



Effective 3/01/2022

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.		
SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input checked="" type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
This request for a vacation of public right-of-way for a 20' alley abutting the entire north portion of the subject site's property line.		

APPLICATION INFORMATION		
Applicant/Owner: Hutton ST 17, LLC (Applicant)/POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT(Owner)		Phone: 423-643-9235
Address: 736 Cherry St.		Email: bcarroll@hutton.build
City: Chattanooga	State: TN	Zip: 37402
Professional/Agent (if any): Modulus Architects		Phone:
Address: 100 Sun Ave NE Suite 600		Email:
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Agent	List all owners: POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT(
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: H WLY PORTION OF AND EXC NLY 20	Block: 8	Unit:
Subdivision/Addition: BUENA VENTURA	MRGCD Map No.:	UPC Code: 102005751801040804
Zone Atlas Page(s): K-20-Z	Existing Zoning: MX-H	Proposed Zoning MX-H
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 1.0618
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 113 EUBANK BLVD NE	Between: Eubank Blvd NE	and: Central Ave NE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR-2022-007416/ PS-2022-00151		

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: Regina Okoye	Date: 10/21/2022
Printed Name: Regina Okoye	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM V: Vacations of Easements or Right-of-way– DRB

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

VACATION OF RIGHT-OF-WAY – DRB

VACATION OF RIGHT-OF-WAY – COUNCIL

N/A Interpreter Needed for Meeting? _____ if yes, indicate language: _____

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. 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 on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form V at the front followed by the remaining documents in the order provided on this form.

Zone Atlas map with the entire site clearly outlined and labeled

Letter of authorization from the property owner if application is submitted by an agent

Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)

Copy of the complete document which created the easement(s)
Not required for City owned public right-of-way.

Drawing showing the easement or right-of-way to be vacated

If easements, list number to be vacated 1

Square footage to be vacated (see IDO Section 14-16-6-6(M)) 5532.27 sqft

Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K) and DPM 2-9-(E)(3)

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)

N/A If a meeting was requested/held, copy of sign-in sheet and meeting notes

Required notices with content per IDO Section 14-16-6-4(K)

Office of Neighborhood Coordination notice inquiry response

Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.

Proof of emailed notice to affected Neighborhood Association representatives

Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in

accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing

Sign Posting Agreement - IDO Section 14-16-6-6(K)(4) is satisfied

VACATION OF PRIVATE EASEMENT

VACATION OF PUBLIC EASEMENT

___ Interpreter Needed for Meeting? _____ if yes, indicate language: _____

___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. 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 on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form V at the front followed by the remaining documents in the order provided on this form.

___ Zone Atlas map with the entire site clearly outlined and labeled

___ Letter of authorization from the property owner if application is submitted by an agent

___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)

___ Copy of the complete document which created the easement(s)

___ Drawing showing the easement to be vacated

___ List number to be vacated _____

___ Proof of Pre-Application meeting

The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.

City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: AGENT AUTHORIZATION NOTICE – 113 EUBANK BLVD NE ALBUQUERQUE NM 87123

To Whom It May Concern,

POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT, hereby authorizes Modulus Architects & Land Use Planning, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the all matters regarding the project, located at 113 EUBANK BLVD NE ALBUQUERQUE NM 87123 legally describe as:

* H 008EXC NLY 20 OUT TO CITY BUENA VENTURA SUBD

This authorization is valid until further written notice from POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT or Modulus Architects & Land Use Planning, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request.

Sincerely,



POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT
PO BOX 626 WILSONVILLE OR 97070-0626

City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: AGENT AUTHORIZATION NOTICE – 113 EUBANK BLVD NE ALBUQUERQUE NM 87123

To Whom It May Concern,

POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT, hereby authorizes Modulus Architects & Land Use Planning, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the all matters regarding the project, located at 113 EUBANK BLVD NE ALBUQUERQUE NM 87123 legally describe as:

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This authorization is valid until further written notice from POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT or Modulus Architects & Land Use Planning, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request.

Sincerely,



POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT
PO BOX 626 WILSONVILLE OR 97070-0626

City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: AGENT AUTHORIZATION NOTICE – 113 EUBANK BLVD NE ALBUQUERQUE NM 87123

To Whom It May Concern,

Hutton ST 21, LLC, hereby authorizes Modulus Architects & Land Use Planning, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the all matters regarding the project, located at 113 EUBANK BLVD NE ALBUQUERQUE NM 87123 legally describe as:

* H 008EXC NLY 20 OUT TO CITY BUENA VENTURA SUBD

This authorization is valid until further written notice from Hutton ST 21, LLC or Modulus Architects & Land Use Planning, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request.

Sincerely,



Hutton ST 21, LLC
736 Cherry St
Chattanooga, TN 37402



Jolene Wolfley, DRB Chair
Development Review Board
City of Albuquerque, Planning Department
Plaza Del Sol, 600 Second NW
Albuquerque, New Mexico 87102

October 21, 2022

RE: VACATION OF PUBLIC RIGHT-OF-WAY – COUNCIL – MAJOR – 113 EUBANK BLVD NE – ALBUQUERQUE, NM 87123

Ms. Wolfley and Members of the Board,

Modulus Architects, Inc., hereafter referred to as the “Agent,” for the purpose of this request, represents Pollman Dean Trustee Pollman Family RVT, hereafter referred to as the “Property Owner,” and Hutton ST 21, LLC, hereafter referred to as the “Applicant.” We, “Agent” are requesting approval of a vacation of public right-of-way. The parcel (the “subject site”) is +/- 1.0618 acres in size, zoned MX-H and is located at the southwest corner of Central Ave. and Eubank Blvd. This site is legally described as: * H 008EXC NLY 20 OUT TO CITY BUENA VENTURA SUBD. The site is currently vacant. The site is located within a Major Transit Corridor (Central Ave.) and within a Premium Transit Corridor (Central Ave.). The site is not within a center or an overlay zone.

Request

This request is for a vacation of public right-of-way for a 20’ alley abutting the entire north portion of the subject site’s property line. The right-of-way area is approximately 5532.27 sq ft. This alley was granted as a public right-of-way in 1954 through a Quitclaim Deed (Book D 295, Page 434). The existing alley contains utilities throughout the entire length of it, including: Overhead Utility Easement, Utility Poles, Anchor Poles, and a Transformer. Half of the alley is currently paved and contains a large billboard sign.

If this request is approved, the applicant intends to incorporate the area into the lot legally described above through a preliminary and final plat action. The applicant will be keeping all utilities as is. The applicant will provide easements to the existing utilities through the subdivision action.

Justification

This request is in compliance with IDO Section 14-16-6-6(M)(3) Review and Decision Criteria.

An application for a Vacation of Easement, Private Way, or Public Right-of-way shall be approved if it meets any of the following criteria.

6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.

Applicant Response:

The existing alley is along the entire north portion of the subject site and does not affect vehicular access to the adjacent properties. There are two (2) properties that abut the alley to the north. The first is a commercial use zoned MX-L and the second is a residential use zoned R-MH. The site zoned MX-L has their own access point further up on Eubank Blvd., that they are using as vehicular access and circulation to their site. The alley has an existing large billboard sign and a utility pole that restricts the MX-L zoned site from using the alley for access.

The site zoned R-MH does not use the alley as an access point to their property because there are existing utility poles that prohibit circulation to their site. They also have an existing wood fence that is along the alley way and their property. They currently have access further up on Glorieta Street.

The definition of the alley is defined below from the IDO:

“A public right-of-way or private way, or a part thereof, primarily devoted to vehicular use and providing secondary access to abutting property or primary vehicular access to residential properties, minimizing or eliminating the need for driveway or drive aisle access to the street. For the purposes of access, alleys are considered a type of street.”

The alley is not currently being used as defined and is no longer needed.

6-6(M)(3)(b) There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

Applicant Response:

There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation. This property is currently underutilized and is vacant with no development on it. The alley is currently half paved and half dirt/weeds. The site and the alley are serving as a mecca for the homeless, violence and as a dumping station. This vacation approval and subsequent development will be a positive change to the community as compared to if the property were to stay in its current vacant condition. This opportunity for development will provide more commercial choices for the area.

Lastly, the infrastructure/utilities that currently exist within the alley will be maintained by the property owner, rather than the City of Albuquerque (COA). As a result, this will be a net benefit to the public welfare so it will be the property owner's responsibility to develop and maintain this piece of property lessening the burden of this site on the COA. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the site.

If this request is approved, the applicant intends to purchase the vacated alley and incorporate it into the adjacent lot to the south. The subject site is zoned MX-H and the applicant is aware that the incorporation will also make the vacated portion the same zoning designation.

Conclusion

This request is in compliance with IDO Section 14-16-6-6(M) – Vacation of Easement, Private Way, or Public Right-of-Way. All subsequent development will comply with all IDO, DPM, and other City regulations. This submittal includes all items from Form P1.

Notification requirements for this request have been met per IDO Table 6-1-1. South Los Altos NA and District 6 Coalition of Neighborhood Associations were notified of this request as listed by the Office of Neighborhood Coordination. There have been no emails, comments or phone calls received at the time of this letter.

In addition, property owners within 100 feet of the subject site were also notified of this request. COA Planning Department provided a buffer map and a list of property owners within that buffer area. All neighborhood notice information has been included in this submittal package.

If you have any additional questions or concerns regarding this submittal, please feel free to contact me directly at (505) 338-1499 or email me at: rokoye@modulusarchitects.com.

Best regards,

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER
MODULUS ARCHITECTS & LAND USE PLANNING, INC.

