



**Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.**

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Waiver to DPM (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input checked="" type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	<b>APPEAL</b>
	<input type="checkbox"/> Decision of DHO (Form A)

**BRIEF DESCRIPTION OF REQUEST**

Request review of a vacation of portions of public right-of-way from 6th Street NW and Prospect Avenue NW (1,839 sq. ft), as part of our subsequent minor subdivision to create 1 new lot from 3 existing lots and the vacated portions. There are variance applications for the side and rear setbacks of the existing property to be heard at ZHE on 4/18/23.

**APPLICATION INFORMATION**

Applicant/Owner: Armando Rodriguez Galindo & Cecilia Celis Rodriguez		Phone:
Address: 2401 6th Street NW		Email:
City: Albuquerque	State: NM	Zip:
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050
Address: PO Box 44414		Email: cartesianryan@gmail.com
City: Rio Rancho	State: NM	Zip: 87174
Proprietary Interest in Site:	List <u>all</u> owners:	

**SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)**

Lot or Tract No.: Lots 1 thru 3	Block: 3	Unit:
Subdivision/Addition: Apache Trail	MRGCD Map No.:	UPC Code: 101405923228220318
Zone Atlas Page(s): H-14-Z	Existing Zoning: R-1A	Proposed Zoning
# of Existing Lots: 3	# of Proposed Lots: 1	Total Area of Site (Acres): 0.1658

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 2401 6th Street NW Between: Prospect Ave NW and: Towner Ave NW

**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

PR-2022-007348; VA-2023-00061; VA-2023-00062

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

Signature:	Date: 03/31/2023
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FORM V: VACATIONS OF EASEMENTS OR RIGHT-OF-WAY - DHO**

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

**\_ VACATION OF RIGHT-OF-WAY - DHO****\_ VACATION OF RIGHT-OF-WAY - COUNCIL**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

**VACATION DOCUMENTATION**

- \_\_\_ 1) DHO Application form completed, signed, and dated
- \_\_\_ 2) Form V with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Copy of the complete document which created the easement(s)  
*Not required for City owned public right-of-way*
- \_\_\_ 5) Drawing showing the easement or right-of-way to be vacated
- \_\_\_ 6) If easements, list number to be vacated \_\_\_\_\_
- \_\_\_ 7) Square footage to be vacated (see IDO Section 14-16-6-6(M)) \_\_\_\_\_

**SUPPORTIVE DOCUMENTATION**

- \_\_\_ 8) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 9) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- \_\_\_ 10) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

**PUBLIC NOTICE DOCUMENTATION**

- \_\_\_ 11) Sign Posting Agreement
- \_\_\_ 12) Proof of a Pre-Submittal Neighborhood Meeting per IDO 14-16-6-4(C)
  - \_\_\_ Office of Neighborhood Coordination neighborhood meeting inquiry response
  - \_\_\_ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
  - \_\_\_ Completed neighborhood meeting request form(s)
  - \_\_\_ If a meeting was requested or held, copy of sign-in sheet and meeting notes

\_\_\_ 13) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)

\_\_\_ Office of Neighborhood Coordination notice inquiry response

\_\_\_ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

\_\_\_ Proof of emailed notice to affected Neighborhood Association representatives

\_\_\_ 14) Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_

**\_ VACATION OF PRIVATE EASEMENT**

**\_ VACATION OF PUBLIC EASEMENT**

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\_\_\_ 1) DHO Application form completed, signed, and dated

\_\_\_ 2) Form V with all the submittal items checked/marked

\_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled

\_\_\_ 4) Copy of the complete document which created the easement(s)

\_\_\_ 5) Drawing showing the easement or right-of-way to be vacated

\_\_\_ 6) List number to be vacated \_\_\_\_\_

\_\_\_ 7) Letter of authorization from the property owner if application is submitted by an agent

\_\_\_ 8) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)


\_\_\_ 9) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

\_\_\_ 10) Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_

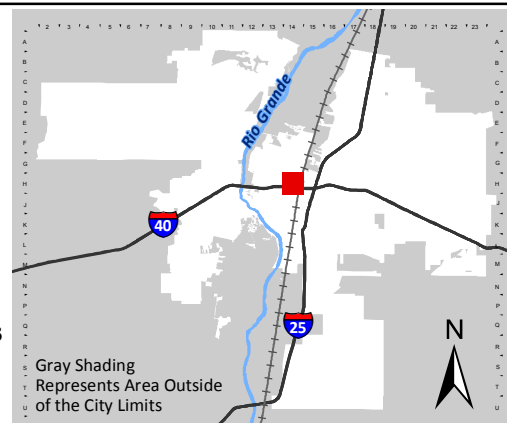


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









## IDO Zone Atlas May 2018



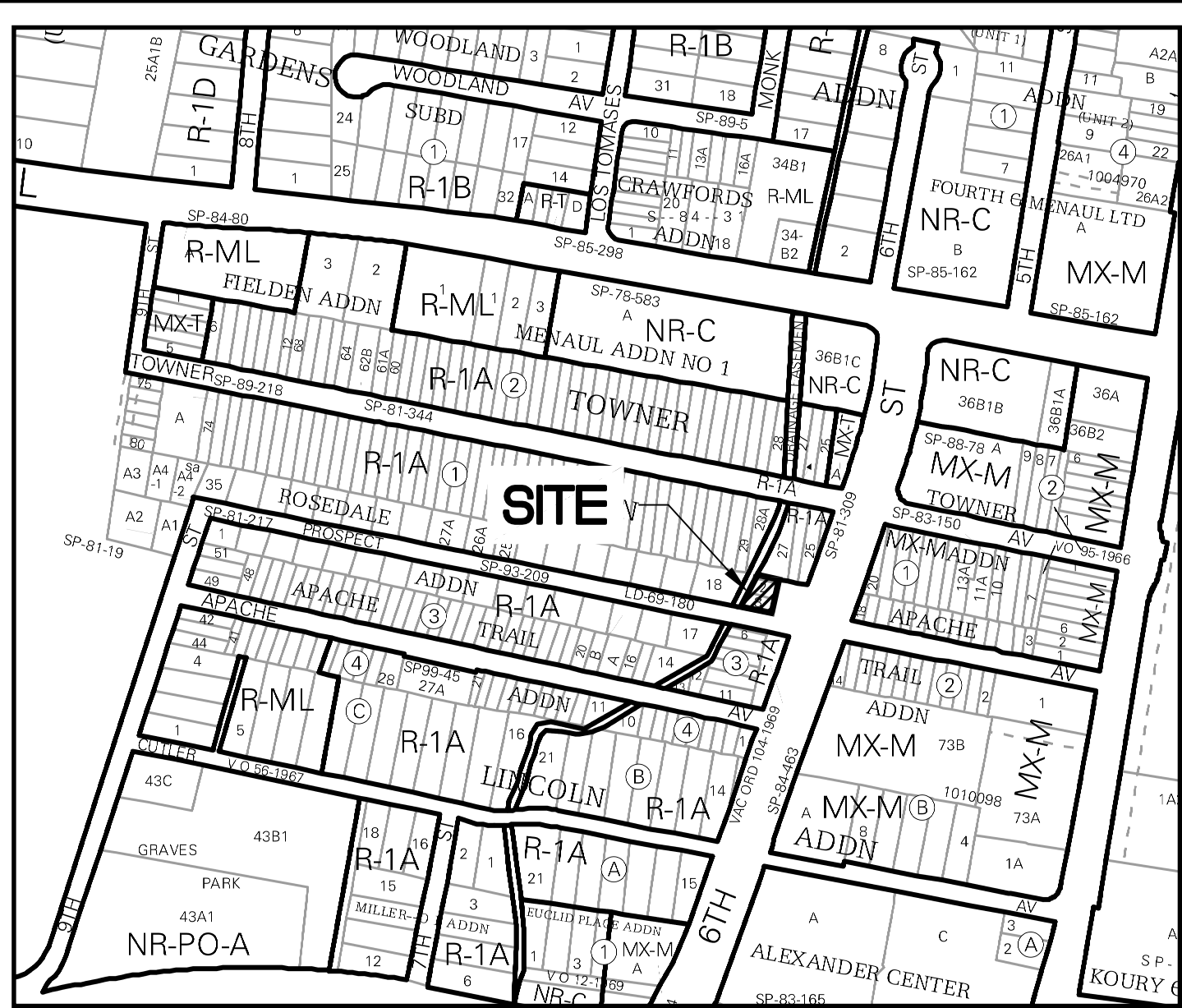
IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**H-14-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



Vicinity Map - Zone Atlas H-14-Z

N.T.S.

**Indexing Information**

Section 8, Township 10 North, Range 3 East, N.M.P.M. as Projected within the Town of Albuquerque Grant  
 Subdivision: Apache Trail  
 Owner: Armando Rodriguez Galindo and Cecilia Celis Rodriguez  
 UPC #101405923228220318

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC # 101405923228220318

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

**Purpose of Plat**

1. ELIMINATE INTERIOR LOT LINES AS SHOWN HEREON.
2. VACATE RIGHT-OF-WAY, SHOWN HEREON AS [diagonal hatching symbol]

**Subdivision Data**

GROSS ACREAGE, . . . . . 0.1658 ACRES  
 ZONE ATLAS PAGE NO. . . . . H-14-Z  
 NUMBER OF EXISTING LOTS. . . . . 3  
 NUMBER OF LOTS CREATED. . . . . 1  
 MILES OF FULL-WIDTH STREETS. . . . . 0.0000 MILES  
 MILES OF HALF-WIDTH STREETS. . . . . 0.0000 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. . . . . 0.0000 ACRES  
 DATE OF SURVEY. . . . . JUNE 2022

**Notes**

1. FIELD SURVEY PERFORMED IN JUNE 2022.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS . . . . .
5. 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.

**Legal Description**

LOTS NUMBERED ONE (1), TWO (2) AND THREE (3) IN BLOCK NUMBERED THREE (3) OF APACHE TRAIL ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT HEREIN, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 16, 1923 IN PLAT BOOK B2, PAGE 48.

TOGETHER WITH A PORTION OF VACATED 6TH ST N.W. RIGHT-OF-WAY, ALL BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 3, APACHE TRAIL, AND MARKED BY A PK NAIL "LS 18374" SET ON CONCRETE OF A BASE OF A FENCE, WHENCE A TIE TO ACS MONUMENT "SMW\_8" BEARS N 10°46'49" W, A DISTANCE OF 6,064.45 FEET;

THENCE, FROM SAID POINT OF BEGINNING, S 79°17'32" E, A DISTANCE OF 67.60 FEET TO AN ANGLE POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 3, AND BEING MARKED BY A 4 INCH METAL POST TAGGED "LS 14271";

THENCE, S 78°34'45" E, A DISTANCE OF 30.86 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, POINT LYING ON THE WEST RIGHT-OF-WAY OF 6TH STREET N.W.;

THENCE, COINCIDING SAID RIGHT-OF-WAY, S 20°30'22 W, A DISTANCE OF 52.25 FEET TO A POINT OF CURVATURE;

THENCE, 35.43 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 81°12'38", AND A CHORD BEARING S 61°06'41" W, A DISTANCE OF 32.54 FEET, BEING A POINT LYING ON THE NORTHERLY RIGHT OF WAY OF PROSPECT AVENUE NW;

THENCE, COINCIDING WITH SAID RIGHT-OF-WAY, N 78°17'00" W, A DISTANCE OF 82.89 FEET TO AN ANGLE POINT;

THENCE, LEAVING SAID RIGHT-OF-WAY, N 25°11'44 E, A DISTANCE OF 73.49 FEET TO THE POINT OF BEGINNING, CONTAINING 0.1658 ACRES, (7,224 SQ.FT.) MORE OR LESS.

**Middle Rio Grande Conservancy District Approval**

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

**Plat for  
 Lot 1-A, Block 3, Apache Trail  
 Being Comprised of  
 Lots 1, 2 and 3, Block 3, Apache Trail; and  
 A Portion of Vacated 6th Street N.W. Right-of-Way  
 City of Albuquerque, Bernalillo County, New Mexico  
 March 2023**

**Project Number:** PR-2022-007348

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

**Plat Approvals:**

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

**City Approvals:**

City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

MRGCD

Real Property Division

**Surveyor's Certificate**

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian J. Martinez Date  
 N.M.R.P.S. No. 18374

**CSI-CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244  
 cartesianbrian@gmail.com



**Documents**

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-37924 AND AN EFFECTIVE DATE OF MAY 03, 2017.
2. PLAT OF RECORD FOR APACHE TRAIL ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 16, 1923, IN BOOK B2, PAGE 48.
3. WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE, ON JUNE 29, 2017, AS DOCUMENT NUMBER 2017063426.
4. CITY OF ALBUQUERQUE VACATION ORDINANCE 104-1969 (V-69-15) DATED JULY 8, 1969.

