

Sergio Lozoya

From: Adam Johnstone
Sent: Thursday, April 18, 2024 9:09 AM
To: Sergio Lozoya
Subject: FW: [#2023024] Playa del Sur - Submittal Notification
Attachments: Rene Horvath Notice.pdf; Elizabeth Haley Notice.pdf; 4 - IDOZoneAtlasPage_H-11-Z.pdf

From: Adam Johnstone
Sent: Monday, April 15, 2024 4:50 PM
To: elizabethkayhaley@gmail.com <elizabethkayhaley@gmail.com>; aboard111@gmail.com <aboard111@gmail.com>
Cc: Sergio Lozoya <SLozoya@tierrawestllc.com>; Donna Bohannan <djb@tierrawestllc.com>; Jon Niski <JNiski@tierrawestllc.com>
Subject: [#2023024] Playa del Sur - Submittal Notification

Good afternoon, Westside Coalition of Neighborhood Alliances representatives,

Please find attached the submittal notification for the aforementioned project, along with the associated zone atlas page. Please let us know if you have any questions.

Thank you,
Adam Johnstone
Associate Land Use Planner
AJohnstone@tierrawestllc.com
Tierra West LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
(505) 858-3100



From: [Adam Johnstone](#)
To: elizabethkayhaley@gmail.com; aboard111@gmail.com
Cc: [Sergio Lozoya](#); [Donna Bohannan](#); [Jon Niski](#)
Subject: Re: [#2023024] Playa del Sur - Submittal Notification
Date: Thursday, April 18, 2024 9:28:35 AM

Good morning, WSCONA Representatives,

We have just sent you a WeTransfer with the plat and zone atlas map page for this project. In case you have any issues, here is another link to download the files:

<https://we.tl/t-aMt1fWNsiW>

Please let us know if you have any questions.

Thank you,

Adam

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To: elizabethkayhaley@gmail.com <elizabethkayhaley@gmail.com>; aboard111@gmail.com <aboard111@gmail.com>
Cc: [Sergio Lozoya](mailto:SLozoya@tierrawestllc.com) <SLozoya@tierrawestllc.com>; [Donna Bohannan](mailto:djb@tierrawestllc.com) <djb@tierrawestllc.com>; [Jon Niski](mailto:JNiski@tierrawestllc.com) <JNiski@tierrawestllc.com>
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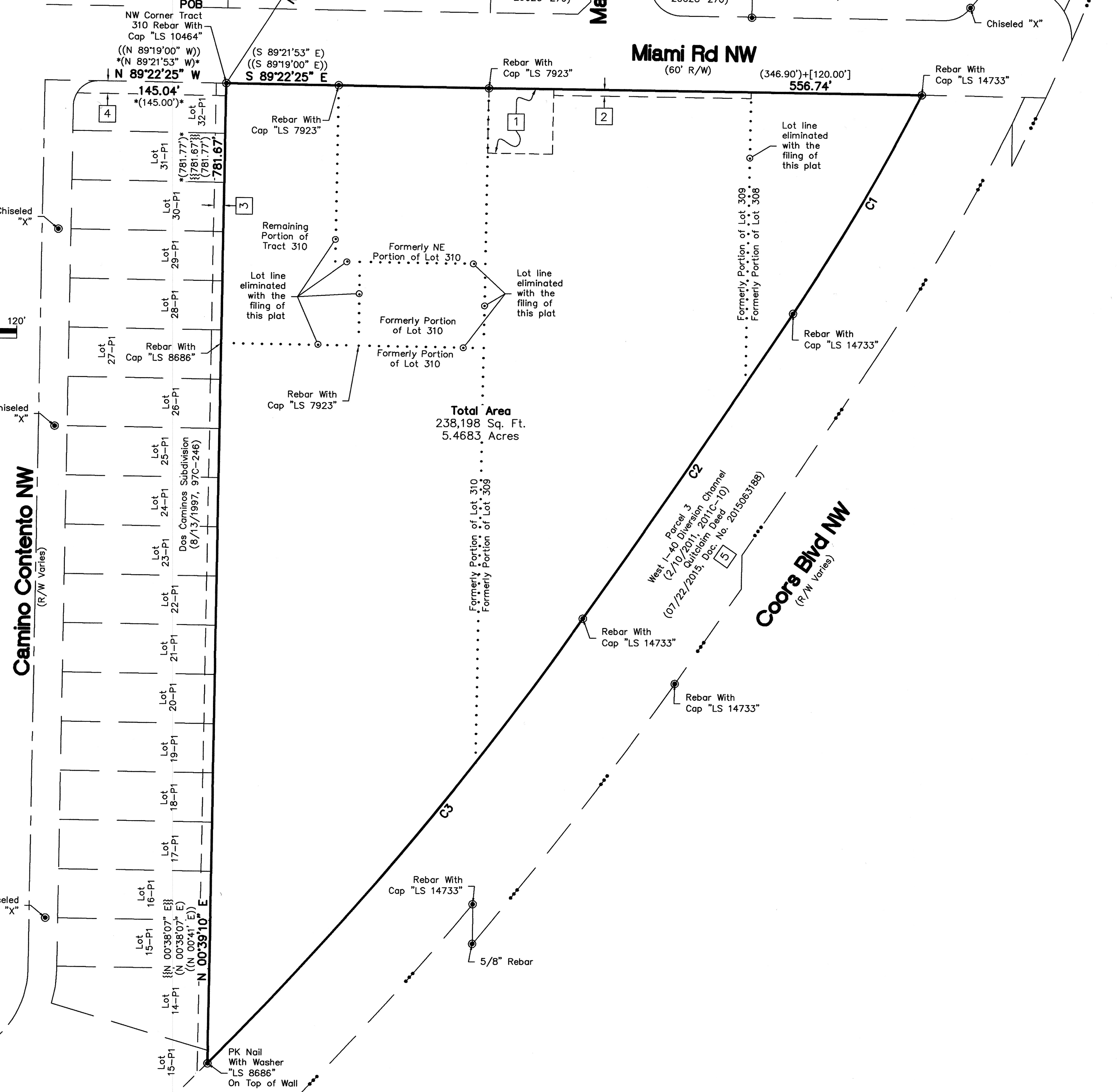
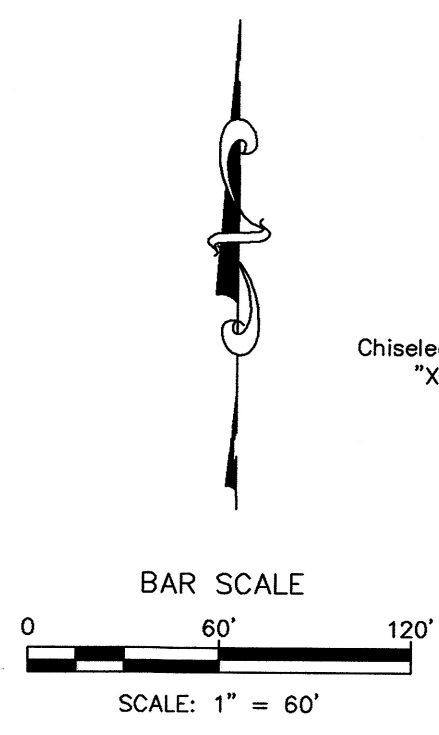
ACS Monument "12_H11"
 NAD 1983 CENTRAL ZONE
 X=1505414.361 *
 Y=1497519.02 *
 Z=5104.854 * (NAVD 1988)
 G-G=0.999680622
 Mapping Angle=-0°15'34.84"
 *U.S. SURVEY FEET