100 Sun Avenue NE, Suite 600

Albuquerque, NM 87109

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686

Email: rokoye@modulusarchitects.com

Website: www.modulusarchitects.com

Join us on Facebook: [Modulus Architects on Facebook](#)

New Mexico | Texas | Arizona | Colorado | Oklahoma



QUITCLAIM DEED

Thelma Ek, a single woman for consideration paid, quitclaim to The City of Albuquerque, A Municipal Corporation the following described real estate in Bernalillo County, New Mexico:

The northerly Twenty feet (N.20') of Tract lettered H in block numbered Eight (8) of Buena Ventura, a subdivision in school district thirteen, as the same is shown and designated on the map of said subdivision, filed in the office of the County Clerk of said County on September 11th, 1941.

For use as a right of way for any and all public utilities and as a public alley.

No revenue stamps required.

APPROVED AS TO DESCRIPTION SEP 16 1954 DATE... WILLIAM T. STEVENS, City Engineer

WITNESS my hand and seal this 17th day of June 19 54 Thelma Ek

ACKNOWLEDGMENT INDIVIDUAL

STATE OF NEW MEXICO, County of Bernalillo

On this 7th day of June 1954 Thelma Ek, a single woman

APPROVED AS TO FORM SEP 17 1954 FRANK HOKAN, City Attorney

to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal the day and year last above written.

My commission expires July 5 - 1956 Notary Public

ACKNOWLEDGMENT CORPORATION

STATE OF NEW MEXICO, County of

On this day of 19 before me personally appeared

sworn, did say that he is of a corporation organized under the laws of the State of and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its board of directors, and said acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand and seal the day and year last above written.

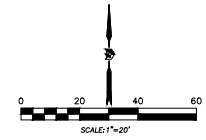
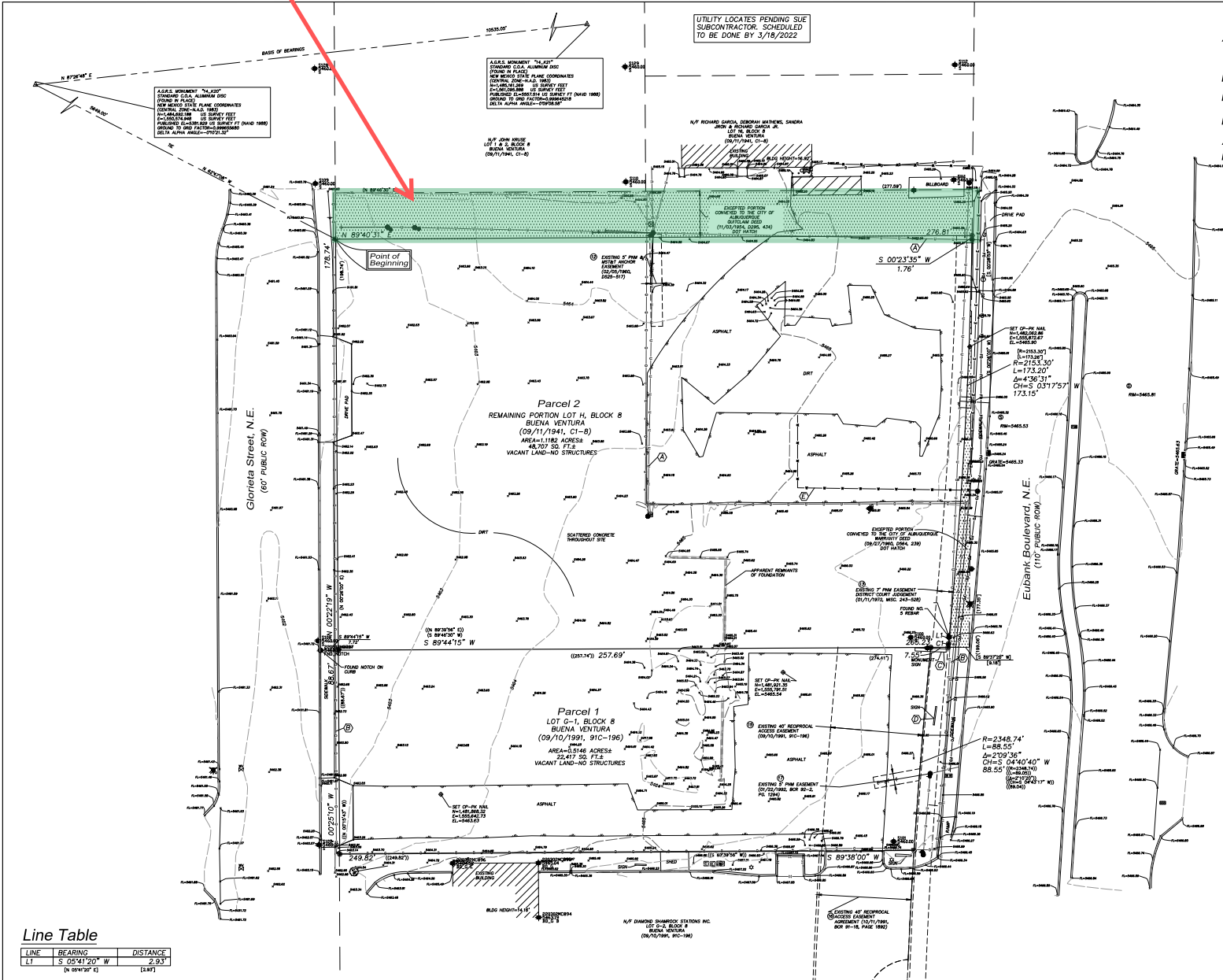
My commission expires Notary Public

STATE OF NEW MEXICO, County of BERNALILLO, ss. I hereby certify that this instrument was filed for record on the 3rd day of November 1954, at 12:42 o'clock P.M., and duly recorded in Book 295, page 434, of the Records of Deeds of said county, on this 3rd day of November, A. D. 1954.

County Clerk Deputy

Existing 20' alley to be vacated with this request

ALTA/NSPS Land Title Survey
 Lots G-1, and Remaining Portion of
 Lot H, Block 8
Buena Ventura
 Albuquerque, Bernalillo County, New Mexico
 May 2022



Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
 (IN 80/100' E)
 RECORD BEARING AND DISTANCES FROM THE PREVIOUS SURVEY (CT-8)
 (IN 80/100' E)
 RECORD BEARING AND DISTANCES FROM THIS SURVEY
 (IN 80/100' E)
- FOUND AND USED MONUMENT AS DESCRIBED
 - MONUMENT INC. 4 BEARS WITH YELLOW PLASTIC CAP. TP. FIRST SET THIS SURVEY
 - CONCRETE POINT
 - 1/2" GALVANIZED IRON RODS MONUMENT
 - AND/OR POLE
 - GUY WIRE
 - ELECTRIC BOX
 - ELECTRIC METER
 - PULLBOX
 - TRANSFORMER
 - TELEPHONE PEDestal
 - WATER METER
 - FIRE HYDRANT
 - SANITARY SEWER MANHOLE
 - TRAFFIC SIGNAL BOX
 - LIGHT BOX
 - STORM SEWER MANHOLE
 - WATER VALVE
 - CURB MULET
 - SIGN
 - GAS METER
 - CURB AND GUTTER
 - OVERHEAD UTILITY LINE
 - CHAIN LINE TRACE
 - EDGE OF ASPHALT
 - GAS LINE
 - WATER LINE
 - ELECTRIC LINE
 - FIBER OPTIC LINE

Line Table

LINE	BEARING	DISTANCE
LT	S 05°41'20" W	2.93'

(IN 80/100' E)

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CT	2341.74'	1.55'	1.55'	S 05°22'23" W	0°21'17"

R=[2341.74] L=[1.55]

REVISIONS		COORDINATE AND DIMENSION INFORMATION			PLSS INFORMATION			PROPERTY INFORMATION			
NO.	DATE	BY	DESCRIPTION	SPHEROID	HORIZONTAL DATUM	VERTICAL DATUM	PROJECTION	UNIT	LAND GRANT	PROPERTY OWNER	ADDRESS
				NM-C	GRID	STANDARD	NAD83	YES	N/A	DEAN POLLMAN FAMILY REVOCABLE TRUST	107 & 113 EUBANK BOULEVARD, N.E.
				ALBUQUERQUE GEODETIC REFERENCE SYSTEM			UTM	YES			
				GROUND TO GROUND: 1 000349673			N	0			
				GROUND TO GRID: 0.096604449			E	0			

PRECISION SURVEYS, INC.
 1330 San Mateo Boulevard, N.E.
 Albuquerque, NM 87102
 (505) 263-1100
 www.precision-survey.com

PROJECT INFORMATION

CREW/TECH: MC
 DRAWN BY: JK
 CHECKED BY: LM
 SHEET NUMBER: 2 OF 2

DATE OF SURVEY: 03/02-04/25/2022

© Copyright 2022 Precision Surveys, Inc.

