

**To** Shumsky, Stephanie <sshumsky@cabq.gov>

**Cc** Office of Neighborhood Coordination <onc@cabq.gov>

1 attachment (430 KB)

Zone Atlas Page\_L-22-Z.pdf;

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Applicant Information

Contact Name

Stephanie Shumsky

Telephone Number

5058107502

Email Address

sshumsky@cabq.gov

Company Name

City of Albuquerque, NM - MRA

Company Address

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City

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State

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Date Tue 10/21/2025 12:35 PM

To Shumsky, Stephanie <sshumsky@cabq.gov>

1 attachment (430 KB)

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Thank you,

*Suzie*



**Suzie Flores**

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov)

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

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Development Hearing Officer

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

Albuquerque Development Commission Hearing

Applicant Information

Contact Name

Stephanie Shumsky

Telephone Number

5058107502

Email Address

[sshumsky@cabq.gov](mailto:sshumsky@cabq.gov)

Company Name

City of Albuquerque, NM - MRA

Company Address

PO Box 1293

City

Albuquerque

State

NM

ZIP

87102

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Subject site cross streets:

Burma Dr. NE

Other subject site identifiers:

Adjacent to Blakes Lotaburger

This site is located on the following zone atlas page:

L-22-Z

[Link for map](#)

Captcha

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

## Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice\*: 11/3/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **§14-16-6-4(K) Public Notice**. This notice is being provided to (mark as relevant):

Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.<sup>1</sup>

Property Owners within 100 feet of the Subject Property.

### Information Required by **IDO §14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 12201 Central Ave., NE and 119 Burma Dr., NE  
Location Description NW corner of Central and Burma (west and north of Blake's Lotaburger)
2. Property Owner\* City of Albuquerque (MRA)
3. Agent/Applicant\* *[if applicable]* COA Metropolitan Redevelopment Agency (MRA)
4. Application Type(s)<sup>2</sup>\* per IDO Table 6-1-1

Site Plan – EPC

Subdivision Minor - Combining 3 lots into 1 (Minor or Major or Bulk Land)

Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)

Variance – EPC

Waiver \_\_\_\_\_ (DHO or Wireless Telecommunication Facility)

Other: \_\_\_\_\_

Summary of project/request<sup>3</sup>:

combine three existing lots into one lot (lot consolidation)

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

Development Hearing Officer (DHO)

Landmarks Commission (LC)

Environmental Planning Commission (EPC)

<sup>1</sup> If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

<sup>2</sup> Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

<sup>3</sup> Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time\*: DHO 12/17/25 9am

Location\*<sup>4</sup>: 200 2nd St. NW DHO Hearing Room

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 and select the option for "Boards, Commissions, and ZHE Signs."

6. Where more information about the project can be found\*:

Preferred project contact information:

Name: Stephanie Shumsky, Project Manager

Email: mrainfo@cabq.gov

Phone: 505-810-7502



Attachments:



Neighborhood Association Representative Contact List from the City's Office of

Neighborhood Coordination\*



Others: \_\_\_\_\_



Online website or project page: \_\_\_\_\_

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)\*<sup>5</sup> L-22-Z

2. Project Illustrations, as relevant\*<sup>6</sup>



Architectural drawings



Elevations of the proposed building(s)



Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

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



Deviation(s)



Variance(s)



Waiver(s)

Explanation\*:

\_\_\_\_\_

\_\_\_\_\_

<sup>4</sup> Physical address or Zoom link

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

<sup>6</sup> While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

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

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

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 from IDO Zoning Map<sup>7</sup>:

1. Area of Property [typically in acres] 1.1576 acres

2. IDO Zone District MX-H

3. Overlay Zone(s) [if applicable] VPO-2

4. Center or Corridor Area [if applicable] Central Avenue Corridor

Current Land Use(s) [vacant, if none] vacant

**NOTE:** Pursuant to IDO §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 505-924-3860 and select option for "Boards, Commissions, and ZHE Signs."

#### Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

<sup>7</sup> Available here: <https://tinyurl.com/idozoningmap>

# Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

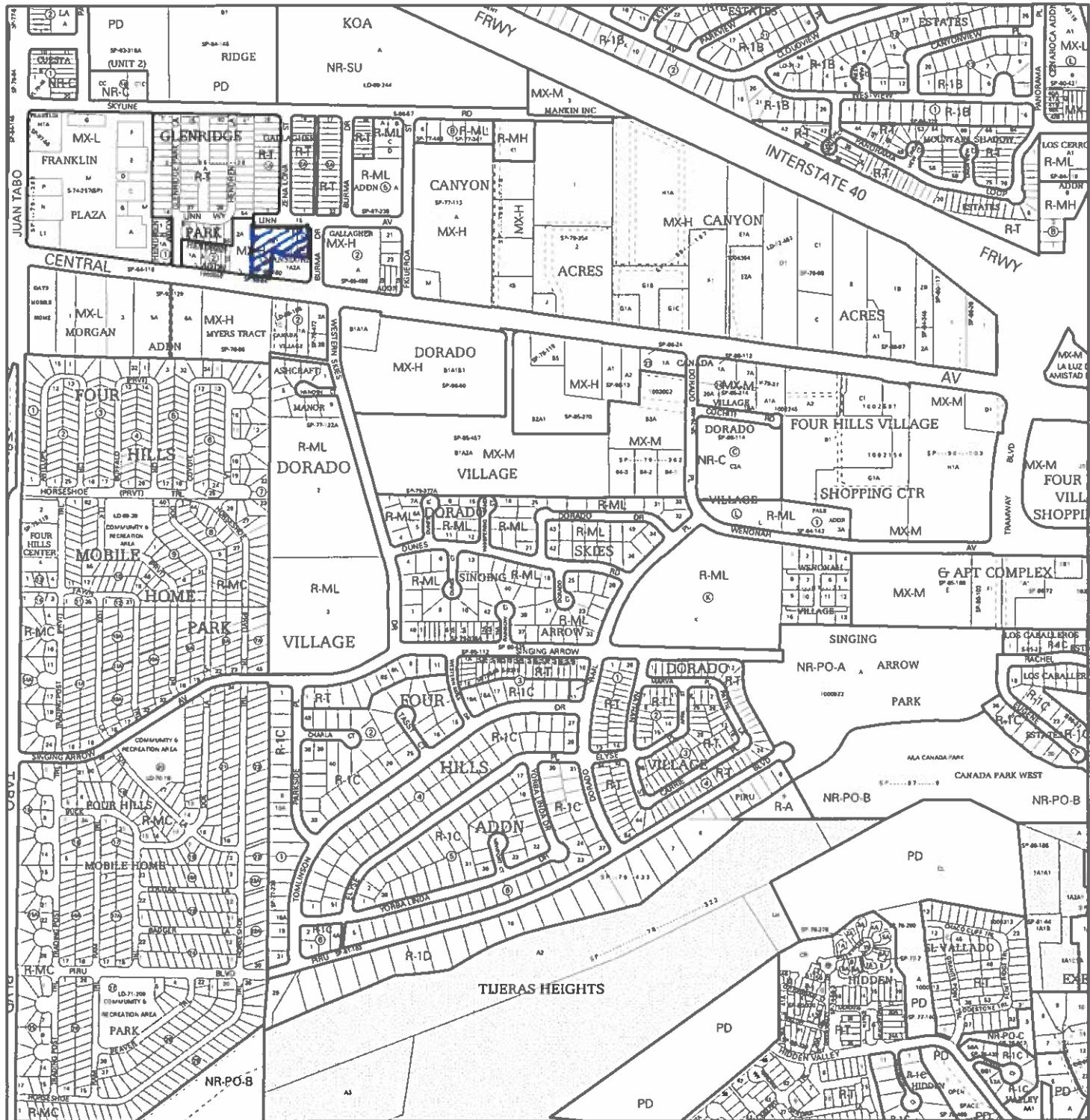
## Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzel t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.



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

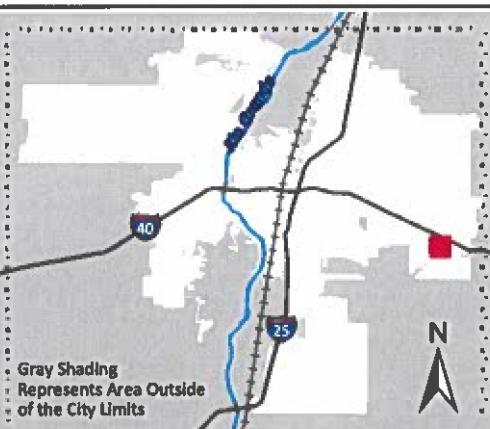


IDO Zoning information as of May 17, 2018

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

Zone Atlas Page:

**L-22-Z**



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

0 250 500 1,000 Feet









## 12201 Central Ave., NE: Public Notice Inquiry Sheet Submission

From Flores, Suzanna A. <[Suzannaflores@cabq.gov](mailto:Suzannaflores@cabq.gov)>

Date Fri 6/6/2025 3:53 PM

To Shumsky, Stephanie <[sshumsky@cabq.gov](mailto:sshumsky@cabq.gov)>

1 attachment (430 KB)

Zone Atlas Page\_L-22-Z.pdf;

### PLEASE NOTE:

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

Dear Applicant:

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

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone
District 9 East Gateway Coalition		Michael	Brasher	<a href="mailto:eastgatewaycoalition@gmail.com">eastgatewaycoalition@gmail.com</a>	216 Zena Lona NE	Albuquerque	NM	87123	50538
District 9 East Gateway Coalition		Julie	Dreike	<a href="mailto:dreiukeja@comcast.net">dreiukeja@comcast.net</a>	13917 Indian School Road NE	Albuquerque	NM	87112	50538
Singing Arrow NA	<a href="mailto:abqsana@gmail.com">abqsana@gmail.com</a>	Sarah	Delgado	<a href="mailto:sasdelgado748@gmail.com">sasdelgado748@gmail.com</a>	12608 Tomlinson DR SE	Albuquerque	NM	87123	
Singing Arrow NA	<a href="mailto:abqsana@gmail.com">abqsana@gmail.com</a>	Mark	Burton	<a href="mailto:sdg@nmsciencefoundation.org">sdg@nmsciencefoundation.org</a>	601 Dorado PI SE	Albuquerque	NM	87123	

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, 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 you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- 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 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://do.cabq-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedure%20Summary%20Table>

Thank you,

Suzie



**Suzie Flores**

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov)

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

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

Sent: Friday, June 6, 2025 1:35 PM

To: Shumsky, Stephanie <[sshumsky@cabq.gov](mailto:sshumsky@cabq.gov)>

Cc: Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>

Subject: Public Notice Inquiry Sheet Submission

**Public Notice Inquiry For:**

Development Hearing Officer

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

**Contact Name**

Stephanie Shumsky

**Telephone Number**

5058107502

**Email Address**

[sshumsky@cabq.gov](mailto:sshumsky@cabq.gov)

**Company Name**

City of Albuquerque, NM - MRA

**Company Address**

PO Box 1293

**City**

Albuquerque

**State**

NM

**ZIP**

87103

**Legal description of the subject site for this project:**

Lot 1-B-1 of Plat of Lots 1-A-2-A and 1-B-1 Block 1 Chanslor's Replat of Gallagher Addition, as the same is shown and delineated on the Plat thereof, recorded in the office of the County Clerk of Bernalillo County on August 12, 1998 in Plat Book 98C, Page 249.