**Free Consent**

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

ARMANDO RODRIGUEZ GALINDO, OWNER DATE

CECILIA CELIS RODRIGUEZ, OWNER DATE

STATE OF NEW MEXICO }  
 COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_  
 BY: ARMANDO RODRIGUEZ AND CECILIA CELIS RODRIGUEZ, HUSBAND AND WIFE, OWNERS

By: \_\_\_\_\_  
 NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

## Easement Notes

NO EXISTING EASEMENTS ON PLAT OF RECORD OR IN TITLE COMMITMENT

### Legend

<b>N 90°00'00" E</b>	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (4/16/1923, B2-48)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (3/26/1946, C-56)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Line Table		
Line #	Direction	Length (ft)
L1	N 78°17'00" W	0.85'

ACS Monument "SMW\_8"  
 NAD 1983 CENTRAL ZONE  
 X=1520419.554 \*  
 Y=1498475.704 \*  
 Z=4969.728 \* (NAVD 1988)  
 G-G=0.999682670  
 Mapping Angle = -0°13'51.02"

\* U.S. SURVEY FEET

# Plat for Lot 1-A, Block 3, Apache Trail Being Comprised of Lots 1, 2 and 3, Block 3, Apache Trail; and A Portion of Vacated 6th Street N.W. Right-of-Way City of Albuquerque, Bernalillo County, New Mexico March 2023

## Public Utility Easements

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

- 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.
- 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.
- 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.
- 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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

## Solar Collection Note

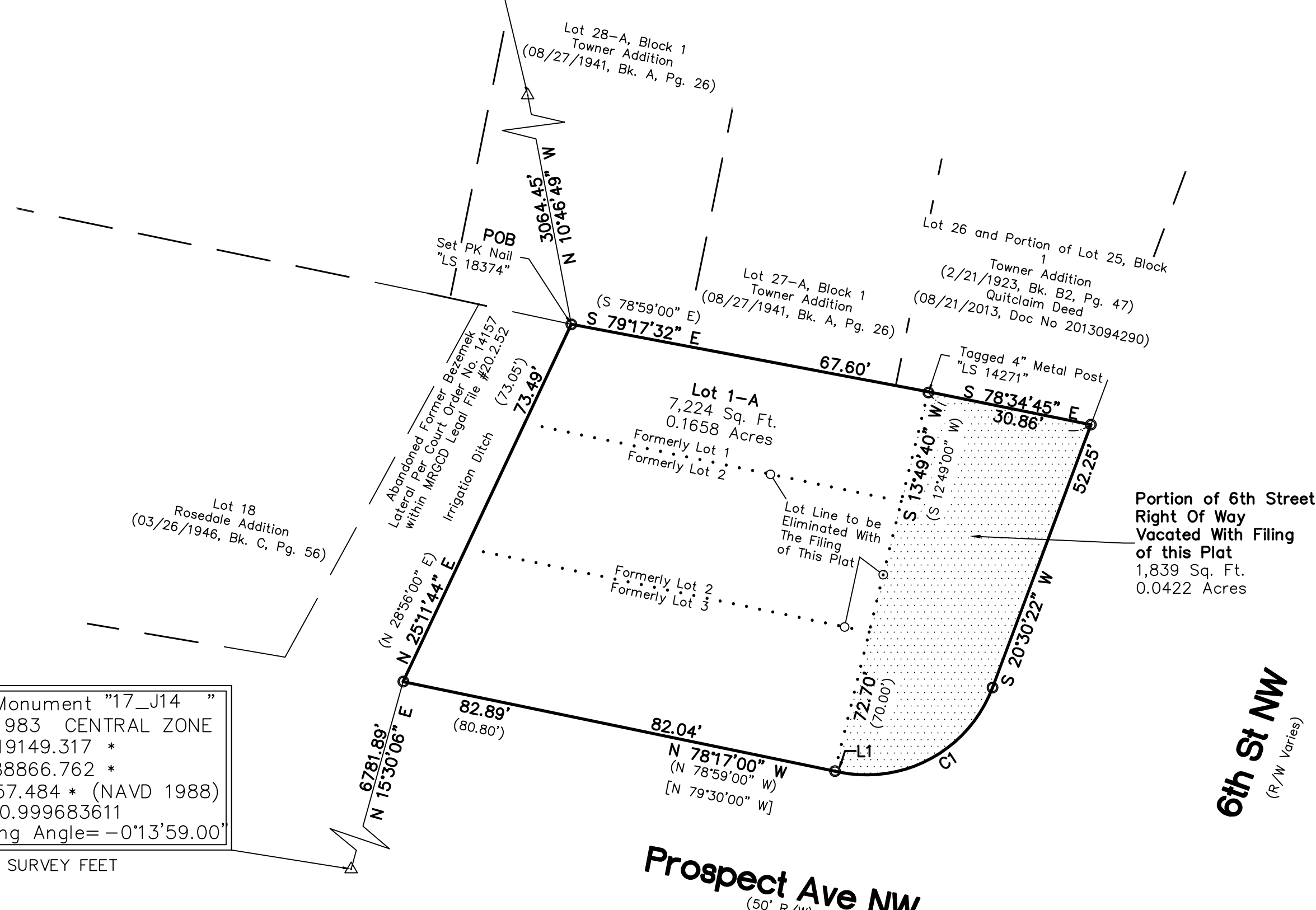
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

## Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF AREA WITH REDUCED FLOOD HAZARD DUE TO LEVEE AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0332G, DATED SEPTEMBER 26, 2008.

ACS Monument "17\_J14"  
 NAD 1983 CENTRAL ZONE  
 X=1519149.317 \*  
 Y=1488866.762 \*  
 Z=4957.484 \* (NAVD 1988)  
 G-G=0.999683611  
 Mapping Angle = -0°13'59.00"

\* U.S. SURVEY FEET



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	35.43'	25.00'	81°12'38"	32.54'	S 61°06'41" W

## ZHE Variance Notes

A NOTICE OF DECISION DATED \_\_\_\_/\_\_\_\_/202\_\_ FOR SPECIAL EXCEPTION NO. VA-202\_\_-\_\_\_\_ APPROVES WITH CONDITION THE VARIANCE OF 1.9 FEET TO THE REQUIRED REAR YARD SETBACK OF TEN (10) FEET FOR LOTS 1 THRU 3 OF APACHE TRAIL.

A NOTICE OF DECISION DATED \_\_\_\_/\_\_\_\_/202\_\_ FOR SPECIAL EXCEPTION NO. VA-202\_\_-\_\_\_\_ APPROVES WITH CONDITION THE VARIANCE OF 3.2 FEET TO THE REQUIRED SIDE YARD SETBACK OF TEN (10) FEET FOR LOTS 1 THRU 3 OF APACHE TRAIL.

**CSI-CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896 - 3050 Fax (505) 891 - 0244  
 cartesianbrian@gmail.com

Sheet 2 of 2  
 171207A

**Easement Notes**

NO EXISTING EASEMENTS ON PLAT OF RECORD

**Legend**

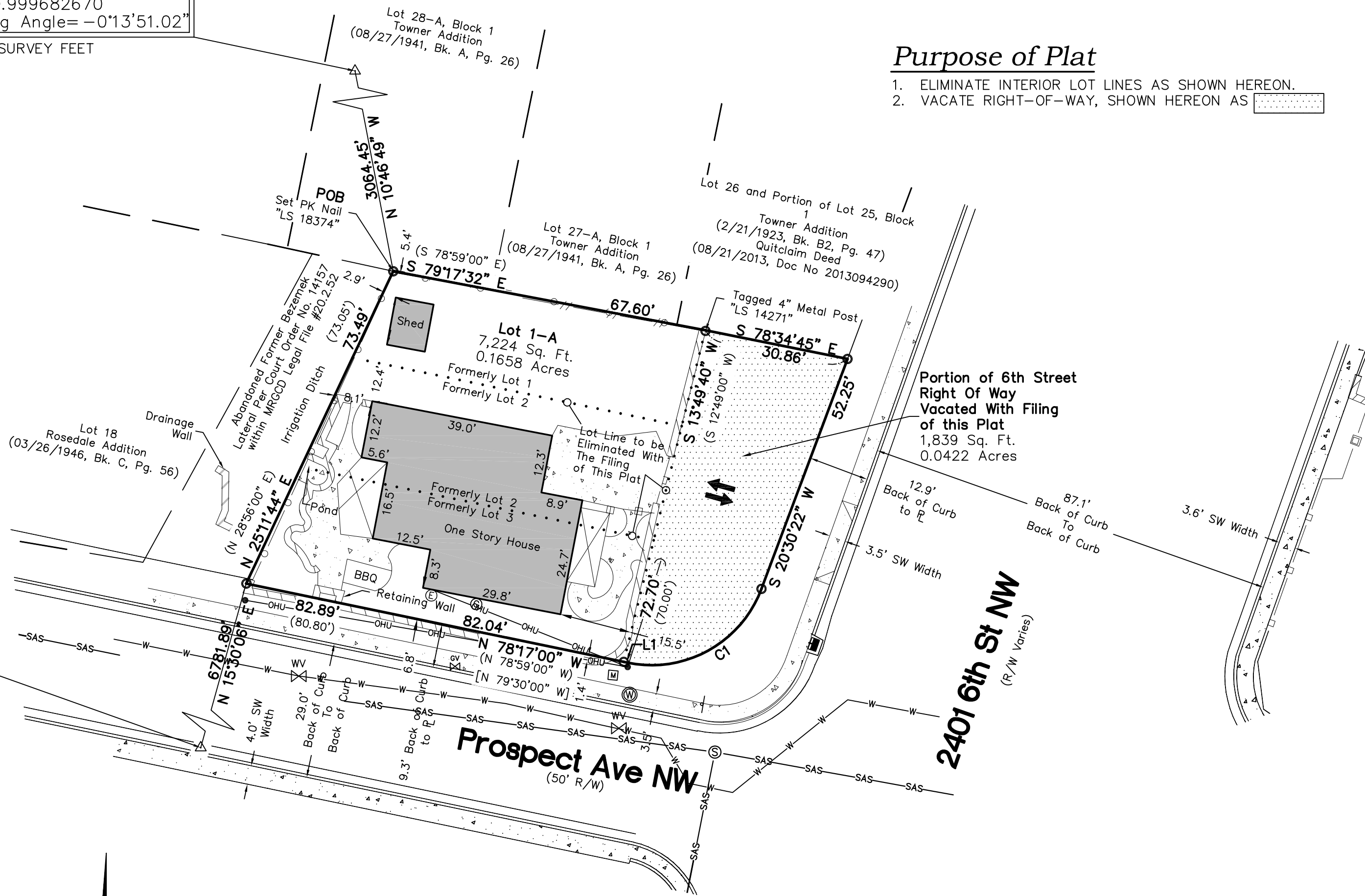
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●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT AS INDICATED
▭	COVERED AREA
■	CONCRETE
—//—	WOOD FENCE
—□—	METAL FENCE
—/—/—	BLOCK WALL
—○—	CHAINLINK FENCE
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
⌋	ANCHOR
⊕	ELECTRIC METER
⊙	GAS METER
⊗	GAS VALVE
⊠	STONE MAILBOX
⌋	STORM DRAIN INLET
⌋	CURB CUT/INDICATION OF ACCESS TO ROADWAY
⊕	WATER METER
⊗	WATER VALVE
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE

ACS Monument "SMW\_8"  
 NAD 1983 CENTRAL ZONE  
 X=1520419.554 \*  
 Y=1498475.704 \*  
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**Sketch Plat for  
 Lot 1-A, Block 3  
 Apache Trail  
 Being Comprised of  
 Lots 1, 2 and 3, Block 3  
 Apache Trail  
 and A Portion of Vacated 6th Street N.W. Right-of-Way  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 January 2023**

**Purpose of Plat**  
 1. ELIMINATE INTERIOR LOT LINES AS SHOWN HEREON.  
 2. VACATE RIGHT-OF-WAY, SHOWN HEREON AS [Dotted Pattern]

**Flood Notes**

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF AREA WITH REDUCED FLOOD HAZARD DUE TO LEVEE AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0332G, DATED SEPTEMBER 26, 2008.