Proof of Neighborhood Meeting Notices

Regina Okoye

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Wednesday, October 5, 2022 3:56 PM
To: Regina Okoye
Subject: 113 EUBANK BLVD NE Neighborhood Meeting Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_K-20-Z.pdf

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

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South Los Altos NA	Jim	Ahrend	notices@slananm.org	304 General Bradley NE	Albuquerque	NM	###	6.32E+09	
South Los Altos NA	Stephen	Martos-Ortiz	sdmartos91@gmail.com	429 General Somervell Street NE	Albuquerque	NM	###		5E+09
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	###	5.06E+09	
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedaydayspa.com	119 Vassar Drive SE	Albuquerque	NM	###	5.05E+09	5E+09

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, 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.
- 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, 9th Floor
Albuquerque, NM 87102
505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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

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

Sent: Wednesday, October 5, 2022 1:21 PM

To: Office of Neighborhood Coordination <ROKOYE@MODULUSARCHITECTS.COM>

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

Subject: Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:

Other (please specify in field below)

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

DRB/City Council

Contact Name

Regina Okoye

Telephone Number

5052677686

Email Address

ROKOYE@MODULUSARCHITECTS.COM

Company Name

Modulus

Company Address

Modulus Architects

City

State

ZIP

Legal description of the subject site for this project:

* H 008EXC NLY 20 OUT TO CITY BUENA VENTURA SUBD

Physical address of subject site:

113 EUBANK BLVD NE ALBUQUERQUE NM 87123

Subject site cross streets:

Eubank and Central

Other subject site identifiers:

This site is located on the following zone atlas page:

K-20-Z

Captcha

x

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

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 10/7/2022

This request for a Neighborhood Meeting 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)*: South Los Altos NA, District 6 Coalition of Neighborhood Associations

Name of NA Representative*: Jim Ahrend, Stephen Martos-Ortiz, Patricia Willson, Mandy Warr

Email Address* or Mailing Address* of NA Representative¹: notices@slananm.org, sdmartos91@gmail.com, info@willsonstudio.com, mandy@theremedyspa.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: rokoye@modulusarchitects.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

TBD - All Neighborhood Associations have 15 calendar days from the date of this offer letter (10/7/22), in which to respond. Once we are notified that you would like a meeting, a meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the Neighborhood Association accepts the meeting request, unless an earlier date is agreed upon.

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

1. Subject Property Address* 113 EUBANK BLVD NE ALBUQUERQUE NM 87123
Location Description * H 008EXC NLY 20 OUT TO CITY BUENA VENTURA SUBD
2. Property Owner* POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT
3. Agent/Applicant* [if applicable] Hutton ST 17, LLC (Applicant)/Modulus Architects (Agent)
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 or Major)

¹ 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.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- Vacation Public Right-of-way (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

There is an existing 20' alley along the entire north property line that the agent is proposing to vacate.

5. This type of application will be decided by^{*}: City Staff
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council

6. Where more information about the project can be found^{4*}:
Regina Okoye with Modulus Architects & Land Use Planning 505.338.1499 (Ext. 1003)

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

- 1. Zone Atlas Page(s)^{5*} K-20-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 will be requested for this project^{*}:
 - Deviation(s) Variance(s) Waiver(s)

Explanation:

N/A

- 4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1*](#): Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

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

⁵ 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:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] 1.0618
 - b. IDO Zone District MX-H
 - c. Overlay Zone(s) [if applicable] N/A
Central Av – Major Transit Corridor
 - d. Center or Corridor Area [if applicable] Central Av – Premium Transit Corridor (660 corridor width)
2. Current Land Use(s) [vacant, if none] Vacant
-

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: South Los Altos NA [Other Neighborhood Associations, if any]

District 6 Coalition of Neighborhood Associations

⁶ 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: Vacation of Public Right-of-way		
Decision-making Body: City Council		
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" 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	Note: if yes, see second page
PART II – DETAILS OF REQUEST		
Address of property listed in application: 113 EUBANK BLVD NE ALBUQUERQUE NM 87123		
Name of property owner: POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT		
Name of applicant: Hutton ST 17, LLC (Applicant)/Modulus Architects (Agent)		
Date, time, and place of public meeting or hearing, if applicable:		
Proposed neighborhood meeting for anticipated DRB hearing on November 16, 2022 @ 9am, VIA Zoom		
Address, phone number, or website for additional information:		
Regina Okoye with Modulus Architects & Land Use Planning 505.338.1499 (Ext. 1003)		
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE		
<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.		
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.

Regina Okoye (Applicant signature) 10/7/2022 (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.



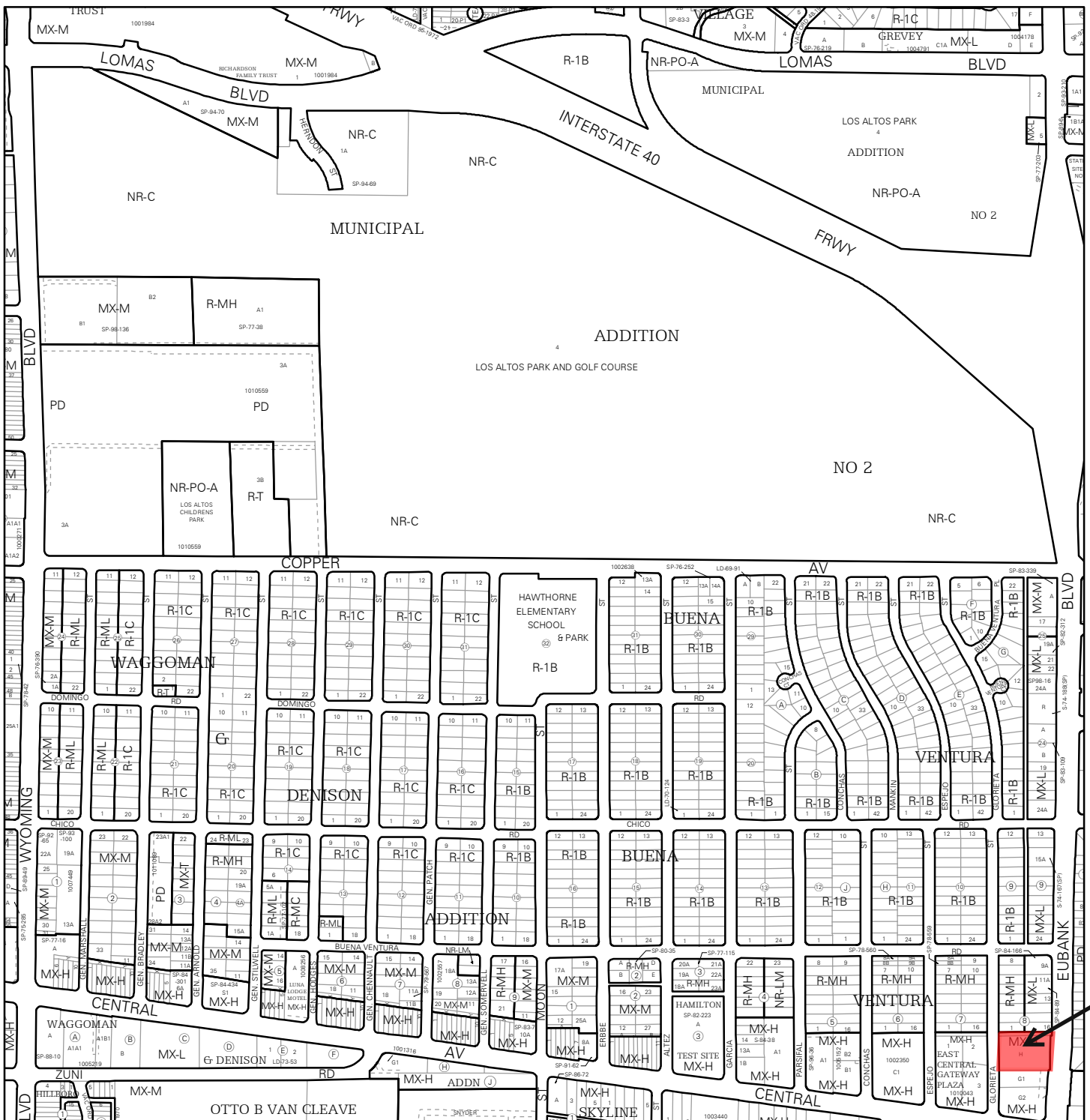
**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- 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.



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:
K-20-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



City Address: 113 EUBANK BLVD NE

County Address: 113 EUBANK BLVD NE

10/5/2022

www.cabq.gov/gis

City of Albuquerque Property Report

Ownership Data from [Bernalillo County Assessor](#)

(County Assessor's data for tax year 2021)

Owner Name: POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT

Owner Address: PO BOX 626, WILSONVILLE OR 97070-0626

UPC: 102005751801040804

Tax Year: 2021 **Tax District:** A1A

Legal Description: * H 008EXC NLY 20 OUT TO CITY BUENA VENTURA SUBD

Property Class: V **Document Number:** 2015098029 042315 WD -ENT

Acres: 1.09

City Zoning and Services

IDO Zone District: MX-H

IDO District Definition: High Intensity

Old Zoning Designation: SU-2

Old Zoning Description: EG-C

Land Use: 04 | Commercial Services

Lot: H WLY PORTION OF AND EXC NLY 20 **Block:** 8 **Subdivision:** BUENA VENTURA

Police Beat: 337 **Area Command:** SOUTHEAST

Jurisdiction: ALBUQUERQUE

Zone Atlas Page: [K20](#) (opens in new window)

City Neighborhood Association: South Los Altos NA

Residential Trash Pickup:

Political Districts

City Council District: [6 - Pat Davis](#)

