



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 checked="" 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)
	APPEAL
	<input type="checkbox"/> Decision of DHO (Form A)

BRIEF DESCRIPTION OF REQUEST

We are seeking to purchase the alleyway directly behind our commercial building. Our intention is to build a fence and a gate to make the area safer from drug users and unhoused persons. A secondary intention is to build a dumpster pad in the alley and move our dumpster from the street to the pad to prevent illegal dumping and improve sanitation in the immediate area.

APPLICATION INFORMATION

Applicant/Owner: Forty10 Properties, LLC		Phone: 505-220-2321
Address: 4010 Carlisle Blvd NE, Suite B		Email: jemezhealth@gmail.com
City: Albuquerque	State: NM	Zip: 87107
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.: A	Block: 6	Unit:
Subdivision/Addition: HILTON SUBDIVISION	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): G-16-Z	Existing Zoning: MX-L	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 4010 CARLISLE BLVD NE Between: HILTON AVE and: HAHN ARROYO

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

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: <i>John Heuertz</i>	Date: 6/23/2024
Printed Name: JOHN HEUERTZ	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

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

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

VACATION OF RIGHT-OF-WAY - DHO

VACATION OF RIGHT-OF-WAY - COUNCIL

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. 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 0
- 7) Square footage to be vacated (see IDO Section 14-16-6-6(M)) 4400sf

SUPPORTIVE DOCUMENTATION

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

PUBLIC NOTICE DOCUMENTATION

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

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

NO 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@cabg.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: ____

13 JUNE 2024

TO: DEVELOPMENT HEARING OFFICER, CITY OF ALBUQUERQUE

RE: Justification/Request Letter for Vacation of Property/Public Right of Way

My business partner and I are interested in purchasing from the City the alleyway directly behind our commercial property. Our intention is to erect a fence at the south end and a gate at the north end to make the area safer from drug users and unhoused persons. A secondary intention is to build a dumpster pad inside the gate and to move the dumpster there to prevent illegal dumping and improve sanitation.

The address of our building is 4010 Carlisle Blvd NE. The alley runs the length of our building from Hiton Ave to the Hahn Arroyo. Access to the Hahn Arroyo is not from the ally, but from a path between the arroyo and the south end of our building. The area/right of way we are requesting to be vacated is approximately 4400sf: a strip about 25' wide and 175' long. The alley has no easements, and there are no objections or concerns from:

Hydrology

Water Authority

AMAFCA

Transportation

Code Enforcement

or Parks & Recreation.

The alley in question is on **Zone Atlas page G-16-Z, Lot A, Block 6, Hilton Addition**. Existing Zoning is **MX-L**.

Sincerely

John Heuertz and Paul Jenks

Forty1- Properties, LLC




Alley behind 4100 Carlisle in orange

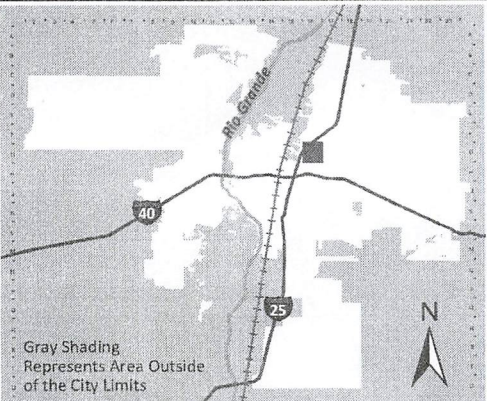
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



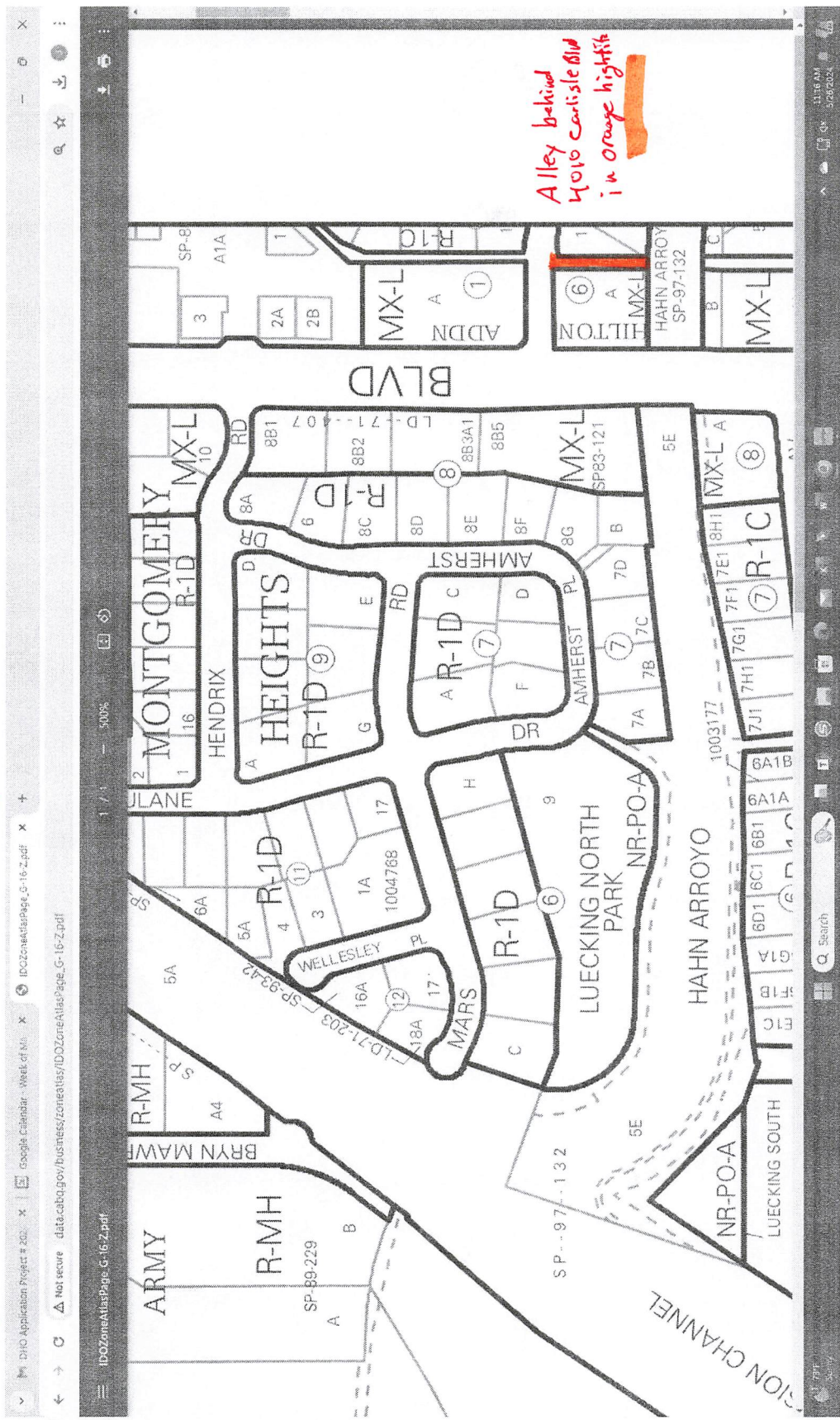
Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-16-Z

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

0 250 500 1,000 Feet

Zoom of Zone Atlas Map Page G-16-Z





DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

MEETING DATE: 3/6/24 -- **AGENDA ITEM:** #12

Project Number: PR-2024-009976

Application Number: PS-2024-00036

Project Name:

4010 Carlisle Blvd. NE between Hilton and Hahn Arroyo Channel – Request for a Vacation of a 25-foot alley.

Request: Sketch Plat

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

BACKGROUND

- This is a Sketch Plat review request for a vacation of a 25-foot alley behind the rear of the property at 4010 Carlisle Blvd. NE. The subject property is currently occupied by a one-story commercial building.
- The subject property is zoned MX-L (Mixed-Use – Low Intensity).
- Abutting the southern boundary of the subject property and the right-of-way for the alley is an AMAFCA diversion channel/arroyo. Abutting the eastern boundary of the right-of-way for the alley is an R-1A-zoned property occupied by a single-family residence.

