

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. 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

- X
 ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form V with all the submittal items checked/marked
- X
 ___ 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
- X
 ___ 5) Drawing showing the easement or right-of-way to be vacated
- ___ 6) If easements, list number to be vacated _____
- X
 ___ 7) Square footage to be vacated (see IDO Section 14-16-6-6(M)) 3,085

SUPPORTIVE DOCUMENTATION

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

PUBLIC NOTICE DOCUMENTATION

- X
 ___ 11) Sign Posting Agreement
- X
 ___ 12) Proof of a Pre-Submittal Neighborhood Meeting per IDO 14-16-6-4(C)
- x Office of Neighborhood Coordination neighborhood meeting inquiry response
- x Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
- x Completed neighborhood meeting request form(s)
- x 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

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 online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

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 _____

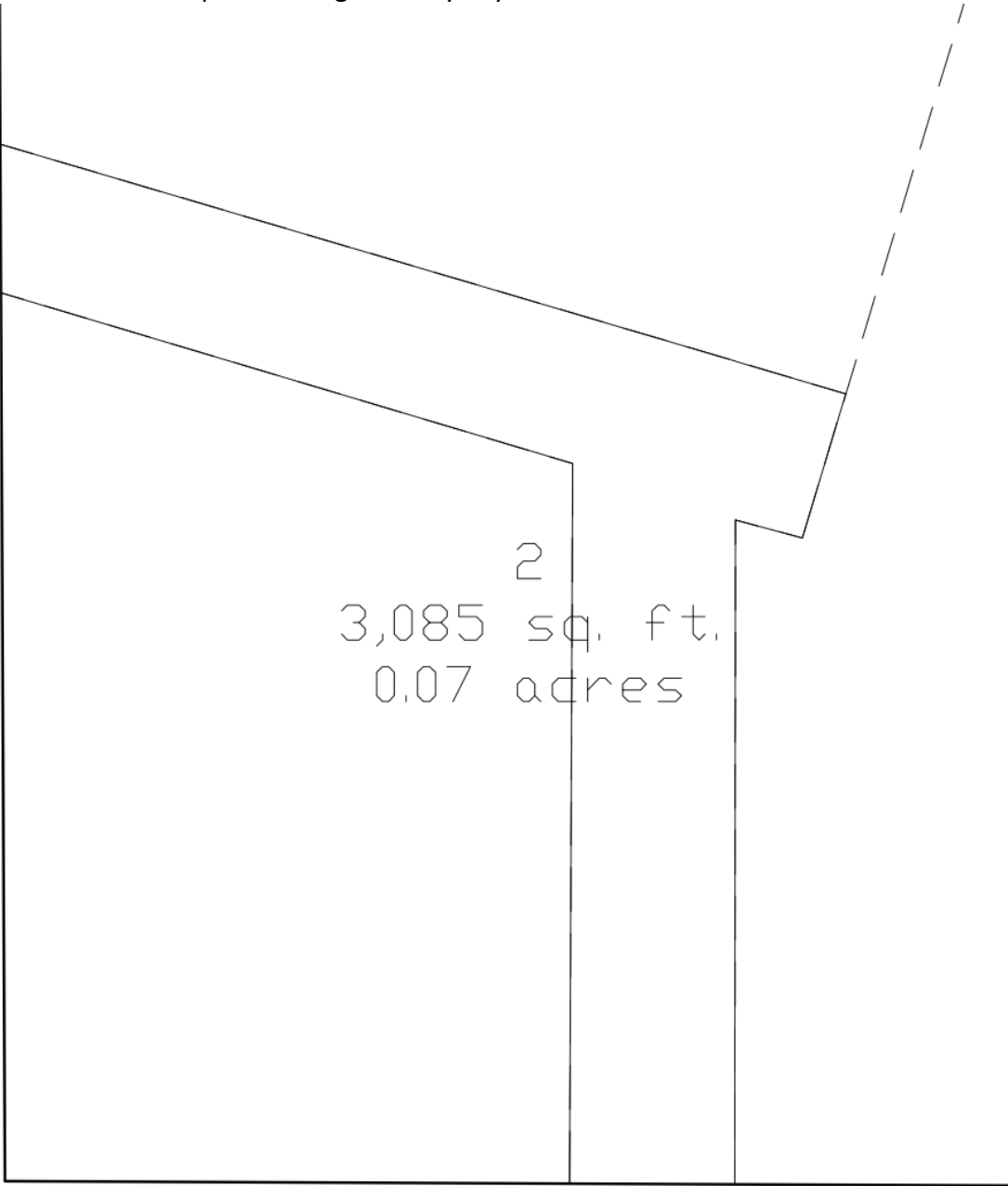
7) Letter of authorization from the property owner if application is submitted by an agent

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:

Square footage of alleyway to be vacated



2

3,085 sq. ft.

0.07 acres

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. 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. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public 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 at a charge of \$3.75 each.

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 3/7/23 To 4/6/23

5. REMOVAL

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

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



(Applicant or Agent)

2/23/23

(Date)

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

PROJECT NUMBER: PR-2023-008127



Sierra Hacienda Builders LLC

Lic # 85378
PO Box 52126
Albuquerque, NM 87181
505-220-1525

Date: 1/9/23

Job Location: Block 17 of the Mesa Grande Addition to the City of Albuquerque Including Vacated Portion of the Alleyway within Block 17 South of Lots 1,2,3, and 4 all in the Block of the Mesa Grande Addition to the City of Albuquerque. Lying and being situated within Section 23, Township 10 North, Range 3 East N.M.P.M

Letter of Explanation

I currently own the entire city block (Block 17 of the Mesa Grande Addition to the City of Albuquerque Excluding Vacated Portion of the Alleyway within Block 17 South of Lots 1,2,3, 4, 5, 6, 7, 8, 9, 10 all in the Block of the Mesa Grande Addition to the City of Albuquerque. Lying and being situated within Section 23, Township 10 North, Range 3 East N.M.P.M) and would like to consolidate the 10 existing lots and public alleyway into one lot. In this process, I would like to vacate the right-of-way alley, which only serves these properties.

There are currently 2 structures on the site, one will remain (the gym), the other will be demolished.

Tim Borrer, MBA
President



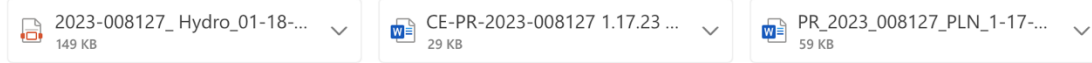
Rodenbeck, Jay B. <jrodenbeck@cabq.gov>

To: You

Cc: Wolfley, Jolene; Armijo, Ernest M.; Somerfeldt, Cheryl; Cadena, Kristopher; Biazar, Shahab +13 others



Tue 1/17/2023 6:14 PM



Show all 6 attachments (427 KB) Save all to OneDrive Download all

Attached are the DFT comments for the Sketch Plat for PR-2023-008127. If you as the applicant elect to meet with DFT staff to go over their comments on the Sketch Plat, the meeting is scheduled to place remotely tomorrow via Zoom at 1:00 pm.