County Commission District: 3 - Adriann Barboa

NM House of Representatives: Debra M. Sariñana

NM Senate: Mimi Stewart

School Districts

Elementary: HAWTHORNE

Middle: HAYES

High School: HIGHLAND

FEMA Flood Zone: X

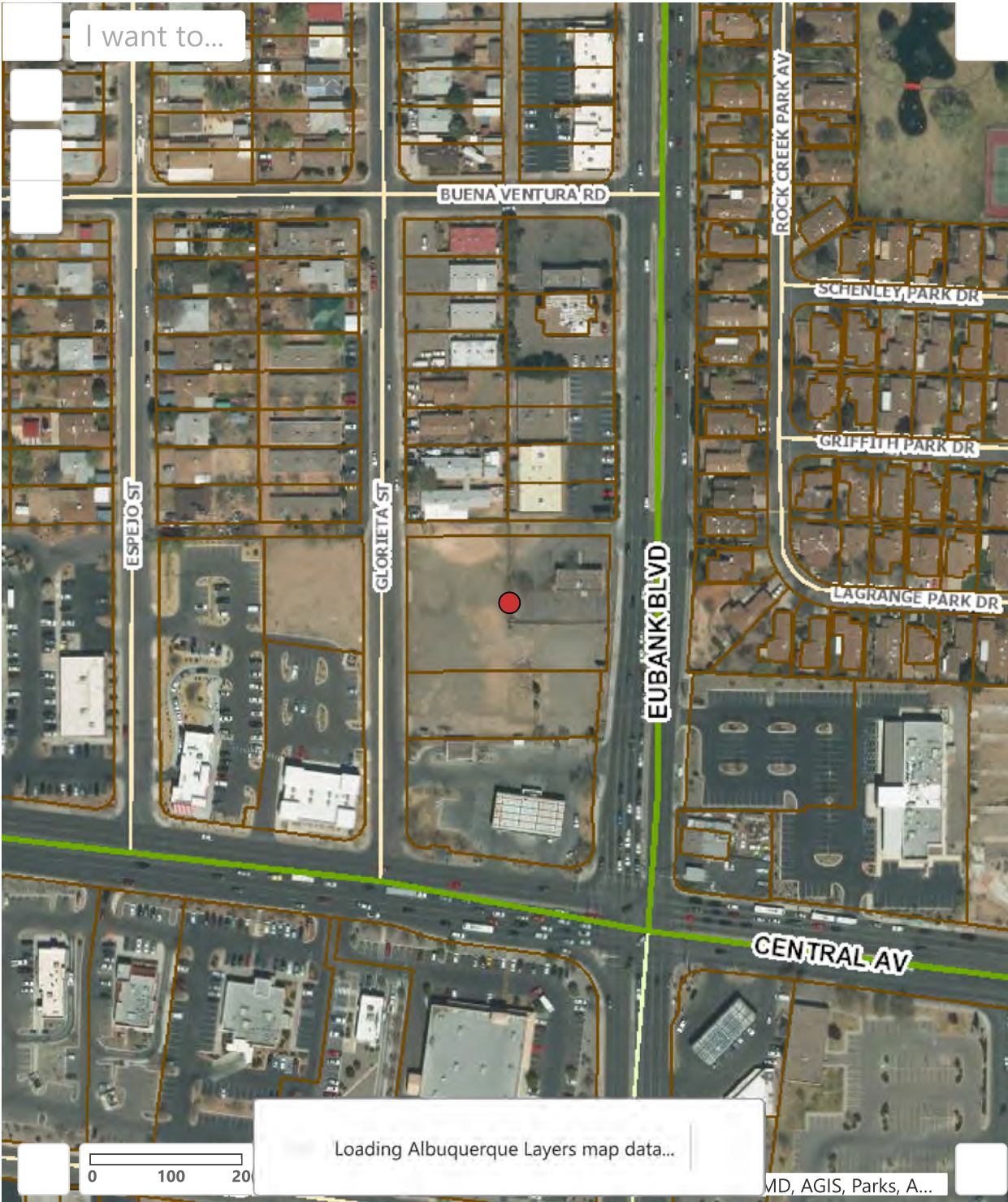
For questions about floodplain information, please contact the COA Floodplain Manager at 924-3986 or email ccherne@cabq.gov

Run another Search [here](#)

This report was created by the GIS group of DTI. Please send comments to GIS@cabq.gov.

Please wait while the map loads below...

I want to...



BUENA VENTURA RD

ESPEJO ST

GLORIETA ST

EUBANK BLVD

ROCK CREEK PARK AV

SCHENLEY PARK DR

GRIFFITH PARK DR

LAGRANGE PARK DR

CENTRAL AV

0 100 200

Loading Albuquerque Layers map data...

MD, AGIS, Parks, A...

Regina Okoye

From: Regina Okoye
Sent: Friday, October 7, 2022 11:12 AM
To: 'notices@slananm.org'; 'sdmartos91@gmail.com'; 'info@willsonstudio.com'; 'mandy@theremedyspa.com'
Subject: Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque
Attachments: 00 - NeighborhoodMeetingRequest-Print&Fill.pdf; 01 - CABQ-Official_public_notice_form-2019.pdf; 03 - IDOZoneAtlasPage_K-20-Z.PDF; 04- Address Report — City of Albuquerque.pdf; 05 - Survey Exhibit.pdf

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request: October 7, 2022

This request for a Neighborhood Meeting 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): South Los Altos NA, District 6 Coalition of NA

Name of NA Representative: Jim Ahrend, Stephen Martos-Ortiz, Patricia Willson, Mandy Warr

Email Address or Mailing Address of NA Representative: notices@slananm.org, sdmartos91@gmail.com, info@willsonstudio.com, mandy@theremedyspa.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.

Email address to respond yes or no: Yes – rokoye@modulusarchitects.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above (10/07/2022), unless you agree to an earlier date.

Meeting Date/Time/Location: TBD – All Neighborhood Associations have 15 calendar days from the date of this offer letter (10/07/2022) in which to respond. Once we are notified that you would like a meeting, a meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the Neighborhood Association accepts the meeting request, unless an earlier date is agreed upon.

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address: 113 Eubank Blvd. NE, Albuquerque, NM 87123
Location Description: *H 008EXC NLY 20 OUT TO CITY BUENA VENTURA SUBD
2. Property Owner: Pollman Dean Trustee Pollman Family Rvt
3. Agent/Applicant [if applicable]: Hutton ST 17, LLC (Applicant)/Modulus Architects (Agent)
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 Major: Preliminary Plat (Minor or Major)
 - Vacation Public Right-of-way (Easement/Private Way or Public Right-of-way)**
 - Variance
 - Waiver
 - Zoning Map Amendment
 - Other: _____

Summary of project/request: There is an existing 20' alley along the entire north property line that the Agent is proposing to vacate.

5. This type of application will be decided by:

City Staff

OR at a public meeting or hearing by:

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

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

Regina Okoye with Modulus Architects & Land Use Planning, Inc. at (505) 338-1499 ext. 1003

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

1. Zone Atlas Page(s): K-20-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 will be requested for this project: N/A
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation: N/A

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1: **X YES** NO
5. For Site Plan Applications only, attach site plan showing, at a minimum: N/A
 - 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:

1. From the IDO Zoning Map:
 - a. Area of Property [typically in acres]: +/- 1.0618 acres
 - b. IDO Zone District Planned development: MX-H
 - c. Overlay Zone(s): N/A
 - d. Center or Corridor Area: Central Av – Major Transit Corridor; Central Av – Premium Transit Corridor (660 corridor width)
2. Current Land Use(s) [vacant, if none]: Vacant

Useful Links

Integrated Development Ordinance (IDO)

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

cc: South Los Altos NA

1 Pursuant to IDO Subsection 14-16-6-4{K}{1}{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.

2 If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

3 Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information

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

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

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

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER

MODULUS ARCHITECTS & LAND USE PLANNING, INC.

100 Sun Avenue NE, Suite 600

Albuquerque, NM 87109

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686

Email: rokoye@modulusarchitects.com

Website: www.modulusarchitects.com

Join us on Facebook: [Modulus Architects on Facebook](#)

New Mexico | Texas | Arizona | Colorado | Oklahoma



Proof of Neighborhood
Notices - Neighborhood
Associations and Property
Owners

Regina Okoye

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Wednesday, October 12, 2022 4:12 PM
To: Regina Okoye
Subject: 113 EUBANK BLVD NE Public Notice Inquiry Sheet Submission
Attachments: 02 - IDOZoneAtlasPage_K-20-Z.pdf

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

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South Los Altos NA	Jim	Ahrend	notices@slananm.org	304 General Bradley NE	Albuquerque	NM	87123	6319874131	
South Los Altos NA	Stephen	Martos-Ortiz	sdmartos91@gmail.com	429 General Somervell Street NE	Albuquerque	NM	87123		5058037736
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedyspa.com	119 Vassar Drive SE	Albuquerque	NM	87106	5054014367	5052659219

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, 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.
- 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, 9th Floor
Albuquerque, NM 87102
505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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

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

Sent: Wednesday, October 12, 2022 12:13 PM

To: Office of Neighborhood Coordination <ROKOYE@MODULUSARCHITECTS.COM>

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

Subject: Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:

Other (please specify in field below)

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

DRB/City Council

Contact Name

Regina Okoye

Telephone Number

5052677686

Email Address

ROKOYE@MODULUSARCHITECTS.COM

Company Name

Modulus Architects

Company Address

100 Sun Ave NE

City

Albuquerque

State

NM

ZIP

87107

Legal description of the subject site for this project:

* H 008EXC NLY 20 OUT TO CITY BUENA VENTURA SUBD

Physical address of subject site:

113 EUBANK BLVD NE ALBUQUERQUE NM 87123

Subject site cross streets:

Eubank and Central

Other subject site identifiers:

This site is located on the following zone atlas page:

K-20-Z

Captcha

x

[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*: 10/20/2022

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)*: South Los Altos NA, District 6 Coalition of Neighborhood Associations

Name of NA Representative*: Jim Ahrend, Stephen Martos-Ortiz, Patricia Willson, Mandy Warr

Email Address* or Mailing Address* of NA Representative¹: notices@slananm.org, sdmartos91@gmail.com, info@willsonstudio.com, mandy@theremedyspa.com

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

1. Subject Property Address* 113 EUBANK BLVD NE ALBUQUERQUE NM 87123
Location Description * H 008EXC NLY 20 OUT TO CITY BUENA VENTURA SUBD
2. Property Owner* POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT
3. Agent/Applicant* [if applicable] Hutton ST 21, LLC (Applicant)/Modulus Architects (Agent)
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 or Major)
 - Vacation Public Right-of-way (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*: _____

There is an existing 20' alley along the entire north property line that the agent is proposing to vacate.