IDO/DPM COMMENTS

- Per 6-6(M)(1)(b)(1) of the IDO, if more than 500 square feet or the entire width of a platted alley is proposed to be vacated, the City Council will be the approving body, with the DHO being a recommending body. Therefore, a Vacation of Right-of-Way – Council will be required for the proposed vacation of the alley.

**(See additional comments on next pages)*

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2024-009976
4010 Carlisle NE

AGENDA ITEM NO: 12

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Please show width of existing sidewalks and landscape buffers. Carlisle is a Minor Arterial and requires 6' sidewalk with 5' to 6' landscape buffer. Hilton is a local road and requires 5' sidewalk with 4' to 6' landscape buffer. If you are not able to provide the required width you may request a determination with a justification letter.
2. Please list ROW width for Carlisle to ensure it meets City standards in the DPM.
3. It appears that existing property lines along Hilton encroach on the public sidewalk. ROW dedication will be required to ensure sidewalks are completely in City ROW.
4. Transportation has no objection to the vacation, but you will need to check with surrounding property owners as owners adjacent to vacated property have right of first refusal to half of the vacated property. Please work with Real Property on the purchase of vacated property.
5. For future development, an approved TCL will be required prior to site plan approval.

. 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: March 6, 2024

ACTION:

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

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

8. PR-2024-009952

PS-2024-00030 – SKETCH PLAT

REQUEST: Lot Subdivision to build single family home

LOTS/SUBDIVISION: Lot 25 block 5, Terreon Addition

ADDRESS/LOCATION: 915 Anderson between High St and Elm

ZONED: R-1A

IDO: 2022

9. PR-2024-009956

PS-2024-00032 – SKETCH PLAT

REQUEST: Proposed site improvements for a new tenant building with a Taco Bell quick-service restaurant with accessory drive-thru on the endcap

LOTS/SUBDIVISION: 1D, Town of Atrisco Grant, projected section 33 township 10 north range 2 east

ADDRESS/LOCATION: 1115 Snow Vista Blvd between Sage RD/De Vargas RD and Benavides RD

ZONED: NR-C

IDO: 2022

10. PR-2024-009962

PS-2024-00034 – SKETCH PLAT

REQUEST: Create 2 lots from 1 existing lot

LOTS/SUBDIVISION: Tract A Amended Plat For West Ridge Subdivision Unit 1 (CONT 5.0719 AC), West Ridge

ADDRESS/LOCATION: Unser between Brawley and Ouray

ZONED: MX-L

IDO: 2022

11. PR-2021-005630

PS-2024-00035 – SKETCH PLAT

REQUEST: Proposed subdivision of Land-Major which includes the development of 75 lots

LOTS/SUBDIVISION: TR RR3B1 plat for Westland south tracts RR-3-B-1, ANDRR-3-C-1 (Cont 11.1940 AC)

ADDRESS/LOCATION: Between Dennis Chavez Blvd and 98th ST

ZONED: R-ML

IDO: 2022

12. PR-2024-009976

PS-2024-00036 – SKETCH PLAT

REQUEST: Vacate and purchase 25' wide alley directly behind property at 4010 Carlisle Blvd NE, currently owned by CABQ

LOTS/SUBDIVISION: Lot A Block 6, Hilton Addition

ADDRESS/LOCATION: 4010 Carlisle Blvd NE between Hilton and Hahn Arroyo Channel

ZONED: MX-L

IDO: 2022



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

MEETING DATE: 3/6/24 -- **AGENDA ITEM:** #12

Project Number: PR-2024-009976

Application Number: PS-2024-00036

Project Name:

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IDO/DPM COMMENTS

- Per 6-6(M)(1)(b)(1) of the IDO, if more than 500 square feet or the entire width of a platted alley is proposed to be vacated, the City Council will be the approving body, with the DHO being a recommending body. Therefore, a Vacation of Right-of-Way – Council will be required for the proposed vacation of the alley.

**(See additional comments on next pages)*



John Heuertz <jemezhealth@gmail.com>

Project # 2024-009976

5 messages

John Heuertz <jemezhealth@gmail.com>
To: "Brissette, Renee C." <rbrissette@cabq.gov>
Cc: Paul Jenks <drpaul616@gmail.com>

Renee,

I was in the Planning Dept office this morning speaking with Renee Zamora and two gentlemen that she called into the meeting to provide clarification and advice. My business partner and I a behind our building so that we can fence it off to make it safe from drug users and unhoused persons camping out back there.

Six months ago, when we began this pursuit, we received an "Estimated Compensation Determination for vacated Right-of-Way". Along with that estimated compensation, Kristin Gardner and from various departments, including Water Utility, Code Enforcement, Parks and Rec, Transportation, and Hydrology. The only department that had any comments or objections was Hydrolog the alley, based on the assumption that "The existing alley is utilized by both the City of Albuquerque and AMAFCA for maintenance of the Hahn Arroyo." But this is not the case.

Access to the Hahn Arroyo has not been from the alley for at least 30 years. The city put up a guard rail at least 30 years ago at the south end of the alley behind our building. Access to the H the south side, perpendicular to the alley.

We have been in contact with Jared Romero from AMAFCA, and he has declared that our sketch plat is acceptable to AMAFCA. They had a brief concern that the access to the arroyo from o car. We have since re-painted the parking lot to reflect the wishes of AMAFCA. I have attached a pic of the parking lot and have pasted Jared's emails to us below.

Once you review this information, we would appreciate any guidance you can provide that would satisfy the Hydrology Dept so that we can proceed.

[Please find attached a picture of the newly painted parking lot and see directly below the signature line for a pasted copy of Jared Romero's 2 emails to us.]

Thank you!

Sincerely,
John Heuertz and Paul Jenks
Forty10 Properties, LLC

Jared Romero <jromero@amafca.org>
to tchen@cabq.gov, Paul, me

AMAFCA

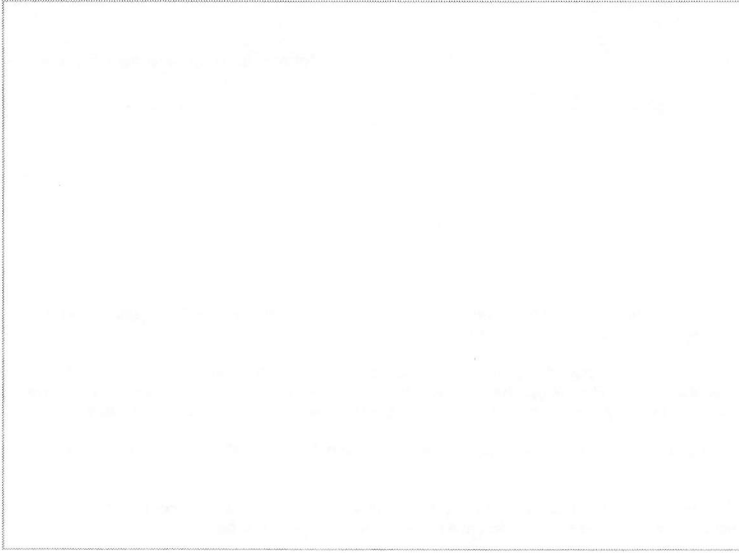
Good Afternoon Paul,

Thanks for reaching out. AMAFCA does not have any issue with the vacation of the alley as long as the portion of AMAFCA property where a small portion of the parking lot parking. The concern with the vacation of the alley so that it can be purchased is that AMAFCA would no longer have the right to access the area if it is private property (witho AMAFCA for access).