**TOGETHER WITH:**

The East Twenty-five (E.25') of Lot numbered Fifteen (15) and all of Lot numbered Sixteen (16) in Block numbered One (1) of the Gallagher Addition, Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 28, 1949, in Plat Book C, Page 152.

**Physical address of subject site:**

12201 Central Ave., NE

**Subject site cross streets:**

Central and Burma

**Other subject site identifiers:**

vacant area west and north of Blakes Lotaburger

**This site is located on the following zone atlas page:**

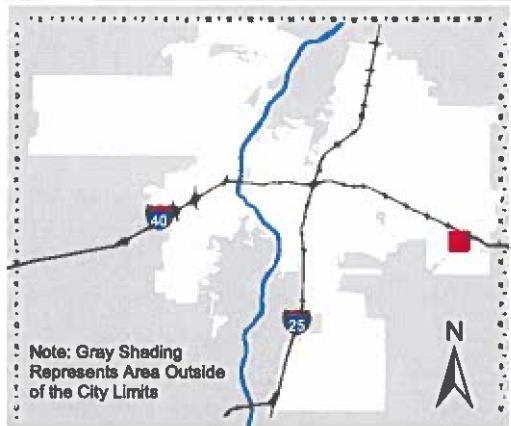
L-22

**Captcha**

x



For more current information and details visit: [www.cabq.gov/gis](http://www.cabq.gov/gis)



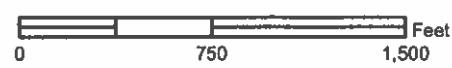
### Address Map Page:

L-22-Z

**Map Amended through:**

3/17/2017

These addresses are for informational purposes only and are not intended for address verification.





---

## DHO Submittal Notification for Minor Plat

---

**From** Shumsky, Stephanie <[sshumsky@cabq.gov](mailto:sshumsky@cabq.gov)>

**Date** Mon 11/3/2025 4:13 PM

**To** [dreikeja@comcast.net](mailto:dreikeja@comcast.net) <[dreikeja@comcast.net](mailto:dreikeja@comcast.net)>; sdg nmsciencefoundation <[sdg@nmsciencefoundation.org](mailto:sdg@nmsciencefoundation.org)>

2 attachments (25 MB)

Site Sketch Exhibit - Corrected.1.pdf; NA Notice - EM 11-3-25.pdf;

Hello Neighborhood Leaders.

Please see attached for your review/comment. The purpose of the plat is to combine three lots into one.

FYI-My first attempt to email this was rejected due to file size.



**STEPHANIE SHUMSKY, AICP**

Project Manager

she / her / hers

**p** 505-810-7502

**e** [sshumsky@cabq.gov](mailto:sshumsky@cabq.gov)

**m** P.O. Box 1293  
Albuquerque, NM 87103

[cabq.gov/mra](http://cabq.gov/mra)



Outlook

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## Fw: DHO Submittal Notification for Minor Plat

---

From Shumsky, Stephanie <[sshumsky@cabq.gov](mailto:sshumsky@cabq.gov)>

Date Tue 11/4/2025 8:35 AM

To [abqsana@gmail.com](mailto:abqsana@gmail.com) <[abqsana@gmail.com](mailto:abqsana@gmail.com)>

2 attachments (25 MB)

Site Sketch Exhibit - Corrected.1.pdf; NA Notice - EM 11-3-25.pdf;

Please see below and attached...



**STEPHANIE SHUMSKY, AICP**

Project Manager

she / her / hers

**p** 505-810-7502

**e** [sshumsky@cabq.gov](mailto:sshumsky@cabq.gov)

**m** P.O. Box 1293  
Albuquerque, NM 87103

[cabq.gov/mra](http://cabq.gov/mra)

---

**From:** Shumsky, Stephanie

**Sent:** Monday, November 3, 2025 4:13 PM

**To:** dreikeja@comcast.net <[dreikeja@comcast.net](mailto:dreikeja@comcast.net)>; sdg nmsciencefoundation <[sdg@nmsciencefoundation.org](mailto:sdg@nmsciencefoundation.org)>

**Subject:** DHO Submittal Notification for Minor Plat

Hello Neighborhood Leaders.

Please see attached for your review/comment. The purpose of the plat is to combine three lots into one.

FYI-My first attempt to email this was rejected due to file size.



**STEPHANIE SHUMSKY, AICP**

Project Manager

she / her / hers

**p** 505-810-7502

**e** [sshumsky@cabq.gov](mailto:sshumsky@cabq.gov)

**m** P.O. Box 1293  
Albuquerque, NM 87103

[cabq.gov/mra](http://cabq.gov/mra)



---

## DHO Submittal Notification for Minor Plat

---

**From** Shumsky, Stephanie <[sshumsky@cabq.gov](mailto:sshumsky@cabq.gov)>

**Date** Mon 11/3/2025 3:58 PM

**To** [abqsana@gmail.com](mailto:abqsana@gmail.com) <[abqsana@gmail.com](mailto:abqsana@gmail.com)>; [eastgatewaycoalition@gmail.com](mailto:eastgatewaycoalition@gmail.com) <[eastgatewaycoalition@gmail.com](mailto:eastgatewaycoalition@gmail.com)>; [dreikeya@comcast.net](mailto:dreikeya@comcast.net) <[dreikeya@comcast.net](mailto:dreikeya@comcast.net)>; [sdg@nmsciencefoundation.org](mailto:sdg@nmsciencefoundation.org) <[sdg@nmsciencefoundation.org](mailto:sdg@nmsciencefoundation.org)>; Sarah Delgado <[sasdelgado748@gmail.com](mailto:sasdelgado748@gmail.com)>

2 attachments (26 MB)

NA Notice - EM 11-3-25.pdf; SP-1-05-2025 PLAT AND EXHIBIT - SIGNED by City Surveyor 5-2-25.pdf;

Hello Neighborhood Leaders.

Please see attached for your review/comment. The purpose of the plat is to combine three lots into one.



**STEPHANIE SHUMSKY, AICP**

Project Manager

she / her / hers

**p** 505-810-7502

**e** [sshumsky@cabq.gov](mailto:sshumsky@cabq.gov)

**m** P.O. Box 1293  
Albuquerque, NM 87103

[cabq.gov/mra](http://cabq.gov/mra)

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

## Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice\*: 11/3/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **§14-16-6-4(K) Public Notice**. This notice is being provided to (mark as relevant):

Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.<sup>1</sup>

Property Owners within 100 feet of the Subject Property.

### Information Required by **IDO §14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 12201 Central Ave., NE and 119 Burma Dr., NE  
Location Description NW corner of Central and Burma (west and north of Blake's Lotaburger)
2. Property Owner\* City of Albuquerque (MRA)
3. Agent/Applicant\* *[if applicable]* COA Metropolitan Redevelopment Agency (MRA)
4. Application Type(s)<sup>2</sup>\* per IDO Table 6-1-1

Site Plan – EPC

Subdivision Minor - Combining 3 lots into 1 (Minor or Major or Bulk Land)

Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)

Variance – EPC

Waiver \_\_\_\_\_ (DHO or Wireless Telecommunication Facility)

Other: \_\_\_\_\_

#### Summary of project/request<sup>3</sup>:

combine three existing lots into one lot (lot consolidation)

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

Development Hearing Officer (DHO)

Landmarks Commission (LC)

Environmental Planning Commission (EPC)

<sup>1</sup> If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

<sup>2</sup> Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

<sup>3</sup> Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time\*: DHO 12/17/25 9am

Location\*<sup>4</sup>: 200 2nd St. NW DHO Hearing Room

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 and select the option for "Boards, Commissions, and ZHE Signs."

6. Where more information about the project can be found\*:

Preferred project contact information:

Name: Stephanie Shumsky, Project Manager

Email: mrainfo@cabq.gov

Phone: 505-810-7502

Attachments:

Neighborhood Association Representative Contact List from the City's Office of  
 Neighborhood Coordination\*  
 Others: \_\_\_\_\_

Online website or project page: \_\_\_\_\_

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)\*<sup>5</sup> L-22-Z

2. Project Illustrations, as relevant\*<sup>6</sup>

Architectural drawings

Elevations of the proposed building(s)

Other illustrations of the proposed application

*See attachments or the website/project page noted above for the items marked above.*

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

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

Explanation\*:

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

<sup>4</sup> Physical address or Zoom link

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

<sup>6</sup> While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

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

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

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 from IDO Zoning Map<sup>7</sup>:

1. Area of Property [typically in acres] 1.1576 acres

2. IDO Zone District MX-H

3. Overlay Zone(s) [if applicable] VPO-2

4. Center or Corridor Area [if applicable] Central Avenue Corridor

Current Land Use(s) [vacant, if none] vacant

**NOTE:** Pursuant to IDO §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 505-924-3860 and select option for "Boards, Commissions, and ZHE Signs."

#### Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

<sup>7</sup> Available here: <https://tinyurl.com/idozoningmap>

# Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

## Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzel t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.