Instructions for joining the meeting are as follows:

Join Zoom Meeting: <https://cabq.zoom.us/j/89785314995>

Meeting ID: 897 8531 4995 By phone: +1 346 248 7799 or Find your local number: <https://cabq.zoom.us/j/kceqFf3L0L>



Jay Rodenbeck

Planning Manager
Development Review Services

o (505) 924-3994

c (505) 553-0682

e jrodenbeck@cabq.gov

cabq.gov/planning

RE: DFT Comments for PR-2023-008127: 24 townhomes lead/Sierra



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

To: You



Wed 1/18/2023 2:25 PM

Thanks for the confirmation Tim, there was no requirement to meet with our staff to go over their comments with you.

From: Tim Borrer <trb607ca@hotmail.com>

Sent: Wednesday, January 18, 2023 2:06 PM

To: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>

Subject: Fwd: DFT Comments for PR-2023-008127: 24 townhomes lead/Sierra

[EXTERNAL] Do not click on links or open attachments unless you were expecting the email, recognize the sender, and know the content is safe. Forward to phishing@cabq.gov and delete if an email causes any concern.

I do apologize but I was in the middle of getting stuff ready for a final inspection and lost track of time. Is there another time we can schedule this? Or can we just proceed because I've looked at all the comments and it all seems pretty minuscule. We addressed pretty much everything in a new proposed site plan that we worked up this morning

Sent from my iPhone

Begin forwarded message:

From: Tim Borrer <trb607ca@hotmail.com>

Date: January 17, 2023 at 6:56:11 PM MST

To: Treveston Elliott <treveston@tearchitect.com>

Subject: Fwd: DFT Comments for PR-2023-008127: 24 townhomes lead/Sierra

RE: DFT Comments for PR-2023-008127: 24 townhomes lead/Sierra



Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
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← ↶ ↷ ⋮
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Date: January 17, 2023 at 6:56:11 PM MST
To: Treveston Elliott <treveston@tearchitect.com>
Subject: Fwd: DFT Comments for PR-2023-008127: 24 townhomes lead/Sierra



John Pate <JPate@molzencorbin.com>
To: You

Thank you. My name is John Pate.
I will review this information.

For the Southeast Heights Neighborhood Association
John Quinn Pate, President



From: Tim Borrer <trb607ca@hotmail.com>
Sent: Wednesday, February 1, 2023 4:22 PM
To: John Pate <JPate@molzencorbin.com>
Subject: Re: Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Hi Pete,

I own the entire city block and the Anytime Fitness (once the Circle K). We are going to knock down the two delapated buildings and build townhomes (see attached site plan). Please let me know if you have any further questions

Tim Borrer, MBA
President
TRB Holdings Inc
505-220-1525

From: John Pate <JPate@molzencorbin.com>
Sent: Wednesday, February 1, 2023 4:17 PM
To: Tim Borrer <trb607ca@hotmail.com>
Subject: RE: Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

What is the location and purpose of this consolidation of lots from 10 to one?

For the Southeast Heights Neighborhood Association
John Quinn Pate, President



From: Tim Borrer <trb607ca@hotmail.com>
Sent: Wednesday, February 1, 2023 4:05 PM
To: John Pate <JPate@molzencorbin.com>
Subject: Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Warning: This email contains elements that may indicate "Phishing" intent - aimed at tricking you to disclose private/financial information or even your credentials.
Do you trust this sender?

Yes No

2/1/23, 4:12 PM

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

Tim Borrer <trb607ca@hotmail.com>

Wed 2/1/2023 4:00 PM

To: mandy@theremedyspa.com <mandy@theremedyspa.com>

 1 attachments (600 KB)

NeighborhoodMeetingRequest-1.pdf;

Hi Mandy,

Please see the attached neighborhood meeting request. Please let me know if you have any questions

Tim Borrer, MBA
President
TRB Holdings Inc
505-220-1525

No request for a HOA meeting had been requested within the 15 day time period. However, the Nob Hill NA requesting an informational meeting after that time period (on 2/22/23), via Zoom. I have agreed to the zoom and am waiting a response, confirming that a meeting on 3/2/23 at 5:00pm would work (see attached)

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



Tim Borrer

To: Greg Weirs

Cc: Jeff Hoehn; Lucille Long; Bill A; Gary & Melodie Eyster; hollyhitzemann@comcast.net



Thu 2/23/2023 9:30 AM

Hi all,

We had emailed all the contacts with registered with the City of Albuquerque Office of Neighborhood Association on 2/1/23. I would be more than happy to have a zoom meeting on 3/2/23 at 5:00pm to answer any questions regarding this project.

Tim Borrer, MBA
Managing Member
TRB Holdings Inc
505-220-1525

From: Greg Weirs <vgweirs@gmail.com>

Sent: Wednesday, February 22, 2023 11:47 AM

To: trb607ca@hotmail.com <trb607ca@hotmail.com>

Cc: Jeff Hoehn <jeffh@clnabq.org>; Lucille Long <lucylongcares@gmail.com>; Bill A <wm_ashford@yahoo.com>; Gary & Melodie Eyster <meyster1@comcast.net>; hollyhitzemann@comcast.net <hollyhitzemann@comcast.net>

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

Dear Mr. Borrer,

The NHNA would like to hear about your project. Would a meeting over Zoom on the evening of Tuesday, Feb. 28th or Thursday, Mar. 2nd work for you? NHNA participants, please chime in on your availability as well.

We have no record of receiving your email from Feb. 1, otherwise we would have requested a pre-submittal meeting. We have had some inconsistencies with notification via the ONC since last fall.

Would the ONC please respond with the two NHNA POC addresses it has on file?

Greg Weirs
NHNA Urban Planning Committee

2/1/23, 4:13 PM

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

Tim Borrer <trb607ca@hotmail.com>

Wed 2/1/2023 4:02 PM

To: info@willsonstudio.com <info@willsonstudio.com>

 1 attachments (633 KB)

NeighborhoodMeetingRequest-2.pdf;

Hi Patricia,

Please see the attached neighborhood meeting request. Please let me know if you have any questions

Tim Borrer, MBA
President
TRB Holdings Inc
505-220-1525

2/1/23, 4:14 P

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

Tim Borrer <trb607ca@hotmail.com>

Wed 2/1/2023 4:03 PM

To: lucylongcares@gmail.com <lucylongcares@gmail.com>

 1 attachments (674 KB)

NeighborhoodMeetingrequest-3.pdf;

Hi Lucille,

Please see the attached neighborhood meeting request. Please let me know if you have any questions

Tim Borrer, MBA
President
TRB Holdings Inc
505-220-1525

2/1/23, 4:14 PM

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

Tim Borrer <trb607ca@hotmail.com>

Wed 2/1/2023 4:04 PM

To: jeffreyahoehn@gmail.com <jeffreyahoehn@gmail.com>

 1 attachments (698 KB)

