

## **VACATION DOCUMENTATION**



## DEVELOPMENT HEARING OFFICER (DHO) APPLICATIONS

Effective 11/16/2023

**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 PLT & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms PLT & 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 PLT & S2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Final Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	<b>APPEAL</b>
	<input type="checkbox"/> Decision of DHO (Form A)

### BRIEF DESCRIPTION OF REQUEST


### APPLICATION INFORMATION

Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

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

Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

### LOCATION OF PROPERTY BY STREETS

Site Address/Street:	Between:	and:
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### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

--

I certify that t

Signature:

Printed Nam

d notice was complete, true, and accurate to the extent of my knowledge.

Date:

☐ Applicant or ☐ Agent

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

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

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

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

**VACATION DOCUMENTATION**

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

**SUPPORTIVE DOCUMENTATION**

- \_\_\_ 8) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 9) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- \_\_\_ 10) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)  
*Sketch Plat Meeting, July 24, 2024 (PS-2024-00114)*

**PUBLIC NOTICE DOCUMENTATION**

- \_\_\_ 11) Sign Posting Agreement
- \_\_\_ 12) Proof of a Pre-Submittal Neighborhood Meeting per IDO 14-16-6-4(C)
  - \_\_\_ Office of Neighborhood Coordination neighborhood meeting inquiry response  
*No affected Neighborhood Associations per ONC.*
  - \_\_\_ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
  - \_\_\_ Completed neighborhood meeting request form(s)
  - \_\_\_ If a meeting was requested or held, copy of sign-in sheet and meeting notes

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

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

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

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

No affected Neighborhood Associations per ONC.

\_\_\_ Proof of first class mailing to affected Neighborhood Association representatives and property owners within 100 feet

\_\_\_\_ 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](mailto: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/checked

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

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

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

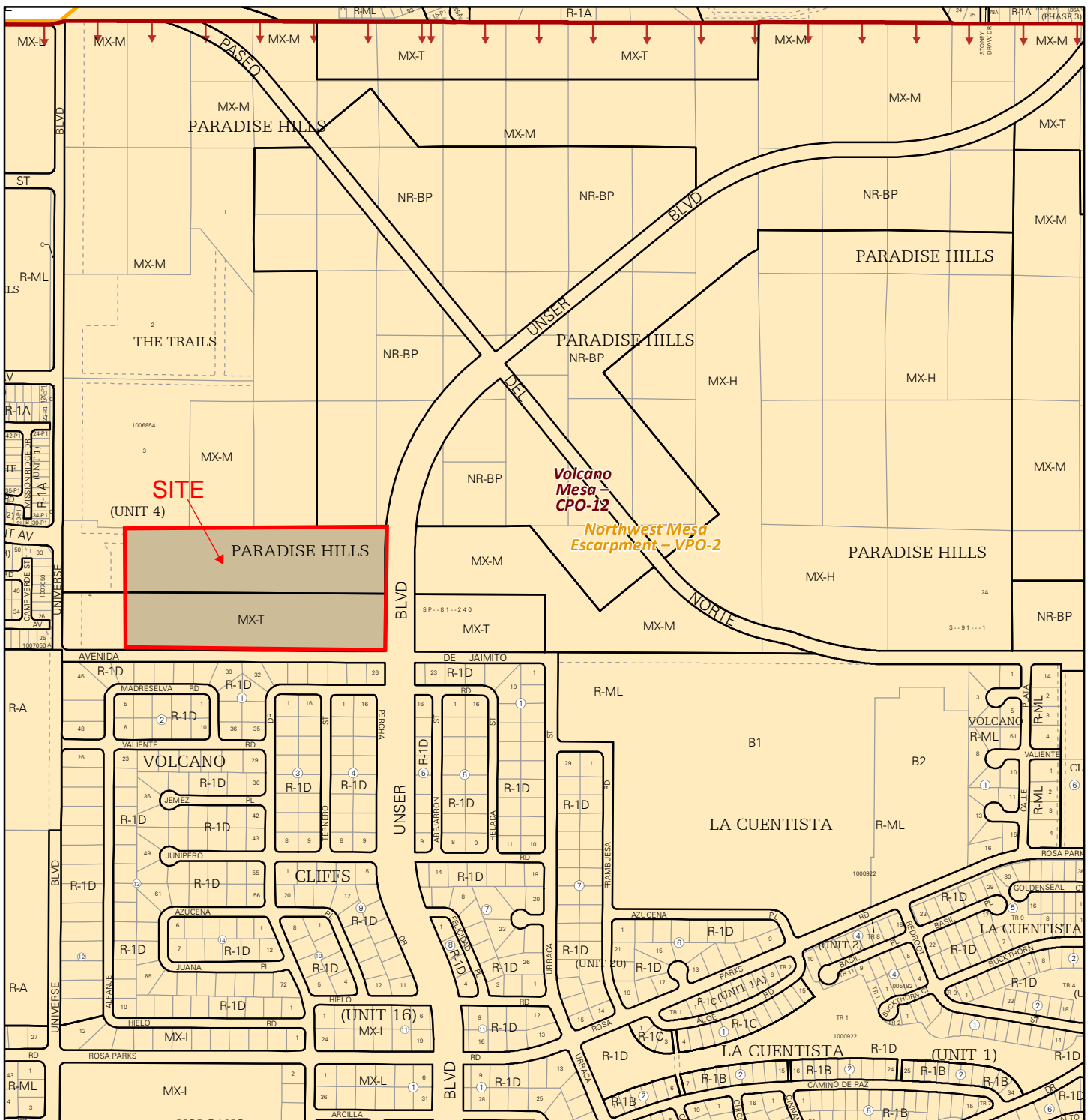
\_\_\_\_ 6) List number to be vacated \_\_\_\_\_