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:

**L-22-Z**

Easement

Escarpment

Petroglyph National Monument

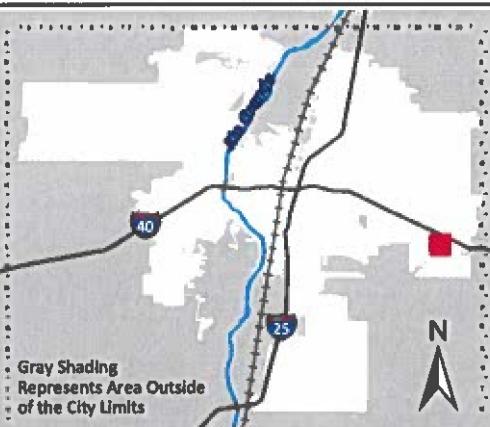
Areas Outside of City Limits

Airport Protection Overlay (APO) Zone

Character Protection Overlay (CPO) Zone

Historic Protection Overlay (HPO) Zone

View Protection Overlay (VPO) Zone



0 250 500 1,000 Feet









## 12201 Central Ave., NE: Public Notice Inquiry Sheet Submission

From Flores, Suzanna A. <[Suzannaflores@cabq.gov](mailto:Suzannaflores@cabq.gov)>

Date Fri 6/6/2025 3:53 PM

To Shumsky, Stephanie <[sshumsky@cabq.gov](mailto:sshumsky@cabq.gov)>

1 attachment (430 KB)

Zone Atlas Page\_L-22-Z.pdf;

### PLEASE NOTE:

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

Dear Applicant:

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

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone
District 9 East Gateway Coalition		Michael	Brasher	<a href="mailto:eastgatewaycoalition@gmail.com">eastgatewaycoalition@gmail.com</a>	216 Zena Lona NE	Albuquerque	NM	87123	50538
District 9 East Gateway Coalition		Julie	Dreike	<a href="mailto:dreiukeja@comcast.net">dreiukeja@comcast.net</a>	13917 Indian School Road NE	Albuquerque	NM	87112	50538
Singing Arrow NA	<a href="mailto:abqsana@gmail.com">abqsana@gmail.com</a>	Sarah	Delgado	<a href="mailto:sasdelgado748@gmail.com">sasdelgado748@gmail.com</a>	12608 Tomlinson DR SE	Albuquerque	NM	87123	
Singing Arrow NA	<a href="mailto:abqsana@gmail.com">abqsana@gmail.com</a>	Mark	Burton	<a href="mailto:sdg@nmsciencefoundation.org">sdg@nmsciencefoundation.org</a>	601 Dorado PI SE	Albuquerque	NM	87123	

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, 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 you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- 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 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://do.cabq-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedure%20Summary%20Table>

Thank you,

Suzie



**Suzie Flores**

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov)

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

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

Sent: Friday, June 6, 2025 1:35 PM

To: Shumsky, Stephanie <[sshumsky@cabq.gov](mailto:sshumsky@cabq.gov)>

Cc: Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>

Subject: Public Notice Inquiry Sheet Submission

**Public Notice Inquiry For:**

Development Hearing Officer

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

**Contact Name**

Stephanie Shumsky

**Telephone Number**

5058107502

**Email Address**

[sshumsky@cabq.gov](mailto:sshumsky@cabq.gov)

**Company Name**

City of Albuquerque, NM - MRA

**Company Address**

PO Box 1293

**City**

Albuquerque

**State**

NM

**ZIP**

87103

**Legal description of the subject site for this project:**

Lot 1-B-1 of Plat of Lots 1-A-2-A and 1-B-1 Block 1 Chanslor's Replat of Gallagher Addition, as the same is shown and delineated on the Plat thereof, recorded in the office of the County Clerk of Bernalillo County on August 12, 1998 in Plat Book 98C, Page 249.

**TOGETHER WITH:**

The East Twenty-five (E.25') of Lot numbered Fifteen (15) and all of Lot numbered Sixteen (16) in Block numbered One (1) of the Gallagher Addition, Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 28, 1949, in Plat Book C, Page 152.

**Physical address of subject site:**

12201 Central Ave., NE

**Subject site cross streets:**

Central and Burma

**Other subject site identifiers:**

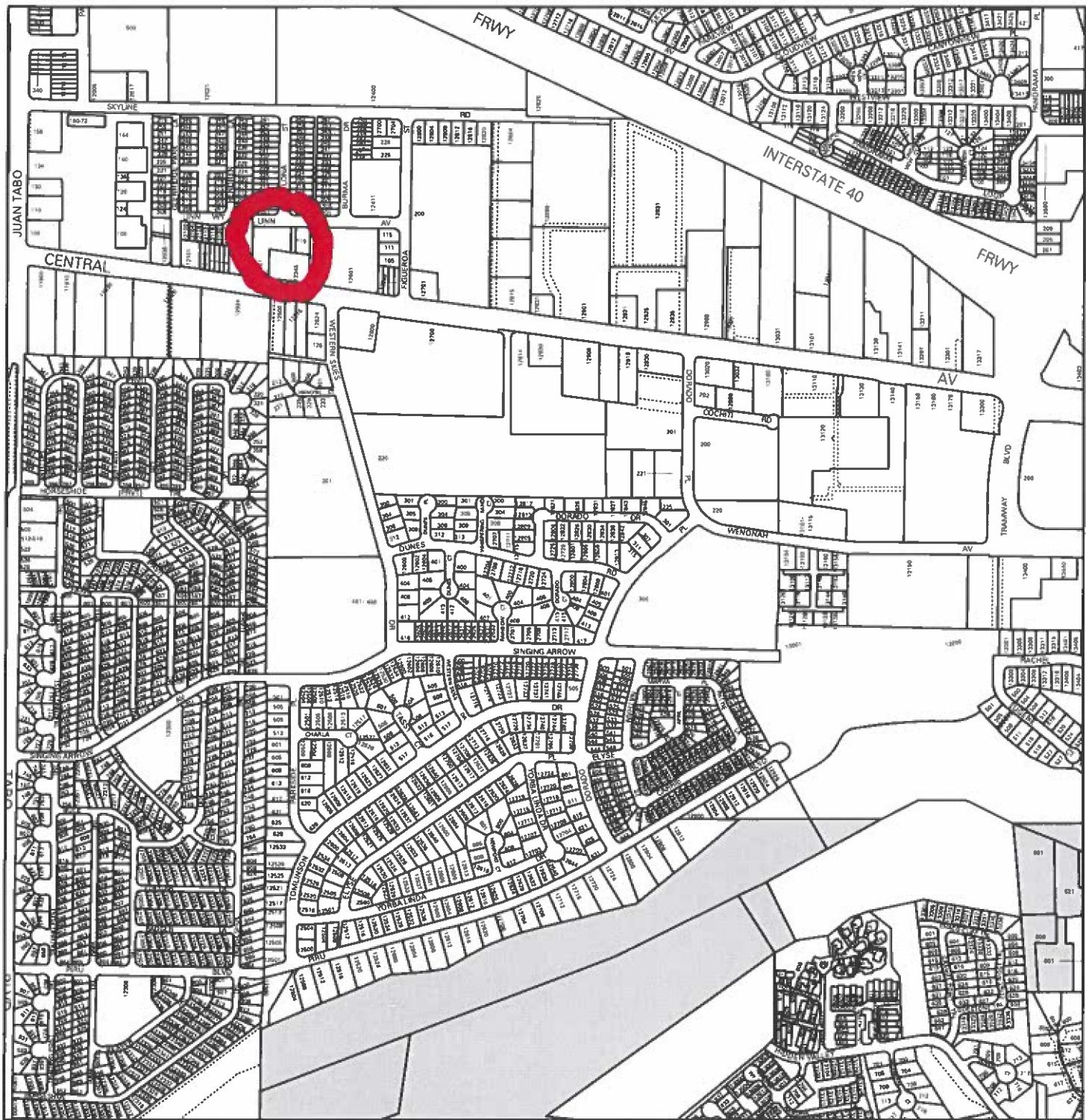
vacant area west and north of Blakes Lotaburger

**This site is located on the following zone atlas page:**

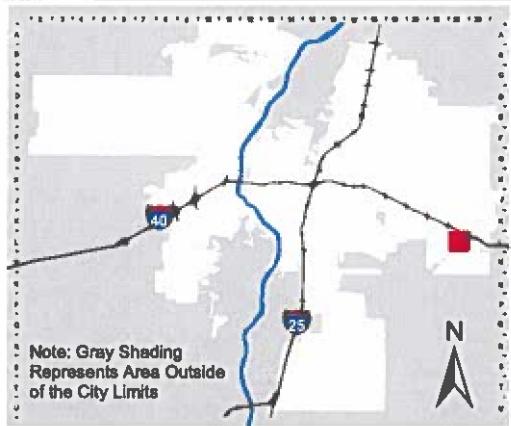
L-22

**Captcha**

x



For more current information and details visit: [www.cabq.gov/gis](http://www.cabq.gov/gis)



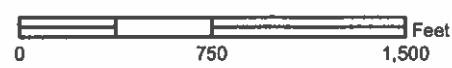
**Address Map Page:**

**L-22-Z**

**Map Amended through:**

3/17/2017

These addresses are for informational purposes only and are not intended for address verification.





---

## DHO Submittal Notification for Minor Plat

---

**From** Shumsky, Stephanie <sshumsky@cabq.gov>

**Date** Mon 11/3/2025 4:13 PM

**To** dreikeja@comcast.net <dreikeja@comcast.net>; sdg nmsciencefoundation <sdg@nmsciencefoundation.org>

2 attachments (25 MB)

Site Sketch Exhibit - Corrected.1.pdf; NA Notice - EM 11-3-25.pdf;

Hello Neighborhood Leaders.

Please see attached for your review/comment. The purpose of the plat is to combine three lots into one.

FYI-My first attempt to email this was rejected due to file size.



**STEPHANIE SHUMSKY, AICP**

Project Manager

she / her / hers

**p** 505-810-7502

**e** sshumsky@cabq.gov

**m** P.O. Box 1293  
Albuquerque, NM 87103

[cabq.gov/mra](http://cabq.gov/mra)



---

## Fw: DHO Submittal Notification for Minor Plat

---

From Shumsky, Stephanie <[sshumsky@cabq.gov](mailto:sshumsky@cabq.gov)>

Date Tue 11/4/2025 8:35 AM

To [abqsana@gmail.com](mailto:abqsana@gmail.com) <[abqsana@gmail.com](mailto:abqsana@gmail.com)>

2 attachments (25 MB)

Site Sketch Exhibit - Corrected.1.pdf; NA Notice - EM 11-3-25.pdf;

Please see below and attached...