NeighborhoodMeetingrequest-4.pdf;

Hi Jeff,

Please see the attached neighborhood meeting request. Please let me know if you have any questions

Tim Borrer, MBA
President
TRB Holdings Inc
505-220-1525

2/1/23, 4:15 PM

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

Tim Borrer <trb607ca@hotmail.com>

Wed 2/1/2023 4:05 PM

To: jpate@molzencorbin.com <jpate@molzencorbin.com>

 1 attachments (730 KB)

NeighborhoodMeetingrequest-5.pdf;

Hi John,

Please see the attached neighborhood meeting request. Please let me know if you have any questions

Tim Borrer, MBA
President
TRB Holdings Inc
505-220-1525

2/1/23, 4:16 PM

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

Tim Borrer <trb607ca@hotmail.com>

Wed 2/1/2023 4:05 PM

To: pmbdoc@yahoo.com <pmbdoc@yahoo.com>

 1 attachments (752 KB)

NeighborhoodMeetingrequest-6.pdf;

Hi Pete,

Please see the attached neighborhood meeting request. Please let me know if you have any questions

Tim Borrer, MBA
President
TRB Holdings Inc
505-220-1525



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 checked="" 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)	
		APPEAL	
		<input type="checkbox"/> Decision of DHO (Form A)	
BRIEF DESCRIPTION OF REQUEST			
Vacation of an alleyway that serves no purpose and consolidation of 10 lots (I own the city block and the alleyway only serves these specific lots)			
APPLICATION INFORMATION			
Applicant/Owner: TB Consultants llc/Alexander Holdings llc		Phone: 505-220-1525	
Address: 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE		Email: trb607ca@hotmail.com	
City: Albuquerque	State: NM	Zip: 87108	
Professional/Agent (if any): Timothy Borrer		Phone: 505-220-1525	
Address: PO Box 52126		Email: trb607ca@hotmail.com	
City: Albuquerque	State: NM	Zip: 87181	
Proprietary Interest in Site: Managing Member		List all owners: Timothy Borrer	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Lot(s) 1,2,3,4,5,6,7,8,9,10 including the vacated alleyway		Block: 17	Unit:
Subdivision/Addition: Mesa Grande Addition to the COA		MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): K-17-Z	Existing Zoning: MX-L	Proposed Zoning: MX-L	
# of Existing Lots: 10 plus vacated ROW	# of Proposed Lots: 1	Total Area of Site (Acres): 8224	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: Lead		Between: Coal	and: Sierra/Graceland
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR-2023-008127			
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: 1/28/23	
Printed Name: Timothy Borrer		<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent	

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

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

Date of Request*: 2/1/23

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)*: District 6 Coalition of Neighborhood Association aAssociations

Name of NA Representative*: Mandy Warr

Email Address* or Mailing Address* of NA Representative¹: mandy@theremedaydayspa.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: trb607ca@hotmail.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:
2/17/23 12:00pm 4212 Coal AVE SE, Albuquerque NM 87108

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

1. Subject Property Address* 4212 Coal AVE SE, 4204,4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borrer
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)

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 ROW (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: Consolodation of lots

Summary of project/request^{3*}:
 Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolodation
 of lots from 10 lots to one

5. This type of application will be decided by*: City Staff
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{4*}:
 Please call, text or email Tim at 505-220-1525, trb607ca@hotmail.com

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

1. Zone Atlas Page(s)⁵ K-17-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:

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.]

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

Date of Request*: 2/1/23

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)*: District 6 Coalition of Neighborhood Association Association

Name of NA Representative*: Patricia Wil <https://ido.abc-zone.com/integrated-development-ordinance-ido#page%3D412>

Email Address* or Mailing Address* of NA Representative¹: info@willsonstudio.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: trb607ca@hotmail.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:
2/17/23 12:00pm 4212 Coal AVE SE, Albuquerque NM 87108

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

1. Subject Property Address* 4212 Coal AVE SE, 4204,4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borrer
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)

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

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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)*: District 6 Coalition of Neighborhood Association Association

Name of NA Representative*: Patricia Willson

Email Address* or Mailing Address* of NA Representative¹: info@willsonstudio.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

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

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

Summary of project/request^{3*}:

Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation

of lots from 10 lots to one

5. This type of application will be decided by*: City Staff
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{4*}:
Please call, text or email Tim at 505-220-1525, trb607ca@hotmail.com

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

1. Zone Atlas Page(s)⁵ K-17-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:

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] .8224
 - b. IDO Zone District MX-L
 - c. Overlay Zone(s) [if applicable] N/A
 - d. Center or Corridor Area [if applicable] _____
- 2. Current Land Use(s) [vacant, if none] MX-L (vacant/old vacant commercial)

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Nob Hill NA [Other Neighborhood Associations, if any]

SE Heights NA

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

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

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

Date of Request*: 2/1/23

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)*: Nob Hill NA

Name of NA Representative*: Lucille Long

Email Address* or Mailing Address* of NA Representative¹: lucylongcares@gmail.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: trb607ca@hotmail.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:
2/17/23 12:00pm 4212 Coal AVE SE, Albuquerque NM 87108

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

1. Subject Property Address* 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borrer
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)

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 ROW (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: Consolidation of lots

Summary of project/request^{3*}:

Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation

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5. This type of application will be decided by*: City Staff
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{4*}:
Please call, text or email Tim at 505-220-1525, trb607ca@hotmail.com

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

1. Zone Atlas Page(s)^{5*} K-17-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:

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.]

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

Date of Request*: 2/1/23

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)*: Nob Hill NA

Name of NA Representative*: Jeff Hoehn

Email Address* or Mailing Address* of NA Representative¹: jeffreyahoehn@gmail.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: trb607ca@hotmail.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:
2/17/23 12:00pm 4212 Coal AVE SE, Albuquerque NM 87108

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

1. Subject Property Address* 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borrer
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)

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 ROW (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: Consolidation of lots

Summary of project/request^{3*}:

Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation

of lots from 10 lots to one

5. This type of application will be decided by^{*}: City Staff
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
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6. Where more information about the project can be found^{4*}:
Please call, text or email Tim at 505-220-1525, trb607ca@hotmail.com

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

1. Zone Atlas Page(s)^{5*} K-17-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:

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

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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] 8224
 - b. IDO Zone District MX-L
 - c. Overlay Zone(s) [if applicable] N/A
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] MX-L (vacant/old vacant commercial)
- _____

Useful Links

Integrated Development Ordinance (IDO):

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IDO Interactive Map

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Cc: Nob Hill NA _____ [Other Neighborhood Associations, if any]