The area below in yellow is AMAFCA property, and in the event that a vehicle is parked in the last parking spot, AMAFCA would not be able to access our facility from this are: secondary access if needed. The required striping would keep vehicles from parking here and we could move forward with the vacation of the alley.

Best,

Jared



Jared Romero, P.E., CFM

AMAFCA Development Review Engineer

Phone: (505) 884-2215

Jared Romero <jromero@amafca.org>
to me, Paul, tchen@cabq.gov

Hi John,

Yes, I've spoken to my Maintenance Superintendent and would be acceptable to AMAFCA.

Thanks,

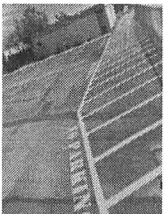
Jared

Jared Romero, P.E., CFM

AMAFCA Development Review Engineer

Phone: (505) 884-2215

2 attachments



IMG_2038 (1).jpg
6510K

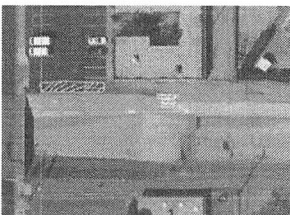


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447K

DEVELOPMENT FACILITATION TEAM
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2024-009976
4010 Carlisle NE

AGENDA ITEM NO: 12

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Please show width of existing sidewalks and landscape buffers. Carlisle is a Minor Arterial and requires 6' sidewalk with 5' to 6' landscape buffer. Hilton is a local road and requires 5' sidewalk with 4' to 6' landscape buffer. If you are not able to provide the required width you may request a determination with a justification letter.
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3. It appears that existing property lines along Hilton encroach on the public sidewalk. ROW dedication will be required to ensure sidewalks are completely in City ROW.
4. **Transportation has no objection to the vacation**, but you will need to check with surrounding property owners as owners adjacent to vacated property have right of first refusal to half of the vacated property. Please work with Real Property on the purchase of vacated property.
5. For future development, an approved TCL will be required prior to site plan approval.

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

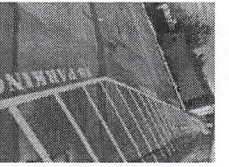
FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earnijo@cabq.gov

DATE: March 6, 2024

ACTION:

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

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



IMG_2038 (1).jpg
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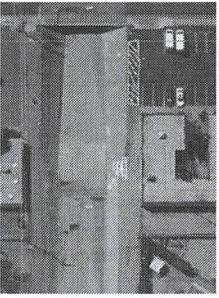


image001.png
447K

*Hydrology + AMAFCA
was no objectives for the vacat*

Mon, Jun 10, 2024

Brissette, Renee C. <rbrissette@cabq.gov>
To: John Heuertz <jheuzhealth@gmail.com>
Cc: Paul Jenks <drpaul616@gmail.com>

John,

This was the one that had further investigation from both Hydrology and AMAFCA and then the determination at DFT was that the alley could be vacated. The information that you have was the older comments and not the latest ones.

[Red box highlighting the text: "the determination at DFT was that the alley could be vacated"]



For
RENÉE CHRISTINA BRISSETTE, PE CFM

senior engineer, hydrology
o 505.924.3995

e rbrissette@cabq.gov
cabq.gov/planning

From: John Heuertz <jheuzhealth@gmail.com>
Sent: Friday, June 7, 2024 1:29 PM
To: Brissette, Renee C. <rbrissette@cabq.gov>
Cc: Paul Jenks <drpaul616@gmail.com>
Subject: Project # 2024-009976

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



Albuquerque Bernalillo County
Water Utility Authority

Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2024-009976 Date: 03/06/2024 Agenda Item: #12 Zone Atlas Page: MX-L

Legal Description: Lot A Block 6, Hilton Addition

Request: Vacate and purchase 25' wide alley directly behind property at 4010 Carlisle Blvd NE, currently owned by CABQ

Location: 4010 Carlisle Blvd NE between Hilton and Hahn Arroyo Channel

Application For: PS-2024-00036 – SKETCH PLAT

- I. No objection to the proposed vacation.
 - a. Water Authority infrastructure does not exist within the alley.

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

**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: 03/06/2024

AGENDA ITEM NO: 12

PROJECT NUMBER:

PR-2024-009976

PS-2024-00036 – SKETCH PLAT

REQUEST: Vacate and purchase 25' wide alley directly behind property at 4010 Carlisle Blvd NE, currently owned by CABQ

LOTS/SUBDIVISION: Lot A Block 6, Hilton Addition

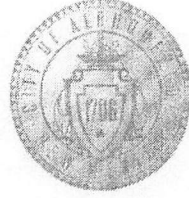
ADDRESS/LOCATION: 4010 Carlisle Blvd NE between Hilton and Hahn Arroyo Channel

ZONED: None- located in Albuquerque municipal limits

IDO: 2022

COMMENTS:

1. Code Enforcement has not comments or objections at this time.



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2024-009976

PS-2024-00036 – SKETCH PLAT

REQUEST: Vacate and purchase 25' wide alley directly behind property at 4010 Carlisle Blvd NE, currently owned by CABQ

LOTS/SUBDIVISION: Lot A Block 6, Hilton Addition

ADDRESS/LOCATION: 4010 Carlisle Blvd NE between Hilton and Hahn Arroyo Channel

ZONED: MX-L

IDO: 2022

Comments:

03-06-2024

No comments or concerns.



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2024-009976 Date: 03/06/2024 Agenda Item: #12 Zone Atlas Page: MX-L

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

**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: 03/06/2024

AGENDA ITEM NO: 12

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PR-2024-009976

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ZONED: None- located in Albuquerque municipal limits

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DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2024-009976

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ADDRESS/LOCATION: 4010 Carlisle Blvd NE between Hilton and Hahn Arroyo Channel

ZONED: MX-L

IDO: 2022

Comments:

03-06-2024

No comments or concerns.

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

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

DRB Project Number: 2024-009976 Hearing Date: 03-06-2024

Project: 4010 Carlisle Blvd NE Agenda Item No: 12

Sketch Plat

Site Plan for Bldg.
Permit

ENGINEERING COMMENTS:

- The existing alley is utilized by both the City of Albuquerque and AMAFCA for maintenance of Hahn Arroyo.
- Hydrology has does not support the vacation of the alley.

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG

Delegated For: _____

SIGNED: I.L. SPSP SPBP FINAL PLAT

DEFERRED TO _____



John Heuertz <jemezhealth@gmail.com>

4010 Carlisle Blvd NE_Neighborhood Meeting Inquiry Sheet Submission

1 message

Office of Neighborhood Coordination <onc@cabq.gov>
 To: "jemezhealth@gmail.com" <jemezhealth@gmail.com>

Thu, May 30, 2024 at 9:46 AM

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	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
District 7 Coalition of Neighborhood Associations	Michael	Kious	mikekious@aol.com	7901 Palo Duro Avenue NE	Albuquerque	NM	87110	5059778967	
District 7 Coalition of Neighborhood Associations	Janice	Arnold-Jones	jeanoldjones70@gmail.com	7713 Sierra Azul Avenue NE	Albuquerque	NM	87110		5053790902
Hodgin NA	Austin	Walsh	austenwalsh@gmail.com	4521 San Andres Avenue NE	Albuquerque	NM	87110		5055148910
Hodgin NA	Pat	Mallory	malloryabq@msn.com	3916 Douglas MacArthur Road NE	Albuquerque	NM	87110	5052211567	

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: Thursday, May 30, 2024 9:27 AM
To: Office of Neighborhood Coordination <jemezhealth@gmail.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:

Development Hearing Officer



John Heuertz <jemezhealth@gmail.com>

Notification to Neighborhood Assn

NOTIFICATION OF REQUEST FOR VACATION OF PUBLIC RIGHT OF WAY

1 message

John Heuertz <jemezhealth@gmail.com>

Thu, May 30, 2024 at 11:30 AM

To: mikekious@aol.com, jearnoldjones70@gmail.com, malloryabq@msn.com, Austen Walsh <austenwalsh@gmail.com>

Cc: Paul Jenks <drpaul616@gmail.com>

RE: PS-2024-009976

Dear M Kious, J Arnold-Jones, A Walsh, and P Mallory,

One or two of you have already received similar notification, but the CABQ has instructed us to formalize our request in this exact format. My apologies for any repetition.