**Plat for
 Playa Del Sur
 Being Comprised of
 Portions of Tracts 308, 309 and
 310, Unit 8, Town of Atrisco Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 January 2024**

Legend

| | |
|-------------------|---|
| N 90°00'00" E | MEASURED BEARINGS AND DISTANCES |
| (N 90°00'00" E) | RECORD BEARINGS AND DISTANCES PER DEED (3/5/2008, DOC. NO. 2008025224) |
| {N 90°00'00" E} | RECORD BEARINGS AND DISTANCES PER DEED (8/7/2009, DOC. NO. 2009089913) |
| [N 90°00'00" E] | RECORD BEARINGS AND DISTANCES PER DEED (6/23/2009, DOC. NO. 2009070072) |
| ((N 90°00'00" E)) | RECORD BEARINGS AND DISTANCES PER PLAT (12/5/1944, D-117) |
| {{N 90°00'00" E}} | RECORD BEARINGS AND DISTANCES PER PLAT (2/10/2011, 2011C-10) |
| *{N 90°00'00" E}* | RECORD BEARINGS AND DISTANCES PER PLAT (8/13/1997, 97C-246) |
| ● | FOUND MONUMENT AS INDICATED |
| ○ | SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED |
| △ | FOUND CENTERLINE MONUMENT |
| ▲ | SET CENTERLINE MONUMENT STAMPED "LS 18374" |
| ⊙ | BLOCK LETTER |
| —●—●—●— | ACCESS CONTROL LINE PER RIGHT-OF-WAY MAP, PROJECT NO. "TPU-040-3(89)155" DATED 11/12/2004 |

This sheet shows existing conditions, easements to be vacated and lot lines to be eliminated



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

Legend

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- FOUND MONUMENT AS INDICATED
- SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
- △ FOUND CENTERLINE MONUMENT
- ▲ SET CENTERLINE MONUMENT STAMPED "LS 18374"
- ⊙ BLOCK LETTER
- ACCESS CONTROL LINE PER RIGHT-OF-WAY MAP, PROJECT NO. "TPU-040-3(89)155" DATED 11/12/2004

Tract 360,
Town of Atrisco
Grant, Unit 8
(12/5/1944,
D-117)

Tract A
Correction
Plat for
Chamisa Cove
Subdivision
(8/12/2002,
2002C-276)