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

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

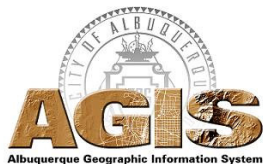
\_\_\_\_ 9) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

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

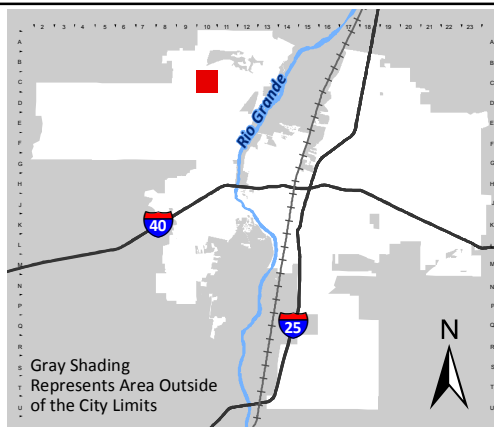


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



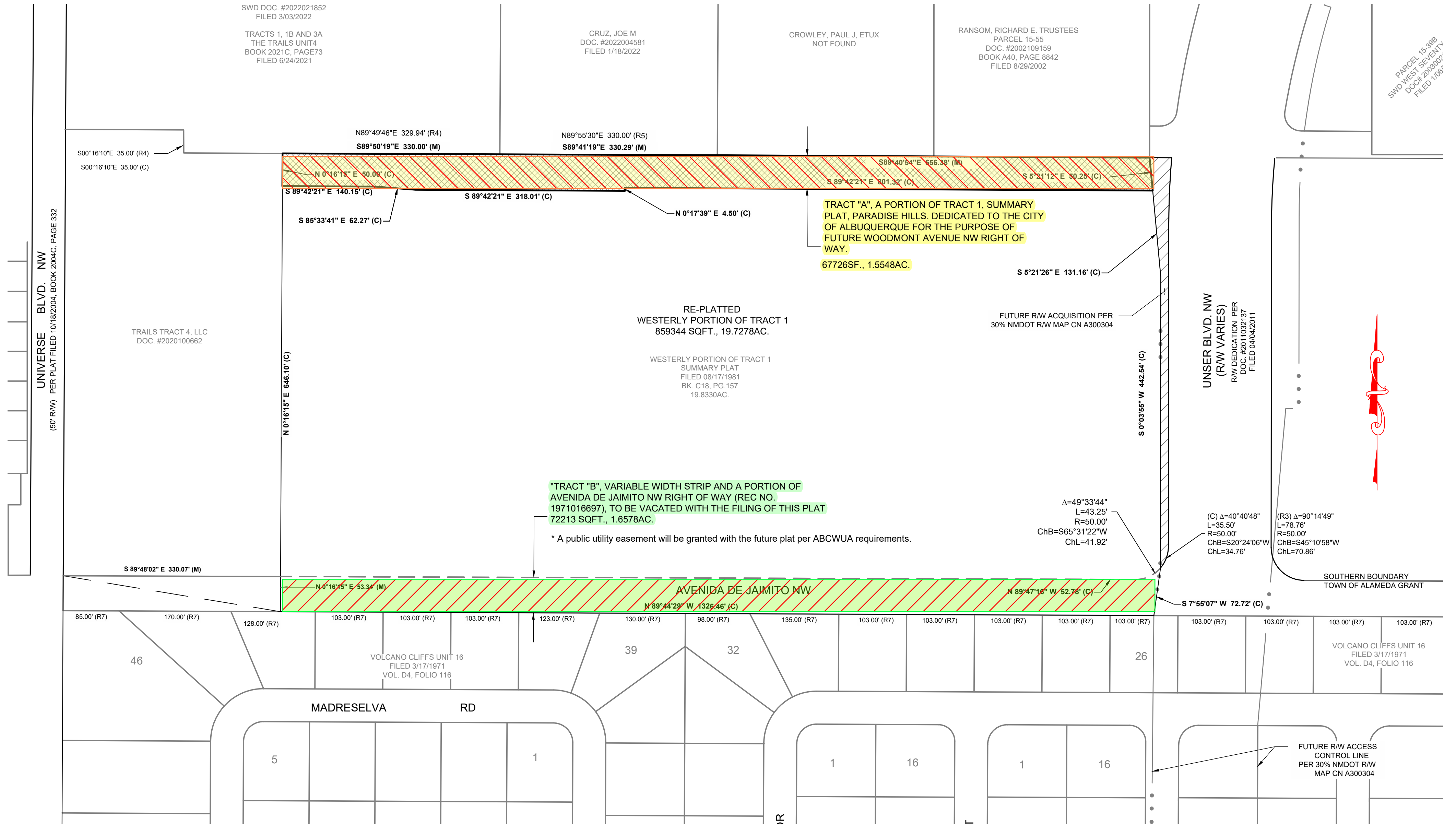
IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



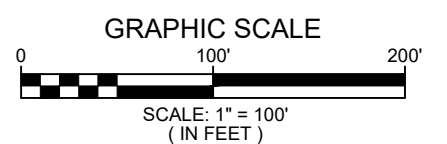
Zone Atlas Page:  
**C-10-Z**

- Easement
  - Escarpment
  - Petroglyph National Monument
  - Areas Outside of City Limits
  - Airport Protection Overlay (APO) Zone
  - Character Protection Overlay (CPO) Zone
  - Historic Protection Overlay (HPO) Zone
  - View Protection Overlay (VPO) Zone
- Gray Shading Represents Area Outside of the City Limits
- 0 250 500 1,000 Feet

**RIGHT OF WAY VACATION EXHIBIT**  
**THE WESTERLY PORTION OF TRACT 1**  
**SUMMARY PLAT, 68.75 ACRE TRACT**  
**& 66.15 ACRE TRACT**  
**PARADISE HILLS, TOWN OF ALAMEDA GRANT, CITY OF**  
**ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO**



3820 Academy Parkway North N.E.  
Albuquerque, New Mexico 87109  
505.508.0786 | fax 505.508.0837 | www.cobbhendley.com



## **SUPPORTIVE DOCUMENTATION**

August 8, 2024

City of Albuquerque  
Planning Department  
Plaza del Sol, 600 2nd Street NW  
Albuquerque, NM 87102

Re: Letter of Authorization for Site Plan Development

Property Owners: Bedrock Investors Limited Partnership, LLLP

Contract Purchasers: JLM Living

Agent: Consensus Planning, Inc.