**STEPHANIE SHUMSKY, AICP**

Project Manager

she / her / hers

**p** 505-810-7502

**e** [sshumsky@cabq.gov](mailto:sshumsky@cabq.gov)

**m** P.O. Box 1293  
Albuquerque, NM 87103

[cabq.gov/mra](http://cabq.gov/mra)

---

**From:** Shumsky, Stephanie

**Sent:** Monday, November 3, 2025 4:13 PM

**To:** dreikeja@comcast.net <[dreikeja@comcast.net](mailto:dreikeja@comcast.net)>; sdg nmsciencefoundation <[sdg@nmsciencefoundation.org](mailto:sdg@nmsciencefoundation.org)>

**Subject:** DHO Submittal Notification for Minor Plat

Hello Neighborhood Leaders.

Please see attached for your review/comment. The purpose of the plat is to combine three lots into one.

FYI-My first attempt to email this was rejected due to file size.



**STEPHANIE SHUMSKY, AICP**

Project Manager

she / her / hers

**p** 505-810-7502

**e** [sshumsky@cabq.gov](mailto:sshumsky@cabq.gov)

**m** P.O. Box 1293  
Albuquerque, NM 87103

[cabq.gov/mra](http://cabq.gov/mra)



---

## DHO Submittal Notification for Minor Plat

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**From** Shumsky, Stephanie <[sshumsky@cabq.gov](mailto:sshumsky@cabq.gov)>

**Date** Mon 11/3/2025 3:58 PM

**To** [abqsana@gmail.com](mailto:abqsana@gmail.com) <[abqsana@gmail.com](mailto:abqsana@gmail.com)>; [eastgatewaycoalition@gmail.com](mailto:eastgatewaycoalition@gmail.com) <[eastgatewaycoalition@gmail.com](mailto:eastgatewaycoalition@gmail.com)>; [dreikeya@comcast.net](mailto:dreikeya@comcast.net) <[dreikeya@comcast.net](mailto:dreikeya@comcast.net)>; [sdg@nmsciencefoundation.org](mailto:sdg@nmsciencefoundation.org) <[sdg@nmsciencefoundation.org](mailto:sdg@nmsciencefoundation.org)>; Sarah Delgado <[sasdelgado748@gmail.com](mailto:sasdelgado748@gmail.com)>

2 attachments (26 MB)

NA Notice - EM 11-3-25.pdf; SP-1-05-2025 PLAT AND EXHIBIT - SIGNED by City Surveyor 5-2-25.pdf;

Hello Neighborhood Leaders.

Please see attached for your review/comment. The purpose of the plat is to combine three lots into one.



**STEPHANIE SHUMSKY, AICP**

Project Manager

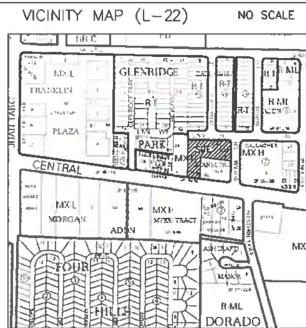
she / her / hers

**p** 505-810-7502

**e** [sshumsky@cabq.gov](mailto:sshumsky@cabq.gov)

**m** P.O. Box 1293  
Albuquerque, NM 87103

[cabq.gov/mra](http://cabq.gov/mra)



PURPOSE OF PLAT

This plot has been prepared for the purpose of creating one lot from three existing lots.

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
- Perimeter distances are field measurements made on the ground.
- Monuments recovered or accepted or reset are noted on inscribed plat.
- No property or rights in the proposed plat at any time shall be subject to a deed restriction, covenant, or building agreement prohibiting or collecting from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.
- The subject properties (as shown hereon) appear to lie within Zone X (Area of minimal flood hazard) as determined by the 1% annual chance flood hazard analysis as shown on the National Flood Insurance Rate Map Number 35001C0359G Revised September 26, 2008.
- Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upgrading of existing public infrastructure may be required as a condition of future development approval.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown in this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and repair of overhead and underground electric lines, poles, conductors, and other equipment and related facilities reasonably necessary to provide electric 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, cables, and other related equipment and facilities reasonably necessary to provide communication services.

D. Cable TV for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable services.

Notwithstanding the above, the right is granted to the utility companies to do any and all acts included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over such easements with the right and privilege of going upon, over and across the same for the purpose of entering, fortifying, and maintaining the same, and also to utilize the right of way one easement to extend services to customers of Grants, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs, and brush which interfere with the utility lines, poles, and other structures, and to erect or constructed or add easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by the construction of pads, decking, or any structures adjacent to or near easements shown on this plat.

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

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY  
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 1 022 054 148 471 21124, 1 022 054 132 470 2112

PROPERTY OWNER OF RECORD:  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY TREASURER'S OFFICE

SUBDIVISION DATA  
1. DRB Project No.  
2. Zone Atlas Index No. L-22  
3. Gross acreage 1.1576 Ac.  
4. Existing number of lots 3  
Replatted number of lots 1

COUNTY CLERK RECORDING LABEL HERE

LEGAL DESCRIPTION

Lot 1-B-1 of Plat of Lots 1-A-2-A and 1-B-1 Block 1 Chancellor's Replat of Gallagher Addition, as the same is shown and delineated on the Plat thereof, recorded in the office of the County Clerk of Bernalillo County on August 12, 1998 in Plat Book 9BC, Page 249.

TOGETHER WITH:

The East Twenty-five (25') of Lot numbered Fifteen (15) and all of Lot numbered Sixteen (16) in Block numbered One (1) of the Gallagher Addition, Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 28, 1949, in Plat Book C, Page 152.

PLAT OF  
LOT 1-B-1-A  
CHANSLOR'S REPLAT OF  
GALLAGHER ADDITION

WITHIN SECTION 27,  
T. 10 N. R. 3 E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO  
COUNTY, NEW MEXICO  
FEBRUARY 2025

PROJECT NUMBER: PR-2022-007322

Application Number: \_\_\_\_\_

Utility Company Approvals:

*R. H. [Signature]*  
PNM Electric Services  
*R. H. [Signature]*  
New Mexico Gas Company

Thomas McClaflin  
Qwest Corporation d/b/a CenturyLink QC  
Todd Schnuelle  
Corncockle  
City Approvals:

*Amantha Engel 9/16/25*  
City Surveyor  
Lorraine L. Risenhoover P.S.  
City Surveyor  
8/26/2025

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

Traffic Engineering, Transportation Division \_\_\_\_\_ Date \_\_\_\_\_

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

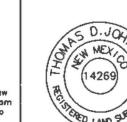
Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_

*J. P. [Signature]*  
AMERICA  
10/7/2025

City Engineering \_\_\_\_\_ Date \_\_\_\_\_

Code Enforcement \_\_\_\_\_ Date \_\_\_\_\_

Planning Department \_\_\_\_\_ Date \_\_\_\_\_



HOUDING INFORMATION FOR COUNTY CLERK  
OWNER: CITY OF ALBUQUERQUE  
UPC: 10220541484712  
10220541484712  
LOCATION: SECTION 27  
SUBDIVISION: GALLAGHER ADDITION, RUE  
SP10525.DWG 29 APR 2025 SHEET 1 OF 2



1609 2nd STREET NW  
ALBUQUERQUE, N.M. 87102  
PHONE: (505) 255-2052 FAX: (505) 255-2887  
DRAWN: P A M SCALE: FILE NO.  
CHECKED: T D J 1" = 20' SP-1-05-2025  
DRAWING NO. SP10525.DWG 29 APR 2025 SHEET 1 OF 2

Thomas D. Johnston, N.M.P.S. No. 14269 Date

L I N N      A V E N U E,      N. E.  
( 6 0'      R. O. W. )

COUNTY CLERK RECORDING LABEL HERE

2 - A,  
L O T  
B L O C K 5 H E N D R E N ADDITION

58.25'

LOT 1-B-1

LOT 1-B-1-A  
( 1.1576 ac. ± )

VACATED 16' ALLEY RESERVED AS EASEMENT  
(PER PLAT REC. Plot Book 98C, Page 240)

(N 00° 45' 01" E  
(N 00° 38' 01" E  
A (N 02° 36' 51" W  
(N 02° 24' 48" W  
S 01° 27' 40" W  
(S 01° 35' 40" W  
CENTRAL AVENUE, N.E.  
(100' R.O.W.)

( 300.14°, )  
300.27°

PLAT OF  
LOT 1-B-1-A  
CHANSLOR'S REPLAT OF  
GALLAGHER ADDITION

WITHIN SECTION 27,  
T. 10 N., R. 3 E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO  
COUNTY, NEW MEXICO  
FEBRUARY 2025

FEBRUARY 2025

B U R M A D R I V E, N. E.

