

**Kimberly Legan**

**From:** Flores, Suzanna A. <SuzannaFlores@cabq.gov>  
**Sent:** Thursday, December 12, 2024 9:40 AM  
**To:** Kimberly Legan  
**Subject:** 9601 TIERRA PINTADA BLVD NW \_Public Notice Inquiry Sheet Submission  
**Attachments:** 4. (F) Zone Atlas Pages.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

You don't often get email from [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov). [Learn why this is important](#)

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

Dear Applicant:

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

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Del Webb Mirehaven NA	dwmnanm@gmail.com	Margaret	Nieto Shogry	mnietoshogry@gmail.com	2208 Cebolla Creek Way NW	Albuquerque	NM	87120		5052385033
Del Webb Mirehaven NA	dwmnanm@gmail.com	Alison	Dabney	adabneymmxix@gmail.com	2232 Cebolla Creek Way NW	Albuquerque	NM	87120		9163456063
Tres Volcanes NA	info@tresvolcanesna.org	Thomas	Borst	t0m2pat@yahoo.com	1908 Selway Place NW	Albuquerque	NM	87120	5058034836	5053526563
Tres Volcanes NA	info@tresvolcanesna.org	Rick	Gallagher	randm196@gmail.com	8401 Casa Gris Court NW	Albuquerque	NM	87120		5054048827
Westside Coalition of Neighborhood Associations		Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114
Westside Coalition of Neighborhood Associations		Elizabeth	Haley	elizabethkayhaley@gmail.com	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	

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.

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](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/CABQ\\_Public\\_Notice\\_Checklist.pdf](https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ_Public_Notice_Checklist.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 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](mailto:suzannaflores@cabq.gov)

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

**From:** webmaster@cabq.gov <webmaster@cabq.gov>

**Sent:** Wednesday, December 11, 2024 5:37 PM

**To:** Office of Neighborhood Coordination <klegan@bhinc.com>

**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>

**Subject:** Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:

Development Hearing Officer

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

Contact Name

Kimberly Legan

Telephone Number

(505)823-1000

Email Address

[klegan@bhinc.com](mailto:klegan@bhinc.com)

Company Name

Bohannon Huston, Inc.

Company Address

7500 Jefferson St. NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TR N-1 CORRECTION PLAT OF TRS N-1 & N-2 WATERSHED SUBD (AREPL OF TR N WATERSHED SUBD) CONT

Physical address of subject site:

9601 TIERRA PINTADA BLVD NW ALBUQUERQUE NM 87120

Subject site cross streets:

Tierra Pintada Blvd and Arroyo Vista Blvd NW

Other subject site identifiers:

Near Tres Volcanes Community Collaborative K-8

This site is located on the following zone atlas page:

H-08-Z, J-08-Z, and J-07-Z

Captcha








x



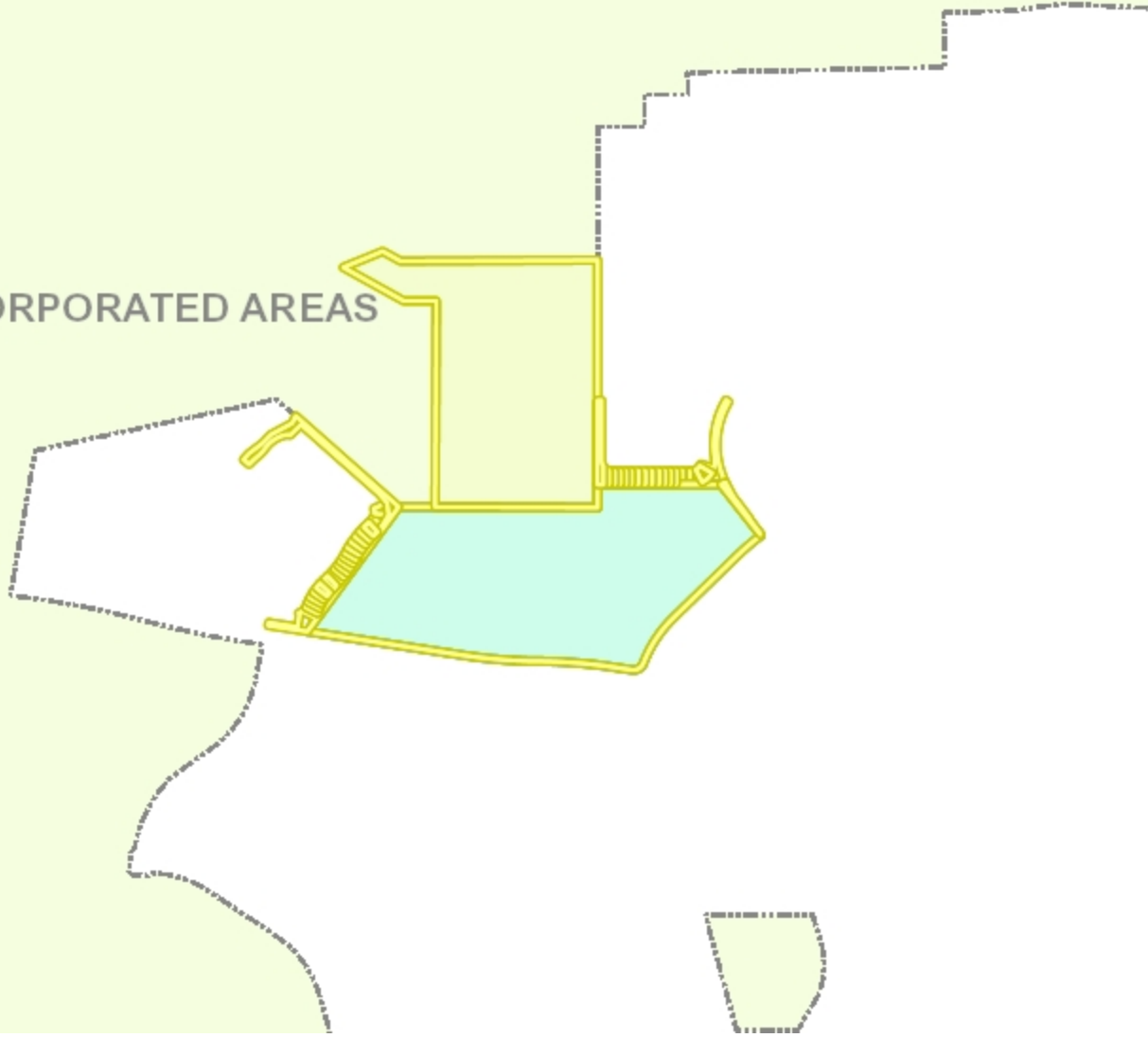
# City of Albuquerque



## Legend

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

UNINCORPORATED AREAS



3,356 0 1,678 3,356 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
12/12/2024 © City of Albuquerque

1: 20,138

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

## Notes

UPC	Owner	Owner Address	Owner Address 2
100805820244120201	ALBUQUERQUE PUBLIC SCHOOLS	PO BOX 25704	ALBUQUERQUE NM 87125-0704
100805932300743221	RICHTER-SAND ROBERT J & KATHY A TRUSTEES RICHTER-SAND FAMILY TRUST	9208 COUGAR CREEK LN NW	ALBUQUERQUE NM 87120-7453
100805931700743222	CARTER CARROLL DOUGLAS III & CARTER KATHLEEN DIANE TRUSTEES CARTER FAMILY TR	9212 COUGAR CREEK LN NW	ALBUQUERQUE NM 87120-7453
100805933000743220	PHELAN FRANCES M & PETERS RANDAL ERNEST	9204 COUGAR CREEK LN NW	ALBUQUERQUE NM 87120-7453
100805935100843235	ESTATES AT MIREHAVEN COMMUNITY ASSOCIATION INC	9100 DEL WEBB LN NW	ALBUQUERQUE NM 87120-7426
100805915111330145	UNITED STATES OF AMERICA	PO BOX 728	SANTA FE NM 87504-0728
100805804348920312	SANERA MATTHEW P	1740 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4388
100805804749520313	QUINTANA VICTOR & CAROL S	1744 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4388
100805804950320314	ROE STEVEN G TRUSTEE ROE RVT	1748 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4388
100705948005540101	INSPIRATION COMMUNITY ASSOCIATION INC C/O AAM LLC	1600 W BROADWAY RD SUITE 200	TEMPE AZ 85282-1136
100705849241110516	CHAZ JUSTA	1600 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4360
100705851444210524	BHAKTA RAKESHKUMAR & HARILAL-BHAKTA ANJANA	1632 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4360
100705800744320301	DIAZ AARON N	1636 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4360
100705801044720302	STANFORD JOSHUA L & PERRY LESHEA K	1700 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4361
100705801345720303	SCHNOPP MARTIN E & NICOLE T	1704 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4361
100705801545420304	CHRISTMAN BRADLEY & SHANNON	1708 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4361
100705801845820305	GILES ERIC & VERONICA	1712 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4361
100805802046320306	SEPULVEDA LUIS E & ELYANA	1716 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4388
100805802346820307	KALODIMOS KARIN & KING RODNEY MICHAEL	1720 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4388
100805802647220308	JOHNSON JEFFREY P SR & JOHNSON RITA R TRUSTEES JOHNSON LVT	1724 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4388
100805803047720309	MITCHELL JAMES WILLIAM & MITCHELL-GARAY PATRICIA	1728 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4388
100805803448120310	RECOVO ALYSON M & RECOVO DAVID JOSEPH	1732 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4388
100805803848520311	BROEKERS DAVID LEE & MELEA ANN	1736 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4388
100705850843510522	MONTANO KAREN LYNN & RICHARD DANIEL	1624 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4360
100705851143910523	MIRITELLO JESSE ANDREW	1628 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4360
100705849441610517	MOZZICATO ANTHONY & WEBER BIANCA CLARA	1604 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4360
100705849642010518	PORTER RAMON CARL & KAREN LEANN	1608 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4360
100705849842410519	BHARADWAJ JAYASHREE A & AMAR K	1612 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4360
100705850142810520	GARCIA JULIO C & EDITH CAROLINA	1616 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4360
100705850443210521	ORTIZ ANTONIO JESUS & GARCIA RACHAEL ESTER	1620 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4360
100805837250320202	PULTE HOMES	7601 JEFFERSON ST NE SUITE 320	ALBUQUERQUE NM 87109
100805933800843219	WEATHERS DOUGLAS M & CANDICE L	9200 COUGAR CREEK LN NW	ALBUQUERQUE NM 87120-7453
100805931100743223	JOHNS CHRISTINE D & JOHNS SCOTT L	9216 COUGAR CREEK LN NW	ALBUQUERQUE NM 87120-7453
100805930600743224	WILLIAMS RICHARD K & SHIRLEY C TRUSTEES WILLIAMS FAMILY TRUST	9220 COUGAR CREEK LN NW	ALBUQUERQUE NM 87120-7453
100805930000743225	MONTGOMERY MARILYN JEAN	9300 COUGAR CREEK LN NW	ALBUQUERQUE NM 87120-7455
100805929400743226	HENDRIX CHARLOTTE A	9304 COUGAR CREEK LN NW	ALBUQUERQUE NM 87120-7455
100805928800743227	FRASER LESLIE S & HOHL ELIZABETH	9308 COUGAR CREEK LN NW	ALBUQUERQUE NM 87120-7455
100805928200743228	RANDALL WILLIAM JR & LEMLEY JUDITH HAASA	9312 COUGAR CREEK LN NW	ALBUQUERQUE NM 87120-7455
100805927500743229	COLE LEO L & AMY M	9316 COUGAR CREEK LN NW	ALBUQUERQUE NM 87120-7455
100805926900743230	DECOSTER MARION BURKHALTER TRUSTEE DECOSTER FAMILY RVT	9320 COUGAR CREEK LN NW	ALBUQUERQUE NM 87120-7455
100805926400743231	BACON CYNTHIA HOWARD & BACON CARRIE SHANNON TRUSTEES FRANK M BACON RVT	9324 COUGAR CREEK LN NW	ALBUQUERQUE NM 87120-7455
100805925900743232	SMART EMILY L	9328 COUGAR CREEK LN NW	ALBUQUERQUE NM 87120-7455
100805925400743233	EMPEY DAVID R & MARY J CO-TRUSTEES EMPEY RVT	9332 COUGAR CREEK LN NW	ALBUQUERQUE NM 87120-7455
100805924800843234	VARNER DAVID MATTHEW & AMY LYNN	9336 COUGAR CREEK LN NW	ALBUQUERQUE NM 87120-7455
100805924204143702	ESTATES AT MIREHAVEN COMMUNITY ASSOCIATION INC C/O AAM LLC	8212 LOUISIANA BLVD NE SUITE C	ALBUQUERQUE NM 87113-2552

**COMPLETED NOTIFICATION FORMS  
TO THE NIEGHBORHOOD ASSOCIATIONS AND  
TO THE PROPERTY OWNERS WITHIN 100 FT BUFFER**

[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\*: 12/13/24

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.