Property: - 18.93 acres (+/-) located at Unser Boulevard and Avenida de Jaimito (within the Volcano Heights Urban Center)

Legal Description: *Tract 1 (westerly port) summary plat 68.75 acres tracts & 66.15 acre tract Paradise Hills (excluding parts out to right-of-way) containing 18.9 acres*

Project: +/- 232 Unit Build to Rent Multi-Family Housing Project

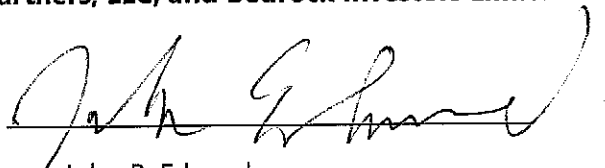
To Whom it May Concern:

The undersigned as the Owners of the Property, do hereby allow the Contract Purchaser, JLM Living to submit all required applications related to the entitlement for the subject property. The Property located at the northwest corner of Avenida de Jaimito and Unser Boulevard.

JLM Living is authorized to act as the Applicant in all submittals to the City of Albuquerque regarding the above referenced Project and Property. The Agent for the Property Owners, Consensus Planning, Inc., is also hereby authorized to represent JLM Living in such submittals. Please direct all correspondence and communication to the Applicant and our Agent for the Project.

**Bedrock Partners, LLC, and Bedrock Investors Limited Partnership, LLLP:**

**Signature:**



**Printed Name:** John B. Edward

**Title:** Manger of Bedrock Edward Management LLC & BI Management LLC General Partner.



August 7, 2024

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

Re: Agent Authorization Letter – Applicant

To Whom it May Concern:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as agent for JLM Living for the property located at the northwest corner of Avenida de Jaimito and Unser Boulevard. JLM Living is the contract purchaser and Bedrock Investors, LLC is the property owner. The property is legally described as *Tract 1 (westerly port) summary plat 68.75 acres tracts & 66.15 acre tract Paradise Hills (excluding parts out to right-of-way) containing 18.9 acres*. The agents are authorized to represent JLM Living in meetings with City of Albuquerque staff, neighborhood associations, and approval bodies.

Sincerely,

Signature: *Mark Skipalis*

Printed Name: Mark Skipalis

Title: Director of Construction



October 3, 2024

Robert Lucero  
Development Hearing Officer  
City of Albuquerque  
600 Second Street NW  
Albuquerque, New Mexico 87102

Landscape Architecture  
Urban Design  
Planning Services

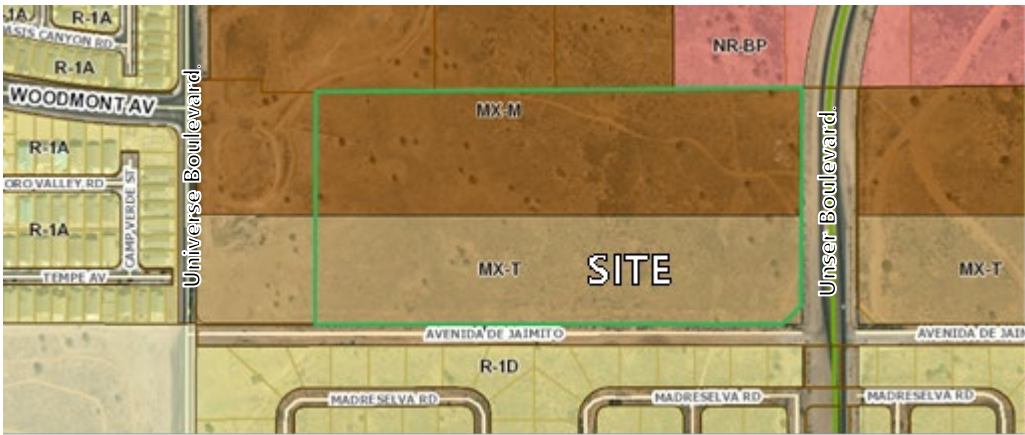
302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

RE: Vacation of Public Right-of-Way Request

Dear Mr. Lucero,

The purpose of this letter is to request a Vacation of Public Right-of-Way by the DHO for a property located at the corner of Avenida de Jaimito and Unser Boulevard. The legal description of the site is *Tract 1 (westerly portion) Summary Plat 68.75 acre Tract & 66.15 Acre Tract Paradise Hills (excluding portions out to right-of-way)*.



## BACKGROUND

A zone change from MX-M to MX-T was approved by the EPC on May 16, 2024, correcting the floating zone line on the property (PR-2023-009652/RZ-2024-00023). A Conditional Use for Multi-family Ground-floor Residential within the Volcano Heights Urban Center was approved on May 21, 2024 (VA-2024-00092). The proposed vacation, plat, and site design were submitted for sketch plat review on January 10, 2024 (PS-2023-00211) and July 24, 2024 (PS-2024-00114).