**CSI-CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244  
 wplotnerjr@gmail.com

**Sheet 1 of 1**  
171207A

Armando Rodriguez Galindo and Cecilia Celis Rodriguez  
2401 6<sup>th</sup> Street NW  
Albuquerque, NM 87102

City of Albuquerque  
600 Second St NW  
Albuquerque, NM 87102

**RE: Letter of Authorization for Proposed Subdivision Plat**

To whom it may concern,

We, Armando Rodriguez Galindo and Cecilia Celis Rodriguez, husband and wife, and owners in fee simple of the below property, do hereby give authorization to Cartesian Surveys Inc. to act as our agent for the subdivision platting action and obtaining documentation, certificates, or waivers from the city needed for the platting action in regards to the subdivision plat and vacation of public right-of-way from 6<sup>th</sup> Street NW for existing Lots 1 thru 3, Block 3 of Apache Trail. Said lots are located at 2401 6<sup>th</sup> Street NW.

Thank You,



Armando Rodriguez Galindo, Husband  
Owner

10/22/22

Date



Cecilia Celis Rodriguez, Wife  
Owner

10/22/2022

Date



**CSI-Cartesian Surveys Inc.**  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

March 31, 2023

Development Review Board  
City of Albuquerque

**Re: Vacation of Public Right-of Way and subsequent Final Plat Review for Proposed Subdivision of Lots 1 thru 3, Block 3 of Apache Trail and Proposed Vacation of Portion of 6<sup>th</sup> Street N.W. Right-of-Way**

Members of the Board:

Cartesian Surveys is acting as an agent for Armando Rodriguez Galindo and Cecilia Celis Rodriguez, and we request a sketch plat review to create one (1) new lot from three (3) existing lots and a proposed vacated portion of 6<sup>th</sup> Street NW, by lot line adjustment of Lots 1 thru 3, Block 3 of Apache Trail and a portion of 6<sup>th</sup> Street NW. The property is currently zoned as R-1A (Residential – Single-Family Small Lot).

We intend to request for the vacation of the portion of right-of-way for 6<sup>th</sup> Street NW and then, upon approval, consolidate the vacated portion with the three existing lots to the west owned by our client into one new lot. Justification of that vacation is attached in this application.

The proposed replat and vacation was heard at DRB for sketch review on July 27<sup>th</sup>, 2022, under project number PR-2022-007348. The comments from that sketch review are addressed below:

**ABCWUA**

1. The subject parcel(s) have an existing ABCWUA water and sewer account.
2. Public water distribution mains and public sewer collection mains front the property and are available for direct tapping for a routine service connection.
3. An Availability Statement will NOT be required with this project.
4. This project is within the adopted service area.
5. Pro rata is not owed for this property.
6. Coordinate with NM 811 to field locate and survey the existing public water and sewer infrastructure. If existing infrastructure is not within the existing easements, or is within the area proposed for right-of-way vacation, dedicate additional easement to provide the minimum widths over the actual pipe locations.
7. Add the following note:
  - a. "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."
8. Easements (General Comments if Needed by 811 Locates):

Noted

## Code Enforcement

1. Property is zoned R-1A, Residential single-family zone district, and must meet all Dimensional Standards of IDO section 5-1, Table 5-1-1 (Front = 10 ft, Side on corner lot = 10 ft, Interior side = 5 ft; Rear = 10 ft).
2. Prior to submittal for re-plat, you must apply to Zoning Hearing Examiner for a Variance for the following setbacks not being met:
  - a. Side Setback on corner lot street side shows as 6.8 feet, and 10 feet is required.
  - b. Rear Setback shows as 8.1 feet, and 10 feet is required.
3. Though this property is located in an Area of Consistency, there is no new development being performed; therefore, section 5-1(C)(2)(b) for Contextual lot size requirements is not applicable.

Noted, we have requested a variance from the ZHE for side and rear lot setbacks, to be heard on April 18<sup>th</sup>, 2023. This is noted on our proposed plat sheet 2.

## Hydrology

- Hydrology has no objection to the proposed vacation.
- After the vacation takes place, work with Real Properties for purchase and then the platting action can move forward.
- Any future plans an approved grading and drainage plan is required prior to Building Permit if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

Noted

## Parks and Recreation

07-27-2022

No comments for this case.

Noted

## Transportation

1. Please provide cross-sections at both 6th St. and Prospect Ave. showing dimensions for ROW line, sidewalks, curb and gutter to ensure these meet current DPM standards. Provide a plan which indicates the existing curb cut width including dimensions to the nearest property line.

Noted, see attached cross-section for the 6<sup>th</sup> Street and Prospect Ave rights-of-way, and curb cut along 6<sup>th</sup> Street NW.

## Planning

- ♣ For Platting actions, all signatures from the property owners, the City Surveyor, utility companies, and AMAFCA are all required prior to the acceptance of the application file and the placement on a DRB agenda. File must include the DXF File approval from AGIS along with the

project and application numbers added to Plan sheets.

♣ The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items on checklist forms S or P as a part of the application process and obtain the required signatures.

♣ All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico.

Any future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.

♣ All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all replatting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity.

♣ New development must meet all applicable standards and provisions of the IDO and the DPM.

♣ For Residential development please reference the following IDO sections that may be relevant to future projects:

o Table III – Provisions for ABC Comp Plan Centers & Corridors, MS-Main Street.

o 5-1 Dimension Standards for R-1A and Railroad & Spur Mapped area.

o 5-2 Drainage Area for Site Design and Sensitive Lands

o 7-1 Dwelling and development definitions.

♣ 1,839 square feet of ROW for 6th Street NW is proposed to be vacated on the Sketch Plat. The amount of ROW proposed to be vacated can be approved by the DRB concurrently with the platting action and will not require City Council approval.

Noted

Thank you for your consideration,  
Ryan J. Mulhall

**CSI-Cartesian Surveys Inc.**  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

March 31, 2023

Development Review Board  
City of Albuquerque

**Re: DHO Application for Vacation of Portion of Right-of-Way from 6<sup>th</sup> Street NW; part of Proposed Replat of Lots 1-A, Block 3 of Apache Trail being comprised of Lots 1 thru 3, Block 3 of Apache Trail**

Members of the Board:

Cartesian Surveys is acting as an agent for Armando Rodriguez Galindo and Cecilia Celis Rodriguez, and we request a vacation of a portion of public right-of-way as part of our proposed subdivision to create one (1) new lot from three (3) existing tracts and a vacated portion of 6<sup>th</sup> Street NW by lot line elimination. The property, located at 2401 6<sup>th</sup> Street NW, is currently zoned as R-1A (Residential – Single-Family Small Lot).

The proposed replat and vacation was heard at DRB for sketch review on July 27<sup>th</sup>, 2022, under project number PR-2022-007348.

The proposed vacation of right-of-way comes from a portion of 6<sup>th</sup> Street NW which has been curbed off as a vacant parcel. Our client would seek to use the area for off-street parking and a better area for access to the gate to their backyard, which would be fenced off or paved.

Per IDO 6-6(M)(3)(a) the public welfare does not require retention of the right-of-way portion we seek to claim is the public right-of-way be retained is 6<sup>th</sup> Street currently has sidewalk, curbing and pavement ending at the limits of where we request the vacation. There is no public use of the vacant portion beyond an access point for our client. Re-alignment of boundary lines will not adversely affect the public use of the 6<sup>th</sup> Street right-of-way and will consolidate the right-of-way to a more consistent width along 6<sup>th</sup> Street. There will be sufficient remaining of the right-of-way width from back of curb (9.3 on Prospect Ave to 12.9 feet on 6<sup>th</sup> Street NW) for future right of way needs and to preserve a sight triangle at the corner of 6<sup>th</sup> and Prospect.

Per IDO section 6-6(M)(3)(b) we feel there is a new benefit to the vacation of the portion of right-of-way. By vacating the portion of right-of-way to incorporate into the lot to the immediate west of the proposed vacation, it will eliminate vacant, untaxable land. The disused land is already primarily used by our client for access to their lot. The land is currently more susceptible to litter and vagrants than active use by other members of the public, and our client's development of the land to suit their access needs would deter misuse and relieve the city of the responsibility.

Thank you for your consideration,  
Ryan J. Mulhall

See item 7 on agenda for our Sketch Plat application reviewing our proposed replat and vacation of public right-of-way



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

July 27, 2022

- Jolene Wolfley..... DRB Chair
Ernest Armijo..... Transportation
Blaine Carter..... Water Authority
Shahab Biazar.....Hydrology
Angelo Metzgar.....Code Enforcement
Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Administrative Assistant

\*\*\*\*\*

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: DEFFERRAL OF CASES WILL BE ANNOUCED AT THE BEGINNING OF THE AGENDA.

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW. PER THE DRB RULES OF PROCEDURE, AN INDEFINITE DEFERRAL REQUIRES A RE-APPLICATION AND REPAYMENT OF ALL APPLICATION FEES.

NOTE: CLICK ON THE BLUE HIGHLIGHTED PROJECT # LINK TO ACCESS THE CASE. (Place mouse over hyperlink, right-click, choose "open hyperlink")

- A. Call to Order: 9:00 A.M.
B. Changes and/or Additions to the Agenda
a. Motion to amend the rules to allow a virtual meeting because of the public health emergency.
b. Remote Meeting Information:

Join Zoom Meeting:

https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose "open hyperlink")

Meeting ID: 817 1191 9604

By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/u/kegTsk3nfp

MAJOR CASES & ASSOCIATED MINORS

- 
1. [PR-2018-001405](#)  
[SI-2022-01115](#) – AMENDMENT TO SITE  
PLAN  
[VA-2022-00165](#) – SIDEWALK WAIVER

DEKKER/PERICH/SABATINI | JESSICA LAWLESS agent for NUEVO ATRISCO, LLC | RON LINDSEY, DEVELOPMENT MANAGER MAESTAS DEVELOPMENT GROUP requests the aforementioned action(s) for all or a portion of: **TRACT A-2 PLAT FOR TRACTS A-1 & A-2, NUEVO ATRISCO** zoned **MX-M**, located at **201 UNSER BLVD NW between CENTRAL AVE NW and SARRACINO PL NW** containing approximately **6.2231** acre(s). **(K-10)** [Deferred from 6/29/22]

**PROPERTY OWNERS:** NUEVO ATRISCO APARTMENTS LIMITED PARTNERSHIP LLLP, CITY OF ALBUQUERQUE

**REQUEST:** NORTHERN PARCEL TO INCLUDE MULTI-PURPOSE STRUCTURE, MOBILE FOOD VENDOR COURT WITH AMENITIES, CHILDRENS ACTIVITY AREA, WATER FEATURE, PERIODIC FARMERS MARKET, SOUTHERN PARCEL TO CONTAIN 5,000 SQ FT RETAIL/RESTAURANT WITH POSSIBLE PICK UP WINDOW AND PARKING LOT, AND AN ADDITIONAL 6,000 SQ FT RETAIL/RESTAURANT.

**\*\* AGENT REQUESTS DEFERRAL TO AUGUST 3<sup>RD</sup>, 2022.**

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2. [PR-2018-001405](#)  
[SD-2022-00100](#) – PRELIMINARY/FINAL  
PLAT

CSI – CARTESIAN SURVEYS, INC. agent for **NUEVO ATRISCO, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT B, NUEVO ATRISCO** zoned **MX-M**, located at **CENTRAL AVE NW between UNSER BLVD NW and VOLCANO RD NW** containing approximately **3.1362** acre(s). **(K-10)** [Deferred from 6/29/22]

**PROPERTY OWNERS:** NUEVO ATRISCO APARTMENTS LIMITED

**REQUEST:** CREATE 3 NEW TRACTS FROM 1 EXISTING TRACT, GRANT CROSS LOT DRAINAGE EASEMENTS, CROSS LOT ACCESS AND SIDEWALK, DEFINE LOCATIONS FOR FORMERLY “FLOATING” EASEMENT FOR STORM DRAIN LINES.

