

**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: Site Plan - EPC

Decision-making Body: Environmental Planning Commission (EPC)

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: Pulte Group

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

January 16, 2025 at 8:30 am via Zoom - Find link here: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

Address, phone number, or website for additional information:

Please contact Consensus Planning at [cp@consensusplanning.com](mailto:cp@consensusplanning.com) or call (505) 764-9801

**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. **No Meeting Requested**

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

**IMPORTANT:**

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

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

(Applicant signature)

12/5/24

(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.

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

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

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



# Language Access Notice:

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## **Notificación de Acceso Lingüístico.**

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

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

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

Date of Notice\*: 12/5/24

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 surplus property to the west of APS school
2. Property Owner\* Albuquerque Public Schools
3. Agent/Applicant\* [if applicable] Agent: Consensus Planning / Applicant: Pulte Group
4. Application Type(s)<sup>2</sup>\* per IDO Table 6-1-1

- ☒ Site Plan – EPC
- ☐ Subdivision \_\_\_\_\_ (Minor or Major or Bulk Land)
- ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- ☒ Variance – EPC
- ☐ Waiver \_\_\_\_\_ (DHO or Wireless Telecommunication Facility)
- ☐ Other: \_\_\_\_\_

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

Site Plan - EPC for subdivision

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\*: January 16, 2025 at 8:30 am

Location\*<sup>4</sup>: Zoom - find link here: <https://www.cabq.gov/planning/boards-commiss>

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: Jim Strozier

Email: cp@consensusplanning.com

Phone: (505) 764-9801



Attachments:



Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination\*



Others: \_\_\_\_\_



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

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

1. Zone Atlas Page(s)\*<sup>5</sup> J7 & J8

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\*:

Site Plan - EPC cannot avoid sensitive lands pursuant to Subsections (2) and (3) above

it requires a Variance – EPC pursuant to Subsection 14-16-6-6(N)

<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:

**No Neighborhood Meeting was requested**

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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] 110 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] N/A
- surplus property: vacant / developed area: APS school**
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**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>

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KATHLEEN DIANE TRUSTEES CARTER FAMILY TR  
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Albuquerque, NM 87102



UNITED STATES OF AMERICA  
PO BOX 728  
SANTA FE NM 87504-0728

Consensus Planning, Inc.  
302 8th Street NW  
Albuquerque, NM 87102



PIPER RANDALL MARLIN & ORALIA  
1615 GALE CT NW  
ALBUQUERQUE NM 87120-4192



---

## Neighborhood Association Meeting Request for a Proposed Project - Development on the Surplus APS Site


---

**From** Alyssa Ortiz <Ortiz@consensusplanning.com>

**Date** Wed 11/13/2024 11:15 AM

**To** mnietoshogry@gmail.com <mnietoshogry@gmail.com>; adabneymmxix@gmail.com <adabneymmxix@gmail.com>; t0m2pat@yahoo.com <t0m2pat@yahoo.com>; randm196@gmail.com <randm196@gmail.com>; aboard111@gmail.com <aboard111@gmail.com>; elizabethkayhaley@gmail.com <elizabethkayhaley@gmail.com>

**Cc** Jim Strozier <cp@consensusplanning.com>; Yolanda Padilla Moyer <ypadilla@bhinc.com>; Kevin.Patton@PulteGroup.com <Kevin.Patton@PulteGroup.com>

 1 attachment (5 MB)

NA Pre-App Notification Package.pdf;

Dear Del Webb Mirehaven NA, Tres Volacanes NA, and the Westside Coalition of Neighborhood Associations,

This email is notification that Consensus Planning and Bohannon Huston will be submitting an application for a Site Plan to the Environmental Planning Commission (EPC); a Preliminary Plat and waiver applications to the Development Hearing Officer (DHO), on behalf of Pulte Group. The property is currently owned by Albuquerque Public Schools (APS), just west of the Tres Volcanes Community Collaborative K-8 School. APS has designated this portion of the property as "surplus". The applicant is proposing a single family detached gated residential development on the property. The project will consist of 215-230 subdivided lots with common areas. The subject property is zoned PC (Planned Community), where single family residential is a permissive use, and is located within the Westland Master Plan and the Western Albuquerque Land Holdings Sector Plan. The property is located on the north side of Arroyo Vista Boulevard, west of Tierra Pintada Boulevard NW.

The entirety of the project will include a Site Plan application and hearing before the EPC (due to its location adjacent to the Petroglyph National Monument and sensitive lands), a Preliminary Plat and waiver application to the DHO. We anticipate submitting the Site Plan to the EPC in December and we will notify you at that time.

Please do not hesitate to contact me if you have any questions or desire any additional information. You may contact us if you would like to discuss this project. A meeting request must be received by November 28, 2024, and we will work with the City to schedule a facilitated meeting as soon as possible.

Best,

**Alyssa Ortiz**

**Consensus Planning, Inc.**

302 Eighth Street NW

Albuquerque, NM 87102

Phone: 505.764.9801

November 13, 2024

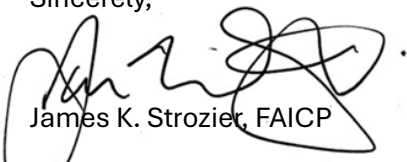
Dear Del Webb Mirehaven NA, Tres Volcanes NA, and the Westside Coalition of Neighborhood Associations:

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Please do not hesitate to contact me if you have any questions or desire any additional information. You may contact us if you would like to discuss this project. A meeting request must be received by November 28, 2024, and we will work with the City to schedule a facilitated meeting as soon as possible.

Sincerely,



James K. Strozier, FAICP  
Principal

9601 TIERRA PINTADA BLVD NW \_Public Notice Inquiry Sheet Submission

From Office of Neighborhood Coordination <onc@cabq.gov>

Date Mon 11/4/2024 9:48 AM

To Alyssa Ortiz <Ortiz@consensusplanning.com>

1 attachments (561 KB)

IDOZoneAtlasPage\_J-08-Z.pdf;

**PLEASE NOTE:**

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

Dear Applicant:

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

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

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*



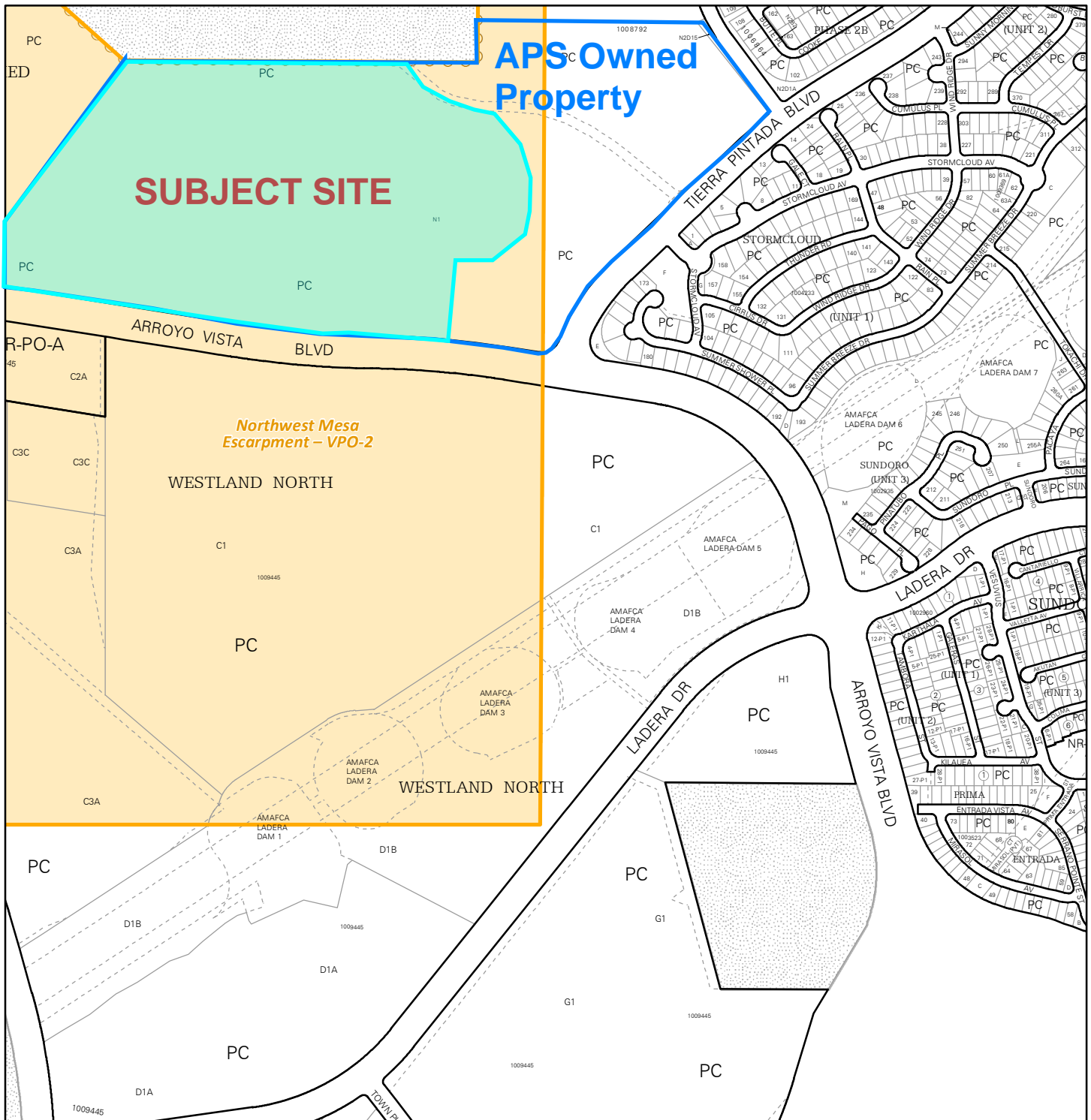
**Suzie Flores**

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

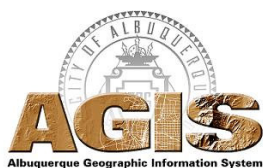
(505) 768-3334 Office

E-mail: [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov)

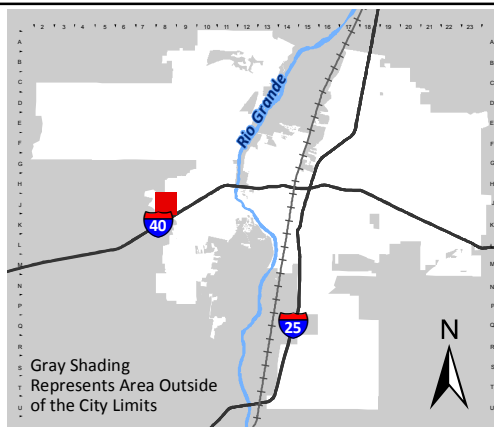


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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

0 250 500 1,000 Feet

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

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: 11/13/24

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [IDO §14-16-6-4\(K\)](#)<sup>1</sup> to Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination (ONC). The Neighborhood Association Representative Contact List from the ONC must be included as an attachment.<sup>2</sup>

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>3</sup>

Email address to respond yes or no: cp@consensusplanning.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

---

### 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 vacant property west of Tres Volcanes Community Collaborative K-8
2. Property Owner\* Albuquerque Public Schools (APS)
3. Agent/Applicant\* [if applicable] Applicant: Pulte Group / Agent: Consensus Planning
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Site Plan - Administrative<sup>4</sup>
  - ☐ Conditional Use Approval
  - ☐ Demolition Outside of an HPO<sup>5</sup>
  - ☐ Expansion of Nonconforming Use or Structure
  - ☐ Historic Design Standards and Guidelines
  - ☐ Master Development Plan
  - ☒ **Subdivision (Major)**

<sup>1</sup> See [IDO Table 6-1-1](#) for notice requirements.

<sup>2</sup> Pursuant to [IDO §14-16-6-4\(K\)\(2\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>3</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

<sup>4</sup> Required for applications that meet thresholds established in [IDO §14-16-6-4\(B\)\(1\)\(b\)](#).

<sup>5</sup> This procedure applies only if the Historic Preservation Planner determines, pursuant to [IDO §14-16-6-6\(B\)\(2\)](#) (Demolition Outside of an HPO Procedure), that a hearing is necessary.



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

- ☒ Site Plan - EPC
- ☐ Vacation of Public Right-of-way – Council
- ☐ Vacation of Public Right-of-way – DHO
- ☒ Variance – EPC
- ☐ Variance – ZHE
- ☐ Variance – DHO
- ☒ Waiver – DHO
- ☐ Adoption or Amendment of Historic Designation
- ☐ Amendment to IDO Text – Small Area
- ☐ Zoning Map Amendment – EPC
- ☐ Zoning Map Amendment – Council

Summary of project/request<sup>6\*</sup>:

Development of single-family detached housing on the "surplus" APS property

5. This type of application will be decided by<sup>\*</sup>: ☐ City Staff

OR at a public hearing by:

- ☒ Development Hearing Officer (DHO) **and** ☒ Environmental Planning Commission (EPC)
- ☐ Landmarks Commission (LC) ☐ Zoning Hearing Examiner (ZHE)
- ☐ City Council

6. Where more information about the project can be found<sup>7\*</sup>:

Preferred project contact name: Jim Strozier, FAICP

Email: cp@consensusplanning.com

Phone: (505)764-9801

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

Attachments: zone atlas page

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

1. Zone Atlas Page(s)<sup>\*8</sup> J-8
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above

<sup>6</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>7</sup> Address (mailing or email), phone number, or website to be provided by the applicant.

<sup>8</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

3. The following exceptions to IDO standards will be requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☒ Waiver(s)

Explanation:

Wavier and Sidewalk Defferal request will support the submittal of  
the preliminary plat as it goes through the City review and approval  
process.