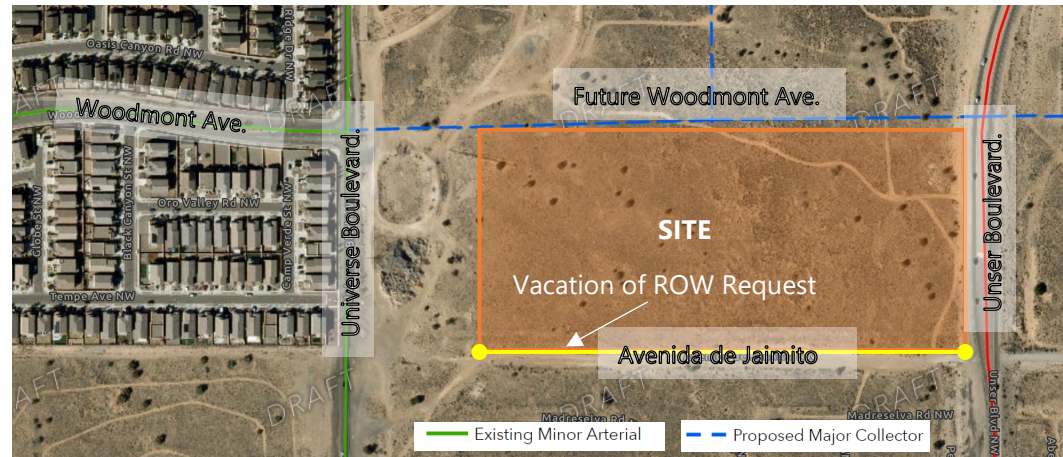
## PRINCIPALS

James K. Strozier, FAICP  
Jacqueline Fishman, AICP

ASSOCIATES  
Ken Romig, ASLA

## EXISTING CONDITIONS

The subject property consists of approximately 19.8 acres and zoned MX-T. The northern portion of the site is within the Volcano Heights Urban Center. The site is located west of Unser Boulevard and north of Avenida de Jaimito and is currently vacant. Woodmont Avenue is anticipated to extend from Universe Boulevard along the northern perimeter of the site as a major collector, providing access to Unser Boulevard. Unser Boulevard is designated an Urban Principal Arterial and is a limited access roadway as designated by the Mid-Region Council of Governments (MRCOG).



*MRCOG Long Range Roadway System Updates Map*

## REQUEST

The Applicant is requesting approval for a Vacation of Right-of-Way of Avenida de Jaimito. The vacated section is approximately 72,213 sf or 1.6 acres. The Vacation will allow a shift of the site boundary to the south, allowing for 47 feet of Right-of-Way dedication on the northern boundary for the future Woodmont Avenue. The dedicated land totals approximately 67,726 sf or 1.5 acres. The site boundaries will be adjusted with a future plat to reflect the vacation of Avenida de Jaimito and the dedication of Woodmont Avenue. The plat will also create a new public utility easement for a new 20-foot sewer line to be coordinate with the ABCWUA.

The vacation of right-of-way is proposed along the subject property, resuming at the southwestern corner of the site. This will allow for a secondary emergency access and provide a connection to Universe Boulevard from the subject property and adjacent properties to the west (see attached Vacation Exhibit).

## 6-6(L)(3) REVIEW AND DECISION CRITERIA

The following responds to the criteria for approval of Vacation of Public Right-of-Way.

Vacation of Public Right-of-Way 6-6(M)(3):

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

**Applicant Response:** The public welfare does not require the retention of the Avenida de Jaimito public right-of-way because there is no access permitted to Unser Boulevard there is no access to the adjacent platted lots on the south side of the street. The western portion of Avenida de Jaimito will continue to provide access to Universe Boulevard. The property to the west will maintain access to the right-of-way along its southern boundary, which is not part of this Vacation request. In addition to the lack of access, the vacated Avenida de Jaimito is encumbered by a future public sewer line easement, which will be granted along the south edge of the property at preliminary plat per ABCWUA requirements.

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

**Applicant Response:** There is a net benefit to the public welfare because the development of the property for a build-to-rent housing development and the dedication of needed right-of-way for Woodmont Avenue is clearly more beneficial to the public than the minor detriment resulting from the Vacation of Avenida de Jaimito, which is a dead end at Unser with no access. The development of this site will provide approximately 240 additional housing units, which contributes to the City's goal of increasing housing units citywide.

The Vacation will balance the required dedication of right-of-way for Woodmont Avenue, which clearly benefits the area because it will establish the alignment and installation of the future corridor and as identified in the *Mid-Region Council of Governments (MRCOG) 2016 Roadway Access Modification Policies for the Albuquerque Metropolitan Planning Area with Inventory of Roadway Access Limitations Report*, as an intersection with the limited access Unser Boulevard.

The development of Woodmont Avenue will contribute to the roadway improvements along Unser Boulevard as part of the City's Unser Widening Project. Woodmont Avenue is designated a Major Collector with a bike lane, providing a connection from The Trails community, located west of Universe Boulevard east to Unser Boulevard and onto Paseo del Norte.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. It is entirely publicly owned by the City of Albuquerque and the needed sewer line corridor will be accommodated with an easement. Adjacent property owners do not have any



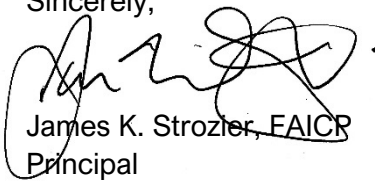
access to Avenida de Jaimito since these lots back up to the street. They were notified of the Vacation, and, to date, there are no objections to this request.

### **CONCLUSION**

Based on the above justification that Avenida de Jaimito will not negatively impact the public welfare and that there is a net benefit to the community by allowing for a housing development and dedication of right-of-way for Woodmont Avenue, the Applicant has provided justification for approval of the Vacation of Public Right-of-Way.

We respectfully request that the Development Hearing Officer approve this request for full approval by City Council.