**\*\* AGENT REQUESTS DEFERRAL TO AUGUST 3<sup>RD</sup>, 2022.**

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## MAJOR CASES

- 
3. [PR-2021-005195](#)  
[SI-2021-01747](#) – SITE PLAN

DEKKER/PERICH/SABATINI – WILL GLEASON agent for **JC SIX LLC** requests the aforementioned action(s) for all or a portion of: **TRACT 6A-1, UNIT 1, JOURNAL CENTER PHASE 2** zoned **MX-H**, located on **7501 JEFFERSON ST NE between JEFFERSON ST and MASTHEAD ST NE** containing approximately **5.1536** acre(s). **(D-17)** [Deferred from 11/10/21, 12/1/21, 12/15/21, 1/5/22, 1/19/22, 2/2/22, 2/16/22, 3/30/22, 4/13/22, 5/18/22, 6/22/22]

**PROPERTY OWNERS:** JC SIX LLC

**REQUEST:** SITE PLAN APPROVAL REQUEST FOR MULTI-FAMILY APARTMENT HOME COMMUNITY

4. [PR-2021-005597](#)  
[SD-2022-00026](#) – PRELIMINARY PLAT

**MODULUS ARCHITECTS** agent for **RED SHAMROCK 12 LLC** requests the aforementioned action(s) for all or a portion of: **LOT X2A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER** zoned **NR-C**, located at **3901 COORS BLVD NW between COORS BLVD and ST. JOSEPHS** containing approximately **26.5** acre(s). **(G-11)** [Deferred from 3/16/22, 4/27/22, 5/11/22, 5/18/22, 6/8/22, 6/15/22, 6/22/22]

**PROPERTY OWNERS:** RED SHAMROCK 12 LLC  
**REQUEST:** SUBDIVIDE 1 EXISTING LOT INTO 10 SMALLER LOTS, DEDICATE RIGHT OF WAY, GRANT EASEMENTS

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**MINOR CASES**

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5. [PR-2022-007322](#)  
[SD-2022-00105](#) – EXTENSION OF  
INFRASTRUCURE IMPROVEMENTS  
AGREEMENT  
[SD-2022-00107](#) – AMENDED  
INFRASTRUTURE LIST

**BRET AND DEBRA TABOR** requests the aforementioned action(s) for all or a portion of: **LOT 1-B-1, BLOCK 1, CHANSLOR'S REPLAT OF GALLAGHER ADDITION** zoned **MX-H**, located at **12201 CENTRAL AVE NE between JUAN TABO BLVD and BURMA DR NE** containing approximately **0.86** acre(s). **(L-22)** [Deferred from 7/20/22]

**PROPERTY OWNERS:** TABOR BRET & DEBRA A  
**REQUEST:** EXTENSION OF INFRASTRUCURE IMPROVEMENTS AGREEMENT, AMENDED INFRASTRUCTURE LIST

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6. [PR-2021-005009](#) IDO 2019  
[SD-2021-00091](#) – PRELIMINARY/  
FINAL PLAT

**WAYJOHN SURVEYING INC.** agent(s) for **BLAKES LOTA BURGER LLC** request(s) the aforementioned action(s) for all or a portion of **PARCELS 6 THRU 10, ATRISCO BUSINESS PARK** zoned **MX-M**, located at **NE CORNER of COORS BLVD and FORTUNA RD**, containing approximately **1.3523** acre(s). **(J-10)** [Deferred from 5/19/21, 7/14/21, 8/4/21, 8/18/21, 10/20/21, 12/1/21, 1/5/22, 2/2/22, 2/16/22, 3/2/22, 3/16/22, 3/30/22, 4/13/22, 5/11/22, 6/8/22/ 6/22/22]

**PROPERTY OWNERS:** BLAKE'S LOTABURGER  
**REQUEST:** COMBINE 5 LOTS INTO ONE LOT

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**SKETCH PLATS**

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7. [PR-2022-007348](#)  
[PS-2022-00143](#) – SKETCH PLAT

CSI – CARTESIAN SURVEYS INC. agent for **ARMANDO RODRIGUEZ GALINDO AND CECILIA CELIS RODRIGUEZ** requests the aforementioned action(s) for all or a portion of: **LOT 1 THRU 3, BLOCK 3, APACHE TRAIL** zoned **R-1A**, located at **2401 6<sup>TH</sup> ST NW between PROSPECT AVE NW and TOWNER AVE NW** containing approximately **0.1658** acre(s). **(H-14)**

**PROPERTY OWNERS:** GALINDO ARMANDO RODRIGUEZ & CECILIA CELIS  
**REQUEST:** VACATE PORTION OF RIGH-OF-WAY ALONG 6<sup>TH</sup> STREET NW AND CREATE BY LOT LINE ELIMINATION, 1 NEW LOT FROM 3 EXISTING LOTS AND THE VACATED PORTION OF 6<sup>TH</sup> STREET NW

8. [PR-2022-006555](#)  
[PS-2022-00142](#) – SKETCH PLAT

**LAND DEVELOPMENT CONSULTANTS** agent for **CIRCLE K STORES INC.** requests the aforementioned action(s) for all or a portion of: **LOT A-1, ADOBE WELLS** zoned **MX-M**, located at **9610 EAGLE RANCH RD NW between EASTERN CORNER OF EAGLE RANCH RD and IRVING BLVD** containing approximately **1.57** acre(s). **(C-13)**

**PROPERTY OWNERS:** CKD INVESTMENTS LLC  
**REQUEST:** PROPOSING 3,700 SF CONVENIENCE STORE WITH SINGLE STACK FUEL CANOPY DISPENSER WITH 7 DISPENSERS AND 14 FUELING POSITIONS

Other Matters

Action Sheet Minutes – July 20, 2022

DRB Member Signing Session for Approved Cases

ADJOURN



# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from April 11, 2023 To May 1, 2023

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Ryan Mulhall 03/31/2023  
 (Applicant or Agent) (Date)

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

**PROJECT NUMBER:** PR-2022-007348

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**2401 6th Street NW Neighborhood Meeting Inquiry Sheet Submission**

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Carmona, Dalaina L. <dlcarmona@cabq.gov>  
To: Ryan Mulhall <cartesianryan@gmail.com>  
Cc: "Sanchez, Suzanna A." <suzannasanchez@cabq.gov>

Mon, Nov 28, 2022 at 1:31 PM

**PLEASE NOTE:**

**The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.**

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Near North Valley NA	Jacob	Trujillo	<a href="mailto:nearnorthvalleyna@gmail.com">nearnorthvalleyna@gmail.com</a>	PO Box 6953	Albuquerque	NM	87197	5052213670	5059487162
Near North Valley NA	Joe	Sabatini	<a href="mailto:jsabatini423@gmail.com">jsabatini423@gmail.com</a>	3514 6th Street NW	Albuquerque	NM	87107	5058507455	5053449212
North Valley Coalition	Peggy	Norton	<a href="mailto:peggynorton@yahoo.com">peggynorton@yahoo.com</a>	P.O. Box 70232	Albuquerque	NM	87197	5058509293	5053459567
North Valley Coalition	Doyle	Kimbrough	<a href="mailto:newmexmba@aol.com">newmexmba@aol.com</a>	2327 Campbell Road NW	Albuquerque	NM	87104	5052490938	5053441363

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: [https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official\\_public\\_notice\\_form-2019.pdf](https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf).
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



*Dalaina L. Carmona*

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor

Albuquerque, NM 87102

505-768-3334

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

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



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

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

**Sent:** Friday, November 18, 2022 4:44 PM

**To:** Office of Neighborhood Coordination

**Subject:** Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:

Zoning Hearing Examiner

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

Variance (setbacks)

Contact Name

Ryan J Mulhall

Telephone Number

5058963050

Email Address

[cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

Company Name

CSI - Cartesian Surveys, Inc.

Company Address

PO Box 44414

City

Rio Rancho

State

NM

ZIP

87174

Legal description of the subject site for this project:

Lots 1, 2 and 3 in Block 3 of Apache Trail Addition, as shown on the plat recorded on April 16, 1923 in Plat Book B2, Page 48.

Physical address of subject site:

[2401 6th Street NW](#)

Subject site cross streets:

NW corner of 6th Street NW and Prospect Ave NW

Other subject site identifiers:


This site is located on the following zone atlas page:

H-14-Z

Captcha

x

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 **IDOZoneAtlasPage\_H-14-Z\_Marked.pdf**  
543K

**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



**PART I - PROCESS**

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: 1) ZHE Variance from 2 setback standards; 2) Vacation of portion of Public Right-of-Way

Decision-making Body: 1) Zone Hearing Examiner (ZHE); 2) Development Review Board (DRB)

Pre-Application meeting required:  Yes  No

Neighborhood meeting required:  Yes  No

Mailed Notice required:  Yes  No

Electronic Mail required:  Yes  No

Is this a Site Plan Application:  Yes  No **Note: if yes, see second page**

**PART II – DETAILS OF REQUEST**

Address of property listed in application: 2401 6th Street NW

Name of property owner: Armando and Cecilia Rodriguez

Name of applicant: CSI - Cartesian Surveys, Inc. (as Agent)

Date, time, and place of public meeting or hearing, if applicable:

To be determined for public hearings at ZHE and DRB over Zoom meetings, pending NA Meeting offer

Address, phone number, or website for additional information:

Please email cartesianryan@gmail.com or call 505-896-3050

**PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE**

Zone Atlas page indicating subject property.

Drawings, elevations, or other illustrations of this request.

Summary of pre-submittal neighborhood meeting, if applicable.

Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.**

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

(Applicant signature) December 1, 2022 (Date)

**Note:** Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

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## Near N Valley NA - Notice of Intent to request variance (setback standards) and Vacate Portion of Pub. Right-of-way at 2401 6th St NW

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Ryan Mulhall <cartesianryan@gmail.com>

Thu, Dec 1, 2022 at 12:39 PM

To: "NearNorthValleyNA@gmail.com" <NearNorthValleyNA@gmail.com>, "jsabatini423@gmail.com" <jsabatini423@gmail.com>

Good afternoon Near North Valley Neighborhood Association representatives,

Cartesian Surveys intends to submit on behalf of our clients, Armando and Cecilia Rodriguez, an application to the City of Albuquerque Zoning Hearing Examiner (ZHE) to request a variance from the side and rear setback width standards for our clients' residence at 2401 6th Street NW. If approved we will also apply to the Development Review Board (DRB) to request the vacation of a small portion of the public right-of-way from 6th Street NW which fronts the subject property, which would be incorporated into our clients subject properties in a subsequent replatting action.

Attached is a site sketch of the area of the residence with the setback distances of the existing residence and the proposed vacation shown. Also attached are the city-required notice forms to summarize the basic information of our planned submissions.

Per our variance request, you'll see the existing residence is 6.8 feet from the residential lot's southern lot line, instead of the required 10 feet width for corner lots, per the city IDO. The residence is also at least 8.1 feet from the western / rear lot line instead of the 10 feet the IDO requires.

Our variance justification is that the 1950-constructed home predates the IDO, particularly the specific 10-foot side setback conditions for a corner lot instead of the 5 foot width required for interior lots. Also, for the rear setback, there is a buffer parcel for the abandoned Bezemek Lateral to the west of our lot which should functionally act as an additional setback space. So we feel our subject residence is a good candidate for the variances we are seeking, given these circumstances and the residences existing history as a non-issue.

Further, you'll see the area we intend to vacate from 6th Street NW is an area of dirt fronting our clients' lot which the public does not use, but which our client has historically used for access to his property. So, we hope to vacate the unused portion and consolidate it into our clients' property, which would smoothen the right-of-way alignment along 6th Street NW, as this is the only area on the western side of the block still unused.

No action is necessary on your part, but as the property is nearby to your neighborhood we are required to notify you of our intent to vacate the public-right-of-way and your right to request a neighborhood meeting before we make our formal submission to the city to be heard by the Zoning Hearing Examiner (ZHE) and eventually the Development Review Board (DRB).

If you have any questions regarding the planned vacation of public right-of-way please let us know.

Thank you,  
Ryan Mulhall

--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050](#)

[\(f\)505-891-0244](#)


[www.cartesiansurveys.com](http://www.cartesiansurveys.com)


[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)


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### 5 attachments

 **Emailed-Notice-PublicMeetingHearing-Near North Valley NA.pdf**  
227K

 **CABQ-Official\_pub\_notice\_form-2401\_6thStreet\_Variance+VacateROW.pdf**  
952K

 **171207A\_SS\_(12-01-22).pdf**  
279K

 **IDOZoneAtlasPage\_H-14-Z\_Marked.pdf**  
543K

 **NeighborhoodMeetingRequest-Print&Fill.pdf**  
171K

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

## Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Notice\*: December 1, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Near North Valley Neighborhood Association

Name of NA Representative\*: Jacob Trujillo / Joe Sabatini

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: nearnorthvalleyna@gmail.com  
jsabatini423@gmail.com

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

1. Subject Property Address\* 2401 6th Street NW  
Location Description 6th St NW between Prospect Ave NW and Towner Ave NW
2. Property Owner\* Armando Rodriguez Galindo and Ceclia Celis Rodriguez
3. Agent/Applicant\* [if applicable] CSI - Cartesian Surveys, Inc.
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision Minor (Minor or Major)
  - Vacation portion public right of way (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

First requesting a variance from side and rear setback width standards for the existing residence.

To create 1 lot from 3 existing lots and a vacation of a portion of 6th St. NW public right-of-way through lot line elimination

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

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





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

- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
  - a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*
  - d. **For residential development\***: Maximum number of proposed dwelling units.
  - e. **For non-residential development\***:
    - Total gross floor area of proposed project.
    - Gross floor area for each proposed use.