4. **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.\* **26 ft. (2 story houses)**  
☒ d. **For residential development\***: Maximum number of proposed dwelling units. **+/- 230 units**  
**N/A** ☐ 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>9</sup>:**

1. Area of Property [typically in acres] approximately 60 acres  
2. IDO Zone District PC  
3. Overlay Zone(s) [if applicable] VPO-2 (outside of the sub-area)  
4. Center or Corridor Area [if applicable] N/A  
5. Current Land Use(s) [vacant, if none] vacant

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

<sup>9</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'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihiigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

---


**Relayed: Neighborhood Association Meeting Request for a Proposed Project - Development on the Surplus APS Site**

---

**From** Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@consensusplanning.com>

**Date** Wed 11/13/2024 11:15 AM

**To** mnietoshogry@gmail.com <mnietoshogry@gmail.com>; adabneymmxix@gmail.com <adabneymmxix@gmail.com>; randm196@gmail.com <randm196@gmail.com>; aboard111@gmail.com <aboard111@gmail.com>; elizabethkayhaley@gmail.com <elizabethkayhaley@gmail.com>

 1 attachment (23 KB)

Neighborhood Association Meeting Request for a Proposed Project - Development on the Surplus APS Site ;

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

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

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

[randm196@gmail.com](mailto:randm196@gmail.com) ([randm196@gmail.com](mailto:randm196@gmail.com))

[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 Meeting Request for a Proposed Project - Development on the Surplus APS Site

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**Relayed: Neighborhood Association Meeting Request for a Proposed Project - Development on the Surplus APS Site**

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**To** t0m2pat@yahoo.com <t0m2pat@yahoo.com>

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Subject: Neighborhood Association Meeting Request for a Proposed Project - Development on the Surplus APS Site

## Kimberly Legan

---

**From:** Flores, Suzanna A. <Suzannaflores@cabq.gov>  
**Sent:** Friday, March 28, 2025 4:51 PM  
**To:** Kimberly Legan  
**Subject:** 9601 TIERRA PINTADA BLVD NW \_ Public Notice Inquiry Sheet Submission  
**Attachments:** Zone Atlas Pages\_H-08-Z, J-07-Z, and J-08-Z\_Watershed Subdivision.pdf

**PLEASE NOTE:**

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

Dear Applicant:

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

| Association Name                                | Association Email       | First Name | Last Name    | Email                       | Address Line 1            |
|---|-------------------------|------------|--------------|-----------------------------|---------------------------|
| Del Webb Mirehaven NA                           | dwmnanm@gmail.com       | Margaret   | Nieto Shogry | mnietoshogry@gmail.com      | 2208 Cebolla Creek Way NW |
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| Tres Volcanes NA                                | info@tresvolcanesna.org | Rick       | Gallagher    | randm196@gmail.com          | 8401 Casa Gris Court NW   |
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| Westside Coalition of Neighborhood Associations |                         | Elizabeth  | Haley        | elizabethkayhaley@gmail.com | 6005 Chaparral Circle NW  |

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, 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.

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Date Mon 11/4/2024 9:48 AM

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| Tres Volcanes NA                                | info@tresvolcanesna.org | Thomas     | Borst        | t0m2pat@yahoo.com           | 1908 Selway Place NW      | Albuquerque |
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- 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)
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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)

## **BUFFER MAP AND LIST OF PROPERTY OWNERS WITHIN 100 FT**

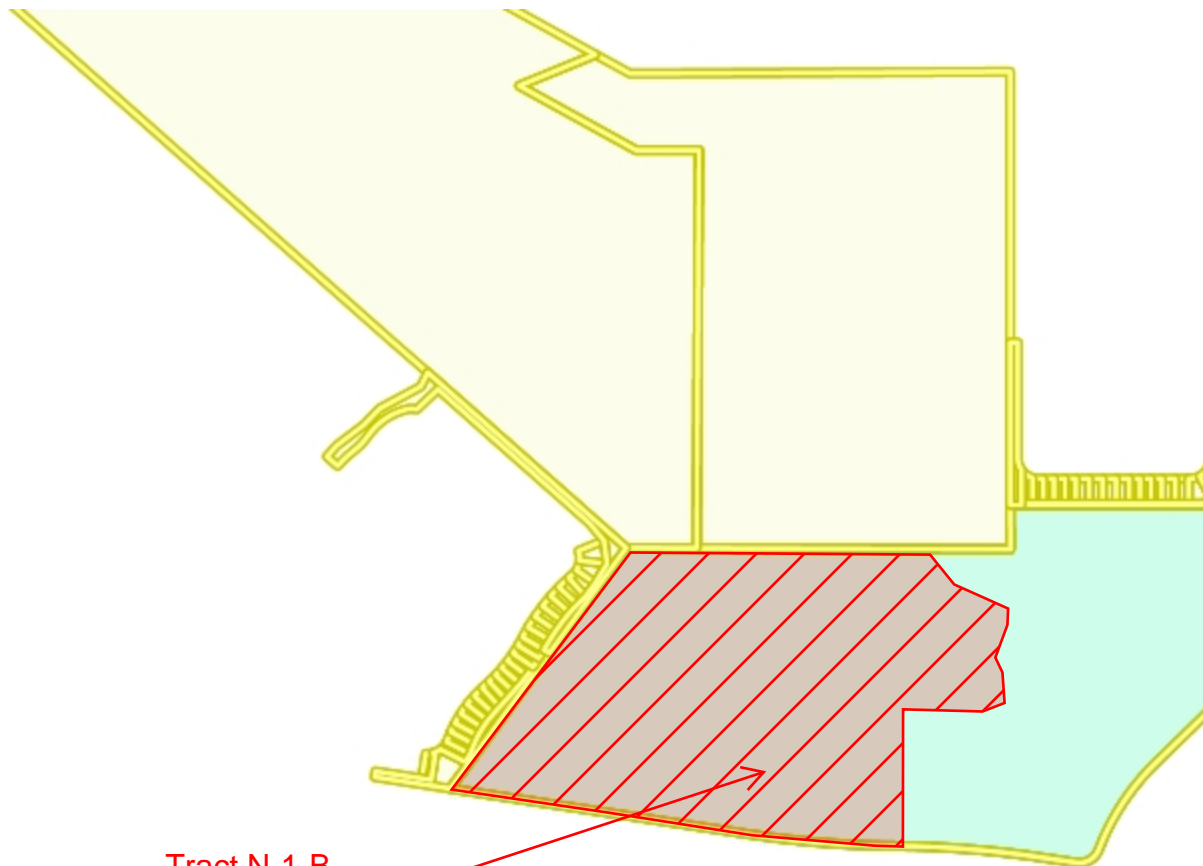




# City of Albuquerque



Legend



Tract N-1-B  
Site Location

Notes

1,837 0 919 1,837 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
3/12/2025 © City of Albuquerque