Sincerely,



James K. Strozler, FAICP  
Principal

Attached: Avenida de Jaimito Vacation of Right-of-Way Exhibit

## **PUBLIC NOTICE DOCUMENTATION**

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

#### 1. LOCATION

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

#### 2. NUMBER

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

#### 3. PHYSICAL POSTING

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

#### 4. TIME

Signs must be posted from October 15, 2024 \_\_\_\_\_ To November 18, 2024 \_\_\_\_\_

#### 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)

October 4, 2024  
(Date)

I issued 2 signs for this application, \_\_\_\_\_, \_\_\_\_\_  
(Date) (Staff Member)

**PROJECT NUMBER:** \_\_\_\_\_



Outlook

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## 99999 AVENIDA DE JAIMITO NW\_ Neighborhood Meeting Inquiry Sheet Submission

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From Flores, Suzanna A. <Suzannaflores@cabq.gov>

Date Tue 10/1/2024 4:21 PM

To Charlene Johnson <Johnson@consensusplanning.com>

Dear Applicant:

As of October 1, 2024 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

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

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](mailto:suzannaflores@cabq.gov)

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



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**From:** webmaster@cabq.gov <webmaster@cabq.gov>  
**Sent:** Tuesday, October 1, 2024 11:23 AM  
**To:** Office of Neighborhood Coordination <johnson@consensusplanning.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:

Development Hearing Officer

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

Contact Name

Charlene Johnson

Telephone Number

5057649801

Email Address

[johnson@consensusplanning.com](mailto:johnson@consensusplanning.com)

Legal description of the subject site for this project:

TR 1 (W/LY PORT) SUMMARY PLAT 68.75 ACRE TR & 66.15 ACRE TRPARADISE HILLS (EXCL PORTS OUT TO R/W) CONT 18.9341 AC

Physical address of subject site:

99999 AVENIDA DE JAIMITO NW

Subject site cross streets:

Southwest corner of Unser and Avenida de Jaimito

Other subject site identifiers:

Captcha

x



# City of Albuquerque



## Legend

- Bernalillo County Parcels
- Municipal Limits
  - Corrales
  - Edgewood
  - Los Ranchos
  - Rio Rancho
  - Tijeras
  - UNINCORPORATED

## Notes

100-foot buffer

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

1,202 0 601 1,202 Feet

1: 7,212

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
10/3/2024 © City of Albuquerque

**100-Foot Buffer Property Owner Addresses**

Owner	Owner Address	Owner Address 2
LOMELI AUGUSTIN TRUSTEE LOMELI FAMILY TRUST MILLER BETTY JASTRAM JONATHAN R & JANET R	123 N SALINAS ST 1560 CEDAR CREST DR 5400 ARABIAN DR NW	SANTA BARBARA CA 93103-2827 FORNEY TX 75126-1397 ALBUQUERQUE NM 87120
CARRIAGA DAVID E & BEATRICE E & STEVE D CITY OF ALBUQUERQUE	6452 EDITH BLVD NE PO BOX 1293	ALBUQUERQUE NM 87107-5917 ALBUQUERQUE NM 87103-2248
SONATA TRAILS LAND LLC	8201 GOLF COURSE RD NW SUITE D3-338	ALBUQUERQUE NM 87120-5842
LOMELI AUGUSTIN TRUSTEE LOMELI FAMILY TRUST	123 N SALINAS ST	SANTA BARBARA CA 93103-2827
PACHECO SILVANO M & HUIZAR LIZETH	612 KENTUCKY ST SE	ALBUQUERQUE NM 87108-3837
MCT DEVELOPMENT INC	7451 PAN AMERICAN FWY NE	ALBUQUERQUE NM 87109
RACHELSON HERBERT TRUSTEE RACHELSON TR CITY OF ALBUQUERQUE CITY OF ALBUQUERQUE ROMERO EZEQUIEL P CITY OF ALBUQUERQUE ROMERO EZEQUIEL P	573 EVERGREEN LN PO BOX 1293 PO BOX 1293 2538 RAMIREZ RD SW PO BOX 1293 2538 RAMIREZ RD SW	TAOS NM 87571-6434 ALBUQUERQUE NM 87103-2248 ALBUQUERQUE NM 87103-2248 ALBUQUERQUE NM 87105-4150 ALBUQUERQUE NM 87103-2248 ALBUQUERQUE NM 87105-4150
TURRI MICHAEL V & JOHNESE M TRUSTEES TURRI LVT J & A CRUZ HOLDINGS LLC JALSWAL KRISHNA & ANJU C	HC 70 BOX 38 3616 SAN YGNACIO RD SW 11720 PINO AVE NE	OCATE NM 87734-9705 ALBUQUERQUE NM 87121-3400 ALBUQUERQUE NM 87122
CARRIAGA DAVID E & BEATRICE E & STEVE D CROWLEY PAUL J ETUX STOREY GILBERT JR & BARBARA LUJAN MICHAEL L & LISA M	6452 EDITH BLVD NE 15 OLD WESTON RD 8819 MENDOCINO CT NE 8804 CORALITA CT NE	ALBUQUERQUE NM 87107-5917 WAYLAND MA 01778-2123 ALBUQUERQUE NM 87122 ALBUQUERQUE NM 87122-1211
BEDROCK INVESTORS LIMITED C/O GERALD GOLD	1509 HARVARD CT NE	ALBUQUERQUE NM 87106-3712
RANSOM RICHARD E TRUSTEES RICHARD & CECILIA RANSOM RVT ONTIVEROS ADRIAN JESUS	PO BOX 7457 6232 MESQUITE DR NW	ALBUQUERQUE NM 87194-7457 ALBUQUERQUE NM 87120-2583
BEDROCK INVESTORS LIMITED C/O GERALD GOLD	1509 HARVARD CT NE	ALBUQUERQUE NM 87106-3712
SONATA TRAILS LAND LLC	8201 GOLF COURSE RD NW SUITE D3-338	ALBUQUERQUE NM 87120-5842

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



**PART I - PROCESS**

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

Application Type:

Decision-making Body:

Pre-Application meeting required: ☐ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☐ No

Mailed Notice required: ☐ Yes ☐ No

Electronic Mail required: ☐ Yes ☐ No

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

**PART II – DETAILS OF REQUEST**

Address of property listed in application:

Name of property owner:

Name of applicant:

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

Address, phone number, or website for additional information:

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

☐ Zone Atlas page indicating subject property.