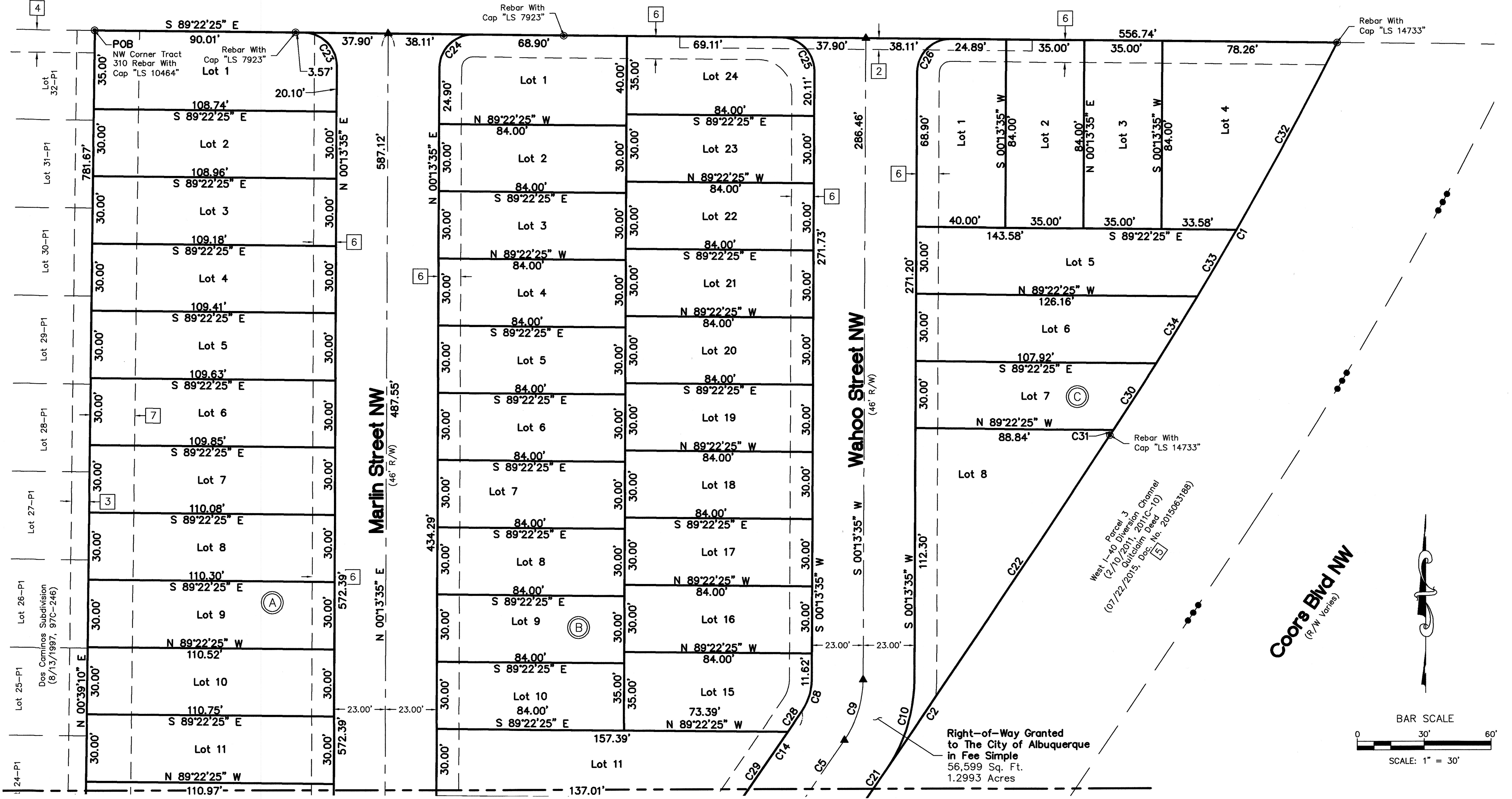
**Maiden
Grass
Rd NW**
(R/W Varies)

Lot 21-P1
Chamisa Cove
Subdivision
(8/12/2002,
2002C-276)

Tract A
Correction
Plat of
West Mesa
Mini Storage
(7/28/2009,
2009C-120)

**Plat for
Playa Del Sur
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Portions of Tracts 308, 309 and
310, Unit 8, Town of Atrisco Grant
City of Albuquerque
Bernalillo County, New Mexico
January 2024**

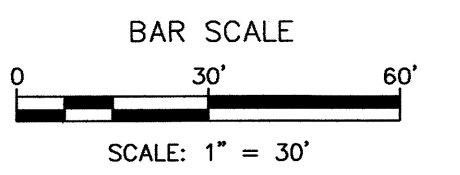
Miami Road NW
(60' R/W)



Matchline-See Sheet 4 of 5

Parcel 3
West 1-40 Diversion Channel
(2/10/2011, 2011C-10)
Quikdraw Deed
(07/22/2015, Doc. No. 2015063188)

Right-of-Way Granted
to The City of Albuquerque
in Fee Simple
56,599 Sq. Ft.
1.2993 Acres



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**Plat for
Playa Del Sur
Being Comprised of
Portions of Tracts 308, 309 and
310, Unit 8, Town of Atrisco Grant
City of Albuquerque
Bernalillo County, New Mexico
January 2024**

Legend

| | |
|---------------|---|
| N 90°00'00" E | MEASURED BEARINGS AND DISTANCES |
| ● | FOUND MONUMENT AS INDICATED |
| ○ | SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED |
| △ | FOUND CENTERLINE MONUMENT |
| ▲ | SET CENTERLINE MONUMENT STAMPED "LS 18374" |
| ⊙ | BLOCK LETTER |
| —●—●—●— | ACCESS CONTROL LINE PER RIGHT-OF-WAY MAP, PROJECT NO. "TPU-040-3(89)155" DATED 11/12/2004 |