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

1. Subject Property Address\* 9601 TIERRA PINTADA BLVD NW ALBUQUERQUE NM 87120  
Location Description Between Arroyo Vista Blvd NW and Tierra Pintada Blvd
2. Property Owner\* Albuquerque Public Schools (APS)
3. Agent/Applicant\* [if applicable] Bohannan Huston, Inc.
4. Application Type(s)<sup>2</sup>\* per IDO [Table 6-1-1](#)

- Site Plan – EPC
- Subdivision Bulk Land Plat (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>\*:

Subdivision of Tract N-1 into two tracts.

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\*: Wednesday January 8th, 2025 at 9:00 am

Location\*4: Zoom link provided by COA planning department

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: Alan Benham or Michael Balaskovits

Email: abenham@bhinc.com / mbalaskovits@bhinc.com

Phone: (505)823-1000

- Attachments:
  - Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination\*
  - Others: Zone Atlas Pages and copy of the proposed plat

Online website or project page: N/A

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

1. Zone Atlas Page(s)\*5 H-08-Z, J-08-Z, and J-07-Z

2. Project Illustrations, as relevant\*6

- 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\*:

N/A

<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] 09.9839 acres
  - 2. IDO Zone District PC
  - 3. Overlay Zone(s) [if applicable] VPO-2
  - 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant

**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>

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

# 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'inaaszil 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 nihihgii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

**Kimberly Legan**

**From:** Flores, Suzanna A. <Suzannaflores@cabq.gov>  
**Sent:** Thursday, December 12, 2024 9:40 AM  
**To:** Kimberly Legan  
**Subject:** 9601 TIERRA PINTADA BLVD NW \_Public Notice Inquiry Sheet Submission  
**Attachments:** 4. (F) Zone Atlas Pages.pdf

**Follow Up Flag:** Follow up  
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Dear Applicant:

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

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Del Webb Mirehaven NA	dwmnanm@gmail.com	Margaret	Nieto Shogry	mnietoshogry@gmail.com	2208 Cebolla Creek Way NW	Albuquerque	NM	87120		5052385033
Del Webb Mirehaven NA	dwmnanm@gmail.com	Alison	Dabney	adabneymmxix@gmail.com	2232 Cebolla Creek Way NW	Albuquerque	NM	87120		9163456063
Tres Volcanes NA	info@tresvolcanesna.org	Thomas	Borst	t0m2pat@yahoo.com	1908 Selway Place NW	Albuquerque	NM	87120	5058034836	5053526563
Tres Volcanes NA	info@tresvolcanesna.org	Rick	Gallagher	randm196@gmail.com	8401 Casa Gris Court NW	Albuquerque	NM	87120		5054048827
Westside Coalition of Neighborhood Associations		Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114
Westside Coalition of Neighborhood Associations		Elizabeth	Haley	elizabethkayhaley@gmail.com	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	

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.

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](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/CABQ\\_Public\\_Notice\\_Checklist.pdf](https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ_Public_Notice_Checklist.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.

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<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](mailto:suzannaflores@cabq.gov)

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

**From:** webmaster@cabq.gov <webmaster@cabq.gov>

**Sent:** Wednesday, December 11, 2024 5:37 PM

**To:** Office of Neighborhood Coordination <klegan@bhinc.com>

**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>

**Subject:** Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:

Development Hearing Officer

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

Contact Name

Kimberly Legan

Telephone Number

(505)823-1000

Email Address

[klegan@bhinc.com](mailto:klegan@bhinc.com)

Company Name

Bohannon Huston, Inc.

Company Address

7500 Jefferson St. NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TR N-1 CORRECTION PLAT OF TRS N-1 & N-2 WATERSHED SUBD (AREPL OF TR N WATERSHED SUBD) CONT

Physical address of subject site:

9601 TIERRA PINTADA BLVD NW ALBUQUERQUE NM 87120

Subject site cross streets:

Tierra Pintada Blvd and Arroyo Vista Blvd NW

Other subject site identifiers:

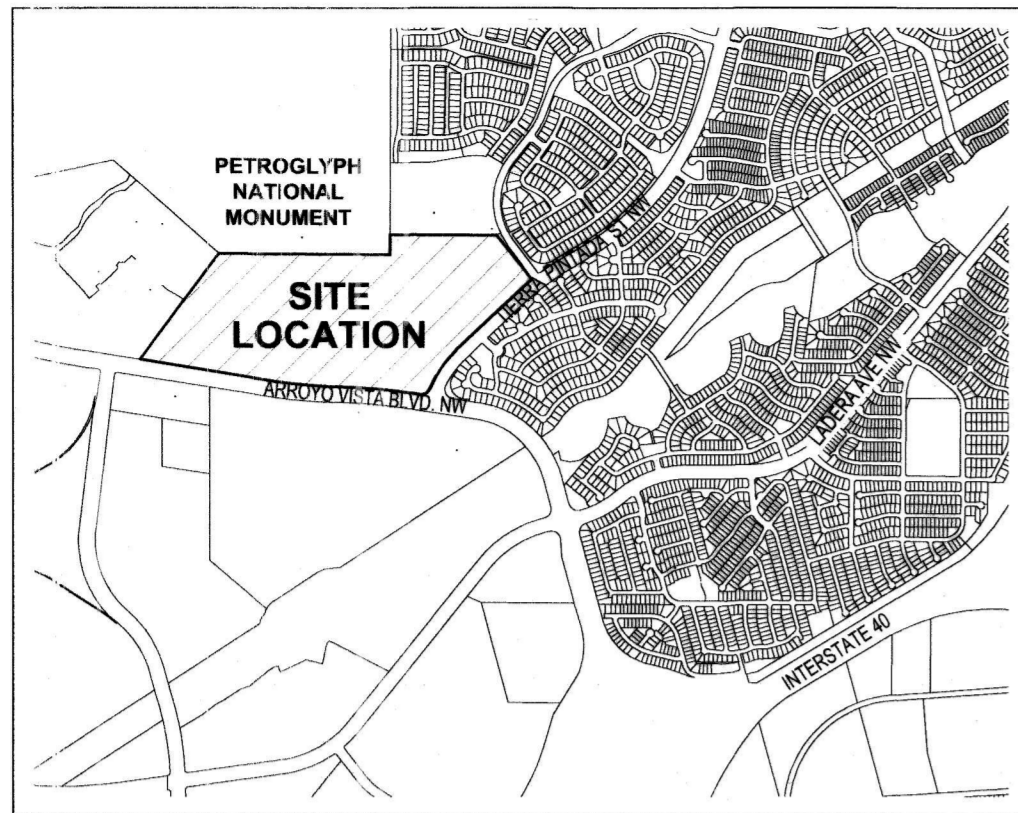
Near Tres Volcanes Community Collaborative K-8

This site is located on the following zone atlas page:

H-08-Z, J-08-Z, and J-07-Z

Captcha

x



LOCATION MAP NOT TO SCALE

SUBDIVISION DATA:

- 1. Project No.
2. Zone Atlas Index No.: J-7, J-8 & H-8.
3. Gross Subdivision Acreage: 109.9839 Acres.
4. Total Number of Tracts Created: 2 Tracts.
5. Date of Survey: May, 2023.
6. Plat is located within Town of Atrisco Grant, within Projected Sections 17 and 18, T10 N, R 2 E; N.M.P.M.
7. No public streets were created.
8. Zoning: PC.

PURPOSE OF PLAT:

The purpose of this Plat is to subdivide Tract N-1 into two (2) tracts, in the Watershed Subdivision, as the same is shown and designated on the Correction Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 9, 2012 in Book 2012C, Pg. 0058 and to grant easements.

PUBLIC UTILITY EASEMENTS:

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

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

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

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

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

DESCRIPTION:

A certain tract of land located within the Town of Atrisco Grant, within Projected Sections 17 and 18, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract lettered "N-1", Watershed Subdivision, as the same is shown and designated on the Correction Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 9, 2012 in Book 2012C, Pg. 0058.

This Tract contains 109.9839 acres, more or less.

FREE CONSENT AND DEDICATION:

The plat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of City of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as may be shown on this plat to the City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

By: [Signature] Karen Alarid APS Executive Director of Capital Construction

State of New Mexico ) SS County of Bernalillo )

STATE OF NEW MEXICO NOTARY PUBLIC MARGARET A CALLAHAN Commission Number 1135920 My Commission Expires Nov. 8, 2025

This instrument was acknowledged before me on 13 day of September, 2024 by Karen Alarid, APS Executive Director of Capital Construction.

My Commission Expires: Nov 8, 2025 Margaret A Callahan Notary Public

NOTES:

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD83. Basis of Bearings is between City of Albuquerque Control Monuments "REWARD" and "4-H9". Bearing = N33°06'21"E
2. Distances are ground distances.
3. All easements of record are shown.
4. Record Bearings and distances are shown in parenthesis and the same as shown on Correction Plat of Watershed Subdivision filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 9, 2012 in Book 2012C, page 0058.
5. This Plat was prepared with information included in Title Commitment issued by Old Republic National Title Insurance Company, Commitment No. 2300338, Effective Date: January 23, 2023.
6. Portions of Tract N-1-A and N-1-B are located in Flood Zones "AE" and "X", per FIRM Map Number 35001C0307H, Revised August 16, 2012 and updated by LOMR Case No. 17-06-0303P, Effective Date: November 28, 2016.
7. SOLAR NOTE - Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or tracts within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
8. New AMAFCA Access Easement - Dedication and grant to the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY ("AMAFCA" or "Grantee"), its successors and assigns, of the easement designated herein as "New AMAFCA Access Easement" is with the full and free consent of the Board of Education of the Albuquerque Municipal School District No. 12 ("APS or "Grantor"), without any rights, or express or implied warranties other than as expressly contained herein. Grantor covenants and warrants that it is the owner in fee simple of the property and that it has a good and lawful right to dedicate the right of way or easement interests described herein. Any portion of any land, right of way or easements granted herein shall revert to the Grantor, its successors or assigns, as and to the extent said portion is declared unnecessary for flood control by the Board of Directors of AMAFCA. Any reversion shall be conveyed by platting vacation. Grantee shall be solely and completely responsible for any maintenance, repair, costs, liabilities, or expenses, associated with the New AMAFCA Access Easement or arising from Grantee's use of the New AMAFCA Access Easement.

SURVEYOR'S CERTIFICATION:

I, Alan R. Benham a Registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and is true and accurate to the best of my knowledge and belief.