My business partner and I are applying for approval from the Development Hearing Officer and the City Council to purchase the alleyway behind our office building at **4010 Carlisle Blvd NE**.

REASON, EXPLANATION, AND JUSTIFICATION

The alley behind our building is used frequently by drug users and unhoused persons. The dumpster that serves our building is located at the north end of the alley, a few feet from Hilton St. Illegal dumping is a common occurrence at this dumpster. Our reason for wanting to purchase this land from the City is so that we can fence it in for safety and security. We plan to build a fence at the south end of our building up to the guardrail that the city has placed there, and a gate at the north end to allow access by the the Solid Waste Dept to the dumpster, which we will relocate to inside the gate and place it on a city-approved dumpster pad.

DESCRIPTION

This alleyway is bordered on one end by Hilton Street and on the other end by a guard rail placed there by the city over 25 years ago. The guard rail prevents wandering vehicles from driving into the Hahn Arroyo. This alleyway is not used by the city for any access. Official access to the Hahn Arroyo is via a gravel path immediately south of our building and perpendicular to the alleyway we wish to purchase. Water Utility Authority, Code Enforcement, Parks and Recreation, Hydrology, and Transportation have all expressed their official "NO OBJECTION" to this project.

SPECS

The alleyway runs the length of our building, 175 feet, and is 25 feet wide.

IMMEDIATE NEIGHBORS

The opposite side of the alley from our building is privately owned by our good neighbors, the Thorgoods, who have already given this project their approval. (See attached.)

NEIGHBORHOOD MTG

The Hodgin Neighborhood Association voted on this request on 5 April 2024. I have included as an attachment the Neighborhood meeting request shared with the Hodgin Neighborhood Assn.

If you have any questions or concerns, please feel free to email me at this address.

Sincerely,
John Heuertz and Paul Jenks
Forty10 Properties, LLC

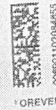
3 attachments

Zone Atlas Maps and Project Design.pdf
3022K

Neighborhood Meeting Request 4 April 2024.pdf
183K

Permission for Immediate Neighbor.pdf
588K

Forty10 Properties LLC
4010 Carlisle Blvd NE Ste B
ABQ 87107



FOREVER

Austen Walsh
4521 San Andres Ave NE
Albuquerque, NM 87110

Forty10 Properties LLC
4010 Carlisle Blvd NE, Ste B
ABQ 87107



FOREVER

Michael Kiouss
7901 Palo Duro Ave NE
Albuquerque, NM 87110

Forty10 Properties LLC
4010 Carlisle Blvd NE Ste B
ABQ 87107



FOREVER

Pat Mallory
3916 Douglas MacArthur Road NE
Albuquerque, NM 87110

Forty10 Properties, LLC
4010 Carlisle Blvd NE, Ste B
ABQ 87107



FOREVER

Janice Arnold-Jones
7713 Sierra Azul Ave NE
Albuquerque, NM 87110



John Heuertz <jemezhealth@gmail.com>

Proof of Neighborhood Meeting Association Request and Decision

Re: Formal Request of the Neighborhood Association

4 messages

Austen Walsh <austenwalsh@gmail.com>

Tue, Apr 9, 2024 at 8:28 PM

To: Paul Jenks <drpaul616@gmail.com>, John Heuertz <jemezhealth@gmail.com>

Hi John and Paul,

Hodgin Neighborhood Association voted at our meeting this evening and a clear majority officially supports your purchase of the alley behind 4010 Carlisle Blvd NE from the City of Albuquerque. Not sure what else you need from us to proceed from the city...I'll send along the minutes from the meeting sometime within the week after the secretary types them up, but if there's anything else, let me know and we'll get it.

Thanks!
Austen

From: Paul Jenks <drpaul616@gmail.com>
Sent: Tuesday, April 9, 2024 8:16 PM
To: Austen <austenwalsh@gmail.com>
Subject: Re: Formal Request of the Neighborhood Association

Hi Austen, I didn't see this till now. I got out about 7:10 . Would have been tight. How did it go?

P
Sent from my iPhone

On Apr 9, 2024, at 2:12 PM, Austen <austenwalsh@gmail.com> wrote:

*Next pize
has attached
and my agenda*

Hi Paul,

I apologize, forgot to get back to you! I've got this at the end of the agenda from ~7:00-7:15 so if you want to stop in...also could even answer questions.

Below is the agenda...

Thanks,
Austen

HODGIN NEIGHBORHOOD ASSOCIATION MEETING

Tuesday, April 9 @ 6pm

Hodgin Elementary School Cafeteria

AGENDA

5/26/24, 12:26 PM

Gmail - Re: Formal Request of the Neighborhood Association

6:00 Welcome – Austen Walsh, President

Treasurer's Report – Kevin Scully, Treasurer

Secretary's Report – Marilyn Strube, Secretary

New Board Member – Panaiotis

6:10 Report from APD

6:25 Elizabeth Gomez, Community School Coordinator,
Hodgin Elementary

6:40 Cristina Parajon, Representative for NM House District 25

Report from 2024 legislative session, Q&A

Heather Berghmans, candidate NM State Senate District 15

7:00 Closing

*4010 Carlisle – Alley purchase vote

John Heuertz and Paul Jenks, Forty10 Properties

*Montgomery Pool (renovations, meeting request?)

*One ABQ Clean-Up Day; April 20 9am-12pm

Meet at Hodgin Elementary School parking lot

*Thank you to Hodgin Junior Youth for flyer distribution!

*New business – Speakers? Subjects of interest?

7:15 Adjourn

<https://hodginneighborhood.org>

On Apr 7, 2024, at 19:24, Paul Jenks DOM <drpaul616@gmail.com> wrote:

Hi Austen, I appreciate your help with this matter. I am not sure I can get there. I won't be done at the office till sometime between 6:30 and 7:00 so you might just plan on presenting our plan to the board. I will try to get there. I assume you meet for about an hour. You can always text me if people have specific questions I can address or if you think there is a need for me to swing by when I am done. Let me know your thoughts. Thanks again. We look forward to getting this project going.

Attendees
to Neighborhood
Assn Mtg

[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*: 4/5/2024

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)*: Hodgin Neighborhood Association

Name of NA Representative*: Pat Mallory

Email Address* or Mailing Address* of NA Representative¹: malloryabq@msn.com

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

1. Subject Property Address* 4010 Carlisle Blvd NE
Location Description _____
2. Property Owner* Forty10 Properties, LLC
3. Agent/Applicant* [if applicable] John Heuertz
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation Public Right of Way (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*: _____

We are seeking to purchase the alley behind our bldg, erect a fence and a gate
to make the area safe from drug users, vandalism, and illegal dumping.

