

[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.¹
- ☐ 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)²* 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/request³*:

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)

¹ 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.

² 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.

³ 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 DHD Hearing Room

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

To contact staff, email 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)*⁵ L-22-Z

2. Project Illustrations, as relevant*⁶



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*:

⁴ Physical address or Zoom link

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

⁶ 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 Map⁷:

- 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 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>

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

Language Access Notice:

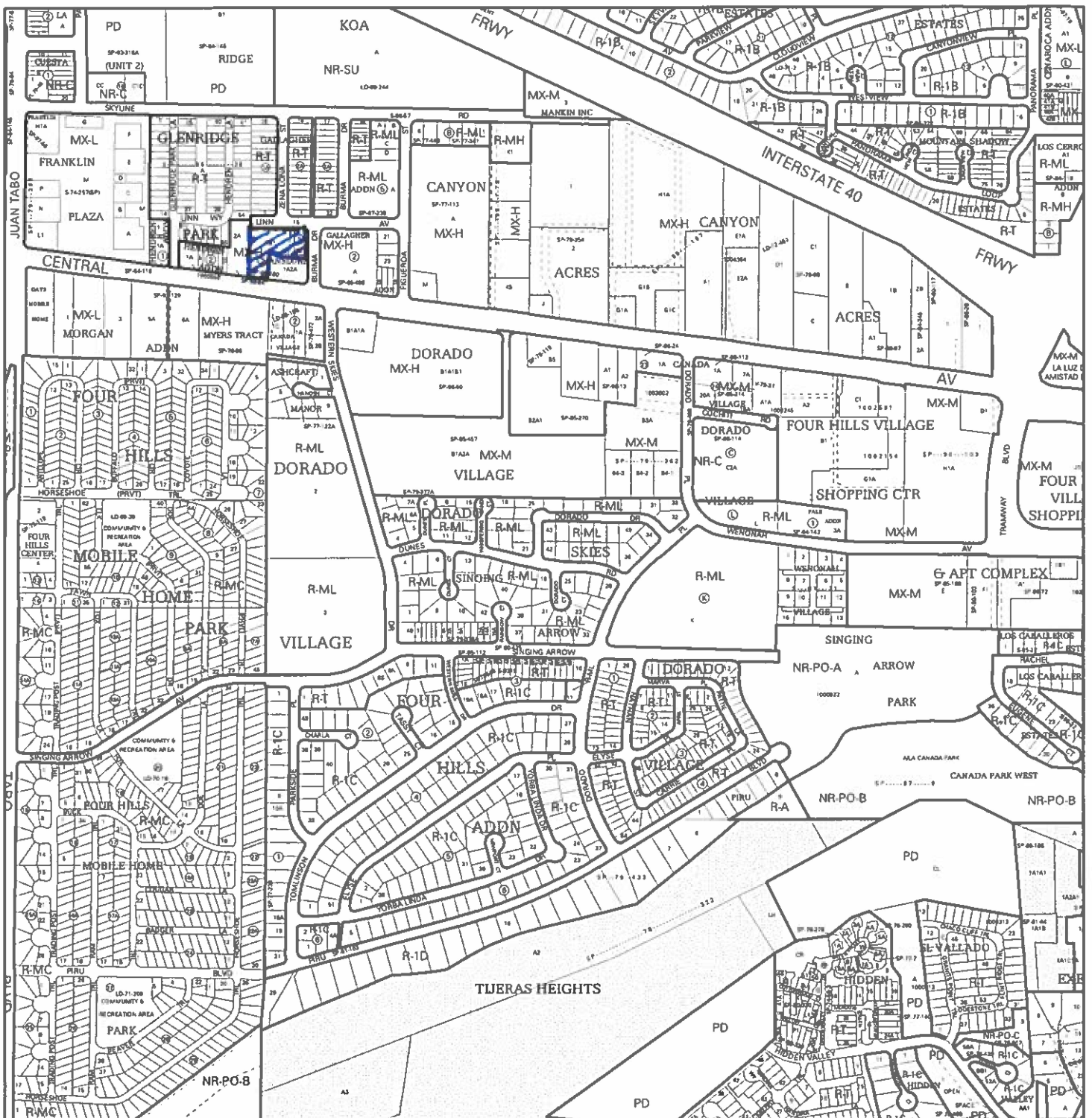
We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

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.

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。

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.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil 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.