[Signature] Alan R. Benham Date: SEPT 11, 2024 New Mexico Professional Surveyor 15700



BULK LAND PLAT OF TRACTS N-1-A & N-1-B WATERSHED SUBDIVISION (A REPLAT OF TRACT N-1, WATERSHED SUBDIVISION) PROJECTED SECTIONS 17 AND 18, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO SEPTEMBER, 2024

Project Number: PR-2024-010189

Application Number: Date of DHO Approval:

PLAT APPROVALS

- Utility Approvals: Daniel Aragon 09 / 23 / 2024 PNM Electric Services Date 09 / 23 / 2024 New Mexico Gas Company Date 09 / 23 / 2024 CenturyLink Mike Mortus 09 / 25 / 2024 Comcast Date

City Approvals:

Loren N. Risenhoover P.S. 9/20/2024 City Surveyor Date

\*Real Property Division (conditional) Date

\*\*Environmental Health Department (conditional) Date

Traffic Engineering, Transportation Division Date

ABCWUA Date

Parks and Recreation Department 09 / 24 / 2024 AMAFCA Date

Hydrology Date

Code Enforcement Date

Planning Department Date

City Engineer Date

\*\*\*MRGCD (conditional) Date

TAX CERTIFICATION:

This is to certify that taxes are current and paid on UPC #

Property Owner of Record:

Bernalillo County Treasurer's Office Date

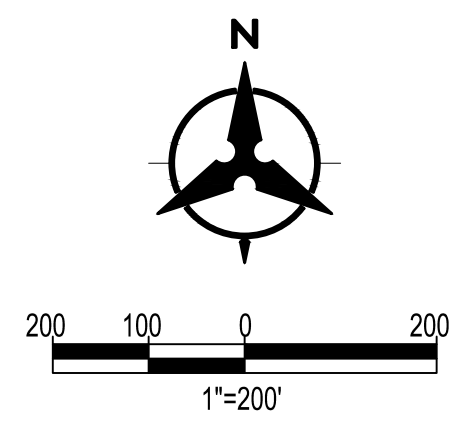


www.bhinc.com 800.877.5332

**BULK LAND PLAT OF  
TRACTS N-1-A & N-1-B  
WATERSHED SUBDIVISION  
(A REPLAT OF TRACT N-1,  
WATERSHED SUBDIVISION)  
PROJECTED SECTIONS 17 AND 18,  
TOWNSHIP 10 NORTH, RANGE 2 EAST,  
N.M.P.M.  
ALBUQUERQUE,  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2024**

**LEGEND**

- △ CITY OF ALBUQUERQUE CONTROL MONUMENT
- SET #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM PS 15700"
- FOUND PLASTIC CAP AS NOTED
- ⊙ FOUND REBAR AS NOTED
- ⊕ FOUND BRASS CAP AS NOTED
- BOUNDARY LINE
- - - EXISTING EASEMENT LINE
- - - NEW EASEMENT LINE
- ADJOINING PROPERTY LINE



BOUNDARY CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD BRG	CHORD
C1	05°37'58" LT (05°37'58" LT)	145.81' (145.81')	291.39' (291.39')	2964.00' (2964.00')	S49°01'52"W (S49°01'42"W)	291.27' (291.27')
C2	24°45'05" LT (24°45'05" LT)	255.40' (255.40')	502.84' (502.84')	1164.00' (1164.00')	S33°50'20"W (S33°50'10"W)	498.94' (498.94')
C3	77°28'47" RT (77°28'47" RT)	80.23' (80.23')	135.23' (135.23')	100.00' (100.00')	S60°12'11"W (S60°12'02"W)	125.16' (125.16')
C4	08°10'32" LT (08°10'32" LT)	363.77' (363.77')	726.30' (726.30')	5090.00' (5090.00')	N85°08'31"W (N85°08'41"W)	725.69' (725.69')
C5	08°12'24" RT (08°12'24" RT)	353.10' (353.10')	704.98' (704.98')	4922.00' (4922.00')	N85°07'48"W (N85°07'58"W)	704.38' (704.38')
C6	08°00'10" LT (08°00'10" LT)	356.05' (356.05')	710.94' (710.94')	5090.00' (5090.00')	N85°03'20"W (N85°03'20"W)	710.36' (710.36')
C7	00°10'22" LT (00°10'22" LT)	7.68' (7.68')	15.36' (15.36')	5090.00' (5090.00')	N89°08'36"W (N89°08'36"W)	15.36' (15.36')
C8	08°12'24" RT (08°12'24" RT)	353.10' (353.10')	704.98' (704.98')	4922.00' (4922.00')	N85°07'48"W (N85°07'48"W)	704.38' (704.38')

BOUNDARY TANGENT DATA		
ID	BEARING	DISTANCE
T1	N00°18'23"E (N00°18'17"E)	206.90' (206.78')
T2	N81°03'25"W (N81°03'35"W)	146.64' (146.64')
T3	N61°49'01"E (N61°49'01"E)	105.43' (105.43')

BOUNDARY TANGENT DATA		
ID	BEARING	DISTANCE
T4	N00°18'23"E (N00°18'23"E)	124.70' (124.70')
T5	N30°43'14"W (N30°43'14"W)	88.26' (88.26')
T6	N18°21'50"E (N18°21'50"E)	170.11' (170.11')
T7	N00°18'23"E (N00°18'23"E)	73.57' (73.57')
T8	N41°04'53"W (N41°04'53"W)	178.10' (178.10')

- NOTES:**
- A. EXISTING 50' FLOATING ACCESS EASEMENT IS BEING RELOCATED AS AN AMAFCA ACCESS EASEMENT WITH THIS PLAT AND WAS FIXED BY THE NATIONAL PARK SERVICE EASEMENT FILED JUN. 9, 2023 AS DOC. NO. 2023035849 AND SHOWN ON THIS PLAT.
  - B. AMAFCA SHALL HAVE ACCESS TO THE "NEW AMAFCA ACCESS AGREEMENT" VIA THE "APS ACCESS ROAD," AS MAY BE MODIFIED FROM TIME TO TIME AND PURSUANT TO A SEPARATE ACCESS AGREEMENT BETWEEN APS AND AMAFCA, WHICH SHALL BE SEPARATELY AGREED UPON.



NOTE: THIS BRASS CAP HAS BEEN RECOVERED FIVE TIMES BY THE SURVEYOR: NOV 2005, FEB 2008, MAR 2011, NOV 2015 AND MAY 2023. IN THE FIRST RECOVERY IN NOV 2005, THE MONUMENT WAS STABLE AND IN UPRIGHT POSITION. SUBSEQUENT RECOVERIES REVEALED THAT THE MONUMENT HAD BEEN COMPLETELY REMOVED AND WAS LYING ON THE SURFACE OF THE GROUND. THE MONUMENT HAD BEEN PLACED BACK INTO THE GROUND BY 2015, HOWEVER, IN UNSTABLE SAND, THE MONUMENT IS CURRENTLY LEANING OVER AND FIFTY PERCENT OUT OF THE GROUND. THE ORIGINAL COORDINATES AS OBSERVED IN NOV 2005 WERE USED FOR THIS PLAT AND HELD FOR THE BOUNDARY.

PLAT FOR INSPIRATION SUBDIVISION PHASE 1B  
FILED: MAR. 12, 2020  
(BK. 2020C, PG. 0032)

PLAT FOR INSPIRATION SUBDIVISION PHASE 2C  
FILED: MAR. 11, 2021  
(BK. 2021C, PG. 0020)

FOUND 3" BRASS CAP STAMPED "PNM AP19 1990" BENT CONDITION

PLAT FOR INSPIRATION SUBDIVISION PHASE 2B  
FILED: FEB. 8, 2017  
(BK. 2017C, PG. 0011)

PLAT FOR INSPIRATION SUBDIVISION PHASE 2A  
FILED: FEB. 8, 2017  
(BK. 2017C, PG. 0011)

FOUND 1.25" YELLOW PLASTIC CAP STAMPED "NEW MEXICO PS 11184"

FOUND 1.25" YELLOW PLASTIC CAP STAMPED "NEW MEXICO PS 11184"

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FOUND 1.25" YELLOW PLASTIC CAP STAMPED "NEW MEXICO PS 11184"

ACCESS EASEMENT CURVE DATA					
ID	DELTA	TANGENT	ARC	RADIUS	CHORD
C9	49°06'59" LT	13.71'	25.72'	30.00'	S06°12'34"E
C10	89°47'28" LT	29.89'	47.01'	30.00'	S45°18'12"W
C11	00°43'54" LT	32.50'	65.01'	5090.00'	N88°41'27"W

ACCESS EASEMENT TANGENT DATA		
ID	BEARING	DISTANCE
T9	S89°42'05"E	39.98'
T10	S41°04'53"E	146.05'
T11	S00°18'23"W	96.57'
T12	S18°20'56"W	147.59'
T13	S30°46'04"E	69.06'
T14	S00°18'23"W	150.89'
T15	S61°49'01"W	130.87'

ACCESS EASEMENT TANGENT DATA		
ID	BEARING	DISTANCE
T16	N89°35'32"W	65.00'
T17	N00°24'28"E	59.65'

ID	DELTA	TANGENT	ARC	RADIUS	CHORD BRG	CHORD
C9	49°06'59" LT	13.71'	25.72'	30.00'	S06°12'34"E	24.94'
C10	89°47'28" LT	29.89'	47.01'	30.00'	S45°18'12"W	42.35'
C11	00°43'54" LT	32.50'	65.01'	5090.00'	N88°41'27"W	65.01'

ID	BEARING	DISTANCE
T16	N89°35'32"W	65.00'
T17	N00°24'28"E	59.65'

TRACT N-1  
CORRECTION PLAT OF  
TRACTS N-1 & N-2  
WATERSHED SUBDIVISION  
FILED: MAY 9, 2012  
(BK. 2012C, PG. 0058)

NEW AMAFCA ACCESS EASEMENT  
1.0343 ACRES  
GRANTED WITH THE FILING OF THIS PLAT  
SEE NOTE 8 ON SHEET 1 OF 2

AMAFCA ACCESS AGREEMENT  
FILED: JULY 26, 2024  
DOC. NO. 2024051073

PARCEL C-1  
CORRECTION PLAT OF  
PARCELS C-1, C-2, C-3 & D-1  
WATERSHED NORTH  
FILED: MAY 9, 2012  
(BK. 2012C, PG. 0057)

ALBUQUERQUE GEODETIC REFERENCE STATION "REWARD"  
GEOGRAPHIC POSITION (NAD 1983)  
NM STATE PLANE GRID COORDINATES  
(CENTRAL ZONE, US SURVEY FOOT)  
N=1,487,384.063 USR E=1,491,190.819 USR  
GROUND TO GRID FACTOR = 0.999675005  
Δg = -00°17'12.26"  
NAVD 1988 ELEVATION = 5319.688 USR

ALBUQUERQUE GEODETIC REFERENCE STATION "4-H9"  
GEOGRAPHIC POSITION (NAD 1983)  
NM STATE PLANE GRID COORDINATES  
(CENTRAL ZONE, US SURVEY FOOT)  
N=1,495,628.96 USR E=1,496,579.839 USR  
GROUND TO GRID FACTOR = 0.999678461  
Δg = -00°16'35.82"  
NAVD 1988 ELEVATION = 5209.315 USR

ALBUQUERQUE GEODETIC REFERENCE STATION "4-H9"  
GEOGRAPHIC POSITION (NAD 1983)  
NM STATE PLANE GRID COORDINATES  
(CENTRAL ZONE, US SURVEY FOOT)  
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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: Bulk Land Plat - DHO

Decision-making Body: DHO

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: 9601 Tierra Pintada Blvd NW Albuquerque, NM 87120

Name of property owner: Albuquerque Public Schools

Name of applicant: Bohannan Huston, Inc. is the Agent

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

January 8th, 2024 at 9:00 am on zoom

Address, phone number, or website for additional information:

(505)823-1000

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.