☐ Drawings, elevations, or other illustrations of this request.

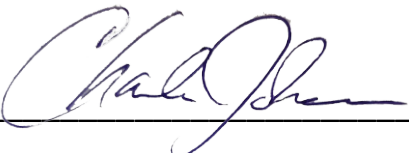
☐ Summary of pre-submittal neighborhood meeting, if applicable.

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

**IMPORTANT:**

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

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

 (Applicant signature) \_\_\_\_\_ (Date)

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

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



**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY**

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

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

Vacation of Right-of-Way exhibit included in notification.

# Language Access Notice:

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

## **Notificación de Acceso Lingüístico.**

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

**語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。**

**Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.**

**Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.**

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

## Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice\*: \_\_\_\_\_

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) §14-16-6-4(K) Public Notice. This notice is being provided to (mark as relevant):

- ☐ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.<sup>1</sup>
- ☐ Property Owners within 100 feet of the Subject Property.

No neighborhood associations within 660 feet of subject property.

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

1. Subject Property Address\* \_\_\_\_\_  
Location Description \_\_\_\_\_
2. Property Owner\* \_\_\_\_\_
3. Agent/Applicant\* [if applicable] \_\_\_\_\_
4. Application Type(s)<sup>2</sup>\* per IDO Table 6-1-1
  - ☐ Site Plan – EPC
  - ☐ Subdivision \_\_\_\_\_ (Minor or Major or Bulk Land)
  - ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - ☐ Variance – EPC
  - ☐ Waiver \_\_\_\_\_ (DHO or Wireless Telecommunication Facility)
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>3</sup>\*: \_\_\_\_\_

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

- ☐ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☐ Environmental Planning Commission (EPC)

<sup>1</sup> If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

<sup>2</sup> Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

<sup>3</sup> Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time\*: \_\_\_\_\_

Location\*<sup>4</sup>: \_\_\_\_\_

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE Signs.”

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

Preferred project contact information:

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

☐ Attachments:

- Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination\*
- Others: \_\_\_\_\_

☐ Online website or project page: \_\_\_\_\_

**Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>5</sup> \_\_\_\_\_

2. Project Illustrations, as relevant\*<sup>6</sup>

☐ Architectural drawings

☐ Elevations of the proposed building(s)

☐ Other illustrations of the proposed application

*See attachments or the website/project page noted above for the items marked above.*

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

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation\*:

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

<sup>4</sup> Physical address or Zoom link

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

<sup>6</sup> While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.



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

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

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

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[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

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

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*
- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development\***:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information from IDO Zoning Map<sup>7</sup>:**

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 §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