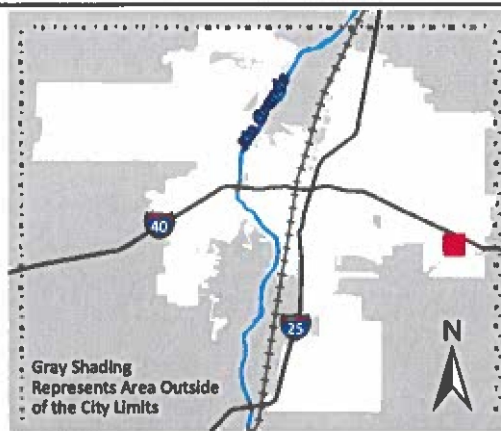


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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

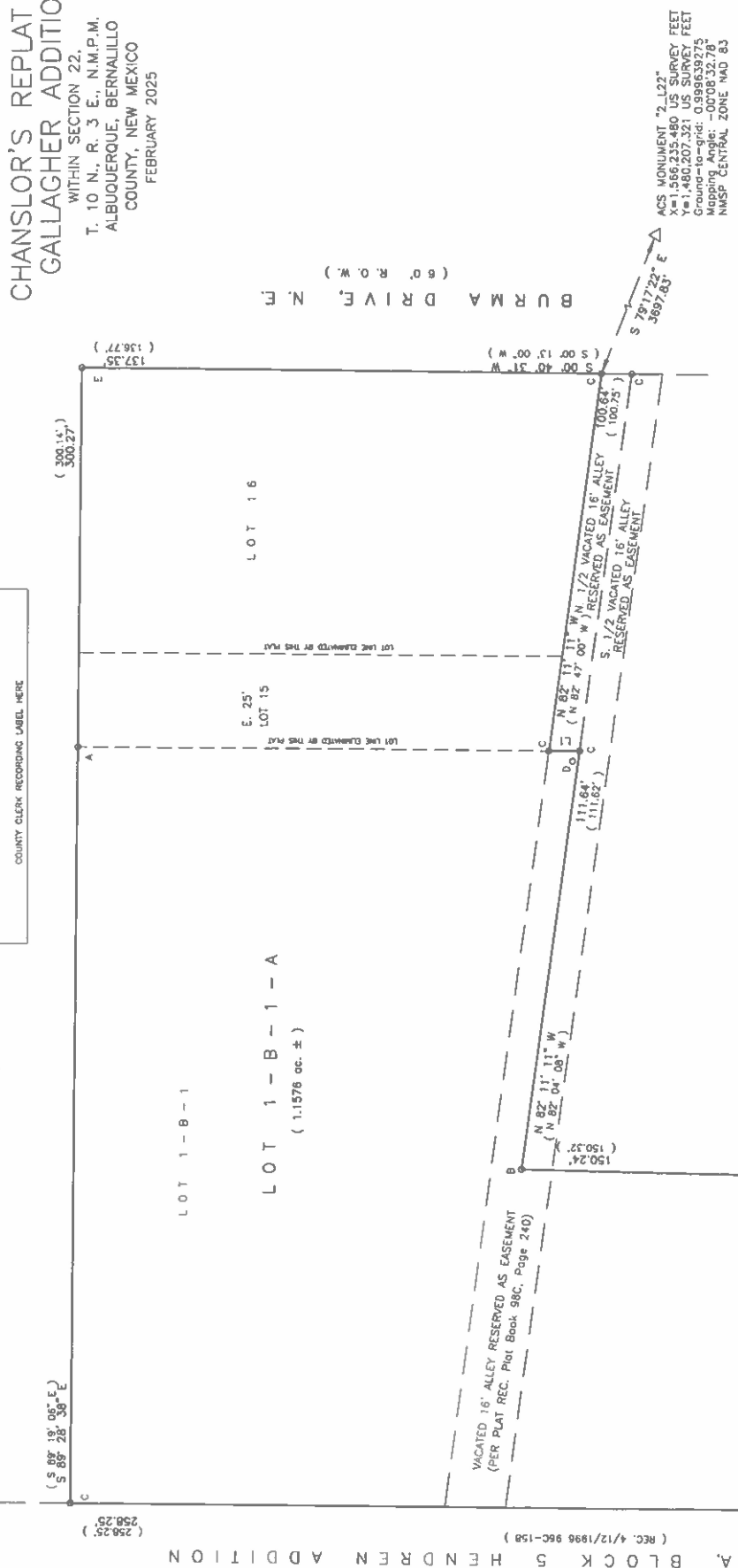
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