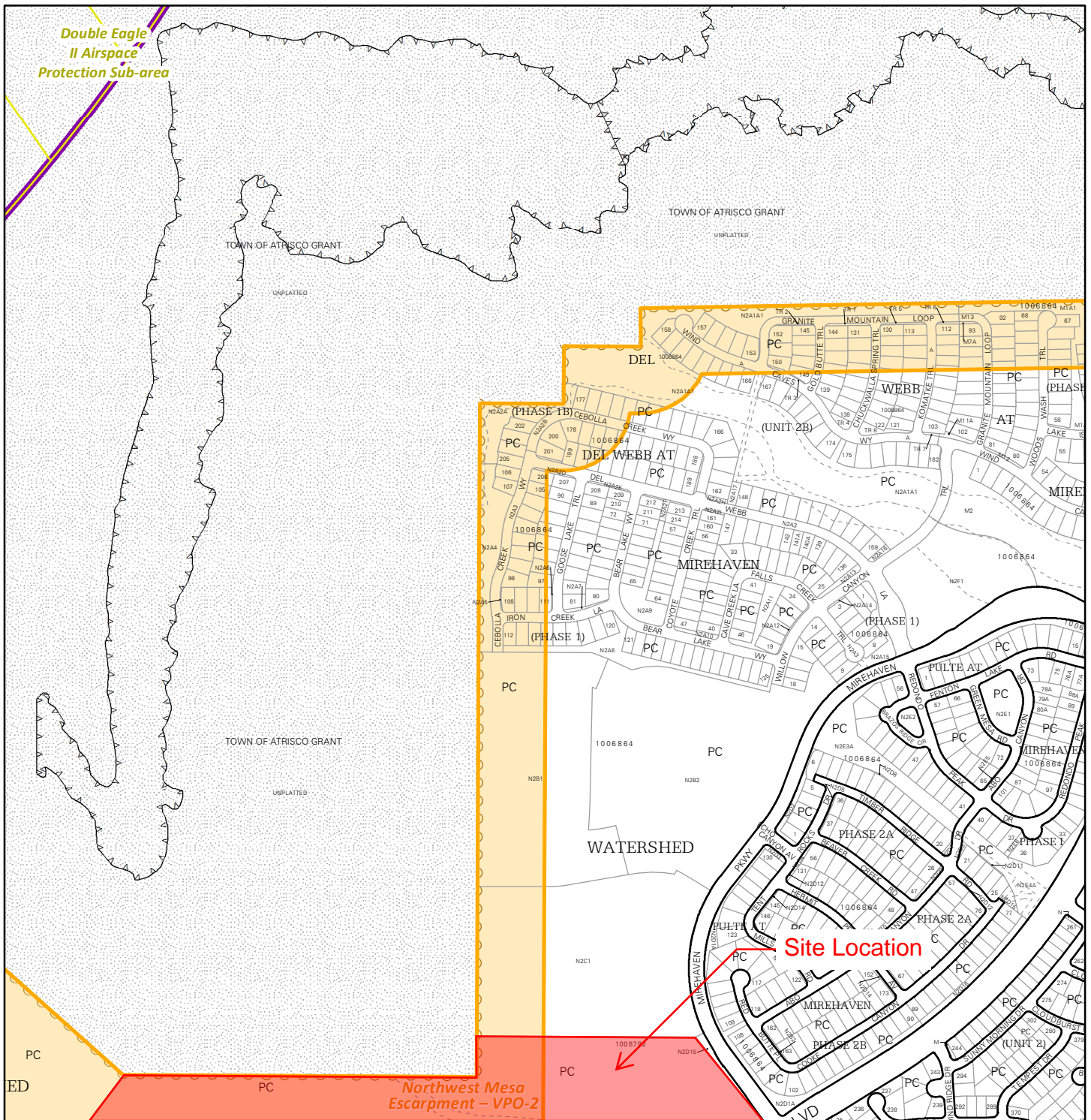
Handwritten signature of Alan R. Benham with digital stamp: Alan R. Benham, Albuquerque, NM, REVO, abenham@bhinc.com, 2024.12.12 11:16:41-0700

(Applicant signature)

December 12, 2024

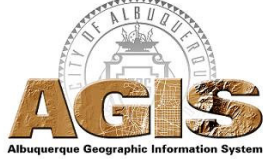
(Date)

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

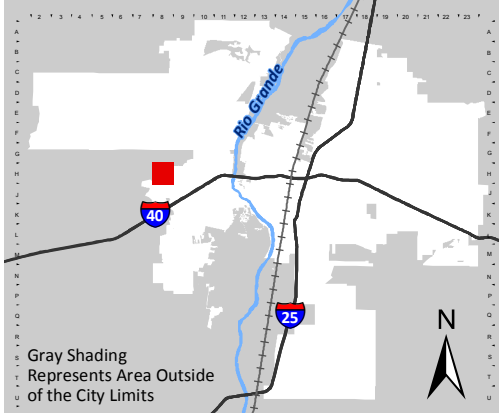


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018



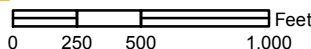
IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



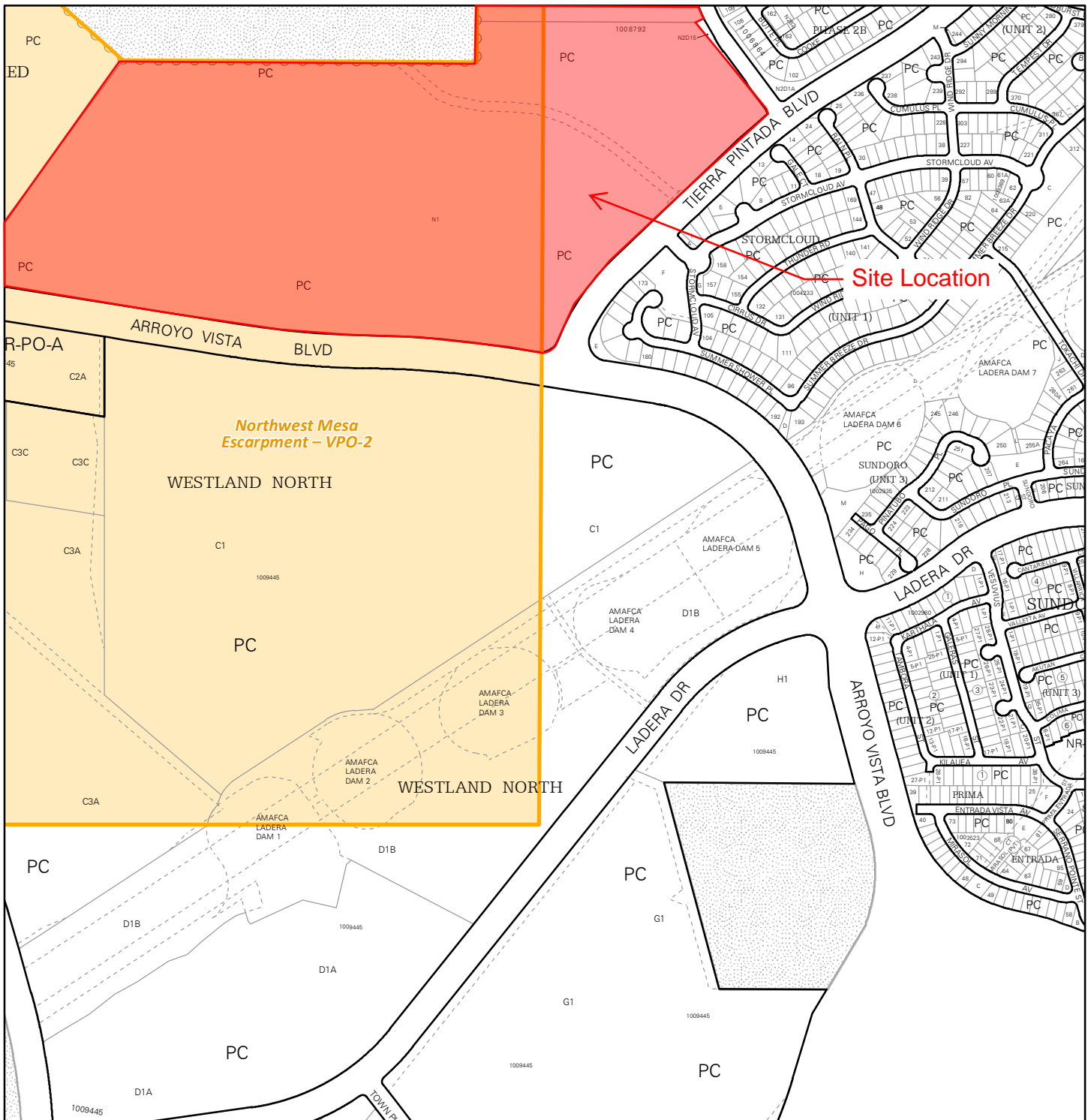
Gray Shading  
Represents Area Outside  
of the City Limits

Zone Atlas Page:  
**H-08-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

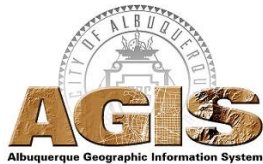


0 250 500 1,000 Feet

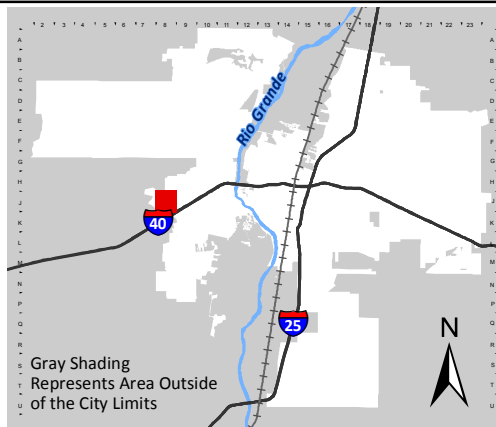


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

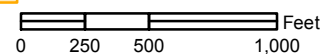


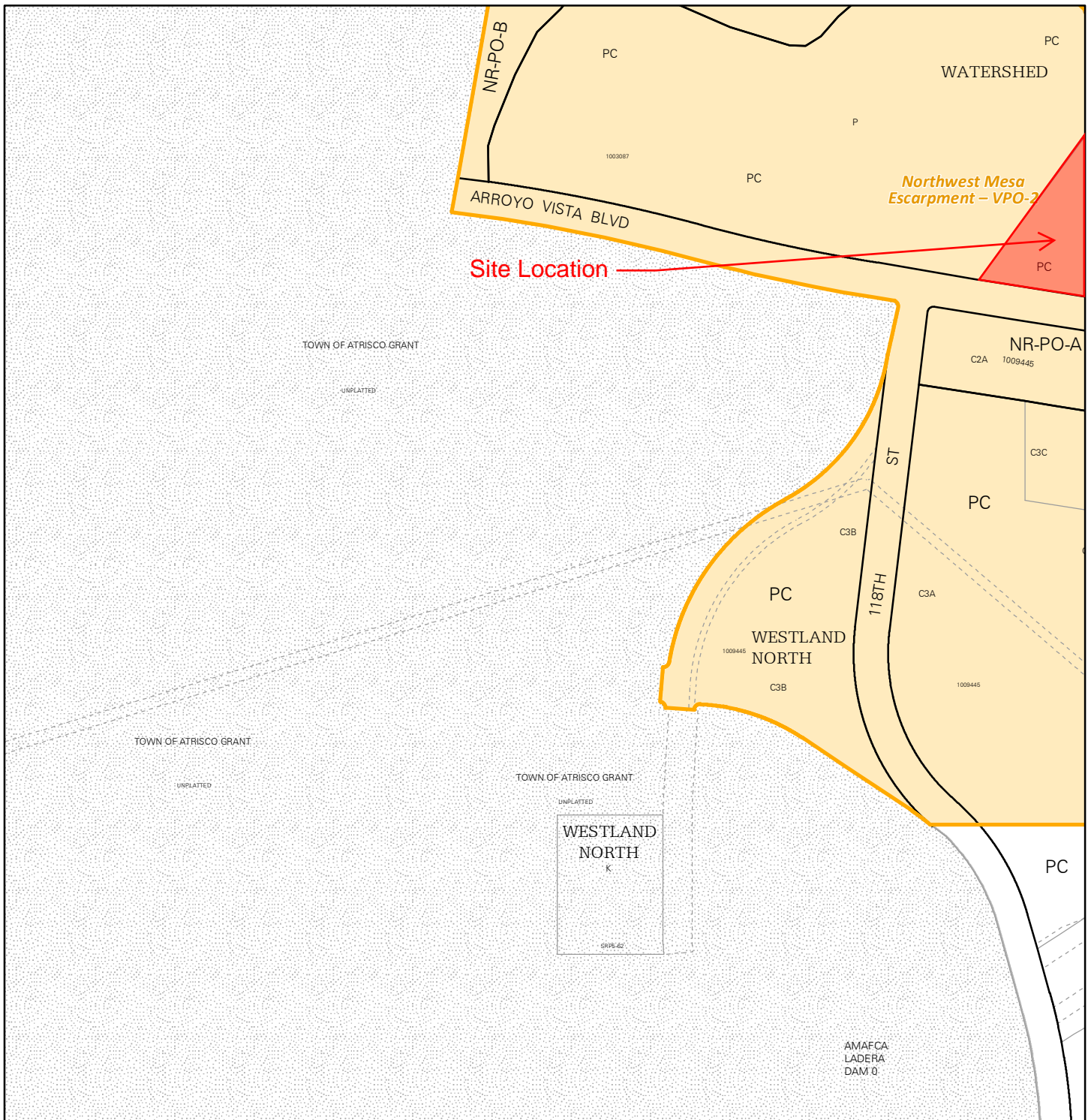
IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
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Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**J-08-Z**