SE Heights NA

District 6 Coalition of Neighborhood Association

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

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

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

Date of Request*: 2/1/23

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)*: Southeast Heights NA

Name of NA Representative*: Pete Belletto

Email Address* or Mailing Address* of NA Representative¹: pmbdoc@yahoo.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: trb607ca@hotmail.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:
2/17/23 12:00pm 4212 Coal AVE SE, Albuquerque NM 87108

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

1. Subject Property Address* 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borrer
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)

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

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Date of Request*: 2/1/23

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Neighborhood Association (NA)*: Southeast Heights NA

Name of NA Representative*: Pete Belletto

Email Address* or Mailing Address* of NA Representative¹: pmbdoc@yahoo.com

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- Variance
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- Zoning Map Amendment
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Summary of project/request^{3*}:

Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation

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5. This type of application will be decided by*: City Staff
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{4*}:
Please call, text or email Tim at 505-220-1525, trb607ca@hotmail.com

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

1. Zone Atlas Page(s)⁵ K-17-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
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 Deviation(s) Variance(s) Waiver(s)
Explanation:

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

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5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - 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] .8224
 - b. IDO Zone District MX-L
 - c. Overlay Zone(s) [if applicable] N/A
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] MX-L (vacant/old vacant commercial)
- _____

Useful Links

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Nob Hill NA [Other Neighborhood Associations, if any]

SE Heights NA

District 6 Coalition of Neighborhood Association

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

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

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

Date of Request*: 2/1/23

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)*: Southeast Heights NA

Name of NA Representative*: John Pate

Email Address* or Mailing Address* of NA Representative¹: jpate@molzencorbin.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: trb607ca@hotmail.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:
2/17/23 12:00pm 4212 Coal AVE SE, Albuquerque NM 87108

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

1. Subject Property Address* 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
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4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
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Summary of project/request^{3*}:

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 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{4*}:
Please call, text or email Tim at 505-220-1525, trb607ca@hotmail.com

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

1. Zone Atlas Page(s)⁵ K-17-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:

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

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

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] .8224
 - b. IDO Zone District MX-L
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2. Current Land Use(s) [vacant, if none] MX-L (vacant/old vacant commercial)
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Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

CC: Nob Hill NA _____ [Other Neighborhood Associations, if any]

SE Heights NA

District 6 Coalition of Neighborhood Association

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

4212 Coal AVE SE, 4204,4206 LEAD SE, 4208 Lead SE Neighborhood Meeting Inquiry Sheet Submission



CL Carmona, Dalaina L. <dcarmona@cabq.gov>
To: You

Mon 1/30/2023 10:56 AM

Zone Atlas.pdf
562 KB

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
District 8 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedysdayspa.com	119 Vassar Drive SE	Abuquerque	NM	87108	5054074367	5052859219
District 8 Coalition of Neighborhood Associations	Patricia	Wilson	info@wilsonstado.com	565 Dartmouth Drive SE	Abuquerque	NM	87108	5059898007	
Nob Hill NA	Lucille	Long	lucylongcare@gmail.com	368 Solano Drive SE	Abuquerque	NM	87108	5052503860	
Nob Hill NA	Jeff	Heath	jph@yahoo.com@gmail.com	411 Alico Drive SE	Abuquerque	NM	87108	5055599327	
Southeast Heights NA	John	Pate	pate@molzencorbin.com	1607 Slevwilde Lane SE	Abuquerque	NM	87108	5052354193	5052525284
Southeast Heights NA	Pete	Belleto	pmbdoc@yahoo.com	922 Valverde Drive SE	Abuquerque	NM	87108		5052064957

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://do.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

2/20/23, 3:20 PM

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

Tim Borrer <trb607ca@hotmail.com>

Mon 2/20/2023 3:04 PM

To: jeffreyahehn@gmail.com <jeffreyahehn@gmail.com>

See attached

Tim Borrer, MBA
Managing Member
TB Consultants LLC
505-220-1525

2/20/23, 3:19 PM

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

Tim Borrer <trb607ca@hotmail.com>

Mon 2/20/2023 3:05 PM

To: jpate@molzencorbin.com <jpate@molzencorbin.com>

See attached

Tim Borrer, MBA
Managing Member
TB Consultants LLC
505-220-1525

2/20/23, 3:18 PM

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

Tim Borrer <trb607ca@hotmail.com>

Mon 2/20/2023 3:07 PM

To: lucylongcares@gmail.com <lucylongcares@gmail.com>

See attached

Tim Borrer, MBA
Managing Member
TB Consultants LLC
505-220-1525

2/20/23, 3:18 PM

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

Tim Borrer <trb607ca@hotmail.com>

Mon 2/20/2023 3:07 PM

To: mandy@theremedyspa.com <mandy@theremedyspa.com>

See attached

Tim Borrer, MBA
Managing Member
TB Consultants LLC
505-220-1525

2/20/23, 3:16 PM

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

Tim Borrer <trb607ca@hotmail.com>

Mon 2/20/2023 3:08 PM

To: info@willsonstudio.com <info@willsonstudio.com>

See attached

Tim Borrer, MBA
Managing Member
TB Consultants LLC
505-220-1525

2/20/23, 3:16 PM

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

Tim Borrer <trb607ca@hotmail.com>

Mon 2/20/2023 3:09 PM

To: pmbdoc@yahoo.com <pmbdoc@yahoo.com>

 6 attachments (3 MB)

vacated Alley-SQ FT.pdf; Zone Atlas.pdf; 4208 LEAD-LLA PG-1-SIGNED.pdf; 4208 LEAD-LLA PG-2.pdf; Site-elevation-2-7-23.pdf; Emailed-Mailed-Pete.pdf;

See attached

Tim Borrer, MBA
Managing Member
TB Consultants LLC
505-220-1525

TB Consultants LLC
PO Box 52126
Albuquerque, NM
87181

TB Consultants LLC
PO Box 52126
Albuquerque, NM
87181



Azmy Badia
404 Sierra SE
Albuquerque, NM
87105

Pete Bolfo
SE Hills NA
902 Valencia DR SE
Albuquerque, NM
87108

TB Consultants LLC
PO Box 52126
Albuquerque, NM
87181

TB Consultants LLC
PO Box 52126
Albuquerque, NM
87181

Wallace Michael
720 Whipoorwill LN NE
Albuquerque, NM
87109

Padilla Emma & Ann
12301 Los Arboles AVE NE
Albuquerque, NM
87112

TB Consultants LLC
PO Box 52126
Albuquerque, NM
87181



Patricia Wilson
Dist & Coalition of NA
505 Dartmouth DR SE
Albuquerque, NM
87106

TB Consultants LLC
PO Box 52126
Albuquerque, NM
87181

Lucid Thomas
400 Sierra DR SE
Albuquerque, NM
87108

TB Consultants LLC
PO Box 52126
Albuquerque, NM
87181

TB Consultants LLC
PO Box 52126
Albuquerque, NM
87181

Finley Cheryl R & Patricia
1408 Solano CT NE
Albuquerque, NM 8780

Star Merita Robinson
c/o Butt Willie & Murin
1837 Indian St NE
Albuquerque NM
87110