**Additional Information [Optional]:**

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

- 1. Area of Property [typically in acres] 0.0422 Acre Vacation; 0.1658 acre residential lot
- 2. IDO Zone District R-1A (Single-Family Small Lot)
- 3. Overlay Zone(s) [if applicable] Area of Consistency; Near N Valley CPA
- 4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] Single Family Residence, vacation area is vacant / dirt

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: North Valley Coalition - NA [Other Neighborhood Associations, if any]

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

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## N Valley Coal. - Notice of Intent to request variance (setback standards) and Vacate Port. of Pub. Right-of-way at 2401 6th St NW

---

Ryan Mulhall <cartesianryan@gmail.com>

Thu, Dec 1, 2022 at 12:41 PM

To: Peggy Norton <peggynorton@yahoo.com>, newmexmba@aol.com

Good afternoon North Valley Coalition representatives,

Cartesian Surveys intends to submit on behalf of our clients, Armando and Cecilia Rodriguez, an application to the City of Albuquerque Zoning Hearing Examiner (ZHE) to request a variance from the side and rear setback width standards for our clients' residence at 2401 6th Street NW. If approved we will also apply to the Development Review Board (DRB) to request the vacation of a small portion of the public right-of-way from 6th Street NW which fronts the subject property, which would be incorporated into our clients subject properties in a subsequent replatting action.

Attached is a site sketch of the area of the residence with the setback distances of the existing residence and the proposed vacation shown. Also attached are the city-required notice forms to summarize the basic information of our planned submissions.

Per our variance request, you'll see the existing residence is 6.8 feet from the residential lot's southern lot line, instead of the required 10 feet width for corner lots, per the city IDO. The residence is also at least 8.1 feet from the western / rear lot line instead of the 10 feet the IDO requires.

Our variance justification is that the 1950-constructed home predates the IDO, particularly the specific 10-foot side setback conditions for a corner lot instead of the 5 foot width required for interior lots. Also, for the rear setback, there is a buffer parcel for the abandoned Bezemek Lateral to the west of our lot which should functionally act as an additional setback space. So we feel our subject residence is a good candidate for the variances we are seeking, given these circumstances and the residences existing history as a non-issue.

Further, you'll see the area we intend to vacate from 6th Street NW is an area of dirt fronting our clients' lot which the public does not use, but which our client has historically used for access to his property. So, we hope to vacate the unused portion and consolidate it into our clients' property, which would smoothen the right-of-way alignment along 6th Street NW, as this is the only area on the western side of the block still unused.

No action is necessary on your part, but as the property is nearby to your neighborhood we are required to notify you of our intent to vacate the public-right-of-way and your right to request a neighborhood meeting before we make our formal submission to the city to be heard by the Zoning Hearing Examiner (ZHE) and eventually the Development Review Board (DRB).

If you have any questions regarding the planned vacation of public right-of-way please let us know.

Thank you,  
Ryan Mulhall  
--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050](#)






[\(f\)505-891-0244](#)

[www.cartesiansurveys.com](http://www.cartesiansurveys.com)

[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

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### 5 attachments

-  **Emailed-Notice-PublicMeetingHearing-North Valley Coalition NA.pdf**  
227K
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[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Notice\*: December 1, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: North Valley Coalition

Name of NA Representative\*: Peggy Norton // Doyle Kimbrough

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: peggynorton@yahoo.com  
newmexmba@aol.com

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

1. Subject Property Address\* 2401 6th St. NW  
Location Description 6th St NW between Prospect Ave NW and Towner Ave NW
2. Property Owner\* Armando Rodriguez Galindo and Ceclia Celis Rodriguez
3. Agent/Applicant\* [if applicable] CSI - Cartesian Surveys, Inc.
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision Minor (Minor or Major)
  - Vacation port of public right-of-way (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

First requesting a variance from side and rear setback width standards for the existing residence. Then if approved,  
to create 1 lot from 3 existing lots and a vacation of a portion of 6th St. NW public right-of-way through lot line elimination

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

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



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

- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
  - a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*
  - d. **For residential development\***: Maximum number of proposed dwelling units.
  - e. **For non-residential development\***:
    - Total gross floor area of proposed project.
    - Gross floor area for each proposed use.

**Additional Information [Optional]:**

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

- 1. Area of Property [typically in acres] 0.0422 Acres Vacation Port. R/W; 0.1658 Acre residence
  - 2. IDO Zone District R-1A (Single-Family Small Lot)
  - 3. Overlay Zone(s) [if applicable] Area of Consistency; Near N Valley CPA
  - 4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] Single family residence, vacation area is vacant / dirt
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Near North Valley - NA [Other Neighborhood Associations, if any]  
\_\_\_\_\_

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

**2401 6th St NW\_Public Notice Inquiry Sheet Submission\_ZHE**

Office of Neighborhood Coordination <onc@cabq.gov>  
 To: "cartesianryan@gmail.com" <cartesianryan@gmail.com>  
 Cc: "Sanchez, Suzanna A." <suzannasanchez@cabq.gov>

**PLEASE NOTE:**

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalitions in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

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

Association Name	Association Email	First Name	Last Name	Email	Alternative Email	Address Line 1
North Valley Coalition	<a href="mailto:nvcabq@gmail.com">nvcabq@gmail.com</a>	Peggy	Norton	<a href="mailto:peggynorton@yahoo.com">peggynorton@yahoo.com</a>		P.O. Box 70232
North Valley Coalition	<a href="mailto:nvcabq@gmail.com">nvcabq@gmail.com</a>	Doyle	Kimbrough	<a href="mailto:newmexmba@aol.com">newmexmba@aol.com</a>		2327 Campbell
Near North Valley NA	<a href="mailto:nearnorthvalleyna@gmail.com">nearthvalleyna@gmail.com</a>	Jacob	Trujillo	<a href="mailto:nearthvalleyna@gmail.com">nearthvalleyna@gmail.com</a>		PO Box 6953
Near North Valley NA	<a href="mailto:nearthvalleyna@gmail.com">nearthvalleyna@gmail.com</a>	Joe	Sabatini	<a href="mailto:jsabatini423@gmail.com">jsabatini423@gmail.com</a>		3514 6th Street

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 zoning, 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: [www.cabq.gov/planning/urban-design-development](http://www.cabq.gov/planning/urban-design-development) 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>
- The Checklist form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNoticeChecklist.pdf>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/AdministrativeDecisionForm.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 Planning Department for your approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood: <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to the safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below for more information:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.

**Vanessa Baca**

Manager

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

(505) 768-3331 Office

E-mail: [vanessabaca@cabq.gov](mailto:vanessabaca@cabq.gov)Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>  
**Subject:** Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:

Zoning Hearing Examiner

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

Contact Name

Ryan Mulhall

Telephone Number

5058963050

Email Address

[cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

Company Name

Cartesian Surveys, Inc.

Company Address

PO Box 44414

City

Rio Rancho

State

NM

ZIP

87174

Legal description of the subject site for this project:

Lots 1, 2 and 3 in Block 3 of Apache Trail Addition as shown on the plat recorded on April 16, 1923 in plat book B2 page 48

Physical address of subject site:

[2401 6th St. NW](#)

Subject site cross streets:

NW corner of 6th St. NW and Prospect Ave NW Ave

Other subject site identifiers:

This site is located on the following zone atlas page:

H-14-Z

Captcha

x



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: Vacation of Public Right-of-Way; Variance from rear and side setback widths
Decision-making Body: Development Hearing Officer (DHO); Zone Hearing Examiner (ZHE)
Pre-Application meeting required: [X] Yes [ ] No
Neighborhood meeting required: [X] Yes [ ] No
Mailed Notice required: [X] Yes [ ] No
Electronic Mail required: [X] Yes [ ] No
Is this a Site Plan Application: [ ] Yes [X] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: 2401 6th Street NW
Name of property owner: Armando and Cecilia Rodriguez
Name of applicant: CSI - Cartesian Surveys, Inc. (as Agent)
Date, time, and place of public meeting or hearing, if applicable:
April 18, 2023 at 9AM for ZHE hearing; April 26, 2023 for vacation of right-of-way
Address, phone number, or website for additional information:
Please email cartesianryan@gmail.com or call 505-896-3050 for additional information
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[X] Zone Atlas page indicating subject property.
[X] Drawings, elevations, or other illustrations of this request.
[ ] Summary of pre-submittal neighborhood meeting, if applicable.
[X] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.

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

Ryan Mulhall (Applicant signature) March 31, 2023 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



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**N Valley Coal of NAs - Notice of ZHE hearing and submission for vacation of public ROW at 2401 6th Street NW [PR-2022-007348]**

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Ryan Mulhall &lt;cartesianryan@gmail.com&gt;

Fri, Mar 31, 2023 at 11:10 AM

To: Peggy Norton &lt;peggynorton@yahoo.com&gt;, newmexmba@aol.com

Good morning North Valley Coalition of Neighborhood Associations representatives,

You may recall from our December 2nd email offering a neighborhood meeting and then December 31 notification about our application for our 2401 6th Street NW variance from setback standards, we'd expected to be heard at the ZHE on February 21, 2023. Due to miscommunication with the ZHE we are now expecting to be heard at the ZHE hearing on April 18th.

Additionally Cartesian Surveys intends to submit on behalf of our clients, Armando Rodriguez Galindo and Cecilia Celis Rodriguez, an application to the City of Albuquerque Development Hearing Officer (DHO) a request to vacate a portion of the 6th Street NW and Prospect Ave NW to be consolidated into our clients' property at 2401 6th St NW. Ultimately, we intend to consolidate the lots, in a subsequent platting action. Our proposed replat would create one (1) new lot from three (3) existing lots and the proposed vacated portion of 6th Street NW, by lot line adjustment of Lots 1 thru 3, Block 3 of Apache Trail and a vacated portion of 6th Street NW.

We are moving forward with the vacation application and expect it to be heard on April 28th at 9AM at a public DHO hearing over zoom. The vacation and later platting applications will be under the PR-2022-007348.

Attached again is a site sketch of the area of the vacation shown. Also attached are the city-required notice forms to summarize the basic information of our planned vacation submission.

No action is necessary on your part, but as the property is nearby to your neighborhood we are required to notify you of our intent to submit to the DHO. If you have any questions regarding the planned vacation of public right-of-way please let us know.

Thank you,  
Ryan Mulhall

--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050](#)

[\(f\)505-891-0244](#)

[www.cartesiansurveys.com](http://www.cartesiansurveys.com)

[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

---

**4 attachments**

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251K



**Emailed-Notice-PubHearing-N Valley Coalition NA.pdf**  
230K



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**IDOZoneAtlasPage\_H-14-Z\_Marked.pdf**  
543K

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: March 31, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: North Valley Coalition

Name of NA Representative\*: Peggy Norton // Doyle Kimbrough

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: peggynorton@yahoo.com  
newmexmba@aol.com

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

1. Subject Property Address\* 2401 6th St. NW  
Location Description 6th St NW between Prospect Ave NW and Towner Ave NW
2. Property Owner\* Armando Rodriguez Galindo and Ceclia Celis Rodriguez
3. Agent/Applicant\* [if applicable] CSI - Cartesian Surveys, Inc.
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision Minor (Minor or Major)
  - Vacation port of public right-of-way (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

Requesting variance from side and rear setback width standards for the existing residence. Also vacation of 6th St and Prospect Ave portions, then replat to create 1 lot from 3 existing lots and vacated portions of 6th St. NW public right-of-way through lot line elimination

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

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

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

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

- Zoning Hearing Examiner (ZHE)                       Development Review Board (DRB)
- Landmarks Commission (LC)                       Environmental Planning Commission (EPC)

Date/Time\*: ZHE hearing 9AM on 4/18/2023; DHO at 9AM on 4/26/2023

Location\*<sup>3</sup>: Online Zoom Meeting for ZHE Hearing and subsequent DRB (Vacation + Replat)

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Please email cartesianryan@gmail.com or call 505-896-3050

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

1. Zone Atlas Page(s)\*<sup>5</sup> H-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

Variations from side and rear setback widths are necessary for the existing residence. The residence was built in 1950 and is 6.8 feet from Prospect and 8.1 feet from the rear lot line, which is deficient of the current IDO required 10 feet for corner lot side and all rear setbacks.

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:

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<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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

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

- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
  - a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*
  - d. **For residential development\***: Maximum number of proposed dwelling units.
  - e. **For non-residential development\***:
    - Total gross floor area of proposed project.
    - Gross floor area for each proposed use.