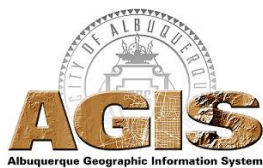
- Easement
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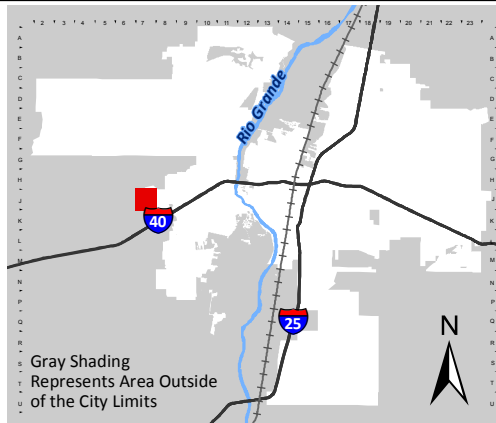


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

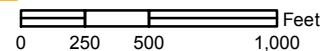


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**J-07-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



[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\*: 12/13/24

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.

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

1. Subject Property Address\* 9601 TIERRA PINTADA BLVD NW ALBUQUERQUE NM 87120  
Location Description Between Arroyo Vista Blvd NW and Tierra Pintada Blvd
2. Property Owner\* Albuquerque Public Schools (APS)
3. Agent/Applicant\* [if applicable] Bohannan Huston, Inc. (agent)
4. Application Type(s)<sup>2</sup>\* per IDO [Table 6-1-1](#)
  - Site Plan – EPC
  - Subdivision Bulk Land Plat (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>\*:

Subdivision of Tract N-1 into two tracts.

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\*: Wednesday January 8th, 2025 at 9:00 am

Location\*<sup>4</sup>: Zoom link

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: Alan Benham or Michael Balaskovits

Email: abenham@bhinc.com / mbalaskovits@bhinc.com

Phone: (505)823-1000

- Attachments:
  - Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination\*
  - Others: Zone Atlas Pages and copy of the proposed plat

Online website or project page: N/A

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

1. Zone Atlas Page(s)\*<sup>5</sup> H-08-Z, J-08-Z, and J-07-Z

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\*:

N/A

<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] 109.9839 acres
  - 2. IDO Zone District PC
  - 3. Overlay Zone(s) [if applicable] VPO-2
  - 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
- 

**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>

# 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.

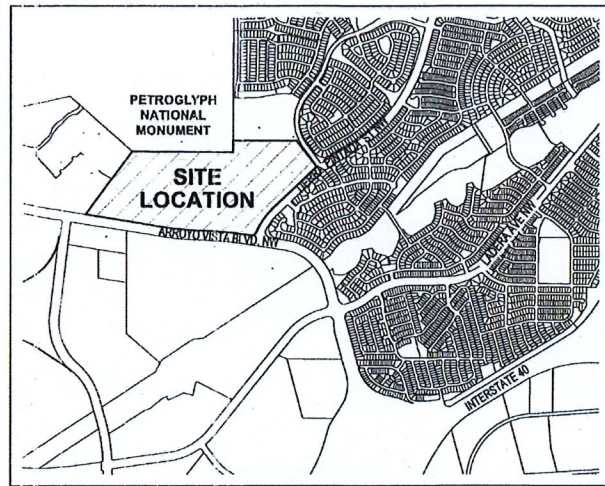
## Notificación de Acceso Lingüístico.

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'inaaszil 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 nihihgii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.



**LOCATION MAP**  
NOT TO SCALE

**SUBDIVISION DATA:**

1. Project No. \_\_\_\_\_
2. Zone Atlas Index No.: J-7, J-8 & H-8.
3. Gross Subdivision Acreage: 109.9839 Acres.
4. Total Number of Tracts Created: 2 Tracts.
5. Date of Survey: May, 2023.
6. Plat is located within Town of Atrisco Grant, within Projected Sections 17 and 18, T10 N, R 2 E, N.M.P.M.
7. No public streets were created.
8. Zoning: PC.

**PURPOSE OF PLAT:**

The purpose of this Plat is to subdivide Tract N-1 into two (2) tracts, in the Watershed Subdivision, as the same is shown and designated on the Correction Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 9, 2012 in Book 2012C, Pg. 0058 and to grant easements.

**PUBLIC UTILITY EASEMENTS:**

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

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

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

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer**

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

**DESCRIPTION:**

A certain tract of land located within the Town of Atrisco Grant, within Projected Sections 17 and 18, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract lettered "N-1", Watershed Subdivision, as the same is shown and designated on the Correction Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 9, 2012 in Book 2012C, Pg. 0058.

This Tract contains 109.9839 acres, more or less.

**FREE CONSENT AND DEDICATION:**

The plat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of City of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as may be shown on this plat to the City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

By: Karen Alarid  
Karen Alarid  
APS Executive Director of Capital Construction

State of New Mexico )  
  SS  
County of Bernalillo )

STATE OF NEW MEXICO  
NOTARY PUBLIC  
MARGARET A CALLAHAN  
Commission Number 1135920  
My Commission Expires Nov. 8, 2025

This instrument was acknowledged before me on 13 day of September, 2024  
by Karen Alarid, APS Executive Director of Capital Construction.

My Commission Expires: Nov 8, 2025 Margaret A Callahan  
Notary Public

**NOTES:**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD83. Basis of Bearings is between City of Albuquerque Control Monuments "REWARD" and "4-H9". Bearing = N33°06'21"E
2. Distances are ground distances.
3. All easements of record are shown.
4. Record Bearings and distances are shown in parenthesis and the same as shown on Correction Plat of Watershed Subdivision filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 9, 2012 in Book 2012C, page 0058.
5. This Plat was prepared with information included in Title Commitment issued by Old Republic National Title Insurance Company, Commitment No. 2300338, Effective Date: January 23, 2023.
6. Portions of Tract N-1-A and N-1-B are located in Flood Zones "AE" and "X", per FIRM Map Number 35001C0307H, Revised August 16, 2012 and updated by LOMR Case No. 17-06-0303P, Effective Date: November 28, 2016.
7. SOLAR NOTE - Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or tracts within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
8. New AMAFCA Access Easement - Dedication and grant to the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY ("AMAFCA" or "Grantee"), its successors and assigns, of the easement designated herein as "New AMAFCA Access Easement" is with the full and free consent of the Board of Education of the Albuquerque Municipal School District No. 12 ("APS" or "Grantor"), without any rights, or express or implied warranties other than as expressly contained herein. Grantor covenants and warrants that it is the owner in fee simple of the property and that it has a good and lawful right to dedicate the right of way or easement interests described herein. Any portion of any land, right of way or easements granted herein shall revert to the Grantor, its successors or assigns, as and to the extent said portion is declared unnecessary for flood control by the Board of Directors of AMAFCA. Any reversion shall be conveyed by platting vacation. Grantee shall be solely and completely responsible for any maintenance, repair, costs, liabilities, or expenses, associated with the New AMAFCA Access Easement or arising from Grantee's use of the New AMAFCA Access Easement.

**SURVEYOR'S CERTIFICATION:**

I, Alan R. Benham a Registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and is true and accurate to the best of my knowledge and belief.

Alan R. Benham SEPT 11, 2024  
Alan R. Benham Date:  
New Mexico Professional Surveyor 15700



**BULK LAND PLAT OF  
TRACTS N-1-A & N-1-B  
WATERSHED SUBDIVISION  
(A REPLAT OF TRACT N-1,  
WATERSHED SUBDIVISION)  
PROJECTED SECTIONS 17 AND 18,  
TOWNSHIP 10 NORTH, RANGE 2 EAST,  
N.M.P.M.  
ALBUQUERQUE,  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2024**

Project Number: PR-2024-010189

Application Number: \_\_\_\_\_ Date of DHO Approval: \_\_\_\_\_

**PLAT APPROVALS**

**Utility Approvals:**

<u>Daniel Aragon</u>	09 / 23 / 2024
PNM Electric Services	Date
<u>[Signature]</u>	09 / 23 / 2024
New Mexico Gas Company	Date
<u>David Hall</u>	09 / 23 / 2024
CenturyLink	Date
<u>Mike Moritz</u>	09 / 25 / 2024
Comcast	Date

**City Approvals:**

Loren N. Risenhoover P.S. 9/20/2024  
City Surveyor Date

\*Real Property Division (conditional) Date

\*\*Environmental Health Department (conditional) Date

Traffic Engineering, Transportation Division Date

ABCWUA Date

Parks and Recreation Department Date  
[Signature] 09 / 24 / 2024

AMAFCA Date

Hydrology Date

Code Enforcement Date

Planning Department Date

City Engineer Date

\*\*\*MRGCD (conditional) Date

**TAX CERTIFICATION:**

This is to certify that taxes are current and paid on UPC # \_\_\_\_\_

Property Owner of Record: \_\_\_\_\_

Bernalillo County Treasurer's Office Date

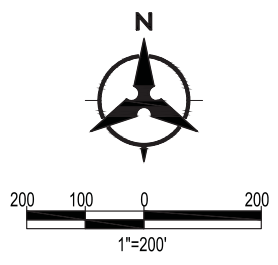


11x17 version - NOT TO SCALE

**BULK LAND PLAT OF  
TRACTS N-1-A & N-1-B  
WATERSHED SUBDIVISION**  
(A REPLAT OF TRACT N-1,  
WATERSHED SUBDIVISION)  
**PROJECTED SECTIONS 17 AND 18,  
TOWNSHIP 10 NORTH, RANGE 2 EAST,  
N.M.P.M.  
ALBUQUERQUE,  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2024**

**LEGEND**

- △ CITY OF ALBUQUERQUE CONTROL MONUMENT
- SET #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED 'BENHAM PS 15700'
- FOUND PLASTIC CAP AS NOTED
- ⊙ FOUND REBAR AS NOTED
- ⊕ FOUND BRASS CAP AS NOTED
- BOUNDARY LINE
- - - EXISTING EASEMENT LINE
- - - NEW EASEMENT LINE
- ADJOINING PROPERTY LINE



**BOUNDARY CURVE DATA**

ID	DELTA	TANGENT	ARC	RADIUS	CHORD BRG	CHORD
C1	05°37'58" LT (05°37'58" LT)	145.81' (145.81')	291.39' (291.39')	2964.00' (2964.00')	S49°01'52"W (S49°01'42"W)	291.27' (291.27')
C2	24°45'05" LT (24°45'05" LT)	255.40' (255.40')	502.84' (502.84')	1164.00' (1164.00')	S33°50'20"W (S33°50'10"W)	498.94' (498.94')
C3	77°28'47" RT (77°28'47" RT)	80.23' (80.23')	135.23' (135.23')	100.00' (100.00')	S60°12'11"W (S60°12'02"W)	125.16' (125.16')
C4	08°10'32" LT (08°10'32" LT)	363.77' (363.77')	726.30' (726.30')	5090.00' (5090.00')	N85°08'31"W (N85°08'41"W)	725.69' (725.69')
C5	08°12'24" RT (08°12'24" RT)	353.10' (353.10')	704.98' (704.98')	4922.00' (4922.00')	N85°07'48"W (N85°07'58"W)	704.38' (704.38')
C6	08°00'10" LT (08°00'10" LT)	356.05' (356.05')	710.94' (710.94')	5090.00' (5090.00')	N85°03'20"W (N85°03'20"W)	710.36' (710.36')
C7	00°10'22" LT (00°10'22" LT)	7.68' (7.68')	15.36' (15.36')	5090.00' (5090.00')	N89°08'36"W (N89°08'36"W)	15.36' (15.36')
C8	08°12'24" RT (08°12'24" RT)	353.10' (353.10')	704.98' (704.98')	4922.00' (4922.00')	N85°07'48"W (N85°07'48"W)	704.38' (704.38')