TB Consultants LLC
PO Box 52126
Albuquerque, NM
87181

TB Consultants LLC
PO Box 52126
Albuquerque, NM
87181

Tag
PO Box 40471
Albuquerque, NM
87196

Red Rock Capital LLC &
M&B Sierra/19th & SDV Sierra/19th LLC
12428 Maxella AVE 606
Marina Del Rey, CA
90292

TB Consultants LLC
PO Box 52126
Albuquerque, NM
87181

TB Consultants LLC
PO Box 52126
Albuquerque, NM
87181

Keith Brian David
Trustee Keith IEUT
716 Edman CT NE
Albuquerque, NM
87110

Greene Hunter & Wilson Treas
PO Box 40471
Albuquerque NM
87196

DOMESTIC INSURANCE
TIME AT USPS.CC
FOR ALL COUNTRIES
RED VALUE
MAX US\$500

Tim Bovee
TB Consultants IIc
PO Box 52126
Albuquerque, NM
87181

Glenis Hutton Trust
PO Box 152409
Arlington, TX
76015

TB Consultants IIc
PO Box 52126
Albuquerque, NM
87181

Madison Lawrence
4201 Lead Ave SE
Albuquerque, NM
87108

TB Consultants IIc
PO Box 52126
Albuquerque, NM
87181

Marta Sara
401 Sierra DR SE
Albuquerque, NM
87108

TB Consultants IIc
PO Box 52126
Albuquerque, NM
87181

Lucky IIc
551 Hormosa DR NE
Albuquerque, NM
87108

TB Consultants IIc
PO Box 52126
Albuquerque, NM
87181

Jeff Hochan
411 Aliso DR SE
Albuquerque, NM
87108

TB Consultants IIc
PO Box 52126
Albuquerque, NM
87181

John Pate
SH Heights NA
1007 Inland LN SE
Albuquerque, NM
87108

TB Consultants IIc
PO Box 52126
Albuquerque, NM
87181

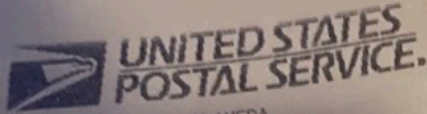
Moss Jordan
421 Graveland DR SE
Albuquerque, NM
87108

TB Consultants IIc
PO Box 52126
Albuquerque, NM
87181

Lucille Lous
308 Selma DR SE
Albuquerque, NM
87108

TB Consultants IIc
PO Box 52126
Albuquerque, NM
87181

Mandy Lee
District 6 Coalition of NA
119 Vassar DR SE
Albuquerque, NM
87106



ALAMEDA
9132 4TH ST NW
ALBUQUERQUE, NM 87114-9998
(800)275-8777

02/21/2023 12:08 PM

Product	Qty	Unit Price	Price
US Flags Bk11/20	2	\$12.60	\$25.20

Grand Total: \$25.20

Credit Card Remit
Card Name: VISA
Account #: XXXXXXXXXXXX6394
Approval #: 04496D
Transaction #: 283
AID: A0000000031010
AL: VISA CREDIT
PIN: Not Required
Chip
CHASE VISA

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

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.



UNITED STATES POSTAL SERVICE.

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

02/21/2023 02:48 PM

Product	Qty	Unit Price	Price
School Bus	21	\$0.24	\$5.04

Grand Total: \$5.04

Credit Card Remit
Card Name: VISA
Account #: XXXXXXXXXXXX6394
Approval #: 04866D
Transaction #: 655
AID: A0000000031010
AL: VISA CREDIT
PIN: Not Required
Chip
CHASE VISA

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.

UFN: 340127-0101
Receipt #: 840-58700056-3-7036676-2
Clerk: 14

[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*: 2/18/23

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*: AZIMY BADRIA

Mailing Address*: 404 SIERRA SE ALBUQUERQUE NM 87108

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

1. Subject Property Address* 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borrer
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 Public Right of WAY (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: Consolidation of lots

Summary of project/request^{1*}:
Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation
of lots from 10 lots to one

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

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

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

Date/Time*: March 22 (contact the DHO office for exact time)

Location*²: Zia Zoom (<https://cabq.zoom.us/j/84123463458>)

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:
<https://theloftsatlead.com/> or trb607ca@hotmail.com or 505-220-1525 or PO Box 52126, Albuquerque NM 87181

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

1. Zone Atlas Page(s)*⁴ K-17-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*:

No exceptions

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:

Pre-submittal Neighborhood Meeting was sent out on 2/1/23 and no requests for a meeting had been 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.*

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] .8224
- 2. IDO Zone District MX-L
- 3. Overlay Zone(s) [if applicable] N/A
- 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] MX-L

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>

[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*: 2/18/23

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*: FINLEY CHARLES R & PATRICIA L

Mailing Address*: 1408 SOLANO CT NE ALBUQUERQUE NM 87110-5628

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

1. Subject Property Address* 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borrer
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 Public Right of WAY _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: Consolidation of lots

Summary of project/request¹*:
Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation
of lots from 10 lots to one

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

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

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

Date/Time*: March 22 (contact the DHO office for exact time)

Location*²: Zia Zoom (https://cabq.zoom.us/j/84123463458)

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:
<https://theloftsatlead.com/> or trb607ca@hotmail.com or 505-220-1525 or PO Box 52126, Albuquerque NM 87181

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

1. Zone Atlas Page(s)*⁴ K-17-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*:
No exceptions

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:
Pre-submittal Neighborhood Meeting was sent out on 2/1/23 and no requests for a meeting had been 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.*

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] .8224
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] _____
 - Current Land Use(s) [vacant, if none] MX-L
-

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>

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

<https://ido.abc-zone.com/integrated-development-ordinance-ido#page%3D412> City of Albuquerque
Meeting or Hearing
Mailed to a Property Owner

Date of Notice*: 2/18/23

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*: GLENNIS HATTON TRUST

Mailing Address*: PO BOX 152409 ARLINGTON TX 76015-8409

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

1. Subject Property Address* 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borrer
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)
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 - Variance
 - Waiver
 - Other: Consolidation of lots

Summary of project/request¹*:
Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation
of lots from 10 lots to one

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

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

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

Date/Time*: March 22 (contact the DHO office for exact time)

Location*²: Zia Zoom (https://cabq.zoom.us/j/84123463458)

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:
<https://theloftsatlead.com/> or trb607ca@hotmail.com or 505-220-1525 or PO Box 52126, Albuquerque NM 87181

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

1. Zone Atlas Page(s)*⁴ K-17-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*:
No exceptions

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:
Pre-submittal Neighborhood Meeting was sent out on 2/1/23 and no requests for a meeting had been requested

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
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 - 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] .8224
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] MX-L
-

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>

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<https://theloftsatlead.com/> or trb607ca@hotmail.com or 505-220-1525 or PO Box 52126, Albuquerque NM 87181