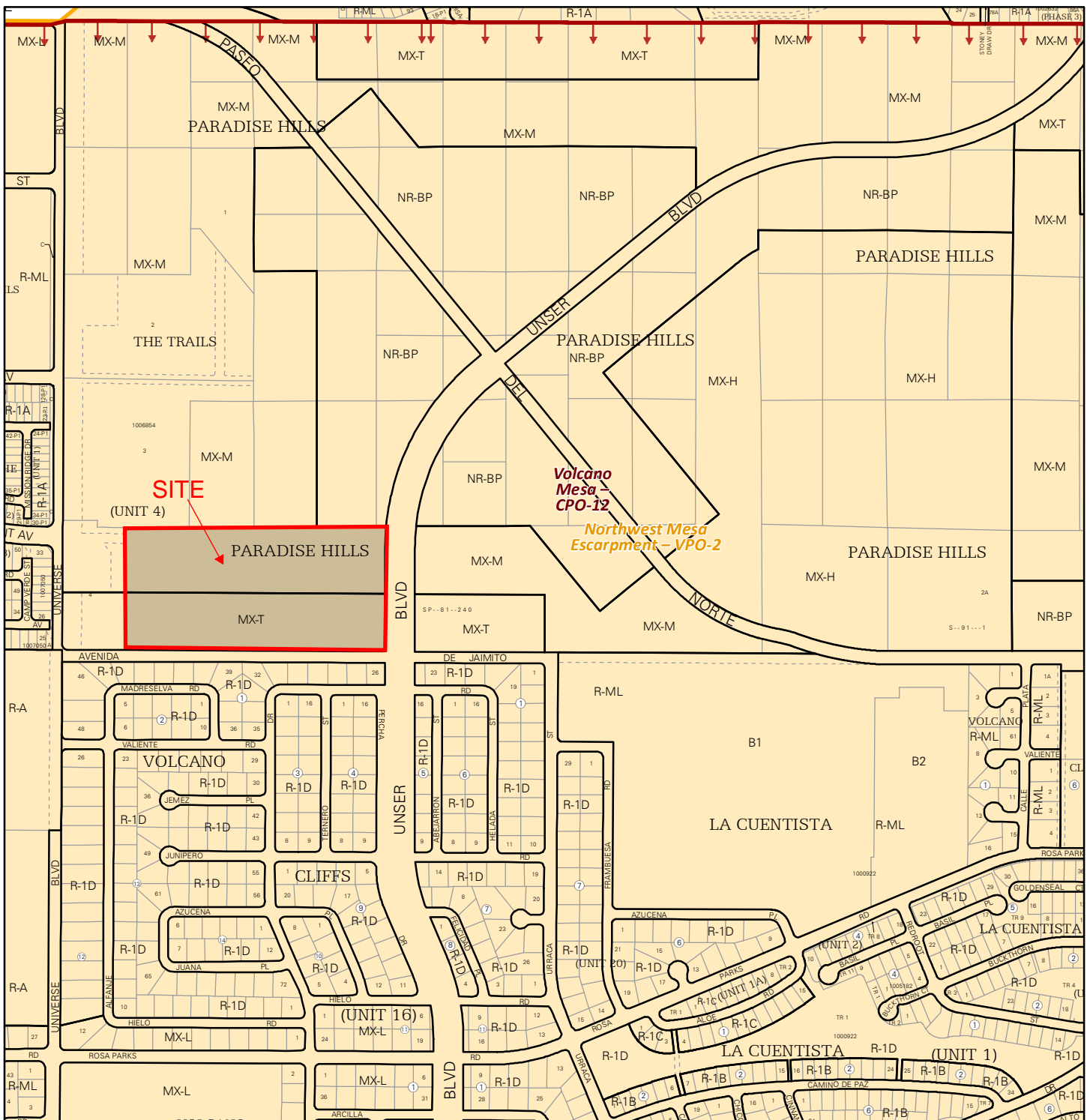
**Useful Links**

**Integrated Development Ordinance (IDO):** <https://ido.abc-zone.com>

**IDO Interactive Map:** <https://tinyurl.com/idozoningmap>

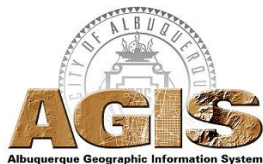
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<sup>7</sup> Available here: <https://tinyurl.com/idozoningmap>

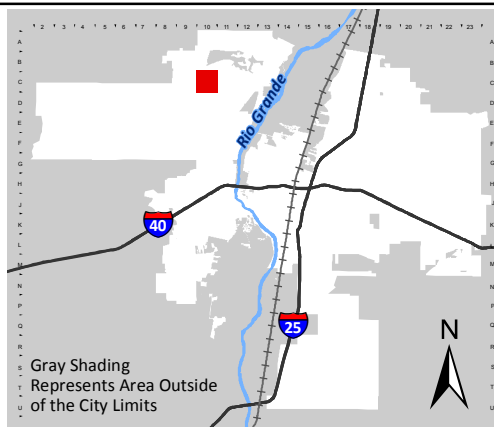


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

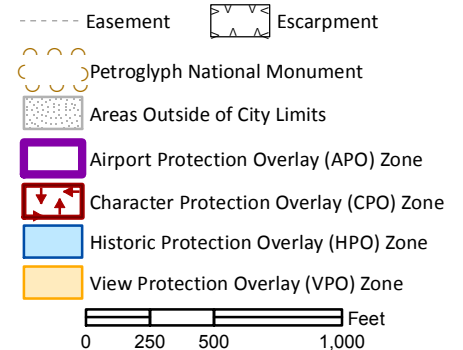
# IDO Zone Atlas May 2018



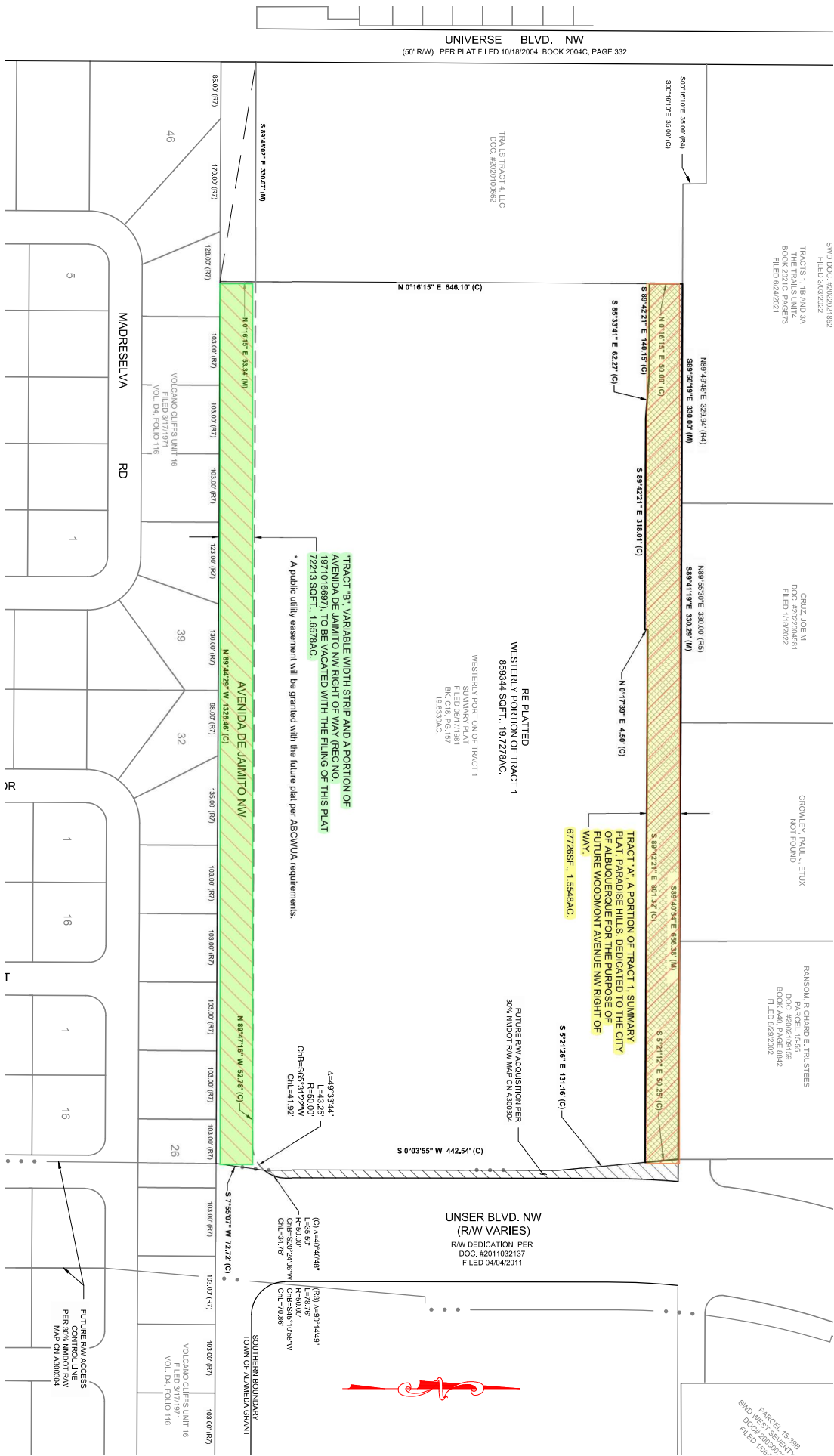
IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