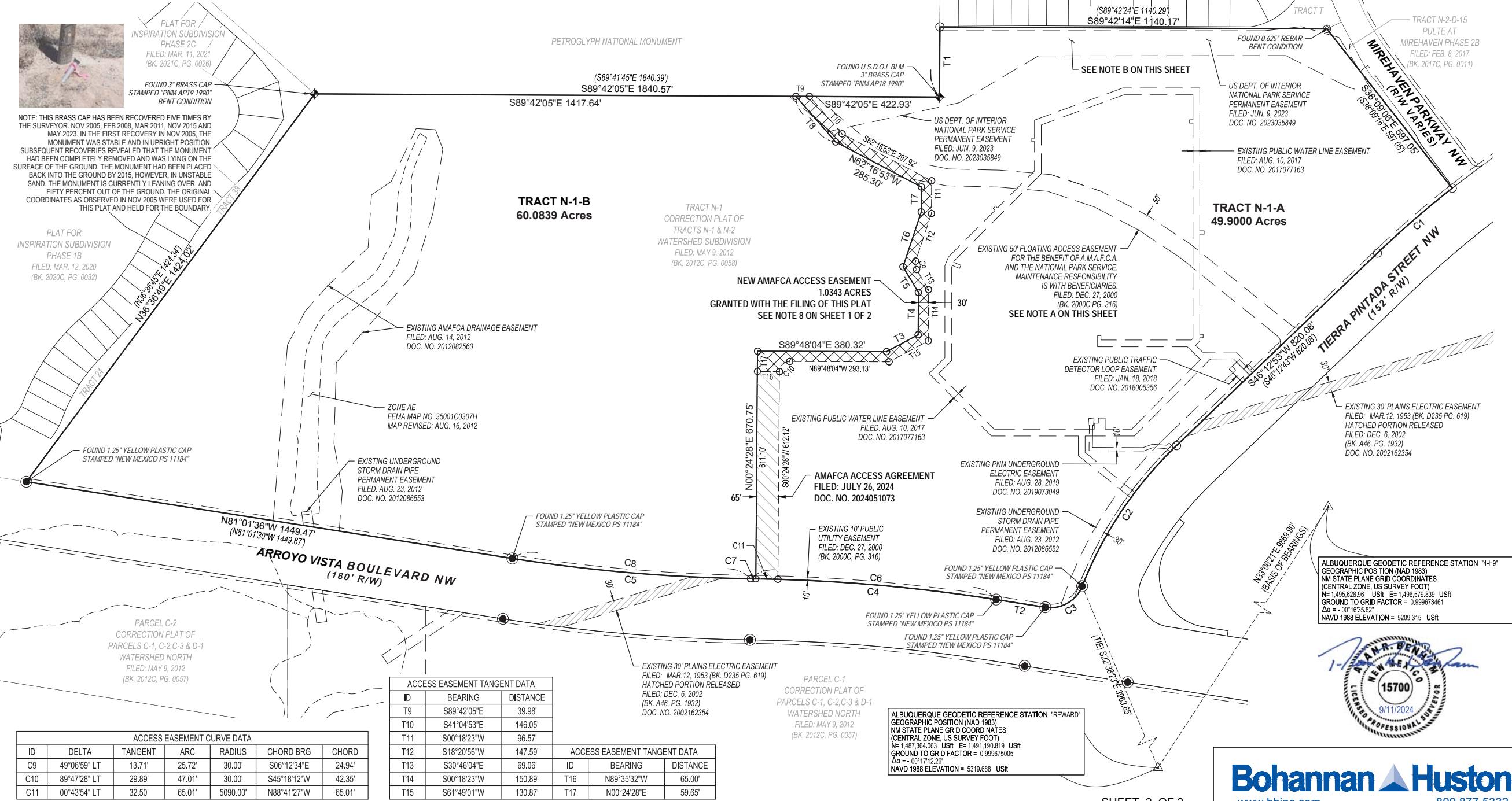
- NOTES:**
- EXISTING 50' FLOATING ACCESS EASEMENT IS BEING RELOCATED AS AN AMAFCA ACCESS EASEMENT WITH THIS PLAT AND WAS FIXED BY THE NATIONAL PARK SERVICE EASEMENT FILED JUN. 9, 2023 AS DOC. NO. 2023035849 AND SHOWN ON THIS PLAT.
  - AMAFCA SHALL HAVE ACCESS TO THE 'NEW AMAFCA ACCESS AGREEMENT' VIA THE 'APS ACCESS ROAD,' AS MAY BE MODIFIED FROM TIME TO TIME AND PURSUANT TO A SEPARATE ACCESS AGREEMENT BETWEEN APS AND AMAFCA, WHICH SHALL BE SEPARATELY AGREED UPON.

**BOUNDARY TANGENT DATA**

ID	BEARING	DISTANCE
T1	N00°18'23"E (N00°18'17"E)	206.90' (206.78')
T2	N81°03'25"W (N81°03'35"W)	146.64' (146.64')
T3	N61°49'01"E (N61°49'01"E)	105.43' (105.43')

**BOUNDARY TANGENT DATA**

ID	BEARING	DISTANCE
T4	N00°18'23"E (N00°18'23"E)	124.70' (124.70')
T5	N30°43'14"W (N30°43'14"W)	88.26' (88.26')
T6	N18°21'50"E (N18°21'50"E)	170.11' (170.11')
T7	N00°18'23"E (N00°18'23"E)	73.57' (73.57')
T8	N41°04'53"W (N41°04'53"W)	178.10' (178.10')



**ACCESS EASEMENT CURVE DATA**

ID	DELTA	TANGENT	ARC	RADIUS	CHORD BRG	CHORD
C9	49°06'59" LT	13.71'	25.72'	30.00'	S06°12'34"E	24.94'
C10	89°47'28" LT	29.89'	47.01'	30.00'	S45°18'12"W	42.35'
C11	00°43'54" LT	32.50'	65.01'	5090.00'	N88°41'27"W	65.01'

**ACCESS EASEMENT TANGENT DATA**

ID	BEARING	DISTANCE
T9	S89°42'05"E	39.98'
T10	S41°04'53"E	146.05'
T11	S00°18'23"W	96.57'
T12	S18°20'56"W	147.59'
T13	S30°46'04"E	69.06'
T14	S00°18'23"W	150.89'
T15	S61°49'01"W	130.87'

**ACCESS EASEMENT TANGENT DATA**

ID	BEARING	DISTANCE
T16	N89°35'32"W	65.00'
T17	N00°24'28"E	59.65'

**Bohannon & Huston**  
www.bhnc.com 800.877.5332

Thu, 12-Sep-2024 - 2:36 pm. Plotted by: VRAMOS  
P:\20240515\SURVEY\02\_OFFICE\06\_PLAT\20240515\_PLAT.dwg



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: Bulk Land Plat - DHO

Decision-making Body: DHO

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: 9601 Tierra Pintada Blvd NW Albuquerque, NM 87120

Name of property owner: Albuquerque Public Schools

Name of applicant: Bohannan Huston, Inc. is the Agent

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

January 8th, 2024 at 9:00 am on zoom

Address, phone number, or website for additional information:

(505)823-1000

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.

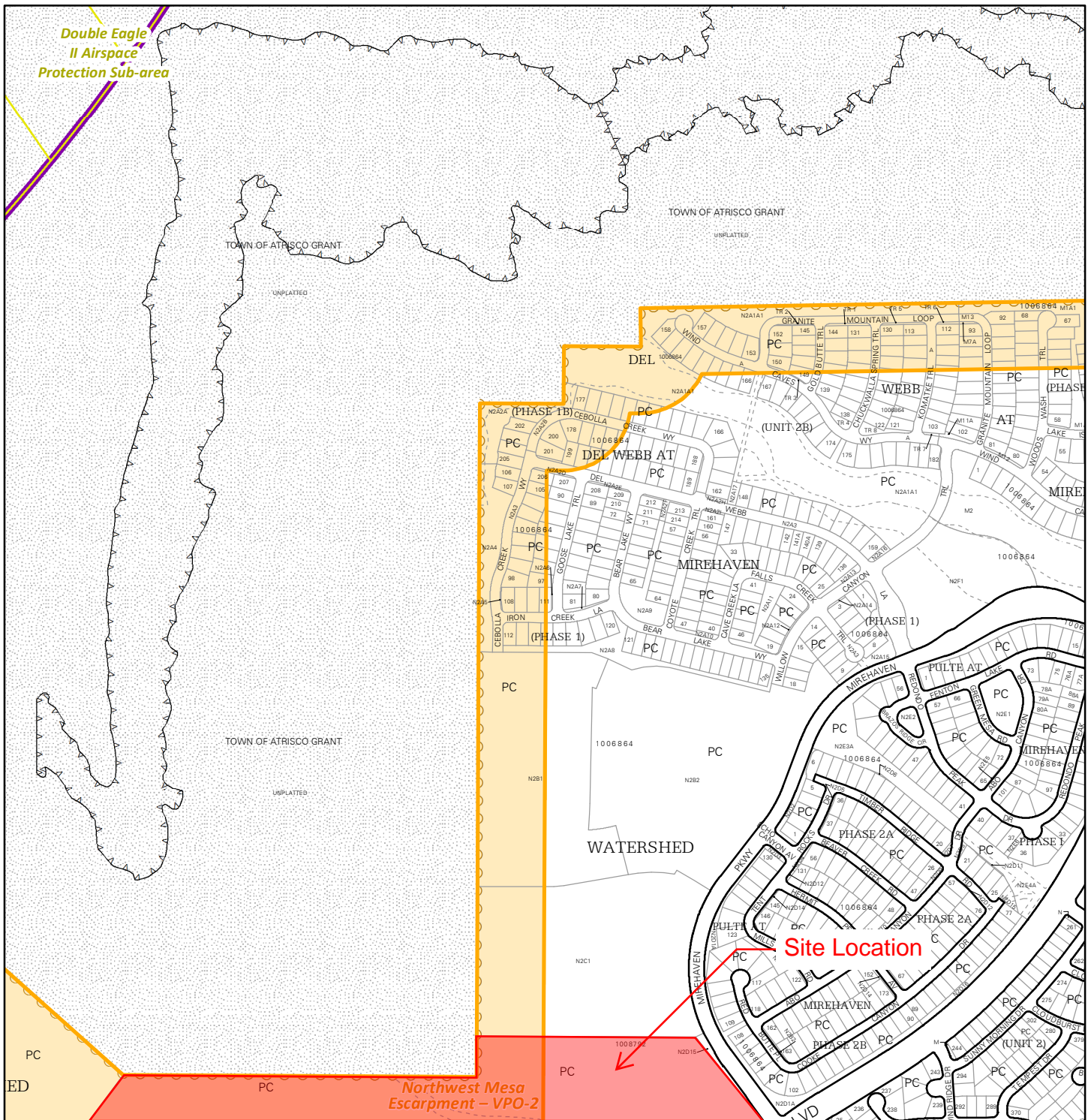
Handwritten signature of Alan R. Benham with digital stamp: Alan R. Benham, Albuquerque, NM, REVO, abenham@bhinc.com, 2024.12.12 11:16:41-0700

(Applicant signature)

December 12, 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 §14-16-6-9(B)(3) and may lead to a denial of your application.