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. 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) |

Date/Time*: 17 July 2024

Location*³: online/Zoom contact DHO at 505-924-3860

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*⁴:

jemechehtk@gmail.com

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

- Zone Atlas Page(s)*⁵ G-16-Z
- Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*⁵: Attached to notice or provided via website noted above
- The following exceptions to IDO standards have been requested for this project*⁵:

- | | | |
|---------------------------------------|--------------------------------------|------------------------------------|
| <input type="checkbox"/> Deviation(s) | <input type="checkbox"/> Variance(s) | <input type="checkbox"/> Waiver(s) |
|---------------------------------------|--------------------------------------|------------------------------------|

Explanation*:

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:

Hodgin Neighborhood Assn met on 4/5/2024 and voted in favor of our proposal.

³ Physical address or Zoom link

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

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

[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] 175ft x 25ft
 - 2. IDO Zone District MX-L
 - 3. Overlay Zone(s) [if applicable] _____
 - 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [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*: 4/5/2024

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)*: District 7 Coalition of Neighborhood Associations

Name of NA Representative*: Michael Kios

Email Address* or Mailing Address* of NA Representative¹: mikekios@aol.com

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

1. Subject Property Address* 4010 Carlisle Blvd NE
Location Description _____
2. Property Owner* Forty10 Properties, LLC
3. Agent/Applicant* [if applicable] John Heuertz
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation Public Right of Way (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²:
We are seeking to purchase the alley behind our bldg, erect a fence and a gate
to make the area safe from drug users, vandalism, and illegal dumping.

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] 175ft x 25ft
 - 2. IDO Zone District MX-L
 - 3. Overlay Zone(s) [if applicable] _____
 - 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [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*: 4/5/2024

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)*: District 7 Coalition of Neighborhood Associations

Name of NA Representative*: Janice Arnold-Jones

Email Address* or Mailing Address* of NA Representative¹: jearnoldjones@gmail.com

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

1. Subject Property Address* 4010 Carlisle Blvd NE
Location Description _____
2. Property Owner* Forty10 Properties, LLC
3. Agent/Applicant* [if applicable] John Heuertz
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation Public Right of Way (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²:

We are seeking to purchase the alley behind our bldg, erect a fence and a gate to make the area safe from drug users, vandalism, and illegal dumping.

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] 175ft x 25ft
 - 2. IDO Zone District MX-L
 - 3. Overlay Zone(s) [if applicable] _____
 - 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [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*: 4/5/2024

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)*: Hodgin Neighborhood Association

Name of NA Representative*: Austen Walsh

Email Address* or Mailing Address* of NA Representative¹: austenwalsh@gmail.com

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

1. Subject Property Address* 4010 Carlisle Blvd NE
Location Description _____
2. Property Owner* Forty10 Properties, LLC
3. Agent/Applicant* [if applicable] John Heuertz
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation Public Right of Way (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*: _____

We are seeking to purchase the alley behind our bldg, erect a fence and a gate
to make the area safe from drug users, vandalism, and illegal dumping.

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] 175ft x 25ft
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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*: 4/5/2024

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)*: HODGIN NEIGHBORHOOD ASSOCIATION

Name of NA Representative*: AUSTEN WALSH

Email Address* or Mailing Address* of NA Representative¹: austenwalsh@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: N/A

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:
4/9/2024 6:00PM HODGIN ELEMENTARY SCHOOL CAFETERIA

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

1. Subject Property Address* 4010 CARLISLE BLVD NE
Location Description COMMERCIAL PROPERTY/OFFICE RENTALS
2. Property Owner* JOHN HEUERTZ & PAUL JENKS/ FORTY10 PROPERTIES, LLC
3. Agent/Applicant* [if applicable] _____
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit FENCE/GATE TO BLOCK OFF ALLEY (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

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

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

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

- Vacation VACATION OF ALLEYWAY BEHIND 4010 CARLISLE (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

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*}:

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

1. Zone Atlas Page(s)⁵ G-16-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] 4775 sf
 - b. IDO Zone District MX-L
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] _____
 - 2. Current Land Use(s) [vacant, if none] _____
-

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://tinyurl.com/idozoningmap>

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

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

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

John Hewitt
(Applicant or Agent)

28 May 2024
(Date)

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

PROJECT NUMBER: 2024-009976



**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: <u>Council & DTO</u>	
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Note: if yes, see second page</i>
PART II - DETAILS OF REQUEST	
Address of property listed in application: <u>4010 Carlisle Blvd NE (Alley behind this property)</u>	
Name of property owner: <u>Forty10 Properties, LLC (John Heuertz and Paul Jents)</u>	
Name of applicant: <u>John Heuertz and Paul Jents</u>	
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	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input checked="" type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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

John Heuertz (Applicant signature) 30 May 2024 (Date)

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

Owner	Owner Address	Owner Address 2	SITUS Address	SITUS Address 2
AMAFCA	2600 PROSPECT AVE NE	ALBUQUERQUE NM 87107-1836	N/A	ALBUQUERQUE NM 87107
AMAFCA	2600 PROSPECT AVE NE	ALBUQUERQUE NM 87107-1836	N/A	ALBUQUERQUE NM 87110
BAKER KEVIN W	4101 HERMOSA DR NE	ALBUQUERQUE NM 87110-1057	4101 HERMOSA DR NE	ALBUQUERQUE NM 87110
BEYER GENIFER M & DODD SCOTT E	3921 HERMOSA DR NE	ALBUQUERQUE NM 87110-1009	3921 HERMOSA ST NE	ALBUQUERQUE NM 87110
BLAKE JAMES & RIOTTA CANDACE	3808 HILTON AVE NE	ALBUQUERQUE NM 87110-1060	3808 HILTON AVE NE	ALBUQUERQUE NM 87110
CHILDRENS GRIEF CENTER OF NEW MEXICO INC	4125 CARLISLE BLVD NE	ALBUQUERQUE NM 87107-2937	4125 CARLISLE NE	ALBUQUERQUE NM 87107
DELAMAR LLC C/O JEFF GARVIN	621 PARKLAND CIR SE	ALBUQUERQUE NM 87108-3316	4015 CARLISLE BLVD NE	ALBUQUERQUE 87107
FITZGERALD GWEN	3917 HERMOSA DR NE	ALBUQUERQUE NM 87110-1009	3917 HERMOSA ST NE	ALBUQUERQUE NM 87110
FORTY10 PROPERTIES LLC	4010 CARLISLE BLVD NE SUITE B	ALBUQUERQUE NM 87107-4532	4010 CARLISLE BLVD NE	ALBUQUERQUE NM 87110
INDIGO NEW MEXICO LLC	4004 CARLISLE BLVD NE	ALBUQUERQUE NM 87107-4565	CARLISLE	ALBUQUERQUE NM 87110
INDIGO NEW MEXICO LLC	4004 CARLISLE BLVD NE	ALBUQUERQUE NM 87107-4565	4004 CARLISLE BLVD NE	ALBUQUERQUE NM 87110
LEATHERBERRY STUART R & MARTY	PO BOX 1221	CORRALES NM 87048-1221	4008 CARLISLE NE	ALBUQUERQUE NM 87110
MODIRZADEH MAHMOOD TRUSTEE NAMAKI LVT	PO BOX 849	BELVEDERE TIBURON CA 94920-0849	4110 CARLISLE BLVD NE	ALBUQUERQUE NM 87110
PETROPOULOS GEORGE S	4105 HERMOSA DR NE	ALBUQUERQUE NM 87110-1057	4105 HERMOSA DR NE	ALBUQUERQUE NM 87110
RIO TECH LLC	4201 CARLISLE NE	ALBUQUERQUE NM 87107-4808	4201 CARLISLE NE	ALBUQUERQUE NM 87107
THURGOOD MICHAEL J & LAURA J	3800 HILTON AVE NE	ALBUQUERQUE NM 87110-1060	3800 HILTON AVE NE	ALBUQUERQUE NM 87110
WILKINSON PEGGY JEANETTE	3804 HILTON AVE NE	ALBUQUERQUE NM 87110-1060	3804 HILTON AVE NE	ALBUQUERQUE NM 87110

These are the addresses of the neighbors we notified on June 14th, 2024.

AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836

AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836

BAKER KEVIN W
4101 HERMOSA DR NE
ALBUQUERQUE NM 87110-1057

BEYER GENIFER M & DODD SCOTT E
3921 HERMOSA DR NE
ALBUQUERQUE NM 87110-1009

BLAKE JAMES & RIOTTA CANDACE
3808 HILTON AVE NE
ALBUQUERQUE NM 87110-1060

CHILDRENS GRIEF CENTER OF NEW
MEXICO INC
4125 CARLISLE BLVD NE
ALBUQUERQUE NM 87107-2937

DELAMAR LLC C/O JEFF GARVIN
621 PARKLAND CIR SE
ALBUQUERQUE NM 87108-3316

FITZGERALD GWEN
3917 HERMOSA DR NE
ALBUQUERQUE NM 87110-1009

FORTY10 PROPERTIES LLC
4010 CARLISLE BLVD NE SUITE B
ALBUQUERQUE NM 87107-4532

INDIGO NEW MEXICO LLC
4004 CARLISLE BLVD NE
ALBUQUERQUE NM 87107-4565

INDIGO NEW MEXICO LLC
4004 CARLISLE BLVD NE
ALBUQUERQUE NM 87107-4565

LEATHERBERRY STUART R & MARTY
PO BOX 1221
CORRALES NM 87048-1221

MODIRZADEH MAHMOOD TRUSTEE
NAMAKI LVT
PO BOX 849
BELVEDERE TIBURON CA 94920-0849

PETROPOULOS GEORGE S
4105 HERMOSA DR NE
ALBUQUERQUE NM 87110-1057

RIO TECH LLC
4201 CARLISLE NE
ALBUQUERQUE NM 87107-4808

THURGOOD MICHAEL J & LAURA J
3800 HILTON AVE NE
ALBUQUERQUE NM 87110-1060

WILKINSON PEGGY JEANETTE
3804 HILTON AVE NE
ALBUQUERQUE NM 87110-1060

*Address labels of neighbors
notice from Forty10 Properties*

*who received
on 14 June 2024.*

First-Class Mail® 1 \$0.68
Letter
Albuquerque, NM 87110
Weight: 0 lb 0.90 oz
Estimated Delivery Date
Mon 06/17/2024

First-Class Mail® 1 \$0.68
Letter
Albuquerque, NM 87107
Weight: 0 lb 1.00 oz
Estimated Delivery Date
Mon 06/17/2024

First-Class Mail® 1 \$0.68
Letter
Albuquerque, NM 87108
Weight: 0 lb 1.00 oz
Estimated Delivery Date
Mon 06/17/2024

First-Class Mail® 1 \$0.68
Letter
Albuquerque, NM 87110
Weight: 0 lb 0.90 oz
Estimated Delivery Date
Mon 06/17/2024

First-Class Mail® 1 \$0.68
Letter
Albuquerque, NM 87110
Weight: 0 lb 0.90 oz
Estimated Delivery Date
Mon 06/17/2024

First-Class Mail® 1 \$0.68
Letter
Belvedere Tiburon, CA 94920
Weight: 0 lb 0.90 oz
Estimated Delivery Date
Tue 06/18/2024

First-Class Mail® 1 \$0.68
Letter
Corrales, NM 87048
Weight: 0 lb 0.90 oz
Estimated Delivery Date
Mon 06/17/2024

Grand Total: \$10.20

Debit Card Remit \$10.20
Card Name: VISA
Account #: XXXXXXXXXXXX1094
Approval #: 305329
Transaction #: 297
Receipt #: 049820
Debit Card Purchase: \$10.20
AID: A0000000980840 Chip
AL: US DEBIT
PIN: Verified

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail



UPTOWN
2505 GRACELAND DR NE
ALBUQUERQUE, NM 87110-9998
(800)275-8777

06/14/2024 12:29 PM

Product	Qty	Unit Price	Price
---------	-----	------------	-------

First-Class Mail® Letter	1		\$0.68
Albuquerque, NM 87110 Weight: 0 lb 0.90 oz Estimated Delivery Date Mon 06/17/2024			

First-Class Mail® Letter	1		\$0.68
Albuquerque, NM 87107 Weight: 0 lb 0.90 oz Estimated Delivery Date Mon 06/17/2024			

First-Class Mail® Letter	1		\$0.68
Albuquerque, NM 87107 Weight: 0 lb 0.90 oz Estimated Delivery Date Mon 06/17/2024			

First-Class Mail® Letter	1		\$0.68
Albuquerque, NM 87110 Weight: 0 lb 0.90 oz Estimated Delivery Date Mon 06/17/2024			

First-Class Mail® Letter	1		\$0.68
Albuquerque, NM 87107 Weight: 0 lb 0.90 oz Estimated Delivery Date Mon 06/17/2024			

First-Class Mail® Letter	1		\$0.68
Albuquerque, NM 87110 Weight: 0 lb 0.90 oz Estimated Delivery Date Mon 06/17/2024			

First-Class Mail® Letter	1		\$0.68
Albuquerque, NM 87110 Weight: 0 lb 0.90 oz Estimated Delivery Date Mon 06/17/2024			

First-Class Mail® Letter	1		\$0.68
Albuquerque, NM 87107 Weight: 0 lb 0.90 oz Estimated Delivery Date Mon 06/17/2024			

Postage 4010 Props

Proof of 1st class postage for notices to neighbors

BAKER KEVIN W
4101 HERMOSA DR NE
ALBUQUERQUE NM 87110-1057

PETROPOULOS GEORGE S
4105 HERMOSA DR NE
ALBUQUERQUE NM 87110-1057

THURGOOD MICHAEL J & LAURA J
3800 HILTON AVE NE
ALBUQUERQUE NM 87110-1060

CHILDRENS GRIEF CENTER OF NEW
MEXICO INC
4125 CARLISLE BLVD NE
ALBUQUERQUE NM 87107-2937

INDIGO NEW MEXICO LLC
4004 CARLISLE BLVD NE
ALBUQUERQUE NM 87107-4565

BEYER GENIFER M & DODD SCOTT
3921 HERMOSA DR NE
ALBUQUERQUE NM 87110-1009

INDO TECH LLC
2201 CARLISLE NE
ALBUQUERQUE NM 87107-4818

BLAKE JAMES & BIOTTA CARDACE
3808 HILTON AVE NE
ALBUQUERQUE NM 87110-1060

INDIGO NEW MEXICO LLC
4004 CARLISLE BLVD NE
ALBUQUERQUE NM 87107-4565

WILKINSON PEGGY JEANETTE
3804 HILTON AVE NE
ALBUQUERQUE NM 87110-1060

AMATCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836

MODIRZADEH MAHMOOD TRUSTEE
MANIARI LYT
PO BOX 849
BELLEVUE TIBURON CA 94920-0849

Open with ▾

LEATHERBERRY STUART R & MARTY
PO BOX 1221
CORRALES NM 87048-1221

FITZGERALD GWEN
3917 HERMOSA DR NE
ALBUQUERQUE NM 87110-1009

DELAMAR LLC C/O JEFF GARVIN
621 PARKLAND CIR SE
ALBUQUERQUE NM 87108-331

RIO TECH LLC
4201 CARLISLE NE
ALBUQUERQUE NM 87107-4816

BLAKE JAMES & RIOTTA CANDACE
3808 HILTON AVE NE
ALBUQUERQUE NM 87110-1060

INDIGO NEW MEXICO LLC
4004 CARLISLE BLVD NE
ALBUQUERQUE NM 87107-4565

- 🔍 +

14 June 2024

Notice
to Neighbors

Dear Neighbor,

As directed by the City of Albuquerque, we are hereby providing notice to our neighbors of our project and intentions.