1: 11,024

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

Addresses for Property Owners within 100ft Buffer of Tract N-1-B

| Owner  | Owner Address                  | Owner Address 2           |
|--|--------------------------------|---------------------------|
| UNITED STATES OF AMERICA                                   | PO BOX 728                     | SANTA FE NM 87504-0728    |
| ALBUQUERQUE PUBLIC SCHOOLS                                 | PO BOX 25704                   | ALBUQUERQUE NM 87125-0704 |
| PULTE HOMES  | 7601 JEFFERSON ST NE SUITE 320 | ALBUQUERQUE NM 87109      |
| BAILON MATTHEW E & JAMIE M                                 | 11800 BEAR VALLEY LN NW        | ALBUQUERQUE NM 87120-4354 |
| CHAZ JUSTA   | 1600 MAMMOTH WAY NW            | ALBUQUERQUE NM 87120-4360 |
| ZINGLE NEALE   | 1604 MAMMOTH WAY NW            | ALBUQUERQUE NM 87120-4360 |
| PORTER RAMON CARL & KAREN LEANN                            | 1608 MAMMOTH WAY NW            | ALBUQUERQUE NM 87120-4360 |
| BHARADWAJ JAYASHREE A & AMAR K                             | 1612 MAMMOTH WAY NW            | ALBUQUERQUE NM 87120-4360 |
| GARCIA JULIO C & EDITH CAROLINA                            | 1616 MAMMOTH WAY NW            | ALBUQUERQUE NM 87120-4360 |
| ORTIZ ANTONIO JESUS & GARCIA RACHAEL ESTER                 | 1620 MAMMOTH WAY NW            | ALBUQUERQUE NM 87120-4360 |
| MONTANO KAREN LYNN & RICHARD DANIEL                        | 1624 MAMMOTH WAY NW            | ALBUQUERQUE NM 87120-4360 |
| MIRITELLO JESSE ANDREW                                     | 1628 MAMMOTH WAY NW            | ALBUQUERQUE NM 87120-4360 |
| BHAKTA RAKESHKUMAR & HARILAL-BHAKTA ANJANA                 | 1632 MAMMOTH WAY NW            | ALBUQUERQUE NM 87120-4360 |
| DIAZ AARON N   | 1636 MAMMOTH WAY NW            | ALBUQUERQUE NM 87120-4360 |
| STANFORD JOSHUA L & PERRY LESHEA K                         | 1700 MAMMOTH WAY NW            | ALBUQUERQUE NM 87120-4361 |
| SCHNOPP MARTIN E & NICOLE T                                | 1704 MAMMOTH WAY NW            | ALBUQUERQUE NM 87120-4361 |
| CHRISTMAN BRADLEY & SHANNON                                | 1708 MAMMOTH WAY NW            | ALBUQUERQUE NM 87120-4361 |
| GILES ERIC & VERONICA                                      | 1712 MAMMOTH WAY NW            | ALBUQUERQUE NM 87120-4361 |
| SEPULVEDA LUIS E & ELYANA                                  | 1716 MAMMOTH WAY NW            | ALBUQUERQUE NM 87120-4388 |
| KALODIMOS KARIN & KING RODNEY MICHAEL                      | 1720 MAMMOTH WAY NW            | ALBUQUERQUE NM 87120-4388 |
| JOHNSON JEFFREY P SR & JOHNSON RITA R TRUSTEES JOHNSON LVT | 1724 MAMMOTH WAY NW            | ALBUQUERQUE NM 87120-4388 |
| MITCHELL JAMES WILLIAM & MITCHELL-GARAY PATRICIA           | 1728 MAMMOTH WAY NW            | ALBUQUERQUE NM 87120-4388 |
| RECOVO ALYSON M & RECOVO DAVID JOSEPH                      | 1732 MAMMOTH WAY NW            | ALBUQUERQUE NM 87120-4388 |
| BROEKERS DAVID LEE & MELEA ANN                             | 1736 MAMMOTH WAY NW            | ALBUQUERQUE NM 87120-4388 |
| SANERA MATTHEW P   | 1740 MAMMOTH WAY NW            | ALBUQUERQUE NM 87120-4388 |
| QUINTANA VICTOR & CAROL S                                  | 1744 MAMMOTH WAY NW            | ALBUQUERQUE NM 87120-4388 |
| ROE STEVEN G TRUSTEE ROE RVT                               | 1748 MAMMOTH WAY NW            | ALBUQUERQUE NM 87120-4388 |
| INSPIRATION COMMUNITY ASSOCIATION INC C/O AAM LLC          | 1600 W BROADWAY RD SUITE 200   | TEMPE AZ 85282-1136       |

**COMPLETED NOTIFICATION FORMS  
FOR PROPERTY OWNERS WITHIN 100FT**

[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\*: 3/12/25

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 Blv

2. Property Owner\* ALBUQUERQUE PUBLIC SCHOOLS

3. Agent/Applicant\* [if applicable] Bohannon Huston, Inc.

4. Application Type(s)<sup>2</sup>\* per IDO Table 6-1-1

☐ Site Plan – EPC

☒ Subdivision Major - Preliminary/Final 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>\*:

Preliminary/Final Plat - Subdivide Tract N-1-B into 213 lots for a housing subdivision

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 April 23, 2025 at 9:00am

Location\*<sup>4</sup>: Zoom link provided online at City of Albuquerque (see link below)

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: Yolanda Padilla Moyer or Kimberly Legan

Email: ypadilla@bhinc.com or klegan@bhinc.com

Phone: (5005)823-1000



Attachments:



Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination\*



Others: Zone Atlas Pages and Proposed Preliminary/Final Plat



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

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

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

Design waivers/deviations, sidewalk waiver, and temporary deferral of sidewalk to be reviewed by the Development Hearing Officer (DHO).

<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:

Held on: January 30, 2025 at 6:00-8:00pm over Zoom. Facilitator: Kathleen Oweegon. The meeting was regarding a Site Plan - EPC for the surplus property located at 9601 Tierra Pintada Blvd NW Albuquerque, NM 87120. The Site Plan addresses access, circulation, edge treatments, and other aspects of the property. The project, which involves the development of 214 single-family homes, aims to compliment the adjacent school and national monument, and is consistent with the character of the surrounding neighborhood. The project also includes a private park, landscaping, street trees, and natural buffers.

[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] 60.0839
- 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] Currently 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.**

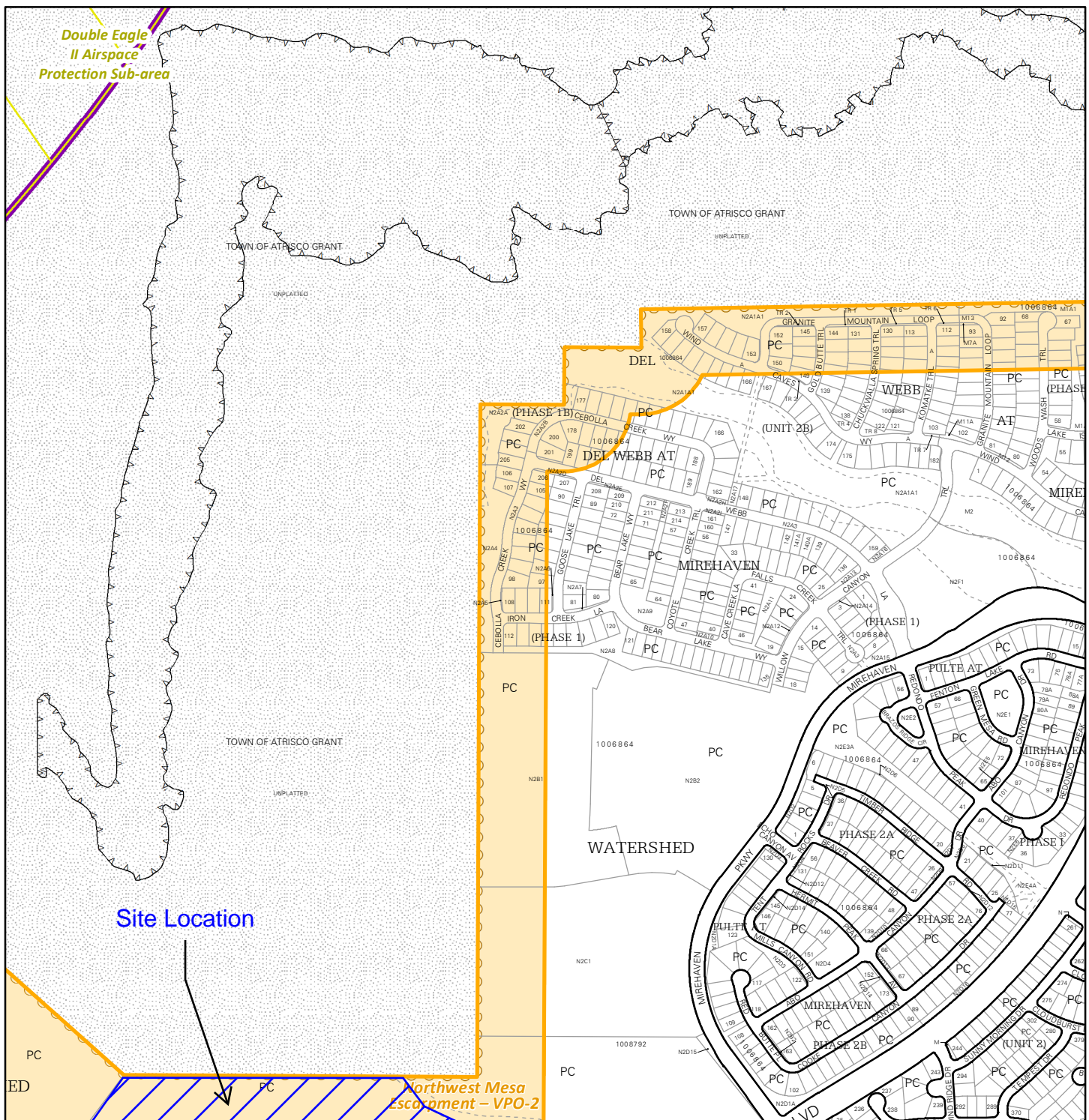
Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