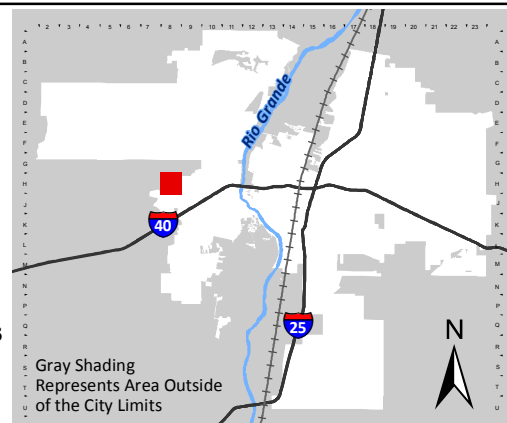


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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).

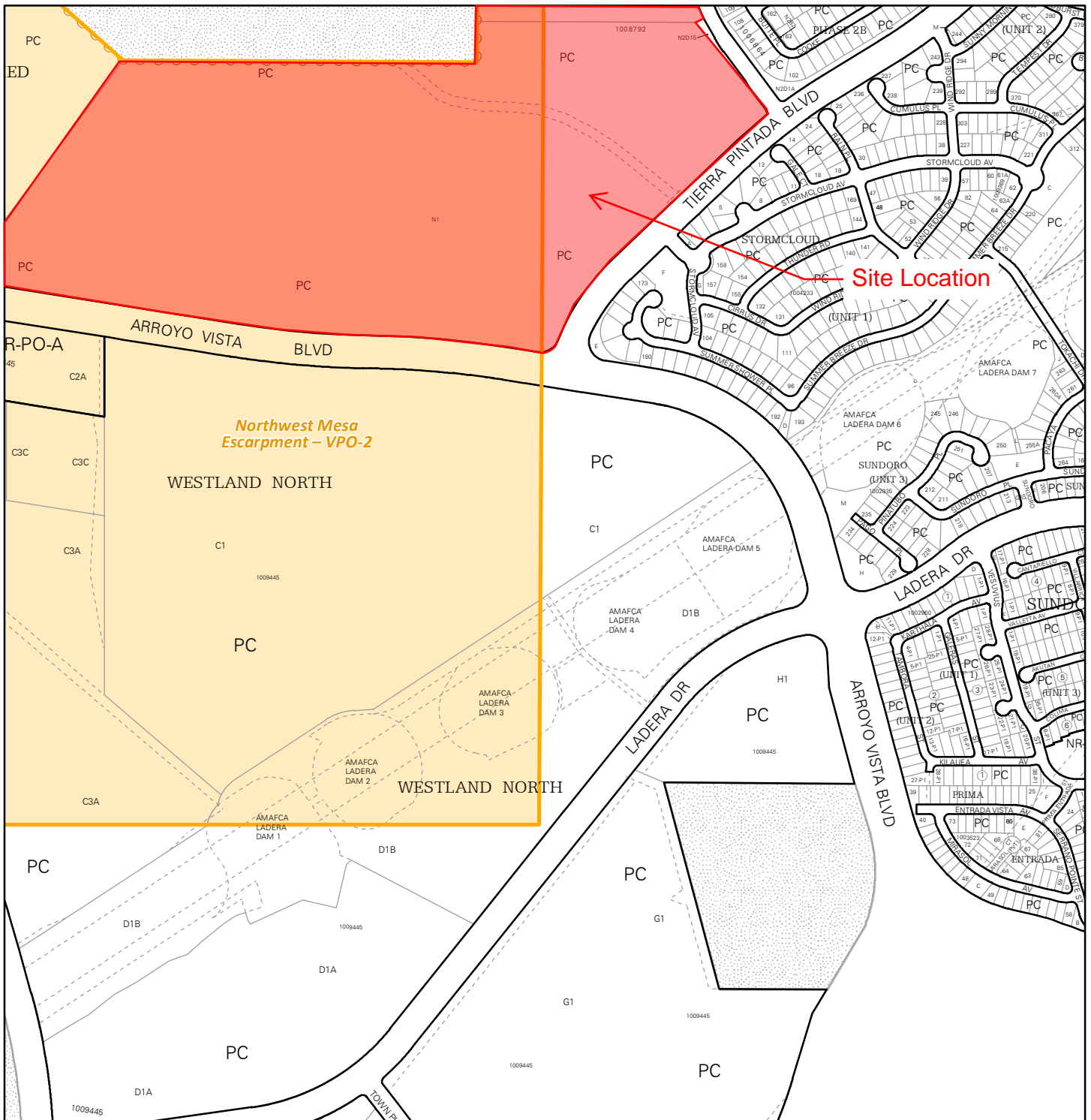


Zone Atlas Page:  
**H-08-Z**

- 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

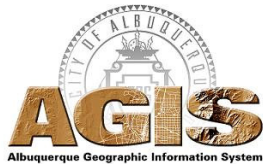
Gray Shading  
Represents Area Outside  
of the City Limits

0 250 500 1,000 Feet

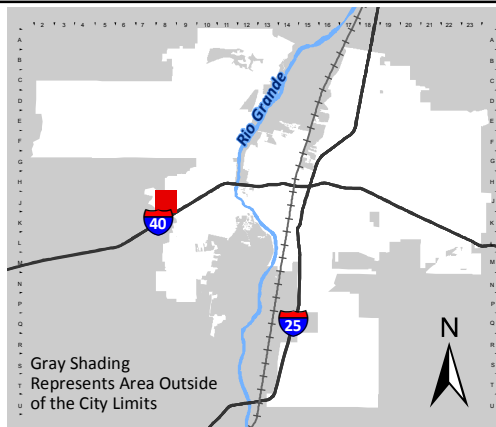


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

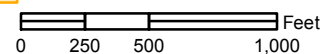


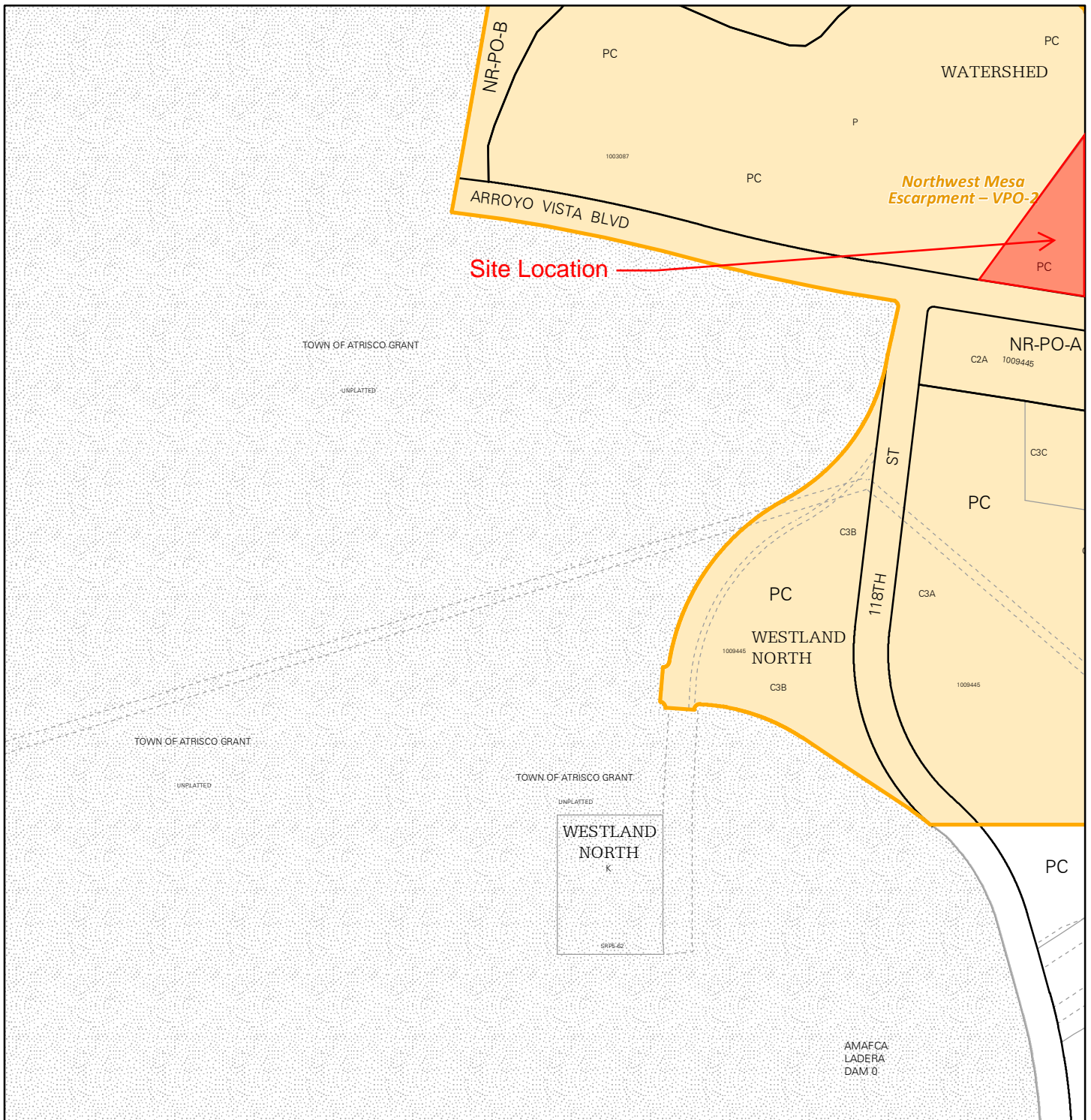
IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**J-08-Z**

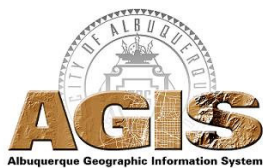
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



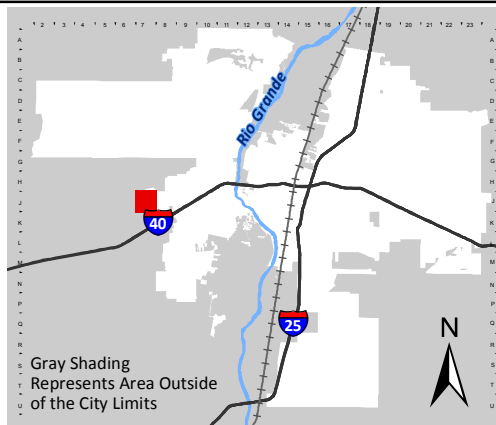


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

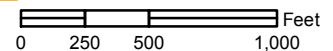


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**J-07-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



# **PROOF OF EMAIL TO NEIGHBORHOOD ASSOCIATIONS**

## Kimberly Legan

---

**From:** Kimberly Legan  
**Sent:** Friday, December 13, 2024 8:25 AM  
**To:** dwmnanm@gmail.com  
**Subject:** Neighborhood Association Notification - DHO Application  
**Attachments:** List of Neighborhood Associations.pdf; NAs\_Emailed Notice\_Public Hearing.pdf

Good morning Margaret and Alison,

Bohannon Huston, Inc. are acting as agents in submitting a Bulk Land Plat to the DHO. We are informing you both as representatives of the Del Webb Mirehaven NA. Please see the attached pdf with our Notice Form, checklist, the Plat we are submitting with the application, and the Zone Atlas map for more information.

Thank you,

**Kimberly Legan**

Administrative Professional [Community Development and Planning](#)

**Bohannon Huston**

p. 505.823.1000 | d. 505.798.7954

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## Kimberly Legan

---

**From:** Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@bhinc.com>  
**To:** dwmnanm@gmail.com  
**Sent:** Friday, December 13, 2024 8:25 AM  
**Subject:** Relayed: Neighborhood Association Notification - DHO Application

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[dwmnanm@gmail.com](mailto:dwmnanm@gmail.com) ([dwmnanm@gmail.com](mailto:dwmnanm@gmail.com))

Subject: Neighborhood Association Notification - DHO Application

## Kimberly Legan

---

**From:** Kimberly Legan  
**Sent:** Friday, December 13, 2024 8:30 AM  
**To:** info@tresvolcanesna.org  
**Subject:** Neighborhood Association Notification - DHO Application  
**Attachments:** List of Neighborhood Associations.pdf; NAs\_Emailed Notice\_Public Hearing.pdf

Good morning Thomas and Rick,

Bohannon Huston, Inc. are acting as agents in submitting a Bulk Land Plat to the DHO. We are informing you both as representatives of the Tres Volcanes NA.