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

1. Zone Atlas Page(s)*⁴ K-17-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
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 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:
No exceptions

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

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

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

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 - 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] .8224
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 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] MX-L
-

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://tinyurl.com/idozoningmap>

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

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

Date of Notice*: 2/18/23

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*: GREENE HUNTER & WILSON TREVOR

Mailing Address*: PO BOX 40471 ALBUQUERQUE NM 87196

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

1. Subject Property Address* 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borrer
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 Public Right of WAY (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: Consolidation of lots

Summary of project/request¹*:
Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation
of lots from 10 lots to one

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

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

[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*: 2/18/23

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*: KEITH BRIAN DAVID TRUSTEE KEITH IRVT

Mailing Address*: 7116 EDWINA CT NE ALBUQUERQUE NM 87110

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

1. Subject Property Address*: 4212 Coal AVE SE, 4204,4206 LEAD SE, 4208 Lead SE

Location Description The entire city block between: Lead, Coal, Sierra and Graceland

2. Property Owner*: TB Consultants LLC & Alexander Holdings LLC

3. Agent/Applicant* [if applicable] Timothy Borrer

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 Public Right of WAY _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Other: Consolidation of lots

Summary of project/request^{1*}:

Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation

of lots from 10 lots to one

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

- Zoning Hearing Examiner (ZHE)
- Development Hearing Officer (DHO)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

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

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

Date/Time*: March 22 (contact the DHO office for exact time)

Location*²: Zia Zoom (<https://cabq.zoom.us/j/84123463458>)

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:
<https://theloftslead.com/> or trb607ca@hotmail.com or 505-220-1525 or PO Box 52126, Albuquerque NM 87181

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

1. Zone Atlas Page(s)*⁴ K-17-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*:

No exceptions

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:

Pre-submittal Neighborhood Meeting was sent out on 2/1/23 and no requests for a meeting had been 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.*

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] .8224
2. IDO Zone District MX-L
3. Overlay Zone(s) [if applicable] N/A
4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] MX-L

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>

[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*: 2/18/23

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*: LUCID THOMAS A

Mailing Address*: 400 SIERRA DR SE ALBUQUERQUE NM 87108

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

1. Subject Property Address* 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borrer
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 Public Right of WAY (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: Consolidation of lots

Summary of project/request¹*:
Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation
of lots from 10 lots to one

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

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

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

Date/Time*: March 22 (contact the DHO office for exact time)

Location*²: Zia Zoom (https://cabq.zoom.us/j/84123463458)

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:
<https://theloftsatlead.com/> or trb607ca@hotmail.com or 505-220-1525 or PO Box 52126, Albuquerque NM 87181

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

1. Zone Atlas Page(s)*⁴ K-17-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*:
No exceptions

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:
Pre-submittal Neighborhood Meeting was sent out on 2/1/23 and no requests for a meeting had been 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.*

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] .8224
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] MX-L
-

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>

[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*: 2/18/23

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*: LUCKY LLC

Mailing Address*: 531 HERMOSA DR NE ALBUQUERQUE NM 87108-1029

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

1. Subject Property Address* 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borrer
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 Public Right of WAY (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: Consolidation of lots

Summary of project/request^{1*}:
Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation
of lots from 10 lots to one

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

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

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

Date/Time*: March 22 (contact the DHO office for exact time)

Location*²: Zia Zoom (<https://cabq.zoom.us/j/84123463458>)

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:
<https://theloftsatlead.com/> or trb607ca@hotmail.com or 505-220-1525 or PO Box 52126, Albuquerque NM 87181

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

1. Zone Atlas Page(s)*⁴ K-17-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*:
No exceptions

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:
Pre-submittal Neighborhood Meeting was sent out on 2/1/23 and no requests for a meeting had been 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.*

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] .8224
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] MX-L
-

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>

[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*: 2/18/23

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*: MARTIN SARA E

Mailing Address*: 401 SIERRA DR SE ALBUQUERQUE NM 87108-2718

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

1. Subject Property Address* 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borrer
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 Public Right of WAY _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: Consolidation of lots

Summary of project/request¹*:
Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation
of lots from 10 lots to one

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

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

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

Date/Time*: March 22 (contact the DHO office for exact time)

Location*²: Zia Zoom (https://cabq.zoom.us/j/84123463458)

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:
<https://theloftsatlead.com/> or trb607ca@hotmail.com or 505-220-1525 or PO Box 52126, Albuquerque NM 87181

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

1. Zone Atlas Page(s)*⁴ K-17-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*:

No exceptions

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:

Pre-submittal Neighborhood Meeting was sent out on 2/1/23 and no requests for a meeting had been 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.*

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] .8224
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] MX-L
-

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>

[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*: 2/18/23

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*: MASON LAWRENCE W

Mailing Address*: 4201 LEAD AVE SE ALBUQUERQUE NM 87108-2706

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

1. Subject Property Address* 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borrer
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 Public Right of WAY _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: Consolidation of lots

Summary of project/request¹*: _____

Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation

of lots from 10 lots to one

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

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

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

Date/Time*: March 22 (contact the DHO office for exact time)

Location*2: Zia Zoom (https://cabq.zoom.us/j/84123463458)

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:
<https://theloftsatlead.com/> or trb607ca@hotmail.com or 505-220-1525 or PO Box 52126, Albuquerque NM 87181

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

1. Zone Atlas Page(s)*4 K-17-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*:

No exceptions

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:

Pre-submittal Neighborhood Meeting was sent out on 2/1/23 and no requests for a meeting had been 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.*

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] .8224
 - 2. IDO Zone District MX-L
 - 3. Overlay Zone(s) [if applicable] N/A
 - 4. Center or Corridor Area [if applicable] _____
 - Current Land Use(s) [vacant, if none] MX-L
-

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>

[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*: 2/18/23

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*: MOSS JORDAN L

421 GRACELAND DR SE ALBUQUERQUE NM 87108-2704

Mailing Address*: _____

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

1. Subject Property Address* 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borrer
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 Public Right of WAY (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: Consolidation of lots

Summary of project/request¹*:
Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation
of lots from 10 lots to one

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 Hearing Officer (DHO)
<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*: March 22 (contact the DHO office for exact time)

Location*²: Zia Zoom (https://cabq.zoom.us/j/84123463458)

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:
<https://theloftsatead.com/> or trb607ca@hotmail.com or 505-220-1525 or PO Box 52126, Albuquerque NM 87181

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

1. Zone Atlas Page(s)*⁴ K-17-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*:

No exceptions

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:

Pre-submittal Neighborhood Meeting was sent out on 2/1/23 and no requests for a meeting had been requested

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

- a. Location of proposed buildings and landscape areas.*
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[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] .8224
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] MX-L
-

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>

[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*: 2/18/23

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*: PADILLA RAMON & ANNA M

Mailing Address*: 12301 LOS ARBOLES AVE NE ALBUQUERQUE NM 87112

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

1. Subject Property Address* 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
 Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borrer
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 Public Right of WAY (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: Consolidation of lots

Summary of project/request¹*:
Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation
of lots from 10 lots to one

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

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

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

Date/Time*: March 22 (contact the DHO office for exact time)

Location*: Zia Zoom (https://cabq.zoom.us/j/84123463458)

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:
<https://theloftsatlead.com/> or trb607ca@hotmail.com or 505-220-1525 or PO Box 52126, Albuquerque NM 87181

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

1. Zone Atlas Page(s)*⁴ K-17-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*:
No exceptions

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:
Pre-submittal Neighborhood Meeting was sent out on 2/1/23 and no requests for a meeting had been requested

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
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² Physical address or Zoom link

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

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

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

Additional Information:

From the IDO Zoning Map⁵:

- 1. Area of Property [typically in acres] 8224
- 2. IDO Zone District MX-L
- 3. Overlay Zone(s) [if applicable] N/A
- 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] MX-L

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.