¹ 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.

² 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: N/A
 - 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 Map⁶:

- 1. Area of Property [typically in acres] 1.0618
- 2. IDO Zone District MX-H
- 3. Overlay Zone(s) [if applicable] N/A
- 4. Center or Corridor Area [if applicable] Central Av – Major Transit Corridor
Central Av – Premium Transit Corridor (660 corridor width)
- Current Land Use(s) [vacant, if none] Vacant

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: South Los Altos NA [Other Neighborhood Associations, if any]
District 6 Coalition of Neighborhood Associations

⁶ 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: Vacation of Public Right-of-way		
Decision-making Body: City Council		
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" 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	Note: if yes, see second page
PART II – DETAILS OF REQUEST		
Address of property listed in application: 113 EUBANK BLVD NE ALBUQUERQUE NM 87123		
Name of property owner: POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT		
Name of applicant: Hutton ST 21, LLC (Applicant)/Modulus Architects (Agent)		
Date, time, and place of public meeting or hearing, if applicable:		
DRB hearing on November 16, 2022 @ 9am, VIA Zoom		
Address, phone number, or website for additional information:		
Regina Okoye with Modulus Architects & Land Use Planning 505.338.1499 (Ext. 1003)		
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE		
<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.		
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.

Regina Okoye (Applicant signature) 10/20/2022 (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.



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- 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.

Zoom Information:

Remote Meeting Information: <https://cabq.zoom.us/j/84698899333>

Meeting ID: 846 9889 9333 By phone +1 346 248 7799 or Find your local number:

<https://cabq.zoom.us/j/84698899333>



City Address: 113 EUBANK BLVD NE

County Address: 113 EUBANK BLVD NE

10/5/2022

www.cabq.gov/gis

City of Albuquerque Property Report

Ownership Data from [Bernalillo County Assessor](#)

(County Assessor's data for tax year 2021)

Owner Name: POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT

Owner Address: PO BOX 626, WILSONVILLE OR 97070-0626

UPC: 102005751801040804

Tax Year: 2021 **Tax District:** A1A

Legal Description: * H 008EXC NLY 20 OUT TO CITY BUENA VENTURA SUBD

Property Class: V **Document Number:** 2015098029 042315 WD -ENT

Acres: 1.09

City Zoning and Services

IDO Zone District: MX-H

IDO District Definition: High Intensity

Old Zoning Designation: SU-2

Old Zoning Description: EG-C

Land Use: 04 | Commercial Services

Lot: H WLY PORTION OF AND EXC NLY 20 **Block:** 8 **Subdivision:** BUENA VENTURA

Police Beat: 337 **Area Command:** SOUTHEAST

Jurisdiction: ALBUQUERQUE

Zone Atlas Page: [K20](#) (opens in new window)

City Neighborhood Association: South Los Altos NA

Residential Trash Pickup:

Political Districts

City Council District: [6 - Pat Davis](#)

County Commission District: 3 - Adriann Barboa

NM House of Representatives: Debra M. Sariñana

NM Senate: Mimi Stewart

School Districts

Elementary: HAWTHORNE

Middle: HAYES

High School: HIGHLAND

FEMA Flood Zone: X

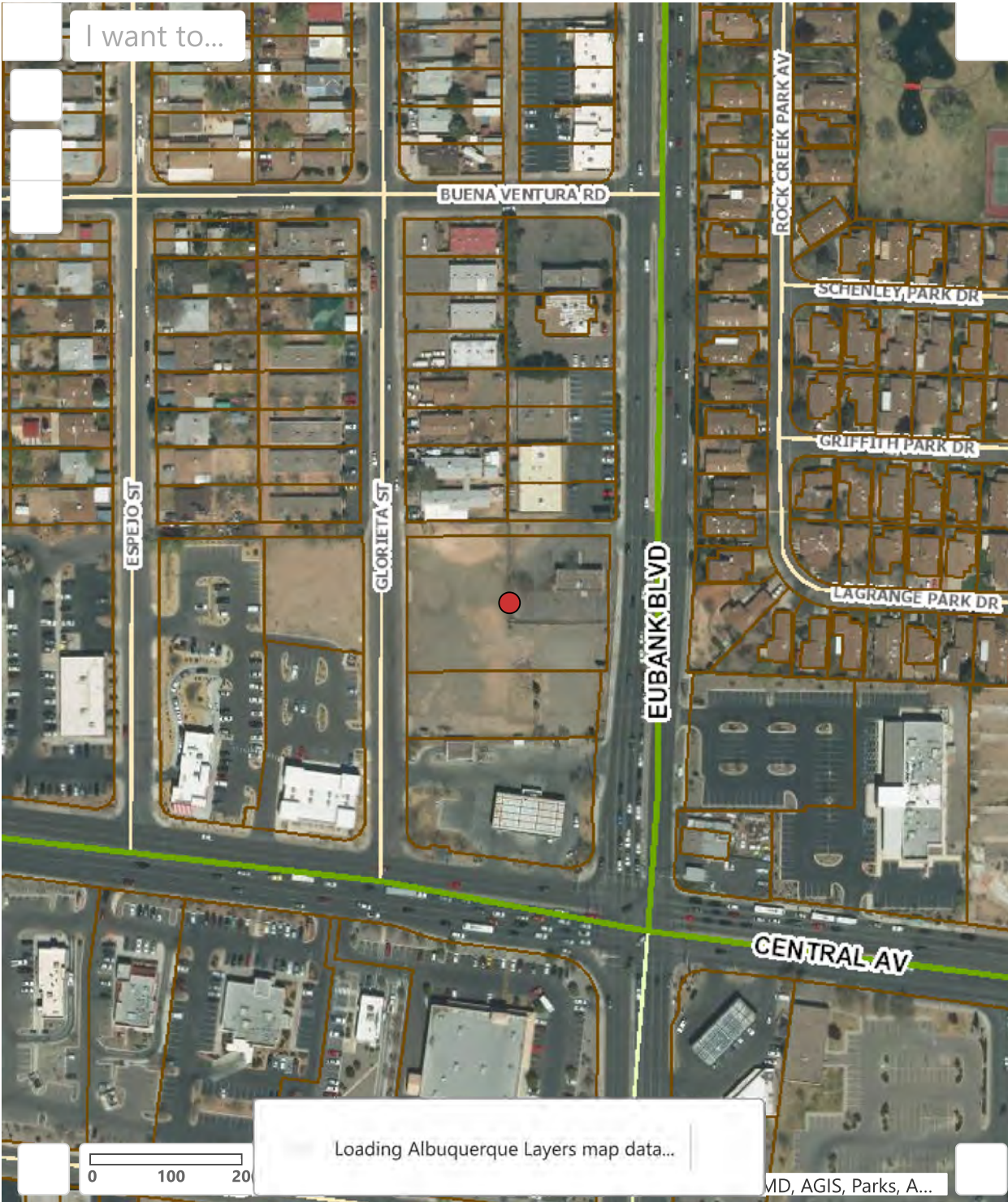
For questions about floodplain information, please contact the COA Floodplain Manager at 924-3986 or email ccherne@cabq.gov

Run another Search [here](#)

This report was created by the GIS group of DTI. Please send comments to GIS@cabq.gov.

Please wait while the map loads below...

I want to...



BUENA VENTURA RD

ESPEJO ST

GLORIETA ST

EUBANK BLVD

ROCK CREEK PARK AV

SCHENLEY PARK DR

GRIFFITH PARK DR

LAGRANGE PARK DR

CENTRAL AV

0 100 200

Loading Albuquerque Layers map data...

MD, AGIS, Parks, A...

Regina Okoye

From: Regina Okoye
Sent: Thursday, October 20, 2022 9:54 AM
To: 'notices@slananm.org'; 'sdmartos91@gmail.com'; 'info@willsonstudio.com'; 'mady@theremedyspa.com'
Subject: Public Notice of a Proposed Project in the City of Albuquerque - 113 Eubank Blvd. NE Albuquerque, NM 87123
Attachments: 03 - IDOZoneAtlasPage_K-20-Z.PDF; 04- Address Report — City of Albuquerque.pdf; 05 - Survey Exhibit.pdf; 01 - CABQ-Official_public_notice_form-2019.pdf; Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill.pdf

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: 10/20/2022

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): South Los Altos NA, District 6 Coalition of NA

Name of NA Representative: Jim Ahrend, Stephen Martos-Ortiz, Patricia Willson, Mandy Warr

Email Address or Mailing Address of NA Representative: notices@slananm.org; sdmartos91@gmail.com; infor@willsonstudio.com; mady@theremedyspa.com

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address: 113 Eubank Blvd. NE Albuquerque, NM 87123
Location Description: *H 008EXC NLY 20 OUT TO CITY BUENA VENTURA SUBD
2. Property Owner: POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT
3. Agent/Applicant [if applicable]: Hutton ST 21, LLC (Applicant)/Modulus Architects (Agent)

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 or Major) - Major
- Vacation Public Right-of-way (Easement/Private Way or Public Right-of-way)**
- Variance
- Waiver
- Other:

Summary of project/request: There is an existing 20' alley along the entire north property line that the agent is proposing to vacate.