卷之三

ACS MONUMENT "2\_L22"  
X=1,566,235.480 US SURVEY FEET  
Y=1,480,207.321 US SURVEY FEET  
Ground-to-grid: 0.999639275  
Mapping Angle: -00°08'32.78"  
NMSP CENTRAL ZONE NAD 83

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°28'53" W	8.07'
(L1)	S 00°04'54" W	8.07'
(L1)	S 00°13'00" W	8.07'



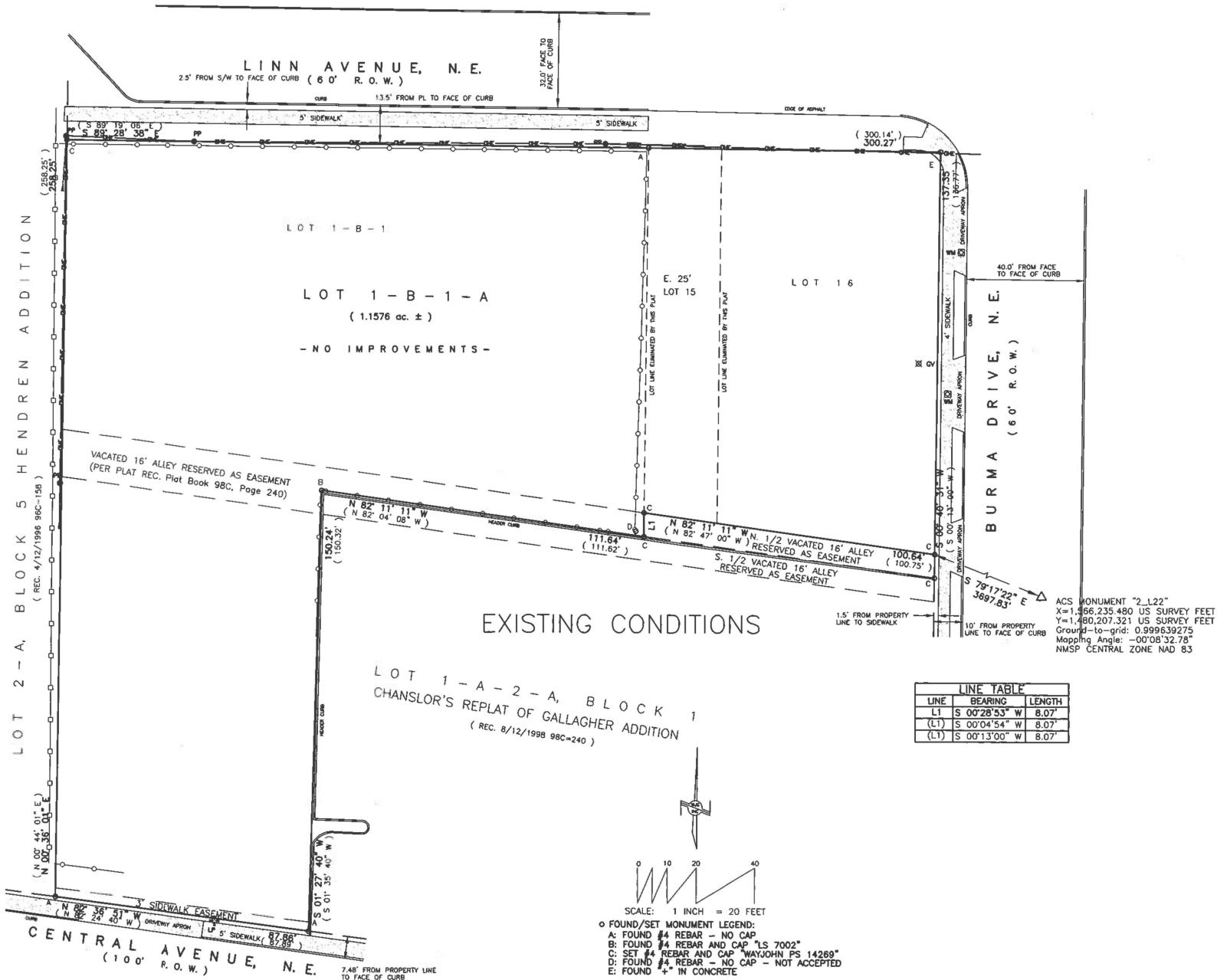
1609 2nd STREET NW  
ALBUQUERQUE, N.M. 87102  
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY  
OWNER: CITY OF ALBUQUERQUE  
UPC: 102205613247021112  
102205614847121124  
LOCATION: SECTION 27, T10N, R4E

DRAWN:	P A M	SCALE:	FILE NO.
CHECKED:	T D J	1" = 20'	SP-1-05-2025
DRAWING NO.		SP10525 DWG	
		2 MAY 2025	SHEET 2 OF 2

SCALE: 1 INCH = 20 FEET

- FOUND/SET MONUMENT LEGEND:
  - A: FOUND #4 REBAR - NO CAP
  - B: FOUND #4 REBAR AND CAP "LS 7002"
  - C: SET #4 REBAR AND CAP "WAYJOHN PS 14268"
  - D: FOUND #4 REBAR - NO CAP - NOT ACCEPTED
  - E: FOUND "+" IN CONCRETE



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

## Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice\*: 7/2/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **§14-16-6-4(K) Public Notice**. This notice is being provided to (mark as relevant):

Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.<sup>1</sup>

Property Owners within 100 feet of the Subject Property.

### Information Required by **IDO §14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 12201 Central Ave., NE and 119 Burma Dr., NE

Location Description NW corner of Central and Burma (west and north of Blake's Lotaburger)

2. Property Owner\* City of Albuquerque (MRA)

3. Agent/Applicant\* *[if applicable]* COA Metropolitan Redevelopment Agency (MRA)

4. Application Type(s)<sup>2</sup>\* per IDO Table 6-1-1

Site Plan – EPC

Subdivision Minor - Combining 3 lots into 1 (Minor or Major or Bulk Land)

Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)

Variance – EPC

Waiver \_\_\_\_\_ (DHO or Wireless Telecommunication Facility)

Other: \_\_\_\_\_

Summary of project/request<sup>3</sup>:

combine three existing lots into one lot (lot consolidation)

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

Development Hearing Officer (DHO)

Landmarks Commission (LC)

Environmental Planning Commission (EPC)

<sup>1</sup> If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

<sup>2</sup> Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

<sup>3</sup> Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time\*: 7/16/25 9AM  
Location\*: 200 2nd St. NW DHO Hearing Room

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 and select the option for "Boards, Commissions, and ZHE Signs."

6. Where more information about the project can be found\*:

Preferred project contact information:

Name: Stephanie Shumsky, Project Manager

Email: mrainfo@cabq.gov

Phone: 505-810-7502



Attachments:



Neighborhood Association Representative Contact List from the City's Office of



Neighborhood Coordination\*



Others: \_\_\_\_\_



Online website or project page: \_\_\_\_\_

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)\*<sup>5</sup> L-22-Z

2. Project Illustrations, as relevant\*<sup>6</sup>



Architectural drawings



Elevations of the proposed building(s)



Other illustrations of the proposed application

*See attachments or the website/project page noted above for the items marked above.*

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



Deviation(s)



Variance(s)



Waiver(s)

Explanation\*:

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

<sup>4</sup> Physical address or Zoom link

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

<sup>6</sup> While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

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

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

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 from IDO Zoning Map<sup>7</sup>:

1. Area of Property [typically in acres] 1.1576 acres

2. IDO Zone District MX-H

3. Overlay Zone(s) [if applicable] VPO-2

4. Center or Corridor Area [if applicable] Central Avenue Corridor

Current Land Use(s) [vacant, if none] vacant

**NOTE:** Pursuant to IDO §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 505-924-3860 and select option for "Boards, Commissions, and ZHE Signs."

#### Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

<sup>7</sup> Available here: <https://tinyurl.com/idozoningmap>

# Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

## Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzel t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.



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

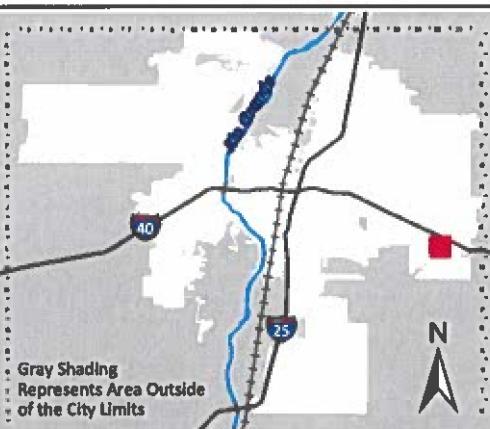


IDO Zoning information as of May 17, 2018

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

Zone Atlas Page:

**L-22-Z**



Easement

Escarpment

Petroglyph National Monument

Areas Outside of City Limits

Airport Protection Overlay (APO) Zone

Character Protection Overlay (CPO) Zone

Historic Protection Overlay (HPO) Zone

View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet









## 12201 Central Ave., NE: Public Notice Inquiry Sheet Submission

From Flores, Suzanna A. <[Suzannaflores@cabq.gov](mailto:Suzannaflores@cabq.gov)>

Date Fri 6/6/2025 3:53 PM

To Shumsky, Stephanie <[sshumsky@cabq.gov](mailto:sshumsky@cabq.gov)>

1 attachment (430 KB)

Zone Atlas Page\_L-22-Z.pdf;

### PLEASE NOTE:

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

Dear Applicant:

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

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone
District 9 East Gateway Coalition		Michael	Brasher	<a href="mailto:eastgatewaycoalition@gmail.com">eastgatewaycoalition@gmail.com</a>	216 Zena Lona NE	Albuquerque	NM	87123	50538
District 9 East Gateway Coalition		Julie	Dreike	<a href="mailto:dreiukeja@comcast.net">dreiukeja@comcast.net</a>	13917 Indian School Road NE	Albuquerque	NM	87112	50538
Singing Arrow NA	<a href="mailto:abqsana@gmail.com">abqsana@gmail.com</a>	Sarah	Delgado	<a href="mailto:sasdelgado748@gmail.com">sasdelgado748@gmail.com</a>	12608 Tomlinson DR SE	Albuquerque	NM	87123	
Singing Arrow NA	<a href="mailto:abqsana@gmail.com">abqsana@gmail.com</a>	Mark	Burton	<a href="mailto:sdg@nmsciencefoundation.org">sdg@nmsciencefoundation.org</a>	601 Dorado PI SE	Albuquerque	NM	87123	

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, 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 you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- 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 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://do.cabq-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedure%20Summary%20Table>

Thank you,

Suzie



**Suzie Flores**

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov)

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

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

Sent: Friday, June 6, 2025 1:35 PM

To: Shumsky, Stephanie <[sshumsky@cabq.gov](mailto:sshumsky@cabq.gov)>

Cc: Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>

Subject: Public Notice Inquiry Sheet Submission

**Public Notice Inquiry For:**

Development Hearing Officer

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

**Contact Name**

Stephanie Shumsky

**Telephone Number**

5058107502

**Email Address**

[sshumsky@cabq.gov](mailto:sshumsky@cabq.gov)

**Company Name**

City of Albuquerque, NM - MRA

**Company Address**

PO Box 1293

**City**

Albuquerque

**State**

NM

**ZIP**

87103

**Legal description of the subject site for this project:**

Lot 1-B-1 of Plat of Lots 1-A-2-A and 1-B-1 Block 1 Chanslor's Replat of Gallagher Addition, as the same is shown and delineated on the Plat thereof, recorded in the office of the County Clerk of Bernalillo County on August 12, 1998 in Plat Book 98C, Page 249.