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

Date of Notice*: 2/18/23

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*: FED ROCK CAPITAL LLC & MID SIERRA/14TH LLC & JUV SIERRA/14TH LLC

Mailing Address*: 13428 MAXELLA AVE 606 MARINA DEL REY CA 90292-5620

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

1. Subject Property Address* 4212 Coal AVE SE, 4204,4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borror
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 Public Right of WAY (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Other: Consolidation of lots

Summary of project/request¹*:
Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation
of lots from 10 lots to one

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

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

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

Date/Time*: March 22 (contact the DHO office for exact time)

Location*: Zia Zoom (https://cabq.zoom.us/j/84123463458)

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:
<https://theloftsatlead.com/> or trb607ca@hotmail.com or 505-220-1525 or PO Box 52126, Albuquerque NM 87181

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

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

Date of Notice*: 2/18/23

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*: STARR MARSHA ROBINSON C/O BUTT WILLIE & MARTIN

Mailing Address*: 1837 INDIANA ST NE ALBUQUERQUE NM 87110-6919

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

1. Subject Property Address* 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borrer
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

- Conditional Use Approval
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¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: March 22 (contact the DHO office for exact time)

Location*2: Zia Zoom (https://cabq.zoom.us/j/84123463458)

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

Date of Notice*: 2/18/23

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*: TGG LLC

Mailing Address*: PO BOX 40471 ALBUQUERQUE NM 87196-0471

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

1. Subject Property Address* 4212 Coal AVE SE, 4204,4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
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Property Owner within 100 feet*: WALLING MICHAEL A

Mailing Address*: 7210 WHIPPOORWILL LN NE ALBUQUERQUE NM 87109-6072

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

1. Subject Property Address* 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
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TB CONSULTANTS LLC
PO BOX 52126
ALBUQUERQUE NM 87181-2126

ALEXANDER HOLDINGS LLC
PO BOX 52126
ALBUQUERQUE NM 87181-2126

MARTIN SARA E
401 SIERRA DR SE
ALBUQUERQUE NM 87108-2718

RED ROCK CAPITAL LLC & MBD
SIERRA/14TH LLC & JDV SIERRA/14TH
LLC
13428 MAXELLA AVE 606
MARINA DEL REY CA 90292-5620

MOSS JORDAN L
421 GRACELAND DR SE
ALBUQUERQUE NM 87108-2704

WALLING MICHAEL A
7210 WHIPPOORWILL LN NE
ALBUQUERQUE NM 87109-6072

LUCID THOMAS A
400 SIERRA DR SE
ALBUQUERQUE NM 87108

ALEXANDER HOLDINGS LLC
PO BOX 52126
ALBUQUERQUE NM 87181-2126

PADILLA RAMON & ANNA M
12301 LOS ARBOLES AVE NE
ALBUQUERQUE NM 87112

TB CONSULTANTS LLC
PO BOX 52126
ALBUQUERQUE NM 87181-2126

ALEXANDER HOLDINGS LLC
PO BOX 52126
ALBUQUERQUE NM 87181-2126

LUCKY LLC
531 HERMOSA DR NE
ALBUQUERQUE NM 87108-1029

STARR MARSHA ROBINSON C/O BUTT
WILLIE & MARTIN
1837 INDIANA ST NE
ALBUQUERQUE NM 87110-6919

TB CONSULTANTS LLC
PO BOX 52126
ALBUQUERQUE NM 87181-2126

TGG LLC
PO BOX 40471
ALBUQUERQUE NM 87196-0471

KEITH BRIAN DAVID TRUSTEE KEITH IRVT
7116 EDWINA CT NE
ALBUQUERQUE NM 87110

RED ROCK CAPITAL LLC & MBD
SIERRA/14TH LLC & JDV SIERRA/14TH
LLC
13428 MAXELLA AVE 606
MARINA DEL REY CA 90292-5620

FINLEY CHARLES R & PATRICIA L
1408 SOLANO CT NE
ALBUQUERQUE NM 87110-5628

AZIMY BADRIA
404 SIERRA SE
ALBUQUERQUE NM 87108

GREENE HUNTER & WILSON TREVOR
PO BOX 40471
ALBUQUERQUE NM 87196

GLENNIS HATTON TRUST
PO BOX 152409
ARLINGTON TX 76015-8409

TB CONSULTANTS LLC
PO BOX 52126
ALBUQUERQUE NM 87181-2126

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PO BOX 52126
ALBUQUERQUE NM 87181-2126

