



14 June 2024

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

[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*~~: AMAFCA

Mailing Address*: 2600 Prospect Ave NE, ABQ 87107

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/request^{1*}:

★ 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 9:00 a.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 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 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:

- 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.*

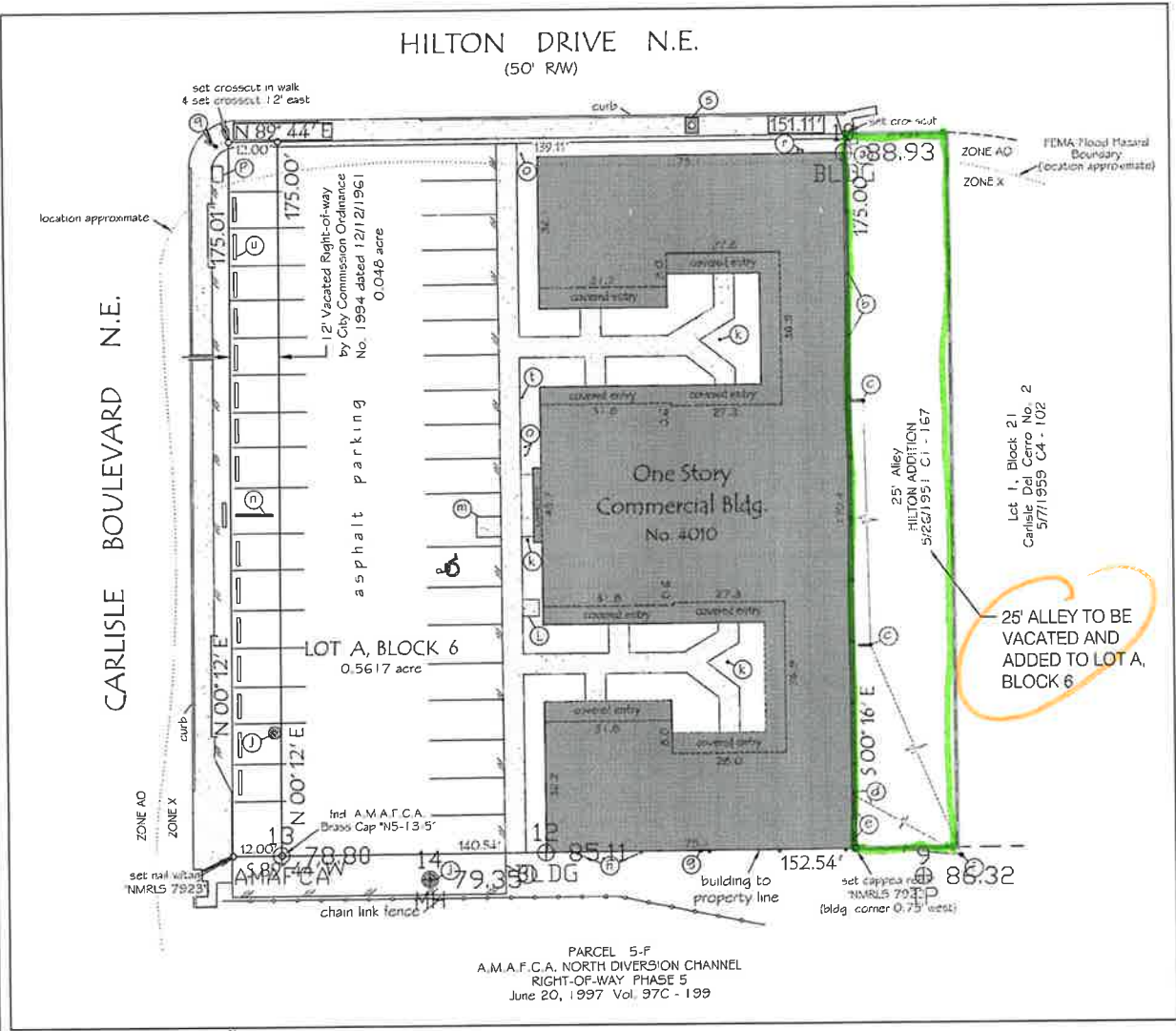
² Physical address or Zoom link

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

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

ALTA/NSPS 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 Westerly 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 1994, on September 12, 1961.

NOTES

- 1) Bearing Base is the Plat of HILTON ADDITION, filed 5/26/1951, Blk. C1, Pg. 167. All distance 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, masters of zoning, covenants, restrictions and reservations of record.
- 5) This survey shows only those easements adjacent to the ground and those disclosed in a Title Commitment prepared for this property by Stewart Title (D1147.611547). No title search was performed by the surveyor.
- 6) A portion of this property is located within a Special Flood Hazard Boundary per FEMA FIRM 35001C01301, dated 8/16/12. This property is located within a Zone X and a Zone AO (depth 1!).

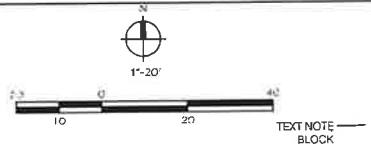
KEYED PLAT NOTES

- | | |
|-----------------------------------------------------|--------------------------------------------|
| (A) building corner 4.6' south, 0.55 west | (I) light pole |
| (B) canals extend east of property line (typ) | (L) concrete slab with electric conduit |
| (C) security light/pole | (M) concrete handicap ramp |
| (D) service line to electric meter | (N) building sign |
| (E) electric service box extends 0.9' east building | (O) clearcut |
| (F) power pole | (P) in ground service box for street light |
| (G) xinity service box | (Q) street light |
| (H) canals extend south of property line (typ) | (R) gas meter |
| (J) edge of asphalt | (S) city water meter |
| (K) sanitary sewer manhole | (T) electric conduit |
| | (U) concrete bumper curbs (1, 2) |

SURVEYOR'S CERTIFICATION

The undersigned hereby certifies to Forty10 Properties, LLC, and Stewart Title Guaranty Company
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 7a, 8, 9 and 11 (observable) of Table A thereof. The field work was completed on January 8, 2020

25' ALLEY TO BE
 VACATED AND
 ADDED TO LOT A,
 BLOCK 6



Stewart Title Guaranty Company
 Professional Licensed Surveyor
 Date: January 9, 2020
 Registration No. 7923

DEHLER SURVEYING
 3627 Pavillion Drive, Suite 100, Albuquerque, NM 87111
 Phone: 505.261.1100
 Fax: 505.261.1101
 Email: info@dehler.com
 Job No. 363520