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

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

Date/Time: November 16, 2022 @ 9:00 am
Location: Remote Meeting Information: <https://cabq.zoom.us/j/84698899333>
Meeting ID: 846 9889 9333 By phone +1 346 248 7799 or find your local number: <https://cabq.zoom.us/j/84698899333>

Agenda/Meeting Materials: <http://www.cabq.gov/planning/boards-commissions>

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

6. Where more information about the project can be found:
For questions, contact the Development Review Board staff at (505) 924-3880 or (505) 924-3994

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

1. Zone Atlas Page(s): K-20-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 will be requested for this project: N/A
Deviation(s)
Variance(s)
Waiver(s)
Explanation: N/A
4. Pre-submittal Neighborhood Meeting: Yes
Summary of Pre-Submittal Neighborhood Meeting, if one occurred: A neighborhood meeting was offered to the Neighborhood Associations but no meeting was requested.
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:

1. From the IDO Zoning Map:
 - a. Area of Property [typically in acres]: 1.0618 acres
 - b. IDO Zone District: MX-H
 - c. Overlay Zone(s): N/A
 - d. Center or Corridor Area: Central Av – Major Transit Corridor; Central Av – Premium Transit Corridor (660 corridor width)
2. Current Land Use(s) [vacant, if none]: Vacant

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associates within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice. To request a facilitated meeting regarding this project, contact the Planning Department at 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: South Los Altos NA
District 6 Coalition of NA

¹ 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.

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

³ Physical address or Zoom link

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

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

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

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER

MODULUS ARCHITECTS & LAND USE PLANNING, INC.

100 Sun Avenue NE, Suite 600

Albuquerque, NM 87109

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686

Email: rokoye@modulusarchitects.com

Website: www.modulusarchitects.com

Join us on Facebook: [Modulus Architects on Facebook](#)

New Mexico | Texas | Arizona | Colorado | Oklahoma



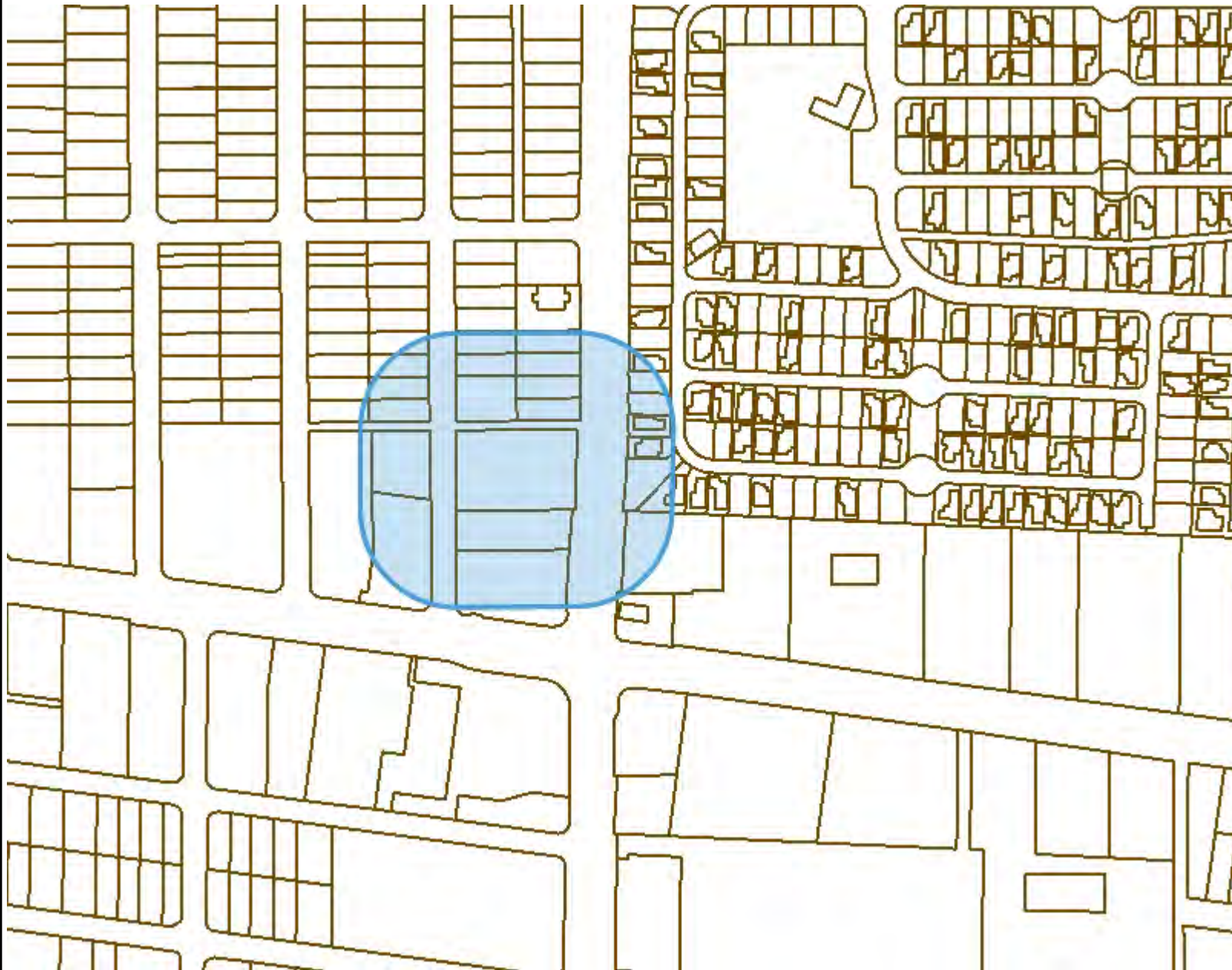


113 Eubank Blvd NE



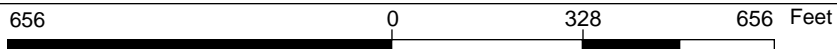
Legend

□ Bernalillo County Parcels



Notes

Buffer: 215 Ft.
ROW Eubank Blvd NE: 115 Ft.



WGS_1984_Web_Mercator_Auxiliary_Sphere
10/13/2022 © City of Albuquerque

1: 3,937

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

KRUSE JOHN G
10600 ANDREA CIR
CORRALES NM 87048

TOWNE PARK HOMEOWNERS ASSOC INC
425 TOWNE PARK DR NE
ALBUQUERQUE NM 87123

DEARMOND CATHERINE
8921 CONFEDERATE DR NE
ALBUQUERQUE NM 87109

POLLMAN DEAN TRUSTEE POLLMAN FAMILY
RVT
PO BOX 626
WILSONVILLE OR 97070-0626

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

325 ROCK CREEK LLC
3401 CANDELARIA RD NE SUITE A
ALBUQUERQUE NM 87107-1946

SIMPLER TRENT W & RHIANNON M
317 ROCK CREEK PARK AVE NE
ALBUQUERQUE NM 87123

SADLER JONATHAN
1925 BEECHCREST CT UNIT 201
CHARLOTTESVILLE VA 22903-6626

ORTIZ PATRICIA A
313 ROCK CREEK PARK AVE NE
ALBUQUERQUE NM 87123-4809

HART PATRICIA
301 ROCK CREEK PARK AVE NE
ALBUQUERQUE NM 87123-4809

GARCIA RICHARD R & MATHEWS DEBORAH
& JIRON SANDRA L & GARCIA RICHARD R JR
121 EUBANK BLVD NE
ALBUQUERQUE NM 87123-2744

STATE OF NEW MEXICO STATE LAND OFFICE
PO BOX 1148
SANTA FE NM 87504-1148

IGLESIA JUAN 3:16
316 TENNESSEE ST NE
ALBUQUERQUE NM 87108-5338

10201 CENTRAL LLC
5051 JOURNAL CENTER BLVD NE SUITE 500
ALBUQUERQUE NM 87109-5915

GONZALES MICHAEL A
112 ESPEJO ST NE
ALBUQUERQUE NM 87123

BUMBARGER JOHN A
3075 E THOUSAND OAKS BLVD
WESTLAKE VILLAGE CA 91362-3402

DIAMOND SHAMROCK STATIONS INC ATTN:
CIRCLE K STORES INC
PO BOX 52085
PHOENIX AZ 85072-2085

RED SHAMROCK 21 LLC
8220 SAN PEDRO DR NE SUITE 500
ALBUQUERQUE NM 87113-2476

SWAGER MIA E
321 ROCK CREEK PARK AVE NE
ALBUQUERQUE NM 87123-4834

GUTIERREZ JAMES E & MONICA D
1260 WILLOW TRL
BOSQUE FARMS NM 87068

SHUE BILLY S JR & PARRA MANUEL D
305 ROCK CREEK PARK AVE NE
ALBUQUERQUE NM 87123-4809

HASANI ANTONJETA
10400 LAGRANGE PARK DR NE
ALBUQUERQUE NM 87123-4828

SOUTH LOS ALTOS NA
JIM AHREND
304 GENERAL BRADLEY NE
ALBUQUERQUE NM 87123

SOUTH LOS ALTOS NA
STEPHEN MARTOS-ORTIZ
429 GENERAL SOMERVELL ST NE
ALBUQUERQUE NM 87123

DISTRICT 6 COALITION OF NA
PATRICIA WILSON
505 DARTMOUTH DR SE
ALBUQUERQUE NM 87106

DISTRICT 6 COALITION OF NA
MANDY WARR
119 VASSAR DR SE
ALBUQUERQUE NM 87106

*Example Package Sent to all Property Owners

[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*: 10/20/2022

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*: KRUSE JOHN G

Mailing Address*: 10600 ANDREA CIR CORRALES NM 87048

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

1. Subject Property Address* 113 EUBANK BLVD NE ALBUQUERQUE NM 87123
Location Description * H 008EXC NLY 20 OUT TO CITY BUENA VENTURA SUBD
2. Property Owner* POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT
3. Agent/Applicant* *[if applicable]* Hutton ST 21, LLC (Applicant)/Modulus Architects (Agent)
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 or Major)
 - Vacation Public Right-of-way (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

There is an existing 20' alley along the entire north property line that the agent is proposing to vacate.