We are the owners of the office building at **4010 Carlisle Blvd NE**. We are asking the City of Albuquerque for a “vacation” of the alleyway behind our building. In other words, we are trying to purchase the alley from the city.

I have included in this envelope a copy of our site plan/ building project. Please note that the **IDO Zone Atlas page is G-16-Z**. We provide this information for your convenience, in case you wish to look up the space within a context larger than the one provided on the enclosed map. You can find the Zone Atlas maps at <https://www.cabq.gov/planning/agis-maps/maps-for-the-public>.

All the relevant city and county departments have already looked at the project and have no objections or concerns. These departments include Hydrology, Water Utility, Transportation, AMAFCA (the flood authority/ arroyo maintenance), Transportation, Code Enforcement, and Park & Recreation.

We have two reasons for wanting to purchase this land from the city. The main reason is so that we can put up a fence at the south end and a gate at the north end. Secondly, we wish to pour a new dumpster pad inside the gate and move our dumpster further away from the street. In its present location the dumpster is subject to a lot of illegal dumping and there are frequently people rummaging through the dumpster creating unsanitary and unsafe messes. We are hoping with this project to protect this area from drug users and unhoused persons and to be able to better manage the sanitation issue.

If you have any objections or concerns about this project you are welcome to speak up at the hearing online. We predict that the case will be heard by the Development Hearing Officer (DHO) meeting on 17 July 2024. But you can submit questions about the agendas for these hearings to DHO Planner Robert Webb: rwebb@cabq.gov. Our project number is **PR-2024-009976**.

Sincerely,

John Heuertz and Paul Jenks
Forty10 Properties, LLC
4010 Carlisle Blvd NE, Ste B
Albuquerque, NM 87107

Sample

[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*: 14 June 2024

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*: Kevin Baker

Mailing Address*: 4101 Herman Dr NE, ABQ 87110

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

1. Subject Property Address* 4010 Carlisle Blvd NE
Location Description Alley behind 4010 Carlisle Blvd NE
2. Property Owner* Forty10 Properties
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/request¹*:

★ We are seeking to purchase the alleyway behind our building so that we can fence/gate it off for security - mainly from drug users

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*: July 17th 9:00a.m.

Location*²: online @ https://cabq.zoom.us/j/89785314995

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions *get confirmation here*

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:

See link below

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

- 1. Zone Atlas Page(s)*⁴ G1-16-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*:

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:

Notice was provided to the Hadgin Neighborhood Assn and the Assn voted in favor of the action at their meeting on 9 April 2024. Notice was also provided to the District 7 Coalition of Neighborhood Associations via email and conventional mail on May 30 and 31st respectively.

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

N/A

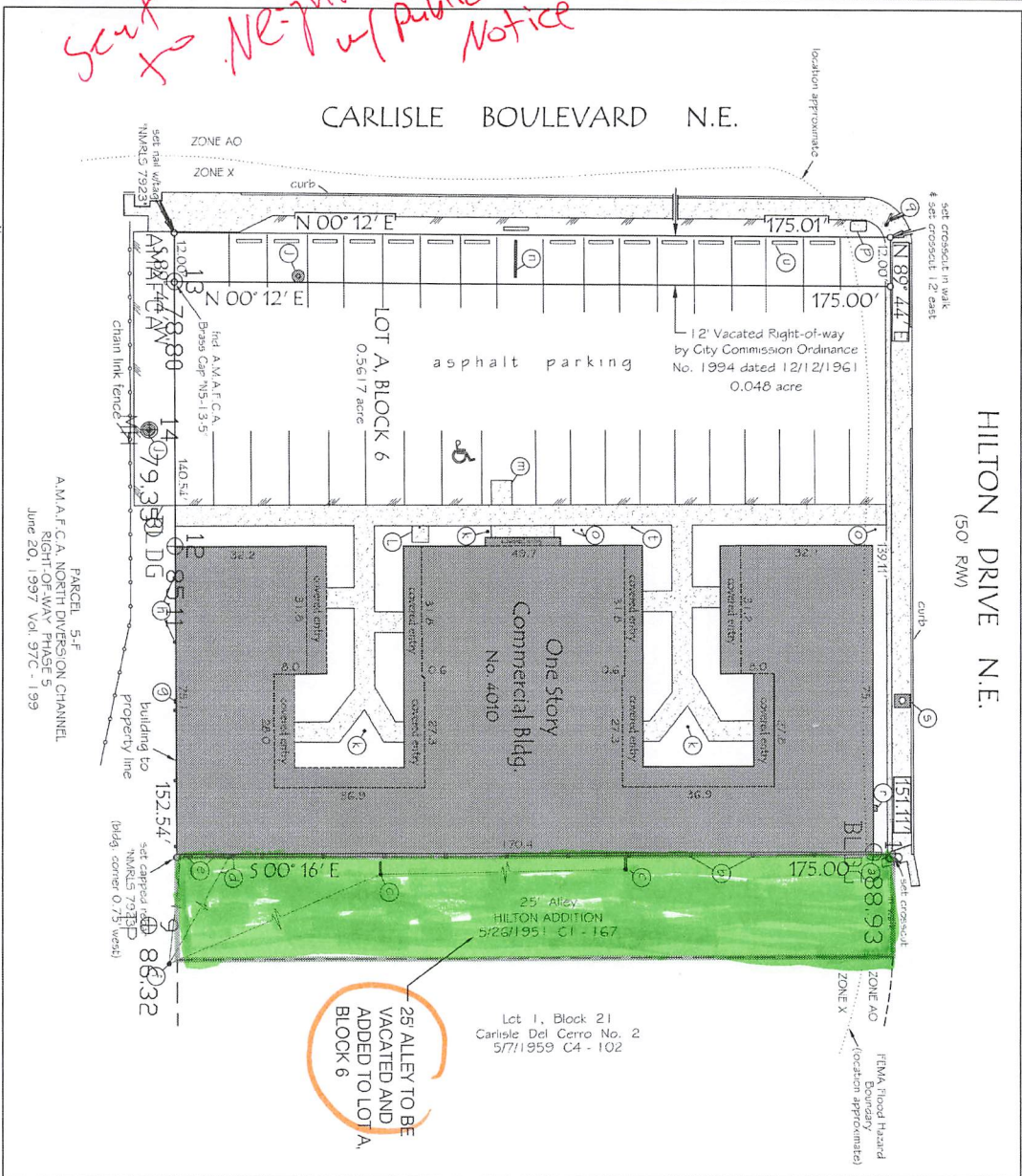
- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

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

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

sent to NE-Neighbors w/ Public Notice



ALTA/NPS LAND TITLE SURVEY

**LOT "A", BLOCK 6
HILTON ADDITION**

TOGETHER WITH A 12' STRIP OF LAND
CONTIGUOUS TO THE WESTERLY BOUNDARY
OF LOT "A", BLOCK 6 HILTON ADDITION

CITY OF ALBUQUERQUE
BERNALILLO COUNTY
NEW MEXICO
JANUARY 2020

LEGAL DESCRIPTION

Lot lettered "A", in Block numbered Six (6), of the HILTON ADDITION, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 26, 1951 in Plat Book C1, page 167; Together with a strip of land Twelve feet (12) in width contiguous to the Western boundary of the above described lot, which twelve foot strip was formerly within the right of way of Carlisle Boulevard, N.E., which was vacated by City Commission Ordinance 1934, on September 12, 1961.