Public Utility Easements

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

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

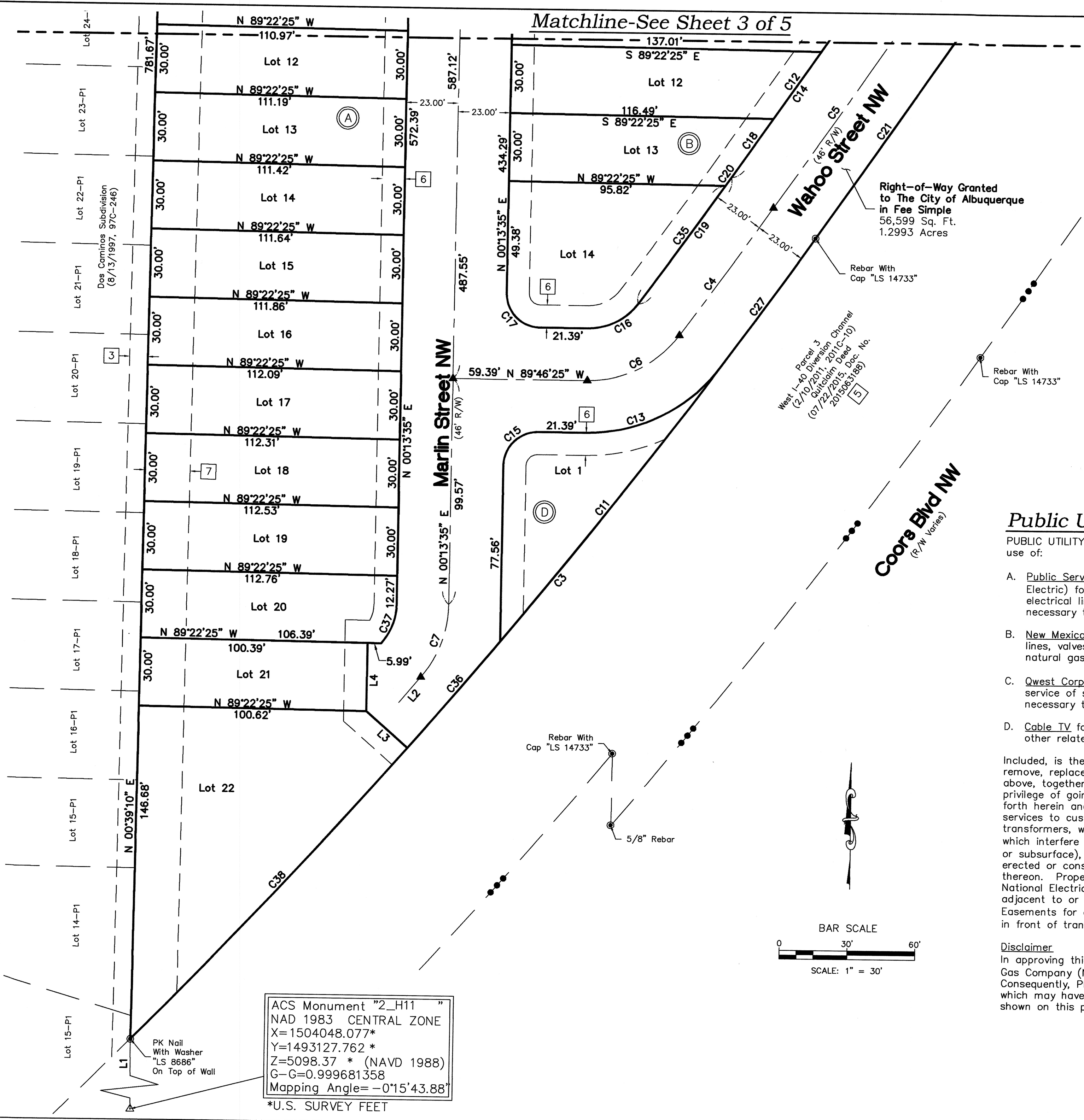
Disclaimer

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

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cartesianbrian@gmail.com

Matchline-See Sheet 3 of 5



ACS Monument "2_H11"
NAD 1983 CENTRAL ZONE
X=1504048.077*
Y=1493127.762*
Z=5098.37* (NAVD 1988)
G-G=0.999681358
Mapping Angle=-0°15'43.88"
*U.S. SURVEY FEET

PK Nail
With Washer
"LS 8686"
On Top of Wall

Documents

- TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 2121392 AND AN EFFECTIVE DATE OF AUGUST 28, 2023.
- WARRANTY DEED FOR A PORTION OF TRACTS 308, 309 AND 310, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 5, 2008, AS DOC. NO. 2008025224.
- WARRANTY DEED FOR A PORTION OF TRACT 310, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 7, 2009, AS DOC. NO. 2009089913.
- WARRANTY DEED FOR A NORTHEASTERLY PORTION OF TRACT 310, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 23, 2009, AS DOC. NO. 2009070072.
- NEW MEXICO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR COORS BLVD. NW, HAVING PROJECT NO. "TPU-040-3(89)155", DATED NOVEMBER 12, 2004.
- PLAT OF PARCELS ONE, TWO AND THREE, WEST I-40 DIVERSION CHANNEL, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 10, 2011, IN BOOK 2011C, PAGE 10, DOC. NO. 2011014881.
- ALTA/NSPS LAND TITLE SURVEY FOR THE SUBJECT PROPERTY, BEING PORTIONS OF TRACTS 308, 309 AND 310 OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT, PROVIDED BY CHRISTOPHER J. DEHLER, NMRPS NO. 7923, DATED JUNE 8, 2018.
- PLAT SHOWING A PORTION OF TRACTS OF ALLOTTED FROM TOWN OF ATRISCO GRANT, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 5, 1944, IN BOOK D, PAGE 117.
- WARRANTY DEED FOR THE NORTHWEST PORTION OF TRACT 310, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 5, 2024, AS DOCUMENT NO. 2024014542.

Easement Notes

- EXISTING 142' X 52' PNM AND MST&T EASEMENT (10/8/1965, BK. D787, PG. 854, DOC. NO. 76885) VACATED WITH THE FILING OF THIS PLAT
- EXISTING 5' PNM AND MST&T EASEMENT (10/8/1965, BK. D787, PG. 854, DOC. NO. 76885) AND REVISED (10/8/1965, BK. D787, PG. 855, DOC. NO. 76866)
- EXISTING 8' PNM AND MST&T CO. UTILITY EASEMENT (9/11/1959, BK. D501, PG. 466) AND AS SHOWN ON PLAT (8/13/1997, 97C-246) DOES NOT AFFECT SUBJECT PROPERTY. SHOWN HEREON FOR REFERENCE ONLY.
- EXISTING 10' PUE (8/13/1997, 97C-246) DOES NOT AFFECT SUBJECT PROPERTY. SHOWN HEREON FOR REFERENCE ONLY.
- EXISTING BLANKET DRAINAGE AND ACCESS EASEMENT TO THE CITY OF ALBUQUERQUE (2/10/2011, 2011C-10) DOES NOT AFFECT SUBJECT PROPERTY. SHOWN HEREON FOR REFERENCE ONLY.
- 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 20' PRIVATE DRAINAGE EASEMENT BENEFITING AND TO BE MAINTAINED BY THE OWNER'S OF EACH LOT GRANTED WITH THE FILING OF THIS PLAT

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0327J, DATED NOVEMBER 14, 2016.