**TOGETHER WITH:**

The East Twenty-five (E.25') of Lot numbered Fifteen (15) and all of Lot numbered Sixteen (16) in Block numbered One (1) of the Gallagher Addition, Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 28, 1949, in Plat Book C, Page 152.

**Physical address of subject site:**

12201 Central Ave., NE

**Subject site cross streets:**

Central and Burma

**Other subject site identifiers:**

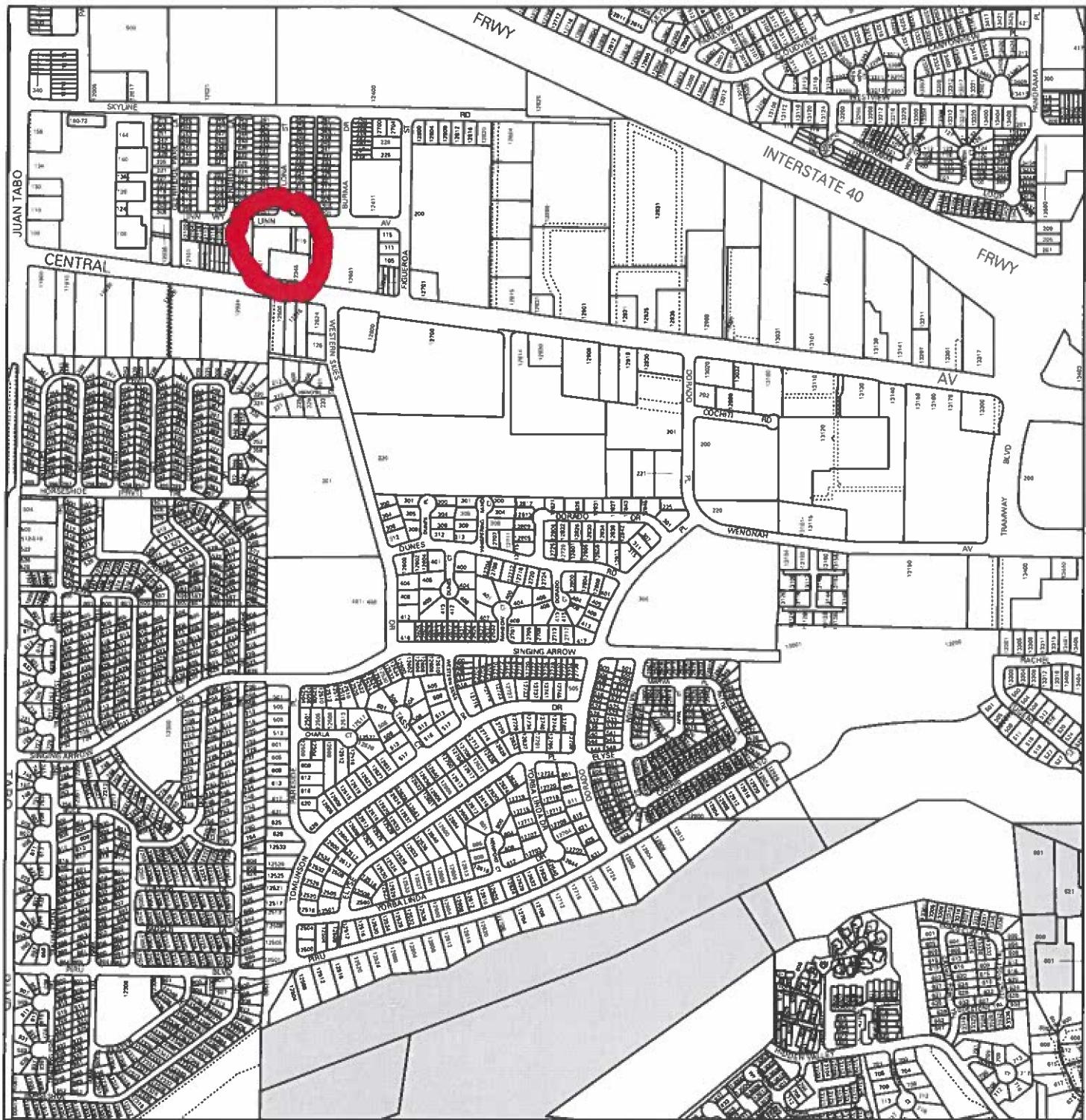
vacant area west and north of Blakes Lotaburger

**This site is located on the following zone atlas page:**

L-22

**Captcha**

x



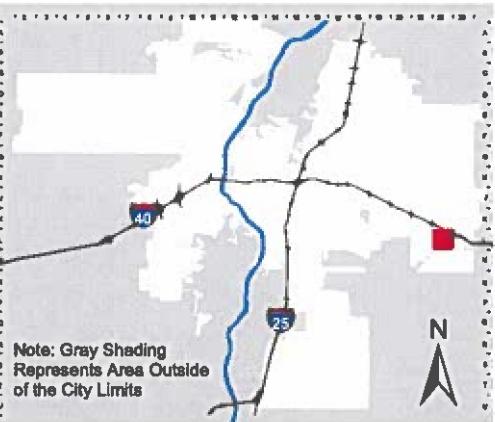
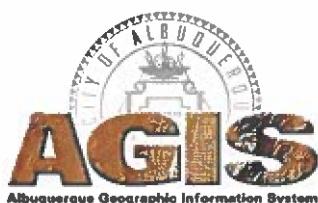
For more current information and details visit: [www.cabq.gov/gis](http://www.cabq.gov/gis)

Address Map Page:

**L-22-Z**

Map Amended through:

3/17/2017



These addresses are for informational purposes only and are not intended for address verification.

0 750 1,500 Feet

**EXISTING CONDITIONS**

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S 00°28'53" W	8.07'
(L1)	S 00°04'54" W	8.07'
(L1)	S 00°13'00" W	8.07'

**MONUMENT LEGEND:**

- A: FOUND #4 REBAR - NO CAP
- B: FOUND #4 REBAR AND CAP "LS 7002"
- C: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
- D: FOUND #4 REBAR - NO CAP - NOT ACCEPTED
- E: FOUND "+" IN CONCRETE

## EXISTING CONDITIONS

LOT 1 - A - 2 - A, BLOCK 1  
CHANSLOR'S REPLAT OF GALLAGHER ADDITION  
(REC. 8/12/1998 98C=240)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°28'53" W	8.07'
(L1)	S 00°04'54" W	8.07'
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SCALE: 1 INCH = 20 FEET

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### SENSITIVE LANDS ANALYSIS FORM

The following administrative instructions outline submittal requirements that must accompany an application for subdivision of land or site design, as applicable, for sensitive lands (ref. §14-16-5-2 of the IDO). The analysis should be conducted and signed by the professional(s) skilled in that landform, i.e., civil engineer, landscape architect, or geotechnical engineer.

#### Applications must include:

1. An inventory of each sensitive land feature, including:
  - a. Location of features on a scaled map overlaid on an aerial photo;
  - b. Photographs to capture all angles of the feature(s);
  - c. Pertinent dimensional descriptions (see detail in table); and
  - d. Other details (see table).
2. For each sensitive land featured, identify those features that will be saved. Identify how the feature will be protected during construction. For any features that will not be saved, provide justification as to why it is not practicable to save this feature.

Sensitive Lands Table

FEATURE	MAP LOCATION	PHOTOS	DIMENSIONS	OTHER DETAILS
Floodplains and flood hazard areas	X			FEMA map, LOMR
Steep slopes	X	X	Percentage or vertical to horizontal rise	Description of erosive forces
Unstable soils	X	X	Geotechnical report ref. existence of clay, blowing sand, and/or high-water table	Description of soil characteristics
Wetlands (constant supply of water)	X	X		Description of animal and plant species in ecosystem
Arroyos	X	X	Historical CFS Side slopes Width and depth	Identify the arroyo in the natural drainage system
Irrigation facilities (acequias)	X	X	Height and width of levee Location of toe of slope Is it a community or MRGCD facility?	Identify the acequia in the irrigation system
Escarment	X	X	Slope Length	Existence of petroglyphs; description of escarpment face
Rock outcroppings	X	X	Height, length and width	Describe co-existence of trees and shrubs
Large stands of mature trees	X	X	Trunk caliper by species Number in each cluster Native species and non-native species?	Identify tree species and health <i>*Evaluation of City Forester required</i>
Archeological sites	X			>5 acres, archeological certificate

Spp Attached

N/A

N/A

N/A

N/A

N/A

N/A

Spp Attached

N/A

The Sensitive Lands Analysis is based on these Comprehensive Plan Goals:

**POLICY 11.3.1**

**Natural and Cultural Features:**

Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes. [ABC]

- a) Minimize negative impacts and maximize enhancements and design that complement the natural environment, particularly features unique to Albuquerque, in development and redevelopment in light of the relationship to and effect upon the following:
  - i. Indigenous vegetation and other materials appropriate to landscapes;
  - ii. Topography and landscape features such as arroyos, the Rio Grande and Bosque, the foothills, and escarpments;
  - iii. Soils and erosion potential;
  - iv. Colors and textures of the natural environment; and
  - v. Scenic views from the public right-of-way
- b) Minimize the visibility of structures in highly scenic areas and on the western horizon as seen throughout the city through building design and materials that blend with the natural colors of the landscape and limit reflectivity.
- c) Protect important views from public rights-of-way through regulations on street orientation, site layout, building height, and signs.
- d) Encourage site design that enhances and leverages views to cultural landscapes.
- e) Encourage appropriate edge treatments, transitions, and buffers through site design and development standards for development adjacent to Open Space.
- f) Plat single-loaded streets to maintain scenic edges next to Open Space.
- g) Encourage reconstruction and revegetation to a natural setting.