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

- | | |
|--------------------------------------------------------|-----------------------------------------------------------------------------------|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input checked="" type="checkbox"/> Development Review Board (DRB) / City Council |
| <input type="checkbox"/> Landmarks Commission (LC) | <input type="checkbox"/> Environmental Planning Commission (EPC) |

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

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

Date/Time*: November 16, 2022 @ 9:00am

Remote Meeting Information: <https://cabq.zoom.us/j/84698899333>

Location*²: Meeting ID: 846 9889 9333 By phone +1 346 248 7799 or Find your local number:
<https://cabq.zoom.us/j/84698899333>

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*³:

For questions, contact the Development Review Board staff at (505) 924-3880 or (505) 924-3994

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

1. Zone Atlas Page(s)*⁴ K-20-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

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

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

Explanation*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A neighborhood meeting was offered to the Neighborhood Associations but no meeting was requested.

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

- 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.*

² Physical address or Zoom link

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

⁴ 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 Map⁵:

1. Area of Property [typically in acres] 1.0618
 2. IDO Zone District MX-H
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] Central Av – Major Transit Corridor
Central Av – Premium Transit Corridor (660 corridor width)
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ 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: Vacation of Public Right-of-way		
Decision-making Body: City Council		
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" 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	Note: if yes, see second page
PART II – DETAILS OF REQUEST		
Address of property listed in application: 113 EUBANK BLVD NE ALBUQUERQUE NM 87123		
Name of property owner: POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT		
Name of applicant: Hutton ST 21, LLC (Applicant)/Modulus Architects (Agent)		
Date, time, and place of public meeting or hearing, if applicable:		
DRB hearing on November 16, 2022 @ 9am, VIA Zoom		
Address, phone number, or website for additional information:		
Regina Okoye with Modulus Architects & Land Use Planning 505.338.1499 (Ext. 1003)		
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE		
<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.		
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.

Regina Okoye (Applicant signature) 10/20/2022 (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.



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- 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.

Zoom Information:

Remote Meeting Information: <https://cabq.zoom.us/j/84698899333>

Meeting ID: 846 9889 9333 By phone +1 346 248 7799 or Find your local number:

<https://cabq.zoom.us/j/84698899333>



City Address: 113 EUBANK BLVD NE

County Address: 113 EUBANK BLVD NE

10/5/2022

www.cabq.gov/gis

City of Albuquerque Property Report

Ownership Data from [Bernalillo County Assessor](#)

(County Assessor's data for tax year 2021)

Owner Name: POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT

Owner Address: PO BOX 626, WILSONVILLE OR 97070-0626

UPC: 102005751801040804

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Acres: 1.09

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Zone Atlas Page: [K20](#) (opens in new window)

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NM Senate: Mimi Stewart

School Districts

Elementary: HAWTHORNE

Middle: HAYES

High School: HIGHLAND

FEMA Flood Zone: X

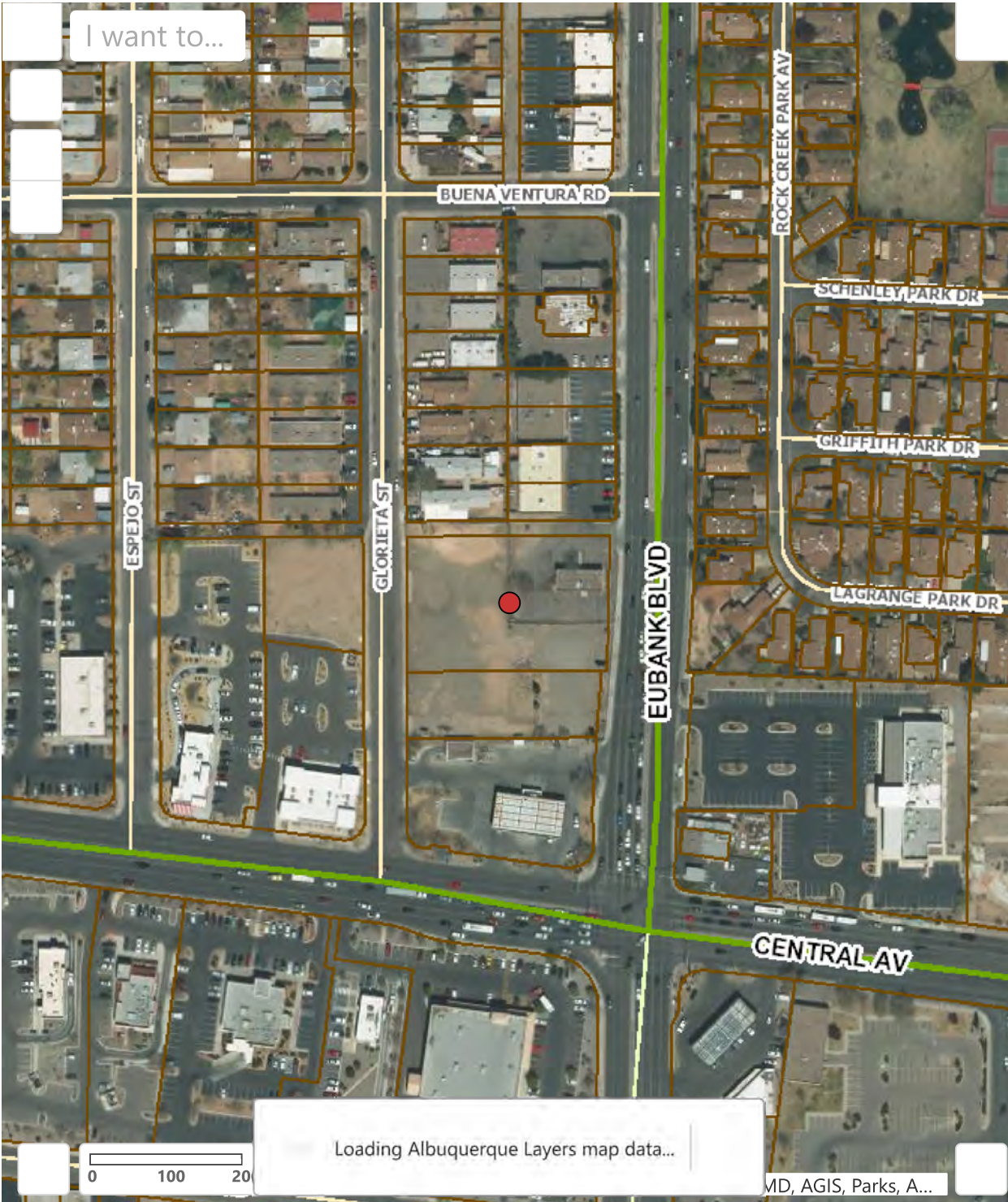
For questions about floodplain information, please contact the COA Floodplain Manager at 924-3986 or email ccherne@cabq.gov

Run another Search [here](#)

This report was created by the GIS group of DTI. Please send comments to GIS@cabq.gov.

Please wait while the map loads below...

I want to...