**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.**

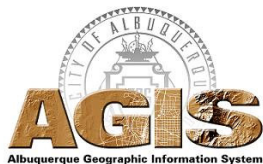
**Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii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



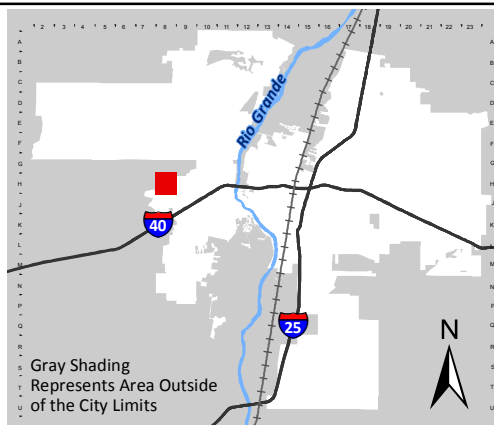


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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).



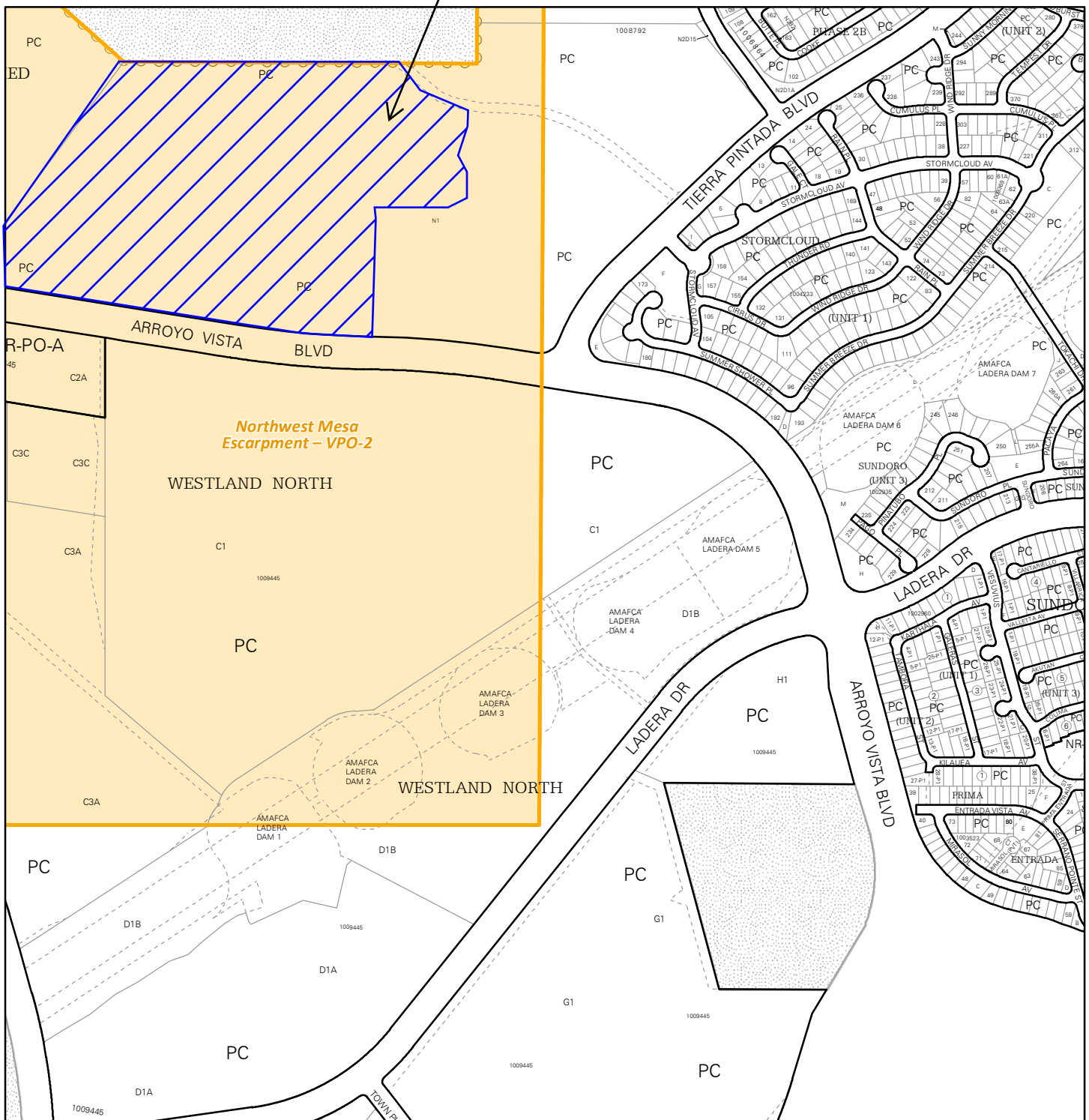
Zone Atlas Page:  
**H-08-Z**

- 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

0 250 500 1,000 Feet

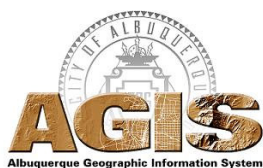


Site Location

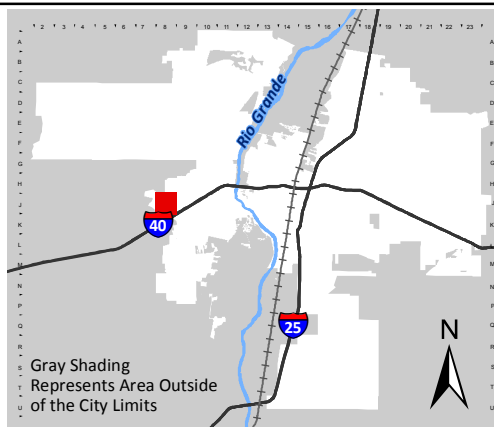


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

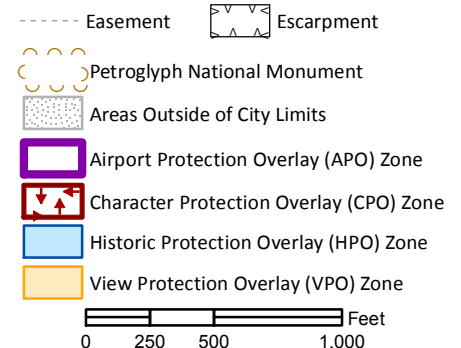