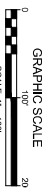
Zone Atlas Page:  
**C-10-Z**



RIGHT OF WAY VACATION EXHIBIT  
THE WESTERLY PORTION OF TRACT 1  
SUMMARY PLAT, 68.75 ACRE TRACT  
& 66.15 ACRE TRACT  
PARADISE HILLS, TOWN OF ALAMEDA GRANT, CITY OF  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



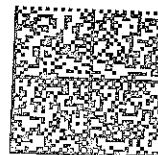
3820 Academy Parkway North N.E.  
Albuquerque, New Mexico 87109  
505.508.0786 Fax 505.508.0837 [www.cobbhendley.com](http://www.cobbhendley.com)



ensus Planning, Inc.  
02 8th Street NW  
querque, NM 87102

JALSWAL KRISHNA & ANJU C  
11720 PINO AVE NE  
ALBUQUERQUE NM 87122

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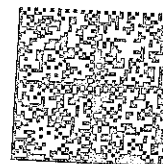


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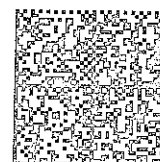


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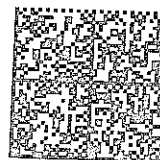


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RICHARD & CECILIA RANSOM RVT  
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ALBUQUERQUE NM 87194-7457

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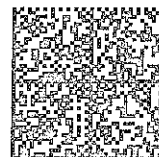


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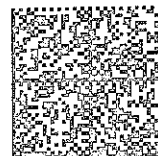
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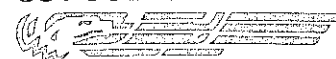
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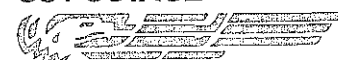
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STEVE D  
6452 EDITH BLVD NE  
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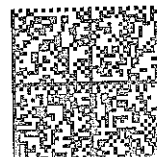
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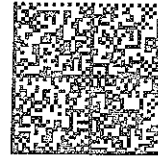
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612 KENTUCKY ST SE  
ALBUQUERQUE NM 87108-3837

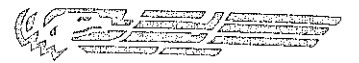
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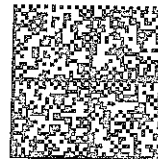


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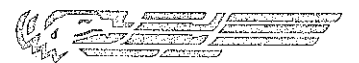
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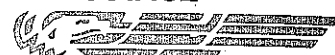
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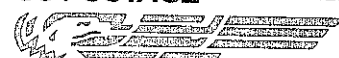
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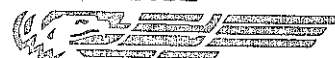
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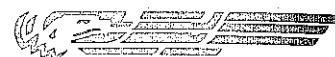
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FAMILY TRUST  
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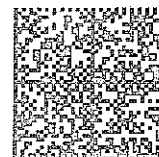


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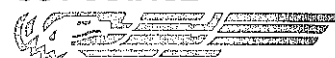
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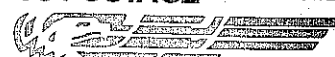
nsus Planning, Inc.  
2 8th Street NW  
uerque, NM 87102

LOMELI AUGUSTIN TRUSTEE LOMELI  
FAMILY TRUST  
123 N SALINAS ST  
SANTA BARBARA CA 93103-2827

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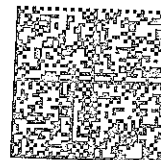
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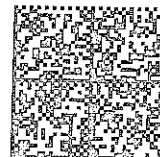


ZIP 87102 \$ 000.69<sup>0</sup>  
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JASTRAM JONATHAN R & JANET R  
5400 ARABIAN DR NW  
ALBUQUERQUE NM 87120

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8th Street NW  
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ZIP 87102 \$ 000.69<sup>0</sup>  
02 7H  
0006057985 OCT 04 2024

SONATA TRAILS LAND LLC  
8201 GOLF COURSE RD NW SUITE  
D3-338  
ALBUQUERQUE NM 87120-5842

ensus Planning, Inc.  
02 8th Street NW  
querque, NM 87102

FIRST-CLASS



US POSTAGE<sup>IMP</sup>PITNEY BOWES



ZIP 87102 \$ 000.69<sup>0</sup>  
02 7H  
0006057985 OCT 04 2024

MCT DEVELOPMENT INC  
7451 PAN AMERICAN FWY NE  
ALBUQUERQUE NM 87109