Solar Collection Note

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

| Parcel Table | | | |
|--------------|---------|--------------|----------------|
| Parcel Name | Block | Area (Acres) | Area (Sq. Ft.) |
| Lot 1 | Block A | 0.0862 | 3,754 |
| Lot 2 | Block A | 0.0750 | 3,265 |
| Lot 3 | Block A | 0.0751 | 3,272 |
| Lot 4 | Block A | 0.0753 | 3,279 |
| Lot 5 | Block A | 0.0754 | 3,286 |
| Lot 6 | Block A | 0.0756 | 3,292 |
| Lot 7 | Block A | 0.0757 | 3,299 |
| Lot 8 | Block A | 0.0759 | 3,306 |
| Lot 9 | Block A | 0.0760 | 3,312 |
| Lot 10 | Block A | 0.0762 | 3,319 |
| Lot 11 | Block A | 0.0763 | 3,326 |
| Lot 12 | Block A | 0.0765 | 3,332 |
| Lot 13 | Block A | 0.0767 | 3,339 |
| Lot 14 | Block A | 0.0768 | 3,346 |
| Lot 15 | Block A | 0.0770 | 3,353 |
| Lot 16 | Block A | 0.0771 | 3,359 |
| Lot 17 | Block A | 0.0773 | 3,366 |
| Lot 18 | Block A | 0.0774 | 3,373 |
| Lot 19 | Block A | 0.0776 | 3,379 |
| Lot 20 | Block A | 0.0769 | 3,349 |
| Lot 21 | Block A | 0.0692 | 3,015 |
| Lot 22 | Block A | 0.2227 | 9,702 |

| Parcel Table | | | |
|--------------|---------|--------------|----------------|
| Parcel Name | Block | Area (Acres) | Area (Sq. Ft.) |
| Lot 1 | Block B | 0.0760 | 3,311 |
| Lot 2 | Block B | 0.0579 | 2,520 |
| Lot 3 | Block B | 0.0579 | 2,520 |
| Lot 4 | Block B | 0.0579 | 2,520 |
| Lot 5 | Block B | 0.0579 | 2,520 |
| Lot 6 | Block B | 0.0579 | 2,520 |
| Lot 7 | Block B | 0.0579 | 2,520 |
| Lot 8 | Block B | 0.0579 | 2,520 |
| Lot 9 | Block B | 0.0579 | 2,520 |
| Lot 10 | Block B | 0.0579 | 2,520 |
| Lot 11 | Block B | 0.1014 | 4,416 |
| Lot 12 | Block B | 0.0873 | 3,803 |
| Lot 13 | Block B | 0.0731 | 3,185 |
| Lot 14 | Block B | 0.1060 | 4,618 |
| Lot 15 | Block B | 0.0655 | 2,851 |
| Lot 16 | Block B | 0.0579 | 2,520 |
| Lot 17 | Block B | 0.0579 | 2,520 |
| Lot 18 | Block B | 0.0579 | 2,520 |
| Lot 19 | Block B | 0.0579 | 2,520 |
| Lot 20 | Block B | 0.0579 | 2,520 |
| Lot 21 | Block B | 0.0579 | 2,520 |
| Lot 22 | Block B | 0.0579 | 2,520 |
| Lot 23 | Block B | 0.0579 | 2,520 |
| Lot 24 | Block B | 0.0664 | 2,893 |

| Parcel Table | | | |
|--------------|---------|--------------|----------------|
| Parcel Name | Block | Area (Acres) | Area (Sq. Ft.) |
| Lot 1 | Block C | 0.0760 | 3,311 |
| Lot 2 | Block C | 0.0675 | 2,940 |
| Lot 3 | Block C | 0.0675 | 2,940 |
| Lot 4 | Block C | 0.1088 | 4,739 |
| Lot 5 | Block C | 0.0929 | 4,048 |
| Lot 6 | Block C | 0.0807 | 3,513 |
| Lot 7 | Block C | 0.0678 | 2,953 |
| Lot 8 | Block C | 0.1385 | 6,032 |

| Line Table | | |
|------------|---------------|-------------|
| Line # | Direction | Length (ft) |
| L1 | S 00°30'59" E | 1487.25' |
| L2 | S 40°22'44" W | 14.80' |
| L3 | N 48°55'42" W | 24.33' |
| L4 | N 00°13'35" E | 30.00' |