11.3.1.1 Adopt site development standards and/or view protection overlays for orientation of new streets, building and wall height and placement, massing, frontage, color, signs, utilities, and/or tree preservation as needed to protect cultural landscapes and significant views from the public right-of-way along key corridors. [ABC]

**POLICY 11.3.3**

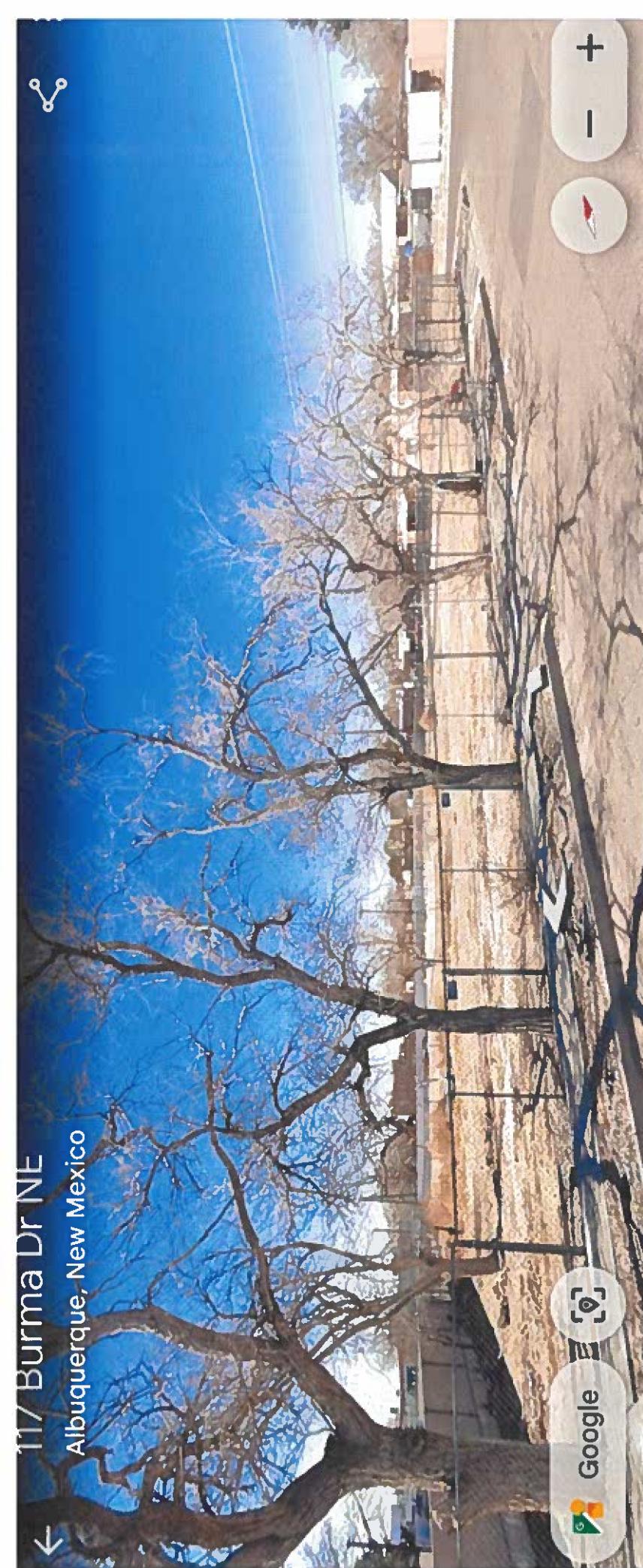
**Bosque:** Regulate development on adjacent lands to preserve and enhance the Bosque as an important cultural landscape that contributes to the history and distinct identity of the region, as well as nearby neighborhoods. [ABC]

- a) Minimize grading, changes to natural topography, and land disturbance to preserve natural features.
- b) Encourage reconstruction and revegetation to a natural setting on lands adjacent to the Bosque.

**POLICY 11.3.6**

**Volcano Mesa:** Preserve open space, natural and cultural landscapes, and other features of the natural environment within Volcano Mesa. [A]

- a) Respect Albuquerque's culture and history, including Hispanic and Native American, through context-sensitive development.
- b) Encourage development that is sensitive to the open, natural character of the area and geological and cultural conditions.
- c) Protect important views, vistas, and view corridors from within Volcano Mesa to the Rio Grande basin, across the city of Albuquerque, and to the Sandia Mountains.
- d) Protect the area's natural and archaeological resources, including the Monument and significant rock outcroppings, while encouraging urban development in the Volcano Heights Urban Center to create a vibrant, walkable district with an identity, character, and sense of place inextricably linked to the volcanic landscape.

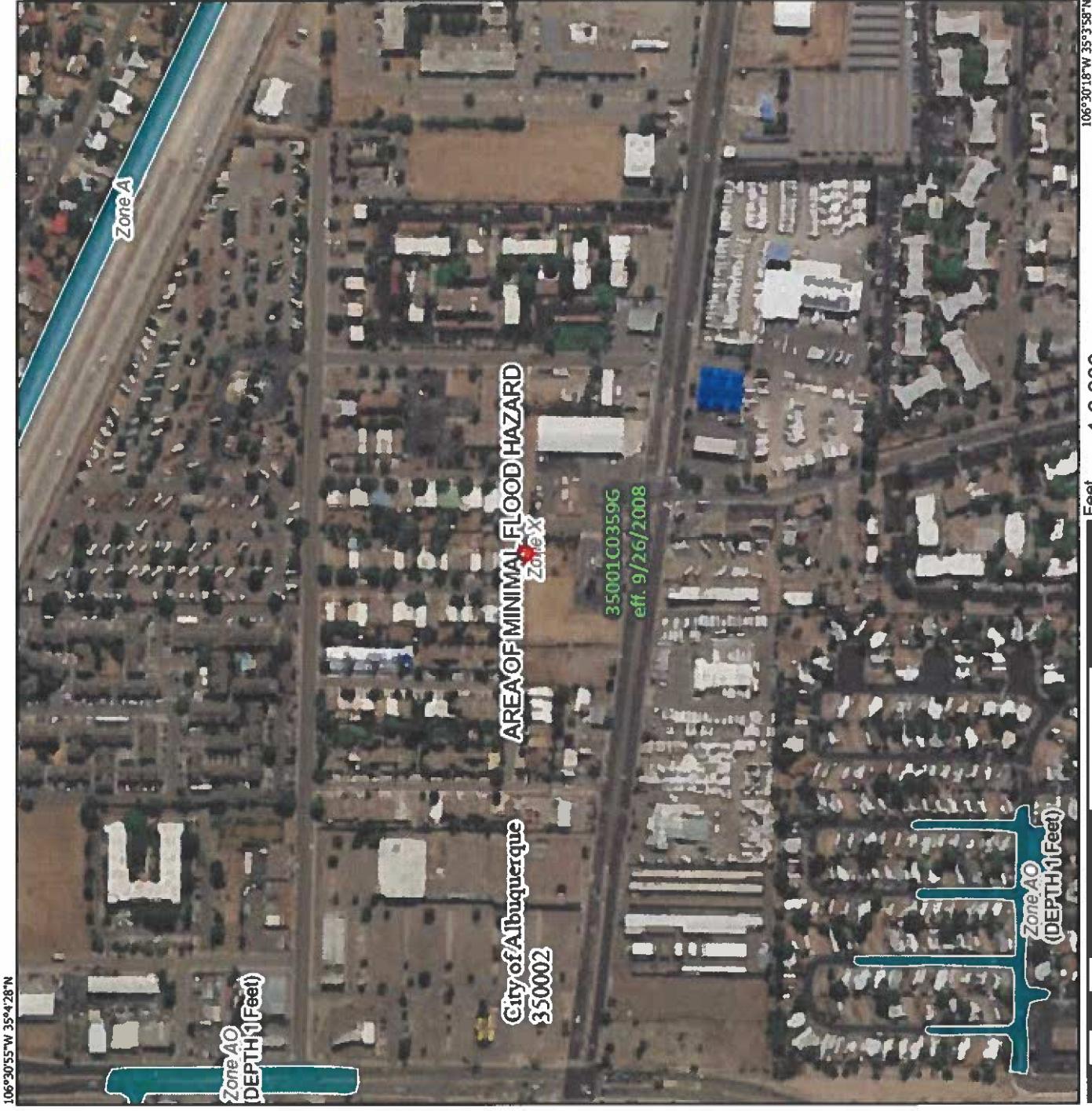


100s mphomed in Planning  
Commits. 5-2(c)  
"Sprawling lands"  
Subdivision will not  
effnd trees.

# National Flood Hazard Layer FIRMette



## Legend



This map complies with FEMA's standards for the use of digital flood maps. If it is not valid as described below, the basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHIL web services provided by FEMA. This map was exported on **5/8/2025 at 9:50 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHIL and effective information may change or become superseded by new data over time.

This map image is valid if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRMS panel number, and FIRMS effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Basemap Imagery Source: USGS National Map 2023

1:6,000

0 250 500 1,000 1,500 2,000 Feet

106°30'55"W 35°4'28"N

**EXISTING CONDITIONS**

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S 00°28'53" W	8.07'
(L1)	S 00°04'54" W	8.07'
(L1)	S 00°13'00" W	8.07'

**MONUMENT LEGEND:**

- A: FOUND #4 REBAR - NO CAP
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- C: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
- D: FOUND #4 REBAR - NO CAP - NOT ACCEPTED
- E: FOUND "+" IN CONCRETE

## EXISTING CONDITIONS

LOT 1 - A - 2 - A, BLOCK 1  
CHANSLOR'S REPLAT OF GALLAGHER ADDITION  
(REC. 8/12/1998 98C=240)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°28'53" W	8.07'
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SCALE: 1 INCH = 20 FEET

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PLAT OF  
LOT 1-B-1-A  
CHANSLOR'S REPLAT OF  
GALLAGHER ADDITION

WITHIN SECTION 22,  
T. 10 N., R. 3 E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO  
COUNTY, NEW MEXICO  
FEBRUARY 2025

**L I N N A V E N U E, N. E.**  
( 6 0' R. O. W. )

CURB 13.5' FROM PL TO FACE OF CURB

COUNTY CLERK RECORDING LABEL HERE

EDGE OF ASPHALT

**5' SIDEWALK**

**5' SIDEWALK**

( S 89° 19' 06" E )  
S 89° 28' 38" E  
PP

( 300.14' )  
300.27'

( 258.25' )  
258.25'

L O T 1 - B - 1

L O T 1 - B - 1 - A  
( 1.1576 ac. ± )