**Additional Information [Optional]:**

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

- 1. Area of Property [typically in acres] 0.0422 Acres Vacation Port. R/W; 0.1658 Acre residence
  - 2. IDO Zone District R-1A (Single-Family Small Lot)
  - 3. Overlay Zone(s) [if applicable] Area of Consistency; Near N Valley CPA
  - 4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] Single family residence, vacation area is vacant / dirt
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Near North Valley - NA [Other Neighborhood Associations, if any]  
\_\_\_\_\_

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

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**Near N Valley NA - Notice of ZHE hearing and submission for vacation of public ROW at 2401 6th Street NW [PR-2022-007348]**

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Ryan Mulhall &lt;cartesianryan@gmail.com&gt;

Fri, Mar 31, 2023 at 11:11 AM

To: NearNorthValleyNA@gmail.com, jsabatini423@gmail.com

Good morning Near North Valley Neighborhood Association representatives,

You may recall from our December 1st email offering a neighborhood meeting, and then December 31 notification about our application for our 2401 6th Street NW variance from setback standards, we'd expected to be heard at the ZHE on February 21, 2023. Due to miscommunication with the ZHE we are now expecting to be heard at the ZHE hearing on April 18th.

Additionally Cartesian Surveys intends to submit on behalf of our clients, Armando Rodriguez Galindo and Cecilia Celis Rodriguez, an application to the City of Albuquerque Development Hearing Officer (DHO) a request to vacate a portion of the 6th Street NW and Prospect Ave NW to be consolidated into our clients' property at 2401 6th St NW. Ultimately, we intend to consolidate the lots, in a subsequent platting action. Our proposed replat would create one (1) new lot from three (3) existing lots and the proposed vacated portion of 6th Street NW, by lot line adjustment of Lots 1 thru 3, Block 3 of Apache Trail and a vacated portion of 6th Street NW.

We are moving forward with the vacation application and expect it to be heard on April 28th at 9AM at a public DHO hearing over zoom. The vacation and later platting applications will be under the PR-2022-007348.

Attached again is a site sketch of the area of the vacation shown. Also attached are the city-required notice forms to summarize the basic information of our planned vacation submission.

No action is necessary on your part, but as the property is nearby to your neighborhood we are required to notify you of our intent to submit to the DHO. If you have any questions regarding the planned vacation of public right-of-way please let us know.

Thank you,  
Ryan Mulhall

--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050](#)

[\(f\)505-891-0244](#)

[www.cartesiansurveys.com](http://www.cartesiansurveys.com)

[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

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**4 attachments**

**CABQ-Offl\_pub\_notice\_form-PR-2022-007348.pdf**  
251K



**Emailed-Notice-PublicHearings-Near N Valley NA.pdf**  
229K



**171207A\_SS\_(3-31-23).pdf**  
281K



**IDOZoneAtlasPage\_H-14-Z\_Marked.pdf**  
543K

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

## Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Notice\*: March 31, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Near North Valley Neighborhood Association

Name of NA Representative\*: Jacob Trujillo / Joe Sabatini

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: nearnorthvalleyna@gmail.com  
jsabatini423@gmail.com

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

1. Subject Property Address\* 2401 6th Street NW  
Location Description 6th St NW between Prospect Ave NW and Towner Ave NW
2. Property Owner\* Armando Rodriguez Galindo and Ceclia Celis Rodriguez
3. Agent/Applicant\* [if applicable] CSI - Cartesian Surveys, Inc.
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision Minor (Minor or Major)
  - Vacation portion public right of way (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

Requesting variance from side and rear setback width standards for the existing residence. Also vacation of 6th St and Prospect Ave portions, then replat to create 1 lot from 3 existing lots and vacated portions of 6th St. NW public right-of-way through lot line elimination

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

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

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

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

- Zoning Hearing Examiner (ZHE)                       Development Review Board (DRB)
- Landmarks Commission (LC)                       Environmental Planning Commission (EPC)

Date/Time\*: ZHE hearing 9AM on 4/18/2023; DHO at 9AM on 4/26/2023

Location\*<sup>3</sup>: Online Zoom Meeting for ZHE hearing and subsequent DRB hearings (vacation + replat)

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Please email cartesianryan@gmail.com or call 505-896-3050

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

1. Zone Atlas Page(s)\*<sup>5</sup> H-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

Variances from side and rear setback widths are necessary for the existing residence. The residence was built in 1950 and is 6.8 feet from Prospect and 8.1 feet from the rear lot line, which is deficient of the current IDO required 10 feet for corner lot side and all rear setbacks.

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:

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<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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

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

- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
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  - b. Access and circulation for vehicles and pedestrians.\*
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  - d. **For residential development\***: Maximum number of proposed dwelling units.
  - e. **For non-residential development\***:
    - Total gross floor area of proposed project.
    - Gross floor area for each proposed use.

**Additional Information [Optional]:**

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

- 1. Area of Property [typically in acres] 0.0422 Acre Vacation; 0.1658 acre residential lot
  - 2. IDO Zone District R-1A (Single-Family Small Lot)
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  - 4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] Single Family Residence, vacation area is vacant / dirt
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: North Valley Coalition - NA [Other Neighborhood Associations, if any]

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





# City of Albuquerque



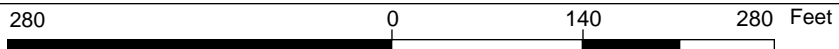
## Legend

□ Bernalillo County Parcels



## Notes

Buffer: 270 ft.  
ROW: 6th Street NW; 170 Ft.



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
12/21/2022 © City of Albuquerque

1: 1,678

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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

FISHER MARTIN DALE  
2800 HUNTERS CT SW  
ALBUQUERQUE NM 87105

HERRERA MAX C & HERRERA JOHN P  
617 TOWNER AVE NW  
ALBUQUERQUE NM 87102-1081

RUIZ BEN  
PO BOX 66960  
ALBUQUERQUE NM 87193-6960

ACOSTA ROSENDO & JOSEFINA  
608 TOWNER AVE NW  
ALBUQUERQUE NM 87102

OTERO GILBERT  
1712 54TH ST NW  
ALBUQUERQUE NM 87105

FISHER MARTIN DALE  
2800 HUNTERS CT SW  
ALBUQUERQUE NM 87105

MEDINA ROSENDO  
808 PROSPECT AVE NW  
ALBUQUERQUE NM 87107-1067

PEREZ CARLOS & LILIANA  
615 PROSPECT AVE NW  
ALBUQUERQUE NM 87102-1077

MONTOYA RIGOBERTO & ESTHER  
617 PROSPECT AVE NW  
ALBUQUERQUE NM 87107

SEKYIAMAH FRANCIS  
619 PROSPECT AVE NW  
ALBUQUERQUE NM 87102-1077

FISHER MARTIN DALE  
2800 HUNTERS CT SW  
ALBUQUERQUE NM 87105

HALVERSON MIKE  
618 PROSPECT AVE NW  
ALBUQUERQUE NM 87102-1039

FISHER MARTIN DALE  
2800 HUNTERS CT SW  
ALBUQUERQUE NM 87105

JAQUEZ VICENTE  
610 TOWNER AVE NW  
ALBUQUERQUE NM 87102-1078

SMITH GARY W & DOLORES C  
519 TOWNER AVE NW  
ALBUQUERQUE NM 87102-1086

RUIZ RAYMOND A  
605 PROSPECT AVE NW  
ALBUQUERQUE NM 87102-1077

MEDINA ROSENDO & MEDINA CESAR  
808 PROSPECT AVE NW  
ALBUQUERQUE NM 87102-1067

ROMERO DORIS Y  
523 APACHE AVE NW  
ALBUQUERQUE NM 87102-1007

MADERA NORA  
612 TOWNER AVE NW  
ALBUQUERQUE NM 87102-1078

BASSETT THOMAS C  
1714 ESCALANTE AVE SW  
ALBUQUERQUE NM 87104-1011

PEREA CAROLINE  
618 TOWNER AVE NW  
ALBUQUERQUE NM 87102

HHAN SWARI  
7501 GUADALUPE TRL NW  
ALBUQUERQUE NM 87107-6501

LOPEZ MARIA M  
434 PROSPECT AVE NW  
ALBUQUERQUE NM 87102-1021

HHAN SWARI  
607 TOWNER AVE NW  
ALBUQUERQUE NM 87102

BENCOMO EUGENIA  
700 PROSPECT AVE NW  
ALBUQUERQUE NM 87102

NOLAND MARY C  
3805 TRES PINOS LN NW  
ALBUQUERQUE NM 87107

BECKER HOMES LLC  
13407 117TH AVENUE CT E  
PUYALLUP WA 98374-3173

SMITH GARY WILLIAM & DOLORES C  
1333 ASPEN AVE NW  
ALBUQUERQUE NM 87104-2211

ROMERO SAMUEL T & ANGIE Q  
TRUSTEES ROMERO TRUST  
1205 STOVER AVE SW  
ALBUQUERQUE NM 87102-3768

ROMERO DORIS Y  
523 APACHE AVE NW  
ALBUQUERQUE NM 87102-1007

CANSINO THERESA R  
616 PROSPECT AVE NW  
ALBUQUERQUE NM 87102

MEDINA CESAR  
808 PROSPECT AVE NW  
ALBUQUERQUE NM 87102

GALINDO ARMANDO RODRIGUEZ &  
CECILIA CELIS  
2401 6TH ST NW  
ALBUQUERQUE NM 87102-1070

RAEL PATRICK & SONJIA V  
624 TOWNER AVE NW  
ALBUQUERQUE NM 87102

CITY OF ALBUQUERQUE  
PO BOX 1293  
ALBUQUERQUE NM 87103-2248

CHAVEZ LORETTA A  
429 PROSPECT AVE NW  
ALBUQUERQUE NM 87102

PEREZ IGNACIO  
429 PROSPECT AVE NW  
ALBUQUERQUE NM 87102

CITY OF ALBUQUERQUE  
PO BOX 2248  
ALBUQUERQUE NM 87103-2248

GOMEZ ENRIQUE & JEANETTE  
620 TOWNER AVE NW  
ALBUQUERQUE NM 87107

BECKER HOMES LLC  
13407 117TH AVENUE CT E  
PUYALLUP WA 98374-3173

ROMERO DORIS Y  
523 APACHE AVE NW  
ALBUQUERQUE NM 87102-1007

TORRES VICTORIA A  
612 PROSPECT AVE NW  
ALBUQUERQUE NM 87102

LUGO SATURNINA  
506 APACHE AVE NW  
ALBUQUERQUE NM 87102

ELIZONDO MARIO A & JENNIE L &  
TAMMIK MARTINE  
305 49TH ST NW  
ALBUQUERQUE NM 87105-1755

LUGO SATURNINA  
506 APACHE AVE NW  
ALBUQUERQUE NM 87102

MCCOMAS JACK D & HELEN M  
TRUSTEES MCCOMAS RVT  
600 ALCALDE PL SW UNIT 10  
ALBUQUERQUE NM 87104-1066

DR INVESTMENTS LLC  
PO BOX 65462  
ALBUQUERQUE NM 87193-5462



ALBUQUERQUE  
 1135 BROADWAY BLVD NE  
 ALBUQUERQUE, NM 87101-0001  
 (800)275-8777

02:56 PM

12/28/2022

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.84
Albuquerque, NM 87102			
Weight: 0 lb 1.20 oz			
Estimated Delivery Date			
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Certified Mail®			\$4.00
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Return Receipt			
Tracking #:			
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Total			\$0.84
First-Class Mail® Letter	1		\$0.84
Albuquerque, NM 87102			
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Estimated Delivery Date			
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Return Receipt			
Tracking #:			
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Total			\$0.84
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Albuquerque, NM 87102			
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Estimated Delivery Date			
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Certified Mail®			\$4.00
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Return Receipt			
Tracking #:			
9590 9402 6826 1074 7866 30			\$8.09
Total			\$0.84
First-Class Mail® Letter	1		\$0.84
Albuquerque, NM 87104			
Weight: 0 lb 1.20 oz			
Estimated Delivery Date			
Fri 12/30/2022			
Certified Mail®			\$4.00
Tracking #:			
70183090000114040215			\$3.25
Return Receipt			
Tracking #:			
9590 9402 6826 1074 7863 33			\$8.09
Total			\$0.84
First-Class Mail® Letter	1		\$0.84
Albuquerque, NM 87102			
Weight: 0 lb 1.20 oz			
Estimated Delivery Date			
Fri 12/30/2022			
Certified Mail®			\$4.00
Tracking #:			
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Return Receipt			
Tracking #:			
9590 9402 6826 1074 7863 64			\$8.09
Total			\$0.84

Albuquerque, NM 87102	
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Puyallup, WA 98374	
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Albuquerque, NM 87102	
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Albuquerque, NM 87102	
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Albuquerque, NM 87102	
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Letter		
Albuquerque, NM 87103		
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Estimated Delivery Date		
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Weight: 0 lb 1.30 oz		
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Total \$0.84