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Portions of Tracts 308, 309 and
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City of Albuquerque
Bernalillo County, New Mexico
January 2024**

| Parcel Table | | | |
|--------------|---------|--------------|----------------|
| Parcel Name | Block | Area (Acres) | Area (Sq. Ft.) |
| Lot 1 | Block D | 0.0822 | 3,582 |

| Curve Table | | | | | |
|-------------|------------------------------|------------------------------------|-----------|--------------|-----------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Direction |
| C1 | 202.71' (202.64') {{202.67}} | 1723.86' (1723.86') {{1723.86}} | 6°44'15" | 202.60' | S 30°06'51" W |
| C2 | 295.27' (295.31') {{295.27}} | 11297.16' (11297.16') {{11297.16}} | 1°29'51" | 295.26' | S 34°13'54" W |
| C3 | 464.88' (464.89') | 2709.91' (2709.79') {{2709.91}} | 9°49'44" | 464.31' | S 39°54'23" W |
| C4 | 69.84' | 2686.91' | 1°29'21" | 69.84' | N 35°44'11" E |
| C5 | 115.66' | 11274.16' | 0°35'16" | 115.66' | N 34°41'12" E |
| C6 | 46.90' | 50.00' | 53°44'43" | 45.20' | N 63°21'13" E |
| C7 | 35.04' | 50.00' | 40°09'09" | 34.33' | N 20°18'09" E |
| C8 | 14.91' | 25.00' | 34°09'59" | 14.69' | N 17°18'35" E |
| C9 | 28.62' | 48.00' | 34°09'59" | 28.20' | N 17°18'35" E |
| C10 | 42.34' | 71.00' | 34°09'59" | 41.71' | N 17°18'35" E |
| C11 | 155.21' | 2709.91' | 3°16'54" | 155.19' | N 38°07'11" E |
| C12 | 36.23' | 11251.16' | 0°11'04" | 36.23' | N 34°43'34" E |
| C13 | 68.58' | 73.00' | 53°49'32" | 66.08' | N 63°18'49" E |
| C14 | 115.42' | 11251.16' | 0°35'16" | 115.42' | N 34°41'12" E |
| C15 | 23.56' | 15.00' | 90°00'01" | 21.21' | S 45°13'35" W |
| C16 | 25.33' | 27.00' | 53°44'43" | 24.41' | N 63°21'13" E |
| C17 | 23.56' | 15.00' | 90°00'00" | 21.21' | S 44°46'25" E |
| C18 | 31.84' | 11251.16' | 0°09'44" | 31.84' | N 34°53'58" E |
| C19 | 69.23' | 2663.91' | 1°29'21" | 69.23' | N 35°44'12" E |
| C20 | 4.47' | 2663.91' | 0°05'46" | 4.47' | N 35°02'25" E |
| C21 | 115.90' | 11297.16' | 0°35'16" | 115.89' | N 34°41'12" E |
| C22 | 179.38' | 11297.16' | 0°54'35" | 179.37' | N 33°56'17" E |
| C23 | 23.46' | 15.00' | 89°36'00" | 21.14' | N 44°34'25" W |
| C24 | 23.67' | 15.00' | 90°24'00" | 21.29' | S 45°25'35" W |
| C25 | 23.46' | 15.00' | 89°36'00" | 21.14' | N 44°34'25" W |
| C26 | 23.67' | 15.00' | 90°24'00" | 21.29' | S 45°25'35" W |
| C27 | 70.33' | 2709.91' | 1°29'13" | 70.33' | N 35°44'07" E |
| C28 | 11.20' | 11251.16' | 0°03'25" | 11.20' | N 34°25'17" E |
| C29 | 36.15' | 11251.16' | 0°11'03" | 36.15' | N 34°32'31" E |
| C30 | 35.44' | 1723.86' | 1°10'41" | 35.44' | N 32°48'03" E |
| C31 | 2.80' | 1723.86' | 0°05'35" | 2.80' | N 33°26'11" E |
| C32 | 94.88' | 1723.86' | 3°09'13" | 94.87' | N 28°19'20" E |
| C33 | 34.59' | 1723.86' | 1°08'59" | 34.59' | N 30°28'26" E |
| C34 | 35.00' | 1723.86' | 1°09'48" | 35.00' | N 31°37'49" E |
| C35 | 64.76' | 2663.91' | 1°23'34" | 64.76' | N 35°47'05" E |
| C36 | 62.27' | 2709.91' | 1°18'59" | 62.27' | N 40°25'08" E |
| C37 | 19.28' | 27.00' | 40°54'31" | 18.87' | N 20°40'51" E |
| C38 | 177.07' | 2709.91' | 3°44'37" | 177.04' | N 42°56'56" E |

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cartesianbrian@gmail.com

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

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

Date of Notice*: _____

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

Neighborhood Association (NA)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

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

1. Subject Property Address* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant* [if applicable] _____
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

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

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

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

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

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

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ 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/Emailed to a Neighborhood Association

Date of Notice*: _____

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

Neighborhood Association (NA)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

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

1. Subject Property Address* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant* [if applicable] _____
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*: _____

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

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

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

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

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

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]


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

[#2023024] Playa del Sur - Submittal Notification

Adam Johnstone <AJohnstone@tierrawestllc.com>

Mon 4/15/2024 4:50 PM

To:elizabethkayhaley@gmail.com <elizabethkayhaley@gmail.com>;aboard111@gmail.com <aboard111@gmail.com>
Cc:Sergio Lozoya <SLozoya@tierrawestllc.com>;Donna Bohannan <djb@tierrawestllc.com>;Jon Niski <JNiski@tierrawestllc.com>

 3 attachments (1 MB)

Rene Horvath Notice.pdf; Elizabeth Haley Notice.pdf; 4 - IDOZoneAtlasPage_H-11-Z.pdf;

Good afternoon, Westside Coalition of Neighborhood Alliances representatives,

Please find attached the submittal notification for the aforementioned project, along with the associated zone atlas page. Please let us know if you have any questions.