# IDO Zone Atlas May 2018

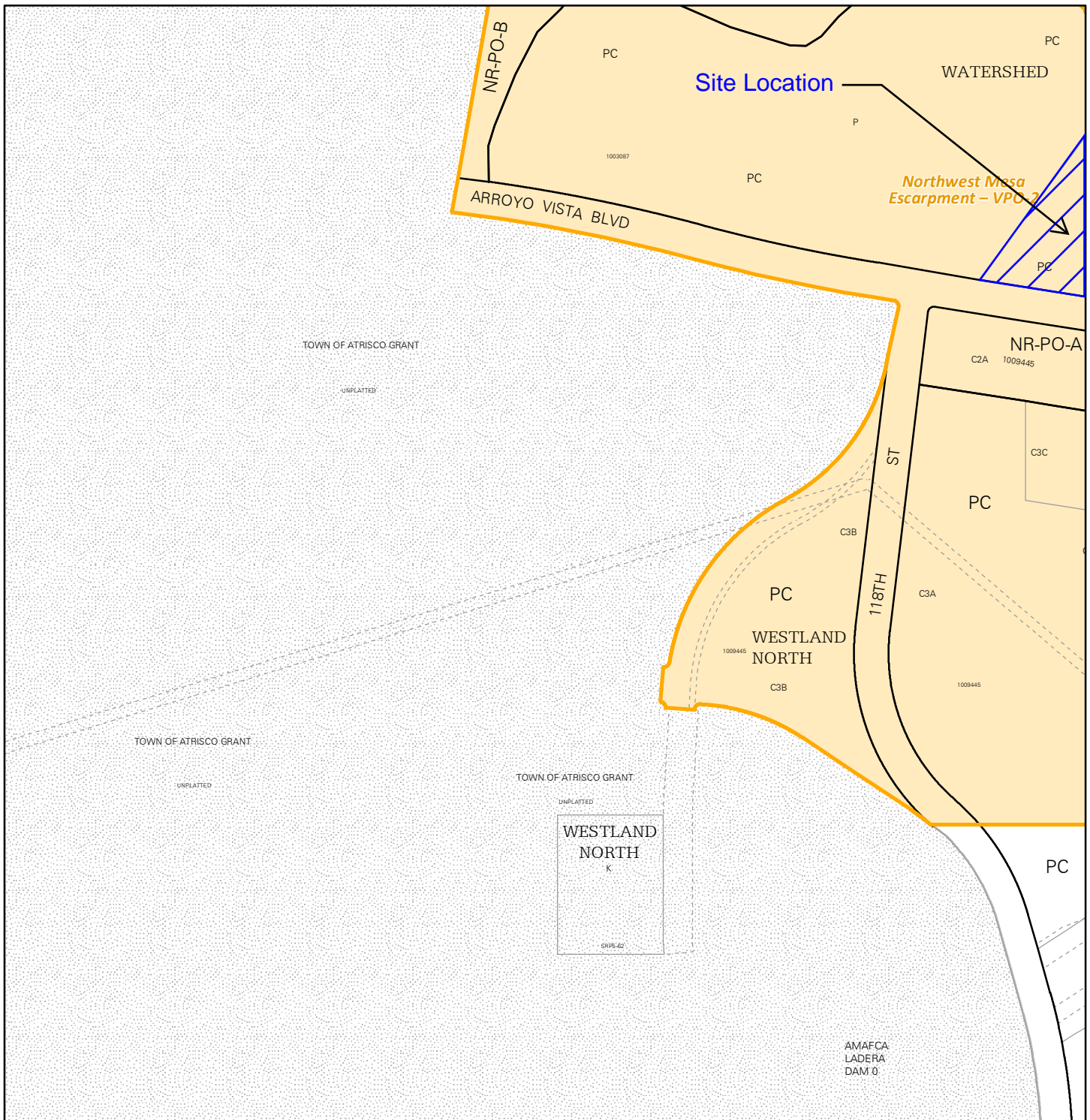


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



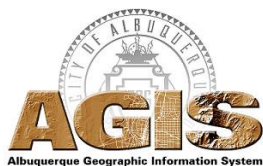
Zone Atlas Page:  
**J-08-Z**



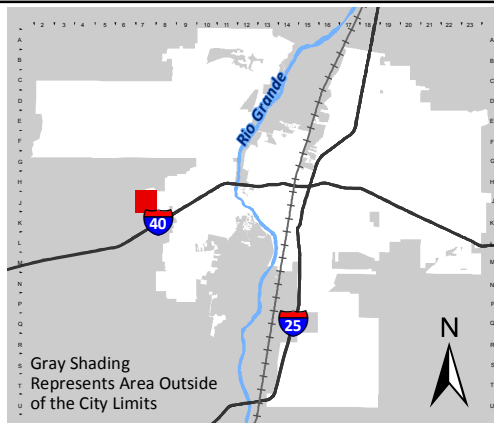


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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**

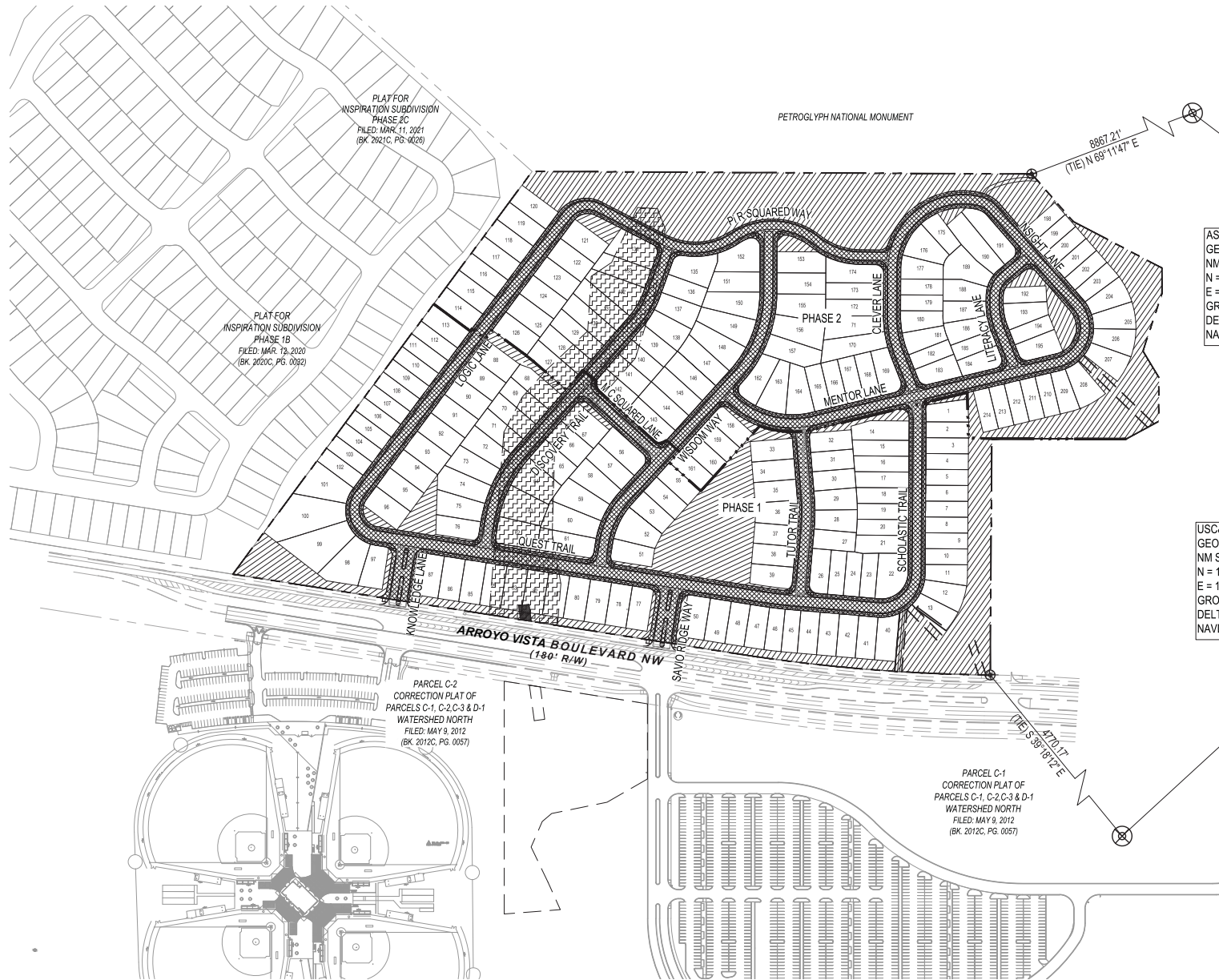
- Easement
  - Escarpment
  - Petroglyph National Monument
  - Areas Outside of City Limits
  - Airport Protection Overlay (APO) Zone
  - Character Protection Overlay (CPO) Zone
  - Historic Protection Overlay (HPO) Zone
  - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet



NOT TO SCALE - 11 X 17 VERSION

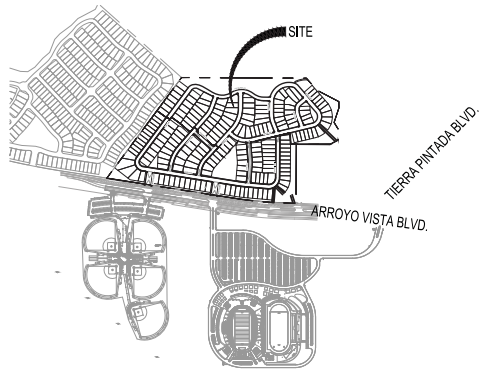
NOT TO SCALE - 11 X 17 VERSION

PRELIMINARY PLAT  
SAVIO RIDGE  
SUBDIVISION  
(REPLAT OF TRACT N-1-A & N-1-B  
WATERSHED SUBDIVISION)  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
DECEMBER, 2024



ASC 3 1/4 INCH ALUMINUM DISK STAMPED "4-H9 2009"  
GEOGRAPHIC POSITION (NAD 1983)  
NM STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
N = 1,495,628.96,063 U.S. SURVEY FEET  
E = 1,496,190.819 U.S. SURVEY FEET  
GROUND TO GRID FACTOR = 0.999678461  
DELTA ALPHA = -00°16'35.82"  
NAVD 88 ELEVATION = 5209.315 (U.S. SURVEY FT)

USC&GS BRASS DISK STAMPED "REWARD 1969"  
GEOGRAPHIC POSITION (NAD 1983)  
NM STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
N = 1,487,364.063 U.S. SURVEY FEET  
E = 1,491,190.819 U.S. SURVEY FEET  
GROUND TO GRID FACTOR = 0.999675005  
DELTA ALPHA = -00°17'12.26"  
NAVD 88 ELEVATION = 5319.688 (U.S. SURVEY FT)



SURVEY NOTES:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "PLOTNER, PS 14271".
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB, P.L.S. 14271".
3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

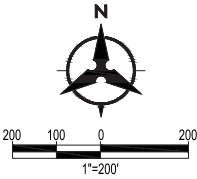
APPROVED FOR MONUMENTATION AND STREET NAMES

CITY SURVEYOR DATE

- Solar Collection Note**  
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.
- Purpose of Plat**
1. SUBDIVIDE AS SHOWN HEREON.
  2. GRANT EASEMENTS AS SHOWN HEREON.
  3. DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON.

PLAT IS LOCATED WITHIN PROJECTED SECTIONS 17 & 18, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

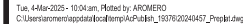
| LEGEND |                               |
|--------|-------------------------------|
|        | SUBDIVISION BOUNDARY LINE     |
|        | PHASE LINE                    |
|        | TRACT LINE                    |
|        | ADJOINING PROPERTY LINE       |
|        | EXISTING EASEMENT             |
|        | PROPOSED EASEMENT             |
|        | PROPOSED HOA TRACT            |
|        | PROPOSED PRIVATE ACCESS TRACT |
|        | EXISTING EASEMENT             |



DRAFT



**NOT TO SCALE - 11 X 17 VERSION**



DRAFT

LEGAL DESCRIPTION:

TRACT N-1-B, OF THE BULK LAND PLAT OF TRACTS N-1-A AND N-1-B WATERSHED SUBDIVISION WITHIN PROJECTED SECTION 17 AND 18, TOWNSHIP 10 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO

1. EXISTING ZONING: PC  
PROPOSED ZONING: PC

PROPOSED RESIDENTIAL DEVELOPMENT:  
SINGLE FAMILY DETACHED RESIDENTIAL

2. TOTAL ACREAGE:  
EXISTING TRACT N-1-B = 60.08 ACRES

| ACREAGE:                  | ENCUMBERED BY EASEMENT |
|---------------------------|------------------------|
| TRACT '1' = 0.5703 Acres  | B                      |
| TRACT '2' = 0.4151 Acres  | B                      |
| TRACT '3' = 2.1580 Acres  | B                      |
| TRACT '4' = 0.0529 Acres  | B                      |
| TRACT '5' = 0.2341 Acres  | B                      |
| TRACT '6' = 0.0412 Acres  | B                      |
| TRACT '7' = 1.7558 Acres  | B                      |
| TRACT '8' = 0.1533 Acres  | B                      |
| TRACT '9' = 0.0411 Acres  | B                      |
| TRACT '10' = 0.1274 Acres | B                      |
| TRACT '11' = 0.0320 Acres | B                      |
| TRACT '12' = 0.0359 Acres | B                      |
| TRACT '13' = 0.1243 Acres | B                      |
| TRACT '14' = 0.0845 Acres | B                      |
| TRACT '15' = 0.0428 Acres | B                      |
| TRACT '16' = 0.2809 Acres | B                      |
| TRACT '17' = 6.1942 Acres | B                      |
| TRACT '18' = 5.6481 Acres | A, C, D                |
| TRACT '19' = 5.555 Acres  | A, C, D                |