NOTES

- 1) Bearing Base is the Plat of HILTON ADDITION, filed 5/26/1951, Bk. C1, Pg. 167. All distances shown are ground.
- 2) All property corners are monumented as indicated.
- 3) Any underground structures not shown are not a part of this survey.
- 4) This property is subject to pertinent easements, portions of zoning, covenants, restrictions and reservations of record.
- 5) This survey shows only those easements apparent on the ground and those disclosed in a Title Commitment prepared for this property by Stewart Title (01147 C11547). No title search was performed by the surveyor.
- 6) A portion of this property is located within a Special Flood Hazard Boundary per FEMA FIRM35000 (00139H) dated 8/16/12. This property is located within a Zone X and a Zone AO (see page 13).

KEYED PLAT NOTES

- 1 building corner 4.6' south, 0.55' west
- 2 curbs extended east of property line (typ)
- 3 security lightpole
- 4 service line to electric meter
- 5 electric service box extends 0' east building power pole
- 6 utility service box
- 7 curbs extend south of property line (typ)
- 8 edge of asphalt
- 9 sanitary sewer manhole
- 10 light pole
- 11 concrete slab with electric conduit
- 12 concrete handover ramp
- 13 building sign
- 14 ceiling
- 15 1" ground service box for street light
- 16 street light
- 17 gas meter
- 18 city water meter
- 19 electric conduit
- 20 concrete bumper curbs (typ)

SURVEYOR'S CERTIFICATION

The undersigned hereby certifies to Forry/O Properties, LLC, and Stewart Title Company, the following: This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 International Surveying Standards for ALTA/NSPS Land Title Surveys, partly easements and adopted by ALTA and NSPS and approved by the State Board of Land and Natural Resources. The field work was completed on January 2, 2020.

Professional Licensed Surveyor
Date: January 9, 2020

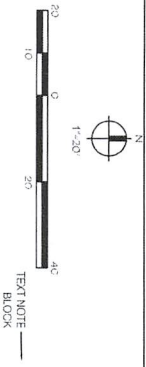
Registration No. 7923

DIELERS SURVEYING

2527 Paseo del Encanto NW, Suite 100
Albuquerque, NM 87109
Phone: 505.263.1111
www.dielersurveying.com



DATE OF SURVEY: JAN 4, 2020
JOB NO.: 363320



CITY OF ALBUQUERQUE

ESTIMATED COMPENSATION DETERMINATION FOR VACATED RIGHT OF WAY

PROPOSED GRANTEE & ADDRESS: Forty 10 Properties LLC, 4010 Carlisle Blvd NE, Albuquerque, NM 87110

DESCRIPTION OF VACATED RIGHT OF WAY:

BASE ESTIMATED VALUE: \$6.25 per square foot

VACATED RIGHT OF WAY

EST. TOTAL SQUARE FOOTAGE UNENCUMBERED: 4,400 square feet +/-
ADJUSTED COMPENSATION PER SQUARE FOOT: \$3.13 per square foot
SUB-TOTAL COMPENSATION: \$13,772.00

EST. TOTAL SQUARE FOOTAGE ENCUMBERED: 4,400 square feet +/-
ADJUSTED COMPENSATION PER SQUARE FOOT: \$1.67 per square foot
SUB-TOTAL COMPENSATION: \$6,908.00

DEDICATED RIGHT OF WAY OFFSET

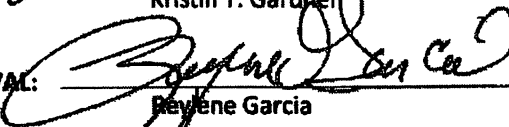
SQUARE FOOTAGE: Undetermined VALUE PER SQUARE FOOT: \$6.25

TOTAL NET COMPENSATION: TBD

RIGHT OF WAY SUPERVISOR:


Kristin T. Gardner Date Dec 1 2023

PROPERTY MANAGER APPROVAL:


Reyene Garcia Date 12-1-2023

DATE DETERMINATION EXPIRES:

May 31 2024 (6 mos)

Call Real Property Division at 924-3490 with any questions. Compensation adjustments are based on property elements such as configuration, topography, retained municipal-use easements for public water, sanitary sewer, and/or storm drainage or a general public utility easement. This determination is subject to revision 1) in six months, and/or 2) the final plat presented for signature differs from the proposed plat. Make check in the above referenced amount payable to City of Albuquerque and present to Real Property Division at the time that the plat is ready for signature (just prior to DRB Chairperson signature). For a quick claim deed, present a copy of the newly recorded plat to the Right of Way Supervisor with precise name and address of grantee for the deed. Allow approximately three weeks for approval and processing of the deed.



John Heuertz <jemezhealth@gmail.com>

Project # PS-2024-009976

2 messages

John Heuertz <jemezhealth@gmail.com>
To: "Gardner, Kristin T." <ktgardner@cabq.gov>
Cc: Paul Jenks <drpaul616@gmail.com>

Fri, Jun 21, 2024 at 2:26 PM

Kristin,

I have been trying to contact your department for a little over a week, but have had no response so far. I left a phone message at the 505-924-3488 number and I have sent emails. (I apologize that the majority of those emails have been sent to you.) I will be out of the country for a little while beginning on Tuesday; which means the window for me submitting this information in time for inclusion in the 7/17 DHO meeting is quickly running out.


At the end of last year you sent me an Estimated Compensation Determination For Vacated Right of Way for an alleyway my business partner and I are hoping to purchase. I have attached a copy of that document for your reference.

The determination expired on May 31st of this year. We are still struggling to make this happen. Can you please get a new Estimate for us so that we can submit our proposal to the DHO and the Council?

When you sent me the Estimated Compensation Determination, I seem to recall that you also sent over review comments from each of the concerned departments. Only one had any reservations (Hydrology), but that issue was resolved during follow-up with DFT.

What I am trying to get at here is this: if there is an expiration on any of the comments from any of those departments, will you please include a fresh set of official comments for the projects when you send over the Estimated Compensation Determination, please?
Thank you!

Sincerely
John Heuertz & Paul Jenks
Forty10 Properties, LLC

 **Estimated Compensation for Vacation of Right of Way.pdf**
120K

Gardner, Kristin T. <ktgardner@cabq.gov>
To: John Heuertz <jemezhealth@gmail.com>
Cc: Paul Jenks <drpaul616@gmail.com>

Fri, Jun 21, 2024 at 3:14 PM

Good afternoon Dr. Heuertz,

The estimated compensation will remain the same; we will honor the original amount of \$6,908.00. This email should suffice if DFT requires acknowledgement.

I am not the person who sent you anything from Hydrology or any comments from any other department. I work with Real Property Division with the Dept. of Municipal Development. The DFT and DHO are all under Planning and their process does not go through me at all so, unfortunately, I cannot access any current information.

You emailed me a separate email that I believe was meant for Annette Ortiz. You may want to send that to her as well as give her a call at 924-3623 and make her aware of the urgency.

Apologies for the delay and please let me know if you need anything else.

Kind regards,

Kristin



KRISTIN T. GARDNER

Right-of-Way Supervisor

o 505.924-3484

e ktgardner@cabq.gov

cabq.gov/municipal development

From: John Heuertz <jemezhealth@gmail.com>

Sent: Friday, June 21, 2024 2:27 PM

To: Gardner, Kristin T. <ktgardner@cabq.gov>

Cc: Paul Jenks <drpaul616@gmail.com>

Subject: Project # PS-2024-009976

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

[Quoted text hidden]