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Albuquerque, NM 87102  
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First-Class Mail® 1  
Letter  
Albuquerque, NM 87102  
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Tracking #: 9590 9402 7283 2028 3215 47 \$8.09  
Total \$0.84

First-Class Mail® 1  
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Albuquerque, NM 87193  
Weight: 0 lb 1.30 oz  
Estimated Delivery Date  
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Certified Mail®  
Tracking #: 70150920000206515328 \$3.25  
Return Receipt  
Tracking #: 9590 9402 7283 2028 3215 54 \$8.09  
Total \$0.84

First-Class Mail® 1  
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Albuquerque, NM 87102  
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Estimated Delivery Date  
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Certified Mail®  
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70150920000206515229  
Return Receipt \$3.25  
Tracking #:  
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Total \$8.09

First-Class Mail® 1 \$0.84  
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Albuquerque, NM 87102  
Weight: 0 lb 1.30 oz  
Estimated Delivery Date  
Fri 12/30/2022  
Certified Mail® \$4.00  
Tracking #:  
70150920000206515243  
Return Receipt \$3.25  
Tracking #:  
9590 9402 7283 2028 3214 79  
Total \$8.09

First-Class Mail® 1 \$0.84  
Letter  
Albuquerque, NM 87105  
Weight: 0 lb 1.20 oz  
Estimated Delivery Date  
Fri 12/30/2022  
Certified Mail® \$4.00  
Tracking #:  
70150920000206515236  
Return Receipt \$3.25  
Tracking #:  
9590 9402 7283 2028 3214 62  
Total \$8.09

First-Class Mail® 1 \$0.84  
Letter  
Albuquerque, NM 87102  
Weight: 0 lb 1.30 oz  
Estimated Delivery Date  
Fri 12/30/2022  
Certified Mail® \$4.00  
Tracking #:  
70150920000206515489  
Return Receipt \$3.25  
Tracking #:  
9590 9402 7283 2028 3213 94  
Total \$8.09

First-Class Mail® 1 \$0.84  
Letter  
Albuquerque, NM 87102  
Weight: 0 lb 1.20 oz  
Estimated Delivery Date  
Fri 12/30/2022  
Certified Mail® \$4.00  
Tracking #:  
70150920000206515175  
Return Receipt \$3.25  
Tracking #:  
9590 9402 7283 2028 3214 00  
Total \$8.09

First-Class Mail® 1 \$0.84  
Letter  
Albuquerque, NM 87102  
Weight: 0 lb 1.20 oz



Return Receipt		\$3.25
Tracking #:		
	9590 9402 7283 2028 3214 00	
Total		\$8.09
First-Class Mail®	1	\$0.84
Letter		
	Albuquerque, NM 87104	
	Weight: 0 lb 1.20 oz	
	Estimated Delivery Date	
	Fri 12/30/2022	
Certified Mail®		\$4.00
Tracking #:		
	70150920000206515212	
Return Receipt		\$3.25
Tracking #:		
	9590 9402 7283 2028 3214 48	
Total		\$8.09
First-Class Mail®	1	\$0.84
Letter		
	Albuquerque, NM 87102	
	Weight: 0 lb 1.30 oz	
	Estimated Delivery Date	
	Fri 12/30/2022	
Certified Mail®		\$4.00
Tracking #:		
	70150920000206515182	
Return Receipt		\$3.25
Tracking #:		
	9590 9402 7283 2028 3214 17	
Total		\$8.09
First-Class Mail®	1	\$0.84
Letter		
	Albuquerque, NM 87107	
	Weight: 0 lb 1.30 oz	
	Estimated Delivery Date	
	Fri 12/30/2022	
Certified Mail®		\$4.00
Tracking #:		
	70150920000206515199	
Return Receipt		\$3.25
Tracking #:		
	9590 9402 7283 2028 3214 24	
Total		\$8.09
First-Class Mail®	1	\$0.84
Letter		
	Albuquerque, NM 87102	
	Weight: 0 lb 1.20 oz	
	Estimated Delivery Date	
	Fri 12/30/2022	
Certified Mail®		\$4.00
Tracking #:		
	70150920000206515205	
Return Receipt		\$3.25
Tracking #:		
	9590 9402 7283 2028 3214 31	
Total		\$8.09
First-Class Mail®	1	\$0.84
Letter		
	Albuquerque, NM 87102	
	Weight: 0 lb 1.20 oz	
	Estimated Delivery Date	
	Fri 12/30/2022	
Certified Mail®		\$4.00
Tracking #:		
	70150920000206515267	
Return Receipt		\$3.25
Tracking #:		
	9590 9402 7283 2028 3215 09	
Total		\$8.09
First-Class Mail®	1	\$0.84
Letter		
	Albuquerque, NM 87102	
	Weight: 0 lb 1.20 oz	
	Estimated Delivery Date	
	Fri 12/30/2022	
Certified Mail®		\$4.00
Tracking #:		
	70183090000114040611	
Return Receipt		\$3.25

Fri 12/30/2022  
 Certified Mail® \$4.00  
 Tracking #: 70183090000114040611  
 Return Receipt \$3.25  
 Tracking #: 9590 9402 7283 2028 3213 87  
 Total \$8.09  
 First-Class Mail® 1 \$0.84  
 Letter  
 Albuquerque, NM 87102  
 Weight: 0 lb 1.20 oz  
 Estimated Delivery Date  
 Fri 12/30/2022  
 Certified Mail® \$4.00  
 Tracking #: 70150920000206515298  
 Return Receipt \$3.25  
 Tracking #: 9590 9402 7283 2028 3215 85  
 Total \$8.09  
 First-Class Mail® 1 \$0.84  
 Letter  
 Albuquerque, NM 87107  
 Weight: 0 lb 1.20 oz  
 Estimated Delivery Date  
 Fri 12/30/2022  
 Certified Mail® \$4.00  
 Tracking #: 70150920000206515304  
 Return Receipt \$3.25  
 Tracking #: 9590 9402 7283 2028 3215 78  
 Total \$8.09

-----  
 Grand Total: \$315.27  
 -----

Credit Card Remit \$315.27  
 Card Name: VISA  
 Account #: XXXXXXXXXXXX5459  
 Approval #: 05209G  
 Transaction #: 046  
 AID: A0000000031010 Chip  
 AL: VISA CREDIT  
 PIN: Not Required  
 -----

Text your tracking number to 28777 (2USPS)  
 to get the latest status. Standard Message  
 and Data rates may apply. You may also  
 visit [www.usps.com](http://www.usps.com) USPS Tracking or call  
 1-800-222-1811.

Preview your Mail  
 Track your Packages  
 Sign up for FREE @  
<https://informedelivery.usps.com>

All sales final on stamps and postage.  
 Refunds for guaranteed services only.  
 Thank you for your business.

Tell us about your experience.  
 Go to: <https://postalexperience.com/Pos>  
 or scan this code with your mobile device,



or call 1-800-410-7420.

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: December 27, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: \_\_\_\_\_

Mailing Address\*: \_\_\_\_\_

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

1. Subject Property Address\* 2401 6th St. NW  
Location Description 6th St NW between Prospect Ave NW and Towner Ave NW
2. Property Owner\* Armando Rodriguez Galindo and Ceclia Celis Rodriguez
3. Agent/Applicant\* [if applicable] CSI - Cartesian Surveys, Inc.
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision Minor (Minor or Major)
  - Vacation port of public right-of-way (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

First requesting a variance from side and rear set back width standards for the existing residence. Then, if approved,

to create 1 lot from 3 existing lots and a vacation of a portion of 6th St NW public right-of-way through lot line elimination

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

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

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

Date/Time\*: TBD

Location\*<sup>2</sup>: Online Zoom Meeting for ZHE Hearing and subsequent DRB (Vacation & Replat

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:

\_\_\_\_\_

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

1. Zone Atlas Page(s)\*<sup>4</sup> H -14- Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

Variance from side and rear setback widths are necessary for the existing residence. The residence was built in 1950 and is 6.8 feet from Prospect and 8.1 feet from the rear lot line, which is deficient of the current IDO required 10 feet for corner lot side and all rear setbacks

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:

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

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.\*
- b. Access and circulation for vehicles and pedestrians.\*
- c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- d. **For residential development\***: Maximum number of proposed dwelling units.
- e. **For non-residential development\***:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

**Additional Information:**

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

1. Area of Property [typically in acres] 0.0422 Acre Vacation Port. R/W; .01658 Acre residence
  2. IDO Zone District R-1A (Single-Family Small Lot)
  3. Overlay Zone(s) [if applicable] Area of Consistency; Near N Valley CPA
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] Single Family Residence, vacation area is vacant / dirt
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

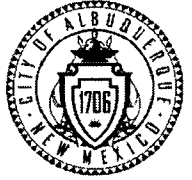
**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



**PART I - PROCESS**

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: ZHE Variance from 2 setback standards (rear and side <10 ft)

Decision-making Body: Zoning Hearing Examiner (ZHE)

Pre-Application meeting required:  Yes  No

Neighborhood meeting required:  Yes  No

Mailed Notice required:  Yes  No

Electronic Mail required:  Yes  No

Is this a Site Plan Application:  Yes  No **Note: if yes, see second page**

**PART II - DETAILS OF REQUEST**

Address of property listed in application: 2401 6th Street NW

Name of property owner: Armando and Cecilia Rodriguez

Name of applicant: CSI - Cartesian Surveys, Inc. (as Agent)

Date, time, and place of public meeting or hearing, if applicable:  
February 21, 2023 at 9AM public hearing at ZHE zoom meeting

Address, phone number, or website for additional information:  
Please email cartesianryan@gmail.com or call 505-896-3050

**PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE**

Zone Atlas page indicating subject property.

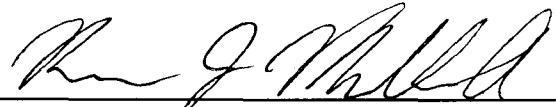
Drawings, elevations, or other illustrations of this request.

Summary of pre-submittal neighborhood meeting, if applicable.

Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.**

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

 (Applicant signature) December 27, 2022 (Date)

*Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.*





**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that you can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Carolee Pava  
1218 Tower Ave NW  
ABQ NM 87102

2. Article Number (Provide Postnet barcode)

7015 0920 0002 0651 5373

3. Service Type

Mail Signature  
 Signature Restricted Delivery  
 Certified Mail  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery

4. Signature

Signature  
 Agent  
 Addressee

5. Received by (Printed Name)

Date of Delivery

6. Is delivery address different from item 1?  
 Yes, enter delivery address below  
 No

7. Priority Mail Express  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

8. Article Number (Provide Postnet barcode)

7015 0920 0002 0651 5380

PS Form 3811, July 2020 PSN 7530-01-000-9000 Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that you can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Swelle Han  
607 Tower Ave NW  
ABQ NM 87102

2. Article Number (Provide Postnet barcode)

7015 0920 0002 0651 5380

3. Service Type

Mail Signature  
 Signature Restricted Delivery  
 Certified Mail  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery

4. Signature

Signature  
 Agent  
 Addressee

5. Received by (Printed Name)

Date of Delivery

6. Is delivery address different from item 1?  
 Yes, enter delivery address below  
 No

7. Priority Mail Express  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

8. Article Number (Provide Postnet barcode)

7015 0920 0002 0651 5380

PS Form 3811, July 2020 PSN 7530-01-000-9000 Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that you can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Don't forget to call  
607 Tower Ave NW  
ABQ NM 87102

2. Article Number (Provide Postnet barcode)

7015 0920 0002 0651 5380

3. Service Type

Mail Signature  
 Signature Restricted Delivery  
 Certified Mail  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery

4. Signature

Signature  
 Agent  
 Addressee

5. Received by (Printed Name)

Date of Delivery

6. Is delivery address different from item 1?  
 Yes, enter delivery address below  
 No

7. Priority Mail Express  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

8. Article Number (Provide Postnet barcode)

7015 0920 0002 0651 5380

PS Form 3811, July 2020 PSN 7530-01-000-9000 Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that you can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Samuel & Argie Pava  
1205 Stovall Ave SW  
ABQ NM 87102-3708

2. Article Number (Provide Postnet barcode)

7015 0920 0002 0651 5311

3. Service Type

Mail Signature  
 Signature Restricted Delivery  
 Certified Mail  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery

4. Signature

Signature  
 Agent  
 Addressee

5. Received by (Printed Name)

Date of Delivery

6. Is delivery address different from item 1?  
 Yes, enter delivery address below  
 No

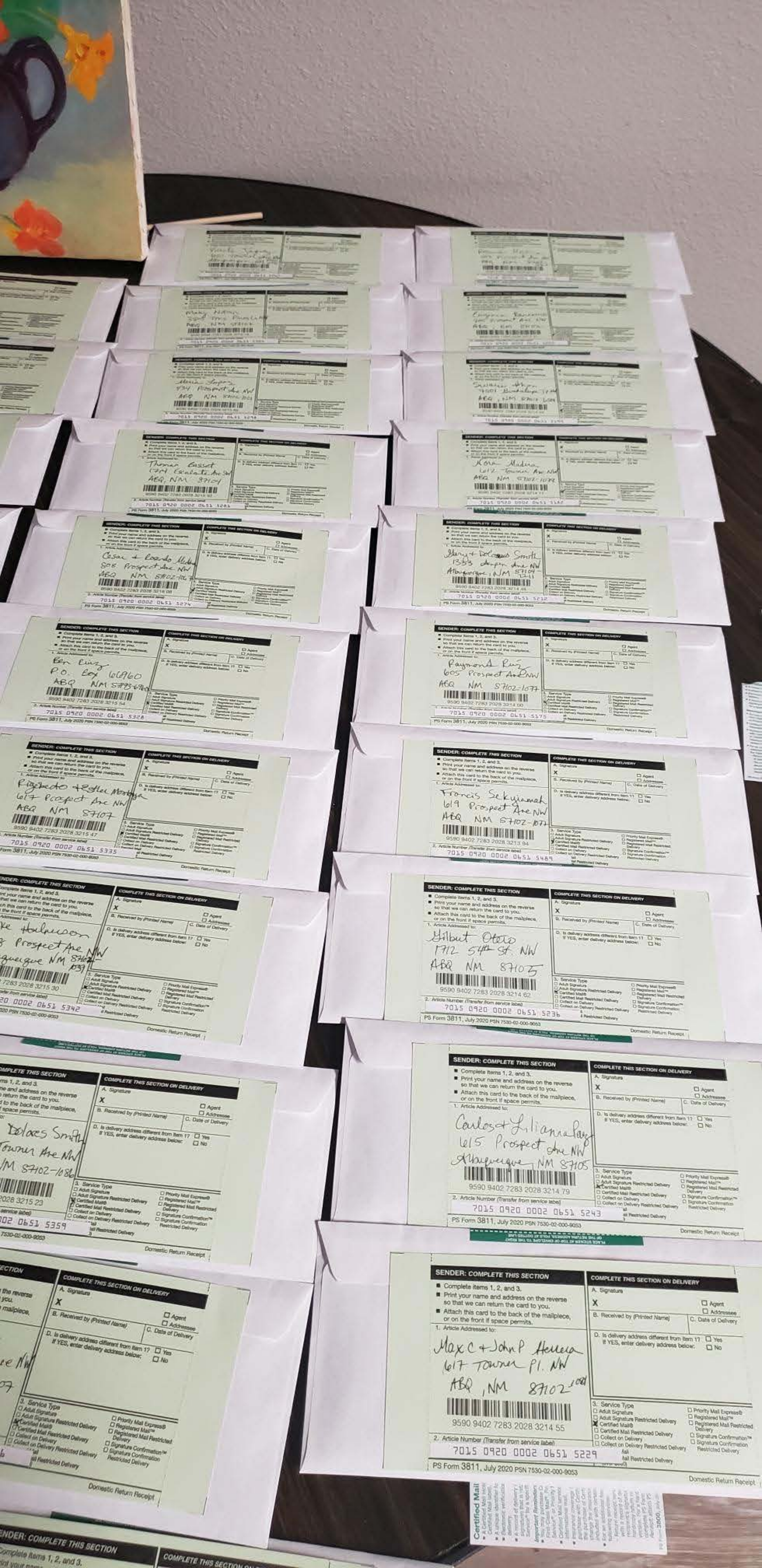
7. Priority Mail Express  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

8. Article Number (Provide Postnet barcode)

7015 0920 0002 0651 5311

PS Form 3811, July 2020 PSN 7530-01-000-9000 Domestic Return Receipt





Wanda Naranjo  
524 Prospect Ave NW  
ABQ, NM 87102

Christina Ramirez  
1001 Broadway NW  
ABQ, NM 87102

Maria Lopez  
734 Prospect Ave NW  
ABQ, NM 87102

Salvador Lopez  
1001 Broadway NW  
ABQ, NM 87102

Thomas Casst  
174 Escalante Ave NW  
ABQ, NM 87104

Kora Medina  
1012 Towne Ave NW  
ABQ, NM 87102

Cesar + Leonida Nolas  
508 Prospect Ave NW  
ABQ, NM 87102

Shirley + William Smith  
1355 Aspen Ave NW  
Albuquerque, NM 87104

Ben Cruz  
P.O. Box 66960  
ABQ, NM 87166

Raymond Ruiz  
605 Prospect Ave NW  
ABQ, NM 87102

Rigoberto + Estelita Moraga  
617 Prospect Ave NW  
ABQ, NM 87107

Francis Sekujawah  
619 Prospect Ave NW  
ABQ, NM 87102

Ke Halverson  
8 Prospect Ave NW  
Albuquerque, NM 87107

Hilbut Otero  
1712 5th St NW  
ABQ, NM 87105

Dolores Smith  
Towne Ave NW  
ABQ, NM 87102

Carlos + Lillian Lopez  
615 Prospect Ave NW  
Albuquerque, NM 87105

Max C + John P Herrera  
617 Towne Pl. NW  
ABQ, NM 87102

Max C + John P Herrera  
617 Towne Pl. NW  
ABQ, NM 87102

**Certified Mail**  
A tracked mail service that provides proof of mailing and delivery.  
A unique identifier is printed on the mailpiece.  
Electronic verification is used to confirm delivery.  
A record of the mailpiece is maintained in a central database.  
A signature is required for a certified mailpiece.  
A return receipt is provided for a certified mailpiece.  
A return receipt is provided for a certified mailpiece.  
A return receipt is provided for a certified mailpiece.

**Public Notice-2401 6TH ST NW**

Sanchez, Suzanna A. <suzannasanchez@cabq.gov>  
 To: Ryan Mulhall <cartesianryan@gmail.com>

Fri, Mar 24, 2023 at 12:42 PM

Dear Applicant,

Below is a list of property owners within 100+ feet of the subject property. Please fill in and mail the attached, *Letter to Property Owners- April*. Also, please provide proof that the letters were sent. Proof can be either a receipt for postage stamps purchased or a photo of the addressed envelopes.

Owner	Complete Owner Address
FISHER MARTIN DALE	2800 HUNTERS CT SW ALBUQUERQUE NM 87105
ACOSTA ROSENDO & JOSEFINA	608 TOWNER AVE NW ALBUQUERQUE NM 87102
FISHER MARTIN DALE	2800 HUNTERS CT SW ALBUQUERQUE NM 87105
MEDINA ROSENDO	808 PROSPECT AVE NW ALBUQUERQUE NM 87107-1067
PEREZ CARLOS & LILIANNA	615 PROSPECT AVE NW ALBUQUERQUE NM 87102-1077
FISHER MARTIN DALE	2800 HUNTERS CT SW ALBUQUERQUE NM 87105
JAQUEZ VICENTE	610 TOWNER AVE NW ALBUQUERQUE NM 87102-1078
RUIZ RAYMOND A	605 PROSPECT AVE NW ALBUQUERQUE NM 87102-1077
MEDINA ROSENDO & MEDINA CESAR	808 PROSPECT AVE NW ALBUQUERQUE NM 87102-1067
ROMERO DORIS Y	523 APACHE AVE NW ALBUQUERQUE NM 87102-1007
MADERA NORA	612 TOWNER AVE NW ALBUQUERQUE NM 87102-1078
BASSETT THOMAS C	1714 ESCALANTE AVE SW ALBUQUERQUE NM 87104-1011
MEDINA CESAR	808 PROSPECT AVE NW ALBUQUERQUE NM 87102
GALINDO ARMANDO RODRIGUEZ & CECILIA CELIS	2401 6TH ST NW ALBUQUERQUE NM 87102-1070
CITY OF ALBUQUERQUE	PO BOX 2248 ALBUQUERQUE NM 87103-2248
TORRES VICTORIA A	612 PROSPECT AVE NW ALBUQUERQUE NM 87102

Please forward me a copy of the letter and proof of notice by **Wednesday, April 12th**.

Lack of notice may result in a deferral.

Thank you,

*Suzie*



**SUZIE FLORES**

zhe administrative assistant

o 505.924.3894

e [suzannasanchez@cabq.gov](mailto:suzannasanchez@cabq.gov)

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

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 **Letter to Property Owners-APR 2023.pdf**  
459K



**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



<b>PART I - PROCESS</b>	
Use <a href="#">Table 6-1-1</a> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	Vacation of Public Right-of-Way; Variance from rear and side setback widths
Decision-making Body:	Development Hearing Officer (DHO); Zone Hearing Examiner (ZHE)
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Note: if yes, see second page</b>
<b>PART II – DETAILS OF REQUEST</b>	
Address of property listed in application:	2401 6th Street NW
Name of property owner:	Armando and Cecilia Rodriguez
Name of applicant:	CSI - Cartesian Surveys, Inc. (as Agent)
Date, time, and place of public meeting or hearing, if applicable:	
April 18, 2023 at 9AM for ZHE hearing; April 26, 2023 for vacation of right-of-way	
Address, phone number, or website for additional information:	
Please email cartesianryan@gmail.com or call 505-896-3050 for additional information	
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
<b>IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO <a href="#">SUBSECTION 14-16-6-4(K)</a> OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.</b>	

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

Ryan Mulhall (Applicant signature) March 31, 2023 (Date)

**Note:** Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

**CSI-Cartesian Surveys Inc.**  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

March 31, 2023

**Re: Variance Application Update and Vacation Application Notification for Proposed Subdivision of Lots 1 thru 3, Block 3 of Apache Trail Addition and Proposed Vacation of Portion of 6<sup>th</sup> Street N.W. Right-of-Way  
PR-2022-007348**

To Whom this May Concern:

This letter is an update on our variance application and vacation of right-of-way application to the city of Albuquerque for Armando Rodriguez Galindo and Cecilia Celis Rodriguez, who live at 2401 6<sup>th</sup> Street NW. We requested two variances (from side and rear setback requirements) for their existing residence at 2401 6<sup>th</sup> Street NW, between Prospect Ave NW and Towner Ave NW. The property is currently zoned as R-1A (Residential – Single-Family Small Lot).

We'd originally mailed you informing you of the ZHE application and our expected hearing date of February 21<sup>st</sup>, but there were some miscommunications with the ZHE, and so our variances are now scheduled to be heard by the ZHE at a hearing on April 18<sup>th</sup>, 2023 at 9AM. We are also taking this opportunity to let you know of our application to the city for the vacation of the portion of 6<sup>th</sup> Street NW shown on our included site sketch. We anticipate the vacation will be heard by the Development Hearing Officer at a hearing on April 26, 2023 at 9AM.

As a refresher of our application, we intend to consolidate the lots, in a subsequent platting action. Our proposed replat would create one (1) new lot from three (3) existing lots and the proposed vacated portion of 6<sup>th</sup> Street NW, by lot line adjustment of Lots 1 thru 3, Block 3 of Apache Trail and a vacated portion of 6<sup>th</sup> Street NW. Before the replat however, we must address the eastern and southern setbacks for the property with variances through the zoning hearing examiner. Our client would use the vacated area from 6<sup>th</sup> Street and Prospect for off-street parking and more dedicated access to his gate and back yard.

Our original justification of the setback variances remains the same, the existing residence was built circa 1950, and the existing setback distances have been as-is for decades. We feel they have not been a nuisance to the neighborhood. The corner lot layout was also unusual, and is also sandwiched between the unusually wide right-of-way of 6<sup>th</sup> Street NW and the abandoned Bezemek Lateral. There are a number of properties with similar setback distances in this neighborhood and across 6<sup>th</sup> Street NW to the east, though not with the same corner lot configuration, so the lot is in character for the neighborhood but exceptional with the conditions that caused the setback issues.

Property Owner: Armando Rodriguez Galindo and Cecilia Celis Rodriguez  
Agent: CSI – Cartesian Surveys, Inc.  
Subject Property Address 2401 6<sup>th</sup> Street NW, Albuquerque, NM, 87102.

Thank you, Applicant Name CSI - Cartesian Surveys, Inc Email cartesianryan@gmail.com Phone Number 505-896-3050

Please note: "You may submit written comments to the Zoning Hearing Examiner up to 6 days before the April 18th, 2023 hearing (5pm on the Wednesday before the hearing). Written comments received after that deadline will not be taken into consideration for the application.

Thank you for your consideration, Ryan J. Mulhall

CSI-Cartesian Surveys, Inc.  
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Rio Rancho, NM 87174

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