BUENA VENTURA RD

ESPEJO ST

GLORIETA ST

EUBANK BLVD

ROCK CREEK PARK AV

SCHENLEY PARK DR

GRIFFITH PARK DR

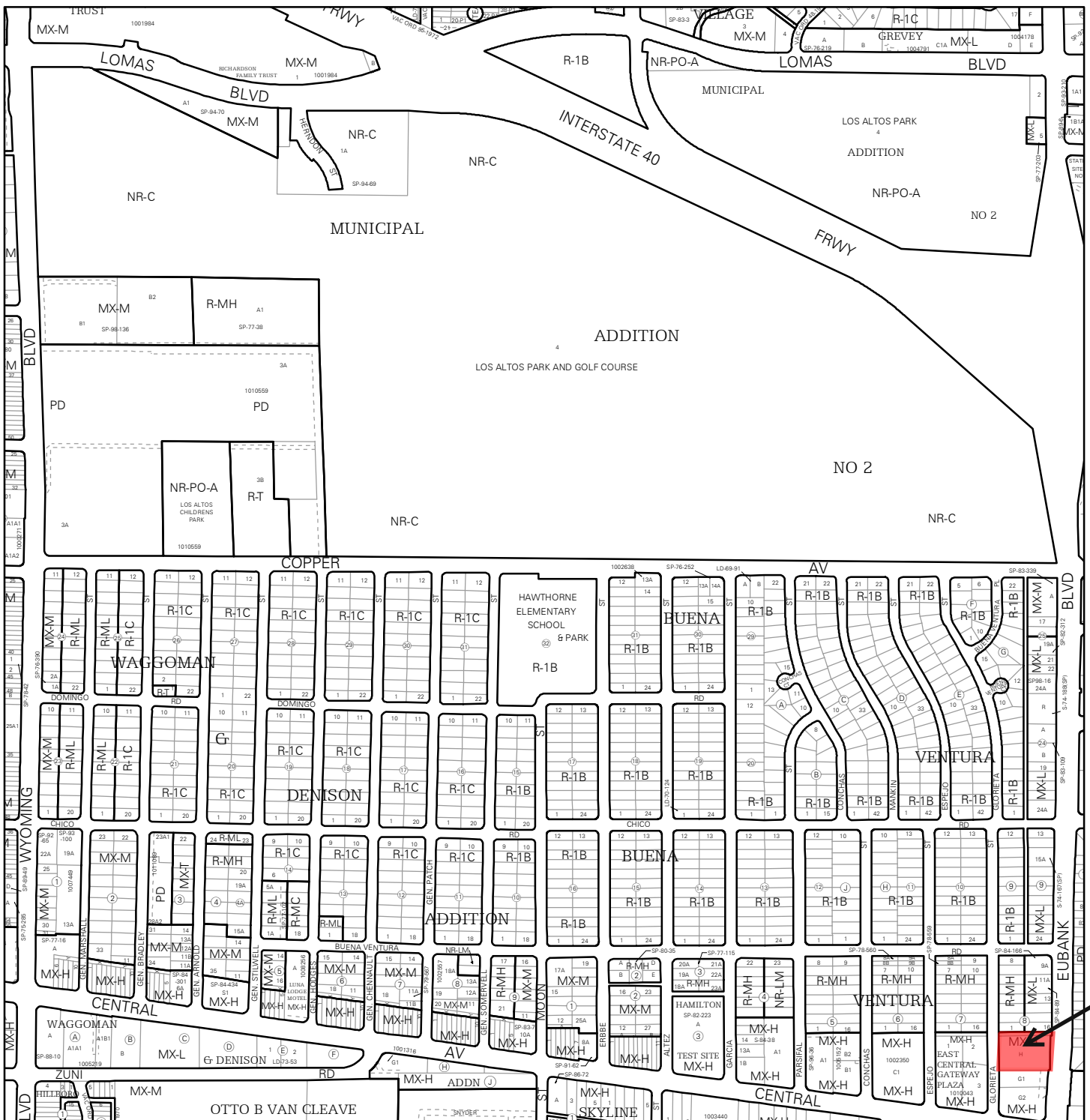
LAGRANGE PARK DR

CENTRAL AV

0 100 200

Loading Albuquerque Layers map data...

MD, AGIS, Parks, A...



Subject Site

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

Albuquerque Geographic Information System

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:
K-20-Z

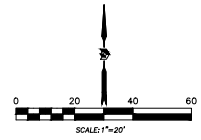
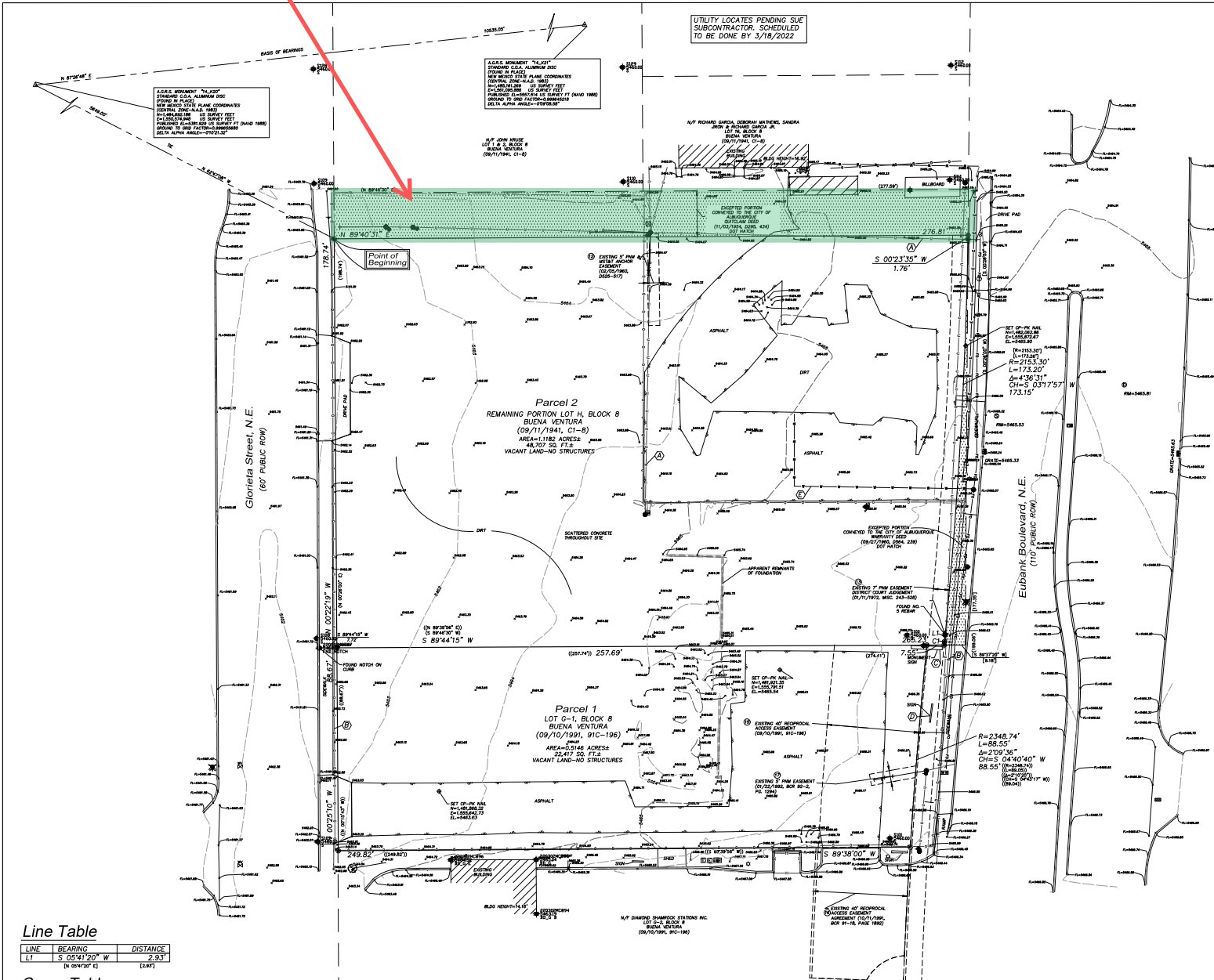
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

Existing 20' alley to be vacated with this request

ALTA/NSPS Land Title Survey

Lots G-1, and Remaining Portion of Lot H, Block 8
Buena Ventura
 Albuquerque, Bernalillo County, New Mexico
 May 2022



Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- (IN 80/100°F E) RECORD BEARING AND DISTANCES FROM THIS SURVEY (C-18)
- (IN 80/100°F E) RECORD BEARING AND DISTANCES FROM THIS SURVEY (C-19)
- (IN 80/100°F E) RECORD BEARING AND DISTANCES FROM THIS SURVEY (C-20)
- FOUND AND USED MONUMENT AS DESCRIBED
- EXPOSED AND 4 INCH WITH YELLOW PLASTIC CAP TO FIRST SET THIS SURVEY
- CONCRETE MONUMENT
- ALUMINUM MONUMENT
- AND/OR POLE
- UTILITY POLE
- ELECTRIC BOX
- ELECTRIC METER
- PULLBOX
- TRANSFORMER
- TELEPHONE PEDestal
- WATER METER
- FIRE HYDRANT
- SEWERAGE METER
- TRAVEL SIGNAL BOX
- LIGHT BOX
- STONE SEWER MANHOLE
- WATER VALVE
- CLAMP MOUNT BOX
- TRAP
- GAS METER
- CURB AND GUTTER
- OVERHEAD UTILITY LINE
- CHAIN LINK FENCE
- EDGE OF ASPHALT
- GRASS LINE
- WATER LINE
- ELECTRIC LINE
- FIBER OPTIC LINE

Line Table

LINE	BEARING	DISTANCE
LT	S 05°41'20" W	2.93'

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CT	2341.74'	1.55'	1.55'	S 05°22'31" W	0°21'17"

REV. NO.	DATE	DESCRIPTION	COORDINATE AND DIMENSION INFORMATION	PLSS INFORMATION	PROPERTY INFORMATION
			GRID: NM-C STANDARD: GRID DATUM: NAD83 ELEVATION DATUM: NAVD83 HORIZONTAL CONTROL: ALBUQUERQUE GEOIDETIC REFERENCE SYSTEM VERTICAL CONTROL: NAD83 COMMAND SCALE FACTOR: 1.000349673 GRID TO GROUND: 1.000349673 GROUND TO GRID: 0.999650327	LAND GRANT: N/A SECTION: 20 & 29 TOWNSHIP: 10 NORTH RANGE: 4 EAST COUNTY: BERNALILLO STATE: NM	PROPERTY OWNER: DEAN POLLMAN FAMILY REVOCABLE TRUST SUBDIVISION NAME: BUENA VENTURA ADDRESS: 107 & 113 ELBANK BOULEVARD, N.E. UIC: 102005751801040804 10200565202511902

PRECISION SURVEYS, INC.
 1030 San Mateo Boulevard, NE
 Albuquerque, NM 87110
 505.833.8888

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PROJECT INFORMATION	
CREW/TECH: MC	DATE OF SURVEY: 03/02-04/02/2022
DRAWN BY: JK	CHECKED BY: LM
PLO/ISS NO: 228063AL	SHEET NUMBER: 2 OF 2



UNITED STATES POSTAL SERVICE

ACADEMY
6255 SAN ANTONIO DR NE
ALBUQUERQUE, NM 87109-9998
(800)275-8777

10/20/2022

09:40 AM

Product	Qty	Unit Price	Price
Forever® Postage Stamp	52	\$0.60	\$31.20
Grand Total:			\$31.20

Credit Card Remit \$31.20
 Card Name: VISA
 Account #: XXXXXXXXXXXXX1521
 Approval #: 075356
 Transaction #: 590
 Receipt #: 000590
 AID: A0000000031010 Chip
 AL: VISA CREDIT
 PIN: Not Required CAPITAL ONE VISA

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JFN: 340128-9552
 Receipt #: 840-18520494-1-6549181-1
 Clerk: 00

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

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

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

Regina Okaya
(Applicant or Agent)

10/21/2022
(Date)

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

PROJECT NUMBER: _____