Thank you,

Adam Johnstone

Associate Land Use Planner

AJohnstone@tierrawestllc.com

Tierra West LLC

5571 Midway Park Place NE

Albuquerque, NM 87109

(505) 858-3100



5720 MIAMI RD NW_Public Notice Inquiry Sheet Submission

Office of Neighborhood Coordination <onc@cabq.gov>

Thu 4/11/2024 4:07 PM

To: Adam Johnstone <AJohnstone@tierrawestllc.com>

1 attachments (603 KB)

4 - IDOZoneAtlasPage_H-11-Z.pdf;

PLEASE NOTE:

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

Dear Applicant:

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

| Association Name | Association Email | First Name | Last Name | Email | Address |
|---|--|------------|-----------|-----------------------------|---------|
| Los Volcanes NA | | Ted | Trujillo | nedcarla@live.com | 6601 NW |
| Los Volcanes NA | | Doug | Cooper | douglascooper@hotmail.com | 6800 NW |
| South West Alliance of Neighborhoods (SWAN Coalition) | | Geraldine | Ulibarri | gerulibarri1@gmail.com | 9009 |
| South West Alliance of Neighborhoods (SWAN Coalition) | | Lorenzo | Otero | housealbchrome@gmail.com | 1413 |
| West Mesa NA | westmesaneighborhoodassociation@googlegroups.com | Michael | Quintana | westmesa63@gmail.com | 3016 |
| West Mesa NA | westmesaneighborhoodassociation@googlegroups.com | Lorenzo | Otero | housealbchrome@gmail.com | 1413 |
| Westside Coalition of Neighborhood Associations | wscona0@gmail.com | Rene | Horvath | aboard111@gmail.com | 5515 |
| Westside Coalition of Neighborhood Associations | wscona0@gmail.com | Elizabeth | Haley | elizabethkayhaley@gmail.com | 6005 |

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

Please note the following:

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

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

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

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

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

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

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Wednesday, April 10, 2024 9:16 AM
To: Office of Neighborhood Coordination <AJohnstone@tierrawestllc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:
Development Hearing Officer
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Contact Name
Adam Johnstone
Telephone Number
(505) 858-3100
Email Address
AJohnstone@tierrawestllc.com
Company Name
Tierra West, LLC
Company Address
5571 Midway Park Pl NE
City
Albuquerque
State
NM
ZIP
87109
Legal description of the subject site for this project:
THE N'LY PORTS OF TRS 308, 309 & 310 UNIT 8 TOWN OF ATRISCO GRANT CONT 3.0944 AC
NE CORNER TR 310 UNIT 8 ATRISCO GRANT CONT 0.39 AC
TR COMPROSING POR TR 310 UNIT 8 ATRISCO GRANT CONT 0.15 AC MEASURING 65
W POR OF N210 FT TR 310 UNIT 8 ATRISCO GRANT CONT 0.46 AC
Physical address of subject site:
5720 MIAMI RD NW ALBUQUERQUE NM 87120
Subject site cross streets:
Miami Rd / Coors Blvd
Other subject site identifiers:
This site is located on the following zone atlas page:
H-11-Z
Captcha
x

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT HEARING OFFICER (DHO) REQUIRED INFRASTRUCTURE LIST

Playa Del Sur Subdivision

PROPOSED NAME OF PLAT

Northerly Portions of Tracts 308, 309, and 310, Unit 8, Town of Atrisco Grant

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DHO Project No.: PR-2023-008674
DHO Application No.: _____

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

| Financially Guaranteed DRC # | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification | | |
|---------------------------------|----------------------------|----------|--|------------------------|--------------------|--------------------|----------------------------|------|-----------------------|
| | | | | | | | Private | | City Cnst Engineer |
| | | | | | | | Inspector | P.E. | |
| <input type="text"/> | <input type="text"/> | 15' wide | Asphalt Pavement, Curb & Gutter | Miami Rd. (south half) | West Property Line | East Property Line | / | / | / |
| <input type="text"/> | <input type="text"/> | 5' wide | Sidewalk and ADA Ramps* | Miami Rd. (south half) | West Property Line | East Property Line | / | / | / |
| <input type="text"/> | <input type="text"/> | 28' F-F | Asphalt Pavement, Curb & Gutter | Marlin Street | Miami Rd. | Wahoo Street | / | / | / |
| <input type="text"/> | <input type="text"/> | 5' wide | Sidewalk and ADA Ramps* (Both Sides) | Marlin Street | Miami Rd. | Wahoo Street | / | / | / |
| <input type="text"/> | <input type="text"/> | 28' F-F | Asphalt Pavement, Curb & Gutter | Wahoo Street | Miami Rd. | Marlin Street | / | / | / |
| <input type="text"/> | <input type="text"/> | 5' wide | Sidewalk and ADA Ramps* (Both Sides) | Wahoo Street | Miami Rd. | Marlin Street | / | / | / |
| <input type="text"/> | <input type="text"/> | | Street Lights and appurtenances | | | | / | / | / |
| <input type="text"/> | <input type="text"/> | 8" | Sanitary Sewer w/ necessary MH's and services | Miami Rd. | Wahoo Street | East Property Line | / | / | / |
| <input type="text"/> | <input type="text"/> | 8" | Sanitary Sewer w/ necessary MH's and services | Marlin Street | Miami Rd. | Wahoo Street | / | / | / |