ALEXANDER HOLDINGS LLC
PO BOX 52126
ALBUQUERQUE NM 87181-2126

MASON LAWRENCE W
4201 LEAD AVE SE
ALBUQUERQUE NM 87108-2706

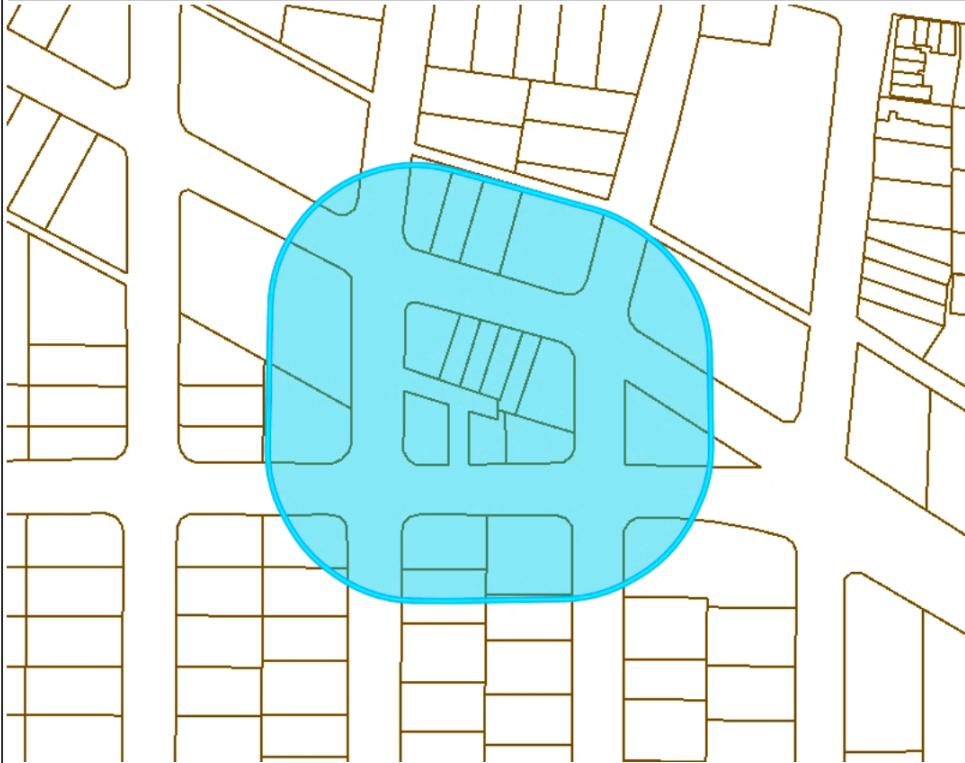


4212 Coal AVE SE, 4204,4206 LEAD SE, 4208 Lead SE



Legend

□ Bernalillo County Parcels



Notes

Buffer: 165 Ft.
ROW: Lead Ave SE; 65 Ft.

280 0 140 280 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
2/3/2023
© City of Albuquerque

1: 1,678

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

DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**

Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2023-008127 Hearing Date: 01-18-2023
Project: Tract 1, Block 17 Mesa Grande Addition Agenda Item No: 4

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Site Plan for Bldg. Permit
---	---

ENGINEERING COMMENTS:

- Hydrology has no comments to the vacation of the alley.
- A licensed New Mexico civil engineer will need to submit a Conceptual Grading & Drainage Plan to Hydrology for review & approval. This needs to be done prior to submitting for Site Plan for Building Permit or preliminary plat.
- Comment – A licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval. This needs to be done prior to submitting for Building Permit.

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
Delegated For: _____
SIGNED: I.L. SPSP SPBP FINAL PLAT
DEFERRED TO _____

DEVELOPMENT FACILITATIVE TEAM (DFT) Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov

DATE: 1/17/2023

AGENDA ITEM NO: 4

DFT PROJECT NUMBER:

PR-2023-008127

PS-2023-00014 – SKETCH PLAT

REQUEST: VACATION OF ROW ALLEY AND LOT CONSOLIDATION

COMMENTS:

1. CE has no objections to the proposed re-plat consolidation and vacation of ROW.
2. Property is zoned MX-L, and must meet Dimensional standards as per IDO 5-1(D), Table 5-1-2.
3. Development proposed must meet Use Specific Standards for Townhouse dwelling, as per IDO 4-3(B)(6).
4. Development will need to utilize Table 5-5-1 for parking calculations. Townhome parking requirements are based on number of bedrooms per unit.
5. Development of townhomes will need to meet open space standards as per IDO 4-3(B)(6)(a).
6. CE has no further comments at this time.



DEVELOPMENT REVIEW BOARD

Planning - Case Comments

HEARING DATE: 1/17/23 -- **AGENDA ITEM:** DFT

Project Number: PR-2023-008127

Application Number: PS-2023-00014

Project Name: 4212 Coal

Request:

DFT Sketch [Plat..](#)

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. No re-plating action cannot increase any existing nonconformity or create a new nonconformity. ***Clarify existing structures, demo, and proposed development. Nob Hill/Highland area requires demo review.**
- For Platting actions, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all required prior to the acceptance of the application file. After acceptance of the Plat application, DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat.
- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist form S for platting actions and for P for Site Plans. ***Obtain all required signatures as a part of the application submittal process.**
- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.
- Future development must meet all applicable standards and provisions of IDO (MX-L) and the DPM. ***Plans should demonstrate how standards are being met.**

**(See additional comments on next page)*

- Please reference the following development standards from the IDO. Subject to change pending formal submittal and/or proposed development types/uses.
 - Table III – Provisions for ABC Comp Plan Centers & Corridors, MS-Main Street, PT-Premium Transit.
 - 4-2 Allowed Uses, table 4-2-1. ***Reference Use table and Use Specific Standards for proposed development standards, requirements, and restrictions.**
 - 5-1 Dimension Standards for MX-L. 5-1-G Exceptions and Encroachments. ***Plans should include setback measurements and elevations with height measurements.**
 - 5-3 Access & Connectivity requirements. ***Clarify if access is affected by replat.**
 - 5-5 Parking & Loading requirements, Table 5-5-1. ***Clarify if parking is affected by replat**
 - 5-6 Landscaping, Buffering, and Screening standards and requirements. Be aware of several sections related to new development - **5-6-C General Landscaping, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas. 5-6-E Edge buffer requirements.** *** Clarify if Landscaping is affected by replat**
 - 5-7 Walls/Fences, table 5-7-1. *Development requires separate permitting. 5-7-D-3 for wall height exceptions.
 - 5-8 for Outdoor Lighting requirements.
 - **5-11 Building and façade design requirements. *Nob Hill/Highland mapped area.**
 - 5-12 for Signage requirements and restrictions.
 - **Section 6-1, table 6-1-1 for public notice requirements.**
 - Platting action per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.
 - Vacations per 6-6-M. May require additional approvals.
 - 6-6 Demo Review
 - 7-1 Development, dwelling and use definitions.



Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Robert Webb/Jay Rodenbeck
Planning Department

DATE: 01/17/23



DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2023-008127

PS-2023-00014 – SKETCH PLAT

REQUEST: VACATION OF ROW ALLEY AND LOT CONSOLIDATION

01-18-2023

Coal Ave and Lead Ave are Urban Principal Arterial and require street trees if new development is applicable per IDO Section 5-6(B).

DEVELOPMENT FACILITATION TEAM
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-008127
4212 Coal Ave SE

AGENDA ITEM NO: 4

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Please provide a map or plan that shows the property in relation to Guadalupe as the drawings attached are difficult to determine where this property is.
2. Please provide sidewalk widths. 5' sidewalk with 4' clear around obstructions is required along Sierra and Graceland. 6' sidewalks with 4' clear around obstructions is required along Lead and Coal.
3. No objection to the consolidation or alley vacation.

. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: January 18, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

DRB Project No: PR-2023-008127 Date: 01/17/2023 Agenda Item: NA Zone Atlas Page: K-17

Legal Description: Lots 1-10, Mesa Grande Addition

Location: 4212 Coal Ave SE

Application For: PS-2023-00014 Sketch Plat-10 lots to 1 lot consolidation (DFT)

1. No objection to the proposed lot consolidation.
2. For the proposed development, please request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements.

Comment: (Provide written response explaining how comments were addressed)