Please see the attached pdf with our Notice Form, checklist, the Plat we are submitting with the application, and the Zone Atlas map for more information.

Thank you,

**Kimberly Legan**

Administrative Professional [Community Development and Planning](#)

**Bohannon Huston**

p. 505.823.1000 | d. 505.798.7954

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## Kimberly Legan

---

**From:** Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@bhinc.com>  
**To:** info@tresvolcanesna.org  
**Sent:** Friday, December 13, 2024 8:30 AM  
**Subject:** Relayed: Neighborhood Association Notification - DHO Application

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[info@tresvolcanesna.org](mailto:info@tresvolcanesna.org) ([info@tresvolcanesna.org](mailto:info@tresvolcanesna.org))

Subject: Neighborhood Association Notification - DHO Application

## Kimberly Legan

---

**From:** Kimberly Legan  
**Sent:** Friday, December 13, 2024 9:49 AM  
**To:** aboard111@gmail.com; elizabethkayhaley@gmail.com  
**Subject:** Neighborhood Association Notification - DHO Application  
**Attachments:** List of Neighborhood Associations.pdf; NAs\_Emailed Notice\_Public Hearing.pdf

Good morning Rene and Elizabeth,

Bohannon Huston, Inc. are acting as agents in submitting a Bulk Land Plat to the DHO. We are informing you both as representatives of the Westside Coalition of Neighborhood Associations.

Please see the attached pdf with our Notice Form, checklist, the Plat we are submitting with the application, and the Zone Atlas map for more information.

Thank you,

**Kimberly Legan**

Administrative Professional [Community Development and Planning](#)

**Bohannon Huston**

p. 505.823.1000 | d. 505.798.7954

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## Kimberly Legan

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**From:** Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@bhinc.com>  
**To:** aboard111@gmail.com; elizabethkayhaley@gmail.com  
**Sent:** Friday, December 13, 2024 9:49 AM  
**Subject:** Relayed: Neighborhood Association Notification - DHO Application

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[aboard111@gmail.com](mailto:aboard111@gmail.com) ([aboard111@gmail.com](mailto:aboard111@gmail.com))

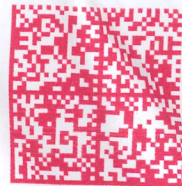
[elizabethkayhaley@gmail.com](mailto:elizabethkayhaley@gmail.com) ([elizabethkayhaley@gmail.com](mailto:elizabethkayhaley@gmail.com))

Subject: Neighborhood Association Notification - DHO Application

**PROOF OF POSTAGE TO  
PROPERTY OWNERS WITHIN 100 FT BUFFER**

**Bohannan** ▲ **Huston**

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Albuquerque, NM  
87109-4338



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BRADLEY & SHANNON CHRISTMAN  
1708 MAMMOTH WAY NW  
ALBUQUERQUE NM  
87120-4361

**Bohannan** ▲ **Huston**

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Albuquerque, NM  
87109-4338



**FP**  **US POSTAGE**  
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RAMON & KAREN PORTER  
1608 MAMMOTH WAY NW  
ALBUQUERQUE NM 87120-4360

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DECOSTER FAMILY TRUSTEES  
9320 COUGAR CREEK LN NW  
ALBUQUERQUE NM 87120-7455

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Albuquerque, NM  
87109-4338



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KAREN & RICHARD MONTANO  
1624 MAMMOTH WAY NW  
ALBUQUERQUE NM 87120-4360

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PULTE HOMES  
7601 JEFFERSON ST NE SUITE 320  
ALBUQUEQUE NM 87109

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Albuquerque, NM  
87109-4338

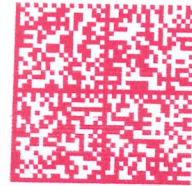


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JESSE A MIRITELLO  
1628 MAMMOTH WAY NW  
ALBUQUERQUE NM 87120-4360

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ROE STEVEN G TRUSTEE  
1748 MAMMOTH WAY NW  
ALBUQUERQUE NM 87125-0704

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Albuquerque, NM  
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JOHNSON JEFFREY P SR & JOHNSON RITA R  
TRUSTEES JOHNSON LVT  
1724 MAMMOTH WAY NW  
ALBUQUERQUE NM  
87120-4388

**Bohannon** ▲ **Huston**

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Albuquerque, NM  
87109-4338

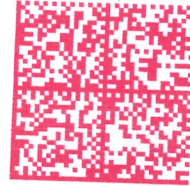


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FRANCES PHELAN & RANDAL PETERS  
9204 COUGAR CREEK LN NW  
ALBUQUERQUE NM 87120-7453

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Albuquerque, NM  
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ANTONIO ORTIZ & RACHAEL GARCIA  
1620 MAMMOTH WAY NW  
ALBUQUERQUE NM 87120-4360

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PO BOX 728  
SANTA FE NM 87504-0728

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ESTATES AT MIREHAVEN COMMUNITY  
ASSOCIATION INC C/O AAM LLC  
8212 LOUISIANA BLVD NE SUITE C  
ALBUQUERQUE NM 87113-2552

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87109-4338



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WILLIAM RANDALL JR & JUDITH LEMLEY  
9312 COUGAR CREEK LN NW  
ALBUQUERQUE NM  
87120-7455

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WILLIAMS RICHARD K & SHIRLEY C  
TRUSTEES WILLIAMS FAMILY TRUST  
9220 COUGAR CREEK LN NW  
ALBUQUERQUE NM  
87120-7453

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KARIN KALODIMOS & MICHAEL KING  
1720 MAMMOTH WAY NW  
ALBUQUERQUE NM  
87120-4388

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Albuquerque, NM  
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WILLIAM MITCHELL &  
PATRICIA MITCHELL-GARAY  
1728 MAMMOTH WAY NW  
ALBUQUERQUE NM  
87120-4388

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Albuquerque, NM  
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MATTHEW SANERA  
1740 MAMMOTH WAY NW  
ALBUQUERQUE NM 87120-4388

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Albuquerque, NM  
87109-4338

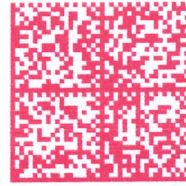


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EMILY SMART  
9328 COUGAR CREEK LN NW  
ALBUQUERQUE NM 87120-7455

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DAVID & AMY VARNER  
9336 COUGAR CREEK LN NW  
ALBUQUERQUE NM 87120-7455

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VICTOR & CAROL QUINTANA  
1744 MAMMOTH WAY NW  
ALBUQUERQUE NM 87120-4388

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JAYASHREE & AMAR BHARADWAJ  
1612 MAMMOTH WAY NW  
ALBUQUERQUE NM  
87120-4360

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Albuquerque, NM  
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LUIS E & ELYANA SEPULVEDA  
1716 MAMMOTH WAY NW  
ALBUQUERQUE NM  
87120-4388

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MARILYN MONTGOMERY  
9300 COUGAR CREEK LN NW  
ALBUQUERQUE NM  
87120-7455

**Bohannan** ▲ **Huston**

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Albuquerque, NM  
87109-4338

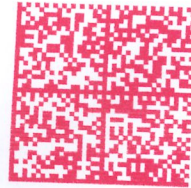


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DAVID & MELEA BROEKERS  
1736 MAMMOTH WAY NW  
ALBUQUERQUE NM  
87120-4388

**Bohannan** ▲ **Huston**

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Albuquerque, NM  
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12/13/2024  
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ERIC & VERONICA GILES  
1712 MAMMOTH WAY NW  
ALBUQUERQUE NM  
87120-4361

**Bohannan** ▲ **Huston**

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Albuquerque, NM  
87109-4338



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MARTIN & NICOLE SCHNOPP  
1704 MAMMOTH WAY NW  
ALBUQUERQUE NM  
87120-4361

**Bohannan** ▲ **Huston**

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Albuquerque, NM  
87109-4338



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12/13/2024  
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LESHEA PERRY and JOSHUA STANFORD  
1700 MAMMOTH WAY NW  
ALBUQUERQUE NM  
87120-4361

**Bohannan**  **Huston**

7500 Jefferson St. NE  
Albuquerque, NM  
87109-4338



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DOUGLAS & CANDICE WEATHERS  
9200 COUGAR CREEK LN NW  
ALBUQUERQUE NM 87120-7453

**Bohannan**  **Huston**

7500 Jefferson St. NE  
Albuquerque, NM  
87109-4338



**FP**  **US POSTAGE**  
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First-Class - IMI  
ZIP 87109  
12/13/2024  
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CYNTHIA HOWARD & CARRIE  
SHANNON BACON TRUSTEES  
9324 COUGAR CREEK LN NW  
ALBUQUERQUE NM 87120-7455

**Bohannan**  **Huston**

7500 Jefferson St. NE  
Albuquerque, NM  
87109-4338

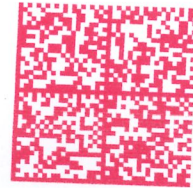


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First-Class - IMI  
ZIP 87109  
12/13/2024  
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AARON DIAZ  
1636 MAMMOTH WAY NW  
ALBUQUERQUE NM  
87120-4360

**Bohannan** ▲ **Huston**

7500 Jefferson St. NE  
Albuquerque, NM  
87109-4338

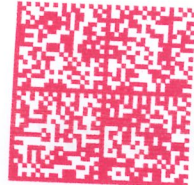


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First-Class - IMI  
ZIP 87109  
12/13/2024  
036B 0011828881

LEO & AMY COLE  
9316 COUGAR CREEK LN NW  
ALBUQUERQUE NM 87120-7455

**Bohannan** ▲ **Huston**

7500 Jefferson St. NE  
Albuquerque, NM  
87109-4338



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INSPIRATION COMMUNITY  
ASSOCIATION INC C/O AAM LLC  
1600 W BROADWAY RD SUITE 200  
TEMPE AZ 85282-1136

**Bohannan** ▲ **Huston**

7500 Jefferson St. NE  
Albuquerque, NM  
87109-4338



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CHAZ JUSTA  
1600 MAMMOTH WAY NW  
ALBUQUERQUE NM 87120-4360

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Albuquerque, NM  
87109-4338

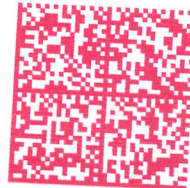


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ANTHONY MOZZICATO & BIANCA WEBER  
1604 MAMMOTH WAY NW  
ALBUQUERQUE NM 87120-4360

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CARTER FAMILY TRUSTEES  
9212 COUGAR CREEK LN NW  
ALBUQUERQUE NM 87120-7453

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DAVID LEE & MELEA ANN BROEKERS  
1736 MAMMOTH WAY NW  
ALBUQUERQUE NM 87120-4388

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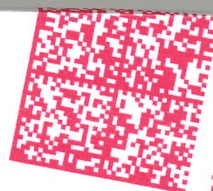


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LESLIE FRASER & ELIZABETH HOHL  
9308 COUGAR CREEK LN NW  
ALBUQUERQUE NM  
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ALYSON & JOSEPH RECOVO  
1732 MAMMOTH WAY NW  
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JULIO & EDITH GARCIA  
1616 MAMMOTH WAY NW  
ALBUQUERQUE NM  
87120-4360

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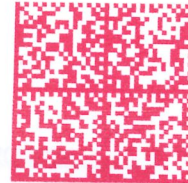


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SCOTT & CHRISTINE JOHNS  
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ASSOCIATION INC  
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ALBUQUERQUE NM 87120-7426

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ANJANA HARILAL-BHAKTA and  
RAKESHKUMAR BHAKTA  
1632 MAMMOTH WAY NW  
ALBUQUERQUE NM  
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DAVID & MARY EMPEY TRUSTEES  
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ALBUQUERQUE NM 87120-7455



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Albuquerque Public Schools  
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CHARLOTTE HENDRIX  
9304 COUGAR CREEK LN NW  
ALBUQUERQUE NM  
87120-7455

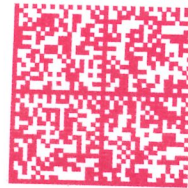


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RICHTER-SAND FAMILY TRUST  
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