| Financially Guaranteed DRC # | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification | | |
|------------------------------------|-------------------------------|----------|--|---------------|------------------|-------------------------------------|----------------------------|------|-----------------------|
| | | | | | | | Private | | City Cnst Engineer |
| | | | | | | | Inspector | P.E. | |
| <input type="text"/> | <input type="text"/> | 8" | Sanitary Sewer w/ necessary MH's and services | Wahoo Street | Miami Rd. | Marlin Street | / | / | / |
| <input type="text"/> | <input type="text"/> | 8" | Waterline w/ necessary valve, FHs, MJ's, RJ's and services | Marlin Street | Miami Rd. | Wahoo Street | / | / | / |
| <input type="text"/> | <input type="text"/> | 8" | Waterline w/ necessary valve, FHs, MJ's, RJ's and services | Wahoo Street | Miami Rd. | Marlin Street | / | / | / |
| <input type="text"/> | <input type="text"/> | 3/4" | Waterline services | Miami Rd. | Wahoo Street | East Property Line | / | / | / |
| <input type="text"/> | <input type="text"/> | Type "C" | Water Quality Drop Inlet | Marlin Street | Block A, Tract 1 | | / | / | / |
| <input type="text"/> | <input type="text"/> | Type "C" | Water Quality Drop Inlet | Wahoo Street | Block C, Tract 1 | | / | / | / |
| <input type="text"/> | <input type="text"/> | 18" | Type III RCP stormsewer | Wahoo Street | Block C, Tract 1 | Marlin Street | / | / | / |
| <input type="text"/> | <input type="text"/> | 18" | Type III RCP stormsewer | Marlin Street | Block A, Tract 1 | Marlin Street | / | / | / |
| <input type="text"/> | <input type="text"/> | 30" | Type III RCP stormsewer | Marlin Street | Marlin Street | Ex. 30" stub, AMAFCA box culvert | / | / | / |
| <input type="text"/> | <input type="text"/> | 6' Dia. | Storm sewer manhole | Marlin Street | Marlin Street | | / | / | / |
| <input type="text"/> | <input type="text"/> | 4' Dia. | Storm sewer manhole | Marlin Street | Marlin Street | Ex. 30" stub, AMAFCA box culvert | / | / | / |
| <input type="text"/> | <input type="text"/> | 4' Dia. | 2 Storm sewer manholes | Wahoo Street | Wahoo Street | Marlin Street | / | / | / |

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

| Financially Guaranteed DRC # | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification | | | |
|------------------------------|-------------------------|-------|---------------------|----------|-------|-------|--|------|-------------------------------------|--|
| | | | | | | | Private | | City Cnst Engineer | |
| | | | | | | | Inspector | P.E. | | |
| <input type="text"/> | <input type="text"/> | _____ | _____ | _____ | _____ | _____ | / | / | / | |
| <input type="text"/> | <input type="text"/> | _____ | _____ | _____ | _____ | _____ | / | / | / | |
| | | | | | | | Approval of Creditable Items: | | Approval of Creditable Items: | |
| | | | | | | | Impact Fee Administrator Signature Date | | City User Dept. Signature Date | |

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

- 1 The property owner/developer must continue self-inspections and BM maintenance until the EPA's Final Stabilization Criteria is satisfied and approved by the City Stormwater Quality Section (Code 14-5-2-1(C)(1))

- 2 * Sidewalks in front of residential lots shall be deferred to home builder.

- 3

| AGENT / OWNER | DEVELOPMENT FACILITATION TEAM APPROVALS | |
|---------------------------------------|---|---------------------------|
| Jonathan D. Niski, PE NAME (print) | PLANNING - date | PARKS & RECREATION - date |
| Tierra West, LLC FIRM | TRANSPORTATION DEVELOPMENT - date | AMAFCA - date |
| SIGNATURE - date | UTILITY DEVELOPMENT - date | CODE ENFORCEMENT - date |
| | CITY ENGINEER - date | HYDROLOGY - date |

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT /OWNER |
|----------|------|-----------|-----------------|--------------|
| | | | | |
| | | | | |
| | | | | |

REQUEST

APPROVAL FOR DHO-Major Subdivision of Land-Preliminary Plat
for Playa Del Sur, 5720 Miami Rd. NW
55-Lot Subdivision

The Development Hearing Officer (DHO) of the City of Albuquerque will hold a public hearing in the ~~Plaza Del Sol Hearing Room, Basement, Plaza Del Sol Building 600, 2nd St. NW~~ and remotely VIA ZOOM on April 10th, 2024 @ 9:00 am and such additional dates as may duly be established. The Zoom Meeting invitation link and information can be obtained on the agenda for the DHO meeting featuring this case, which is located on the DHO webpage at: cabq.zoom.us/j/8404244073

<https://www.cabq.gov/planning/boards-commissions/>

All persons have a right to appear at or attend such hearing. For information on this case or instruction on filing written comments, you may call the City Planning Department Development Review at 505-924-3946.

Required to be posted from Tues, March 26th to Thurs, April 25th
By (applicant/agent) Tierra West (Galbreth, William E, Trustee) Phone (505)858-3100

REFER TO FILE # PR-2023-008674

It is illegal for an unauthorized person to remove or tamper with this sign (7-14-42) Revised Ordinances of Albuquerque NM 1994

Revision December 2022

City of Albuquerque will hold a

~~on, Basement, Plaza Del Sol Building~~

April 10th, 2024 @ 9:00 am

olished. The Zoom Meeting invitation
genda for the DHO meeting featuring

ge at: *CAbg.zoom.us/j/*~~101111~~
84042448035

ing/boards-commissions/

end such hearing. For information on this
nts, you may call the City Planning
924-3946.

ch 26th to Thursday, April 25th
phone (505) 858-3100

REQUEST

APPROVAL FOR DHO-Major Subdivision of Land-Preliminary Plat
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All persons have a right to appear at or attend such hearing. For information on this case or instruction on filing written comments, you may call the **City Planning Department Development Review** at 505-924-3946.

Required to be posted from Tuesday, March 26th to Thursday, April 25th
By (applicant/agent) Tierra West, LLC (Galbreth William E., Trustee) Phone (505) 858-3100

REFER TO FILE # PR-2023-008674

It is illegal for an unauthorized person to remove or tamper with this sign (7-14-42) Revised Ordinances of Albuquerque NM 1994

Revision December 2022