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

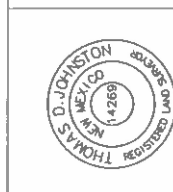
COUNTY CLERK RECORDING LABEL HERE

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



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

LINE	BEARING	LENGTH
L1	S 00°28'33" 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

DRAWN: P A M
 SCALE: 1" = 20'
 CHECKED: T D J
 DATE: 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
 C: SET #4 REBAR AND CAP
 D: SET #4 REBAR AND CAP - NOT ACCEPTED
 E: FOUND #4 IN CONCRETE

NOTING INFORMATION FOR COUNTY CLERK
 OWNER: CITY OF ALBUQUERQUE
 LFC: 102208104/11/13
 LOCATION: SECTION 27, T10N, R4E
 SUBMITTER: GALLAGHER

LOT 2-A, BLOCK 5 HENDREN ADDITION (REC. 4/12/1996 96C-158)

PLAT OF
LOT 1-B-1-A
CHANSOR'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

COUNTY CLERK RECORDING LABEL HERE

LINN AVENUE, N. E.
(60° R.O.W.)

LOT 2 - A, BLOCK 5 HENDREN ADDITION

1-8-107

LOT 1 - B - 1 - A

(1.1576 oc. $\pm$)

- NO IMPROVEMENTS -

LOT 16

E. 25

•

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

EXISTING CONDITIONS

LOT 1 - A - 2 - A, BLOCK 1
CHANSOR'S REPEAT 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'
(L1)	S 00°13'00" W	8.07'

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"
NAD83 CENTRAL ZONE NAD 83

3697.83° E

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

36' 51" W SIDEWALK EASEMENT

CENTRAL AVENUE, N.E.
(100' R.O.W.)

SCALE: 1 INCH = 20 FEET

A: FOUND $\frac{1}{4}$ REBAR - NO CAP
 B: FOUND $\frac{1}{4}$ REBAR AND CAP "LS 7002"
 C: SET $\frac{1}{4}$ REBAR AND CAP "WAYJOHN PS 14269"
 D: FOUND $\frac{1}{4}$ REBAR - NO CAP - NOT ACCEPTED
 E: FOUND $\frac{1}{4}$ IN CONCRETE



1609 2nd STREET NW

ALBUQUERQUE, N.M. 87102

SCALE:	FILE NO:
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SP-1-0	1" = 20'
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525.DWG	2 MAY 2025	EXHIBIT
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INDEXING INFORMATION FOR COUNTY
OWNER: CITY OF ALBUQUERQUE
UPC: 103205813247021112
103205814647121124
LOCATION: SECTION 27, T10N, R4E
SUBDIVISION: CALLAGHER

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

From Flores, Suzanna A. <Suzannaflores@cabq.gov>
 Date Fri 6/6/2025 3:53 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
District 9 East Gateway Coalition		Michael	Brasher	eastgatewaycoalition@gmail.com	216 Zena Lona NE	Albuquerque	NM	87123	50538
District 9 East Gateway Coalition		Julie	Dreike	dreikeja@comcast.net	13917 Indian School Road NE	Albuquerque	NM	87112	50538
Singing Arrow NA	abqsana@gmail.com	Sarah	Delgado	sasdelgado748@gmail.com	12608 Tomlinson DR SE	Albuquerque	NM	87123	
Singing Arrow NA	abqsana@gmail.com	Mark	Burton	sdg@nmsciencefoundation.org	601 Dorado Pl 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: devhejo@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
 Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
 Sent: Friday, June 6, 2025 1:35 PM
 To: Shumsky, Stephanie <sshumsky@cabq.gov>
 Cc: Office of Neighborhood Coordination <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

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) n 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:

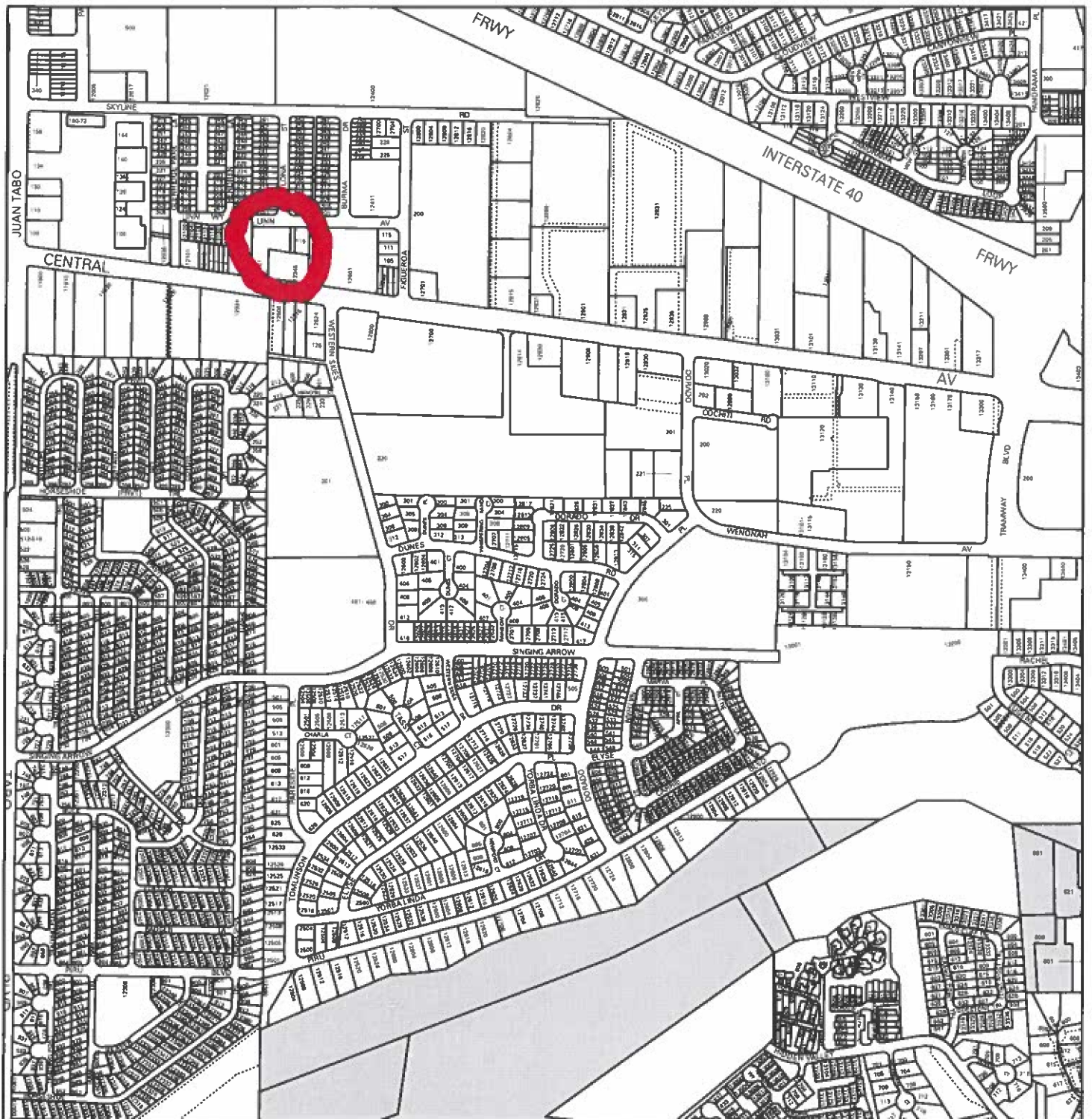
vacant area west and north of Blakes Lotaburger

This site is located on the following zone atlas page:

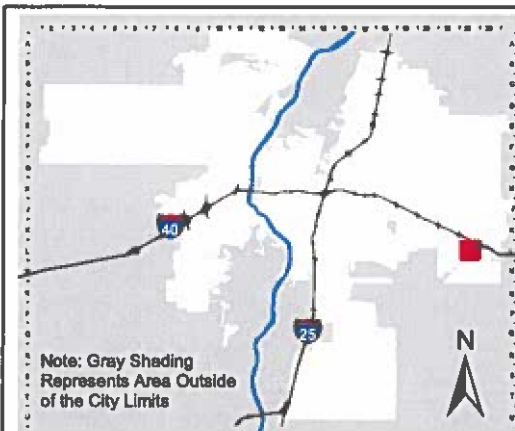
L-22

Captcha

x



For more current information and details visit: www.cabq.gov/gis



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.