- N O I M P R O V E M E N T S -

E. 25' LOT 15

L O T 1 6

VACATED 16' ALLEY RESERVED AS EASEMENT  
(PER PLAT REC. Plat Book 98C, Page 240)

HEADER CURB

N 82° 11' 11" W  
( N 82° 04' 08" W )

111.64'  
( 111.62' )

150.24'  
( 150.32' )

HEADER CURB

N 82° 11' 11" W  
( N 82° 47' 00" W )

100.64'  
( 100.75' )

S. 1/2 VACATED 16' ALLEY  
RESERVED AS EASEMENT

S. 1/2 VACATED 16' ALLEY  
RESERVED AS EASEMENT

S 00° 40' 31" W  
( S 00° 13' 00" W )

S 79° 17' 22" 3697.83"

10' FROM PROPERTY LINE TO FACE OF CURB

**B U R M A D R I V E, N. E.**  
( 6 0' R. O. W. )

**EXISTING CONDITIONS**

L O T 2 - A, B L O C K 5 H E N D R E N A D D I T I O N  
( REC. 4/12/1996 96C-158 )

L O T 1 - A - 2 - A, B L O C K 1  
CHANSLOR'S REPLAT OF GALLAGHER ADDITION  
( REC. 8/12/1998 98C=240 )

HEADER CURB

N 00° 44' 01" E  
( N 00° 36' 01" E )

S 01° 27' 40" W  
( S 01° 35' 40" W )

3' SIDEWALK EASEMENT

DRIVEWAY APRON

5' SIDEWALK ( 87.86' )  
( 87.89' )

7.48' FROM PROPERTY LINE TO FACE OF CURB

LINE TABLE

LINE	BEARING
L1	S 00° 28' 53" E
(L1)	S 00° 04' 54" E
(L1)	S 00° 13' 00" E

W.S. INC.

0 10 20 40

SCALE: 1 INCH = 20 FEET

○ FOUND/SET MONUMENT LEGEND:

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INDEXING INFORMATION FOR COUNTY CLERK

OWNER: CITY OF ALBUQUERQUE  
UPC: 102205613247021112  
102205614847121124

LOCATION: SECTION 27, T10N, R4E  
SUBDIVISION: GALLAGHER

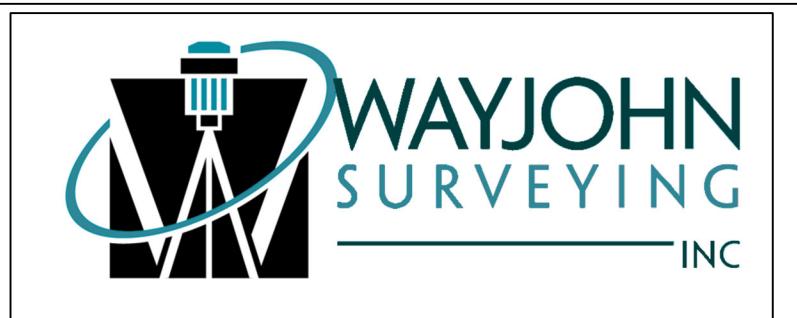
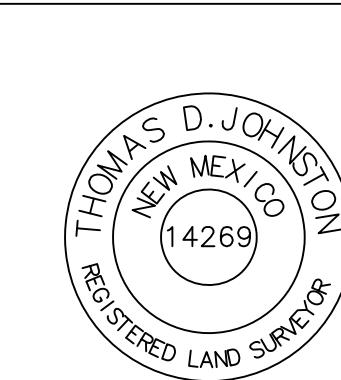
DRAWN  
CHECKED  
DRAWING  
SP1

## EXISTING CONDITIONS

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CHANSLOR'S REPLAT OF GALLAGHER ADDITION  
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1609 2nd STREET NW  
ALBUQUERQUE, N.M. 87102  
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: CITY OF ALBUQUERQUE UPC: 102205613247021112 102205614847121124 LOCATION: SECTION 27, T10N, R4E SUBDIVISION: GALLAGHER	DRAWN: P A M	SCALE:	FILE NO.
	CHECKED: T D J	1" = 20'	SP-1-05-2025
	DRAWING NO. SP10525.DWG	2 MAY 2025	EXHIBIT

# CITY OF ALBUQUERQUE

*Tim Keller, Mayor*



PO Box 1293  
Albuquerque, NM 87103

November 24, 2025  
Updated from Oct.  
10, 2025

To: Development Hearing Officer and Planning Department Staff

**RE: Letter of Justification of Minor Plat**

In accordance with IDO Section 14-16-6-6(k)(3), the City's Metropolitan Redevelopment Agency (MRA) requests approval of a minor subdivision of land located within the City limits.

This application (MINOR\_PLT-2025-00031 / PR2022-007322) proposes to combine three (3) lots into one (1) lot, as illustrated on the plat uploaded via the ABQ-PLAN portal. The subject property is located in the East Gateway MR Area and is, more specifically, located at 12201 Central Avenue NE and 119 Burma. The lots are owned by the City of Albuquerque and are assigned to MRA for management and eventual disposal. The goal of this replat is to create one lot that may more easily develop with the uses allowed in the underlying zone (MX-H). The plat was duly prepared by the licensed surveyors at Wayjohn Surveying, Inc.

More specifically, the request meets the following criteria, as required by the IDO (in bold):

- Creates 10 or fewer lots on any single lot that has been recorded as a single lot for at least 3 years previously.**
- Does not require any new streets.**
- Does not require major public infrastructure.**
- Does not create any lots that do not front on a public or private street previously approved by the City.**
- Is on land 5 acres or greater adjacent to Major Public Open Space with a Site Plan - EPC.
- Is on land zoned NR-SU or PD with a Site Plan - EPC.
- Is on land zoned NR-BP with a Master Development Plan.
- Is on land zoned PC with a Framework Plan.
- Approval of a combination of previously platted subdivision lots and termination of some or all of the related easements, where all benefitted and burdened parties agree to the lot combination and easement termination.

Thank you for your consideration of this request.

Respectfully Submitted,

*Stephanie Shumsky*

Stephanie Shumsky, MRA Project Manager  
[sshumsky@cabq.gov](mailto:sshumsky@cabq.gov)

Approved for Submittal:

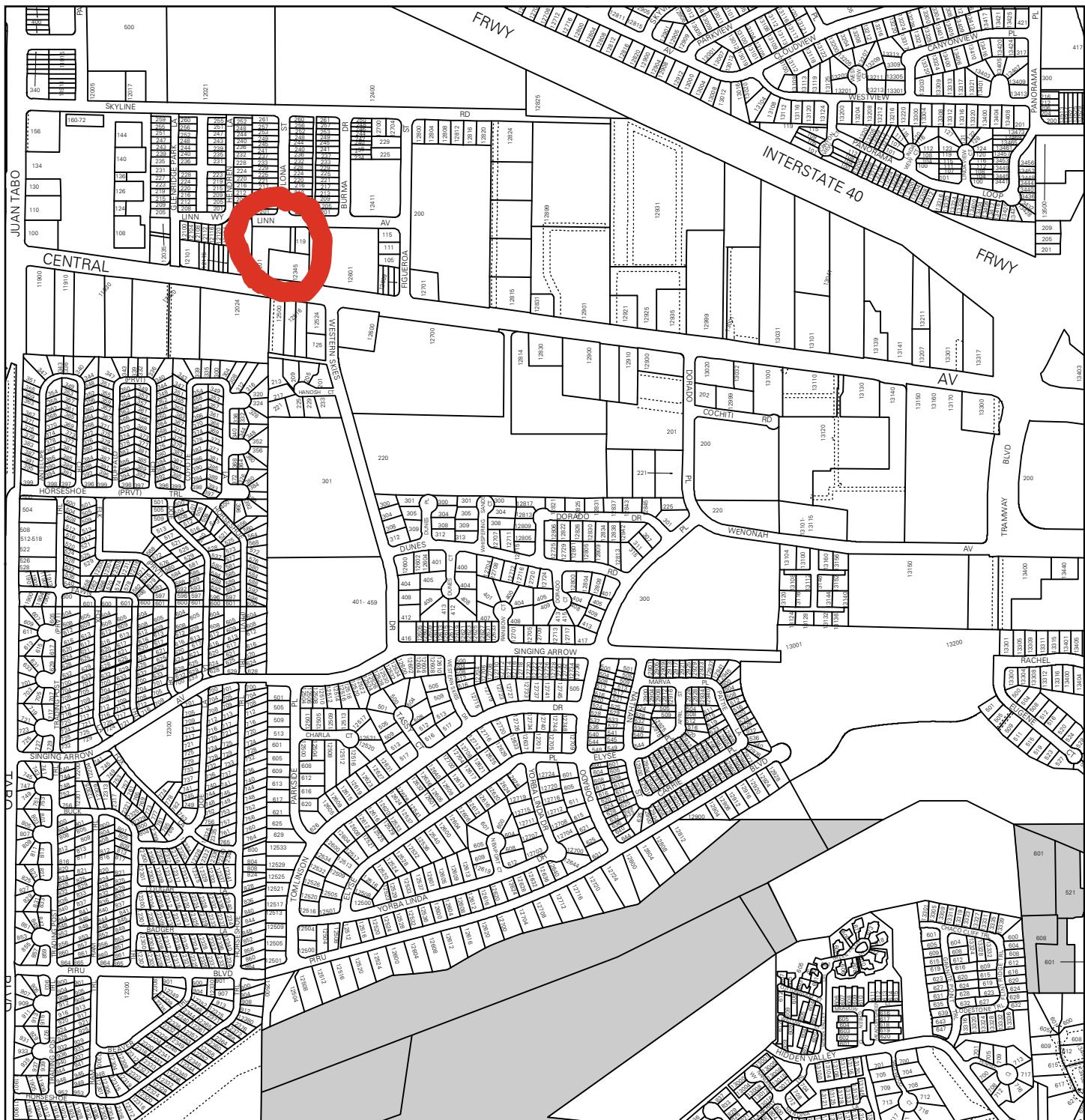
DocuSigned by:

Terry Brunner

Terry Brunner, Interim Director

Metropolitan Redevelopment Agency

CC: Jenny Jackson, Deputy Director, Metropolitan Redevelopment Agency



For more current information and details visit: [www.cabq.gov/gis](http://www.cabq.gov/gis)