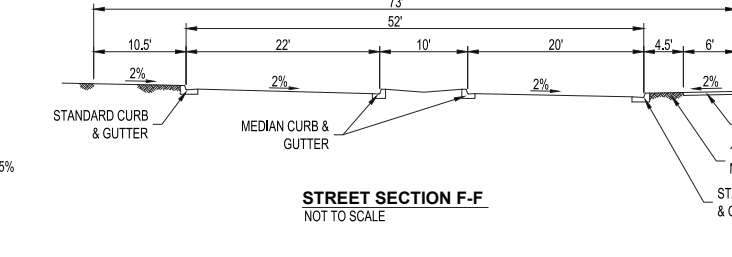
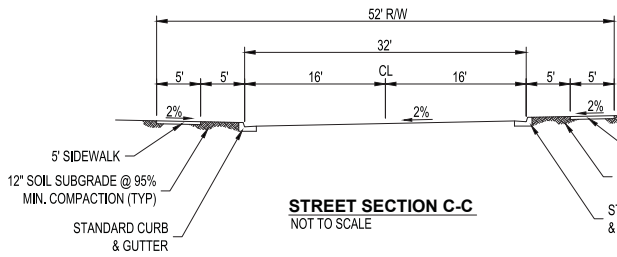
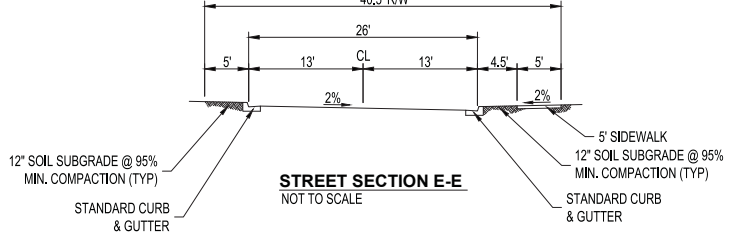
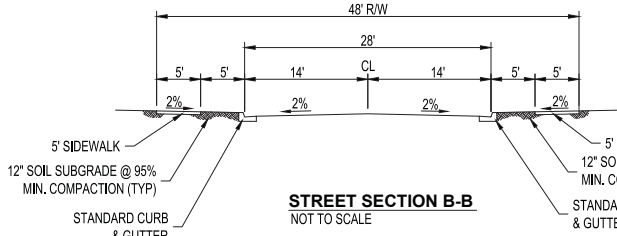
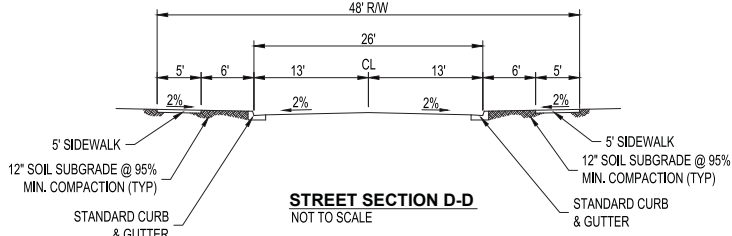
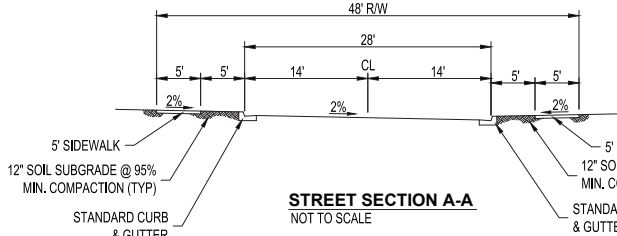
EASEMENT LEGEND

- A PRIVATE DRAINAGE EASEMENT SEE NOTE 4
- B PRIVATE DRAINAGE EASEMENT SEE NOTE 10
- C PUBLIC SUBSURFACE SANITARY AND WATERLINE EASEMENT SEE NOTE 4
- D PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT SEE NOTE 4

NUMBER OF LOTS:  
PHASE 1 = 113  
PHASE 2 = 101

PROPOSED DENSITY: 3.54 D.U./ACRE

3. MINIMUM LOT DIMENSIONS: 45x120'  
MINIMUM LOT AREA: 5,400 SF
4. TRACT 18 & 19 TO BE OWNED BY THE H.O.A. AND CONTAINS THE FOLLOWING BLANKET EASEMENTS:
- PUBLIC SUBSURFACE SANITARY SEWER, PUBLIC SUBSURFACE WATERLINE EASEMENT TO BE GRANTED TO ABCWUA FOR OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE.
  - A PRIVATE SURFACE AND SUBSURFACE DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE. SEE SHEET 3 OF 3 FOR 'DRAINAGE FACILITIES MAINTENANCE NOTE' FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITY.
  - A PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT TO BE GRANTED TO THE H.O.A. FOR THE OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE SIDEWALK AND ROADWAY INFRASTRUCTURE
5. LOT SETBACKS:  
FRONT: 15'  
SIDE : 5'  
REAR: 20'
6. PROPOSED SOLAR ACCESS PROVISIONS  
SHALL BE IN ACCORDANCE WITH INTEGRATED DEVELOPMENT ORDINANCE 14-16-5-10.
7. THE H.O.A. SHALL MAINTAIN ALL TRAILS LOCATED WITHIN H.O.A. TRACTS AND ITS CONNECTIONS TO ANY PUBLIC OWNED AND MAINTAINED SIDEWALK / TRAIL.
8. TRACT '1' THROUGH TRACT '19' TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
10. TRACTS '1' - '17' CONTAIN A PRIVATE DRAINAGE EASEMENT GRANTED TO THE H.O.A. SEE THIS SHEET FOR 'DRAINAGE FACILITIES MAINTENANCE NOTE' FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITY
11. RELOCATED SANITARY SEWER CAPACITY SHALL BE EQUAL TO OR EXCEED EXISTING CAPACITY.



ABCWUA PUBLIC WATER & SANITARY SEWER EASEMENTS:

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATIONS, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH USE OF THE EASEMENT.

DRAINAGE FACILITIES MAINTENANCE NOTES:

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ["DETENTION AREAS"] ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES [STORM WATER DETENTION FACILITIES] IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION (UNLESS SHOWN ON THE APPROVED GRADING PLAN) MAY BE PLACED OR MAINTAINED IN THE EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

Free Consent & Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF AND GRANT ALL EASEMENTS AS SHOWN HEREON, EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

MANAGING MEMBER

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_  
BY: STAN DIAMOND, MANAGING MEMBER, ELK HAVEN, LLC

By: \_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

PRELIMINARY PLAT  
SAVIO RIDGE  
SUBDIVISION  
(REPLAT OF TRACT N-1-A & N-1-B  
WATERSHED SUBDIVISION)  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
DECEMBER, 2024

## **NOTIFICATION FORMS FOR NEIGHBORHOOD ASSOCIATIONS**

November 13, 2024

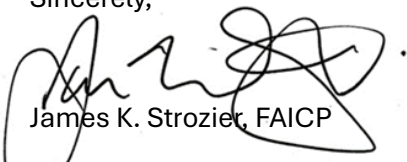
Dear Del Webb Mirehaven NA, Tres Volcanes NA, and the Westside Coalition of Neighborhood Associations:

This letter is notification that Consensus Planning and Bohannon Huston will be submitting an application for a Site Plan to the Environmental Planning Commission (EPC); a Preliminary Plat and waiver applications to the Development Hearing Officer (DHO), on behalf of Pulte Group. The property is currently owned by Albuquerque Public Schools (APS), just west of the Tres Volcanes Community Collaborative K-8 School. APS has designated this portion of the property as "surplus". The applicant is proposing a single family detached gated residential development on the property. The project will consist of 215-230 subdivided lots with common areas. The subject property is zoned PC (Planned Community), where single family residential is a permissive use, and is located within the Westland Master Plan and the Western Albuquerque Land Holdings Sector Plan. The property is located on the north side of Arroyo Vista Boulevard, west of Tierra Pintada Boulevard NW.

The entirety of the project will include a Site Plan application and hearing before the EPC (due to its location adjacent to the Petroglyph National Monument and sensitive lands), a Preliminary Plat and waiver application to the DHO. We anticipate submitting the Site Plan to the EPC in December and we will notify you at that time.

Please do not hesitate to contact me if you have any questions or desire any additional information. You may contact us if you would like to discuss this project. A meeting request must be received by November 28, 2024, and we will work with the City to schedule a facilitated meeting as soon as possible.

Sincerely,



James K. Strozier, FAICP  
Principal



9601 TIERRA PINTADA BLVD NW \_Public Notice Inquiry Sheet Submission

From Office of Neighborhood Coordination <onc@cabq.gov>

Date Mon 11/4/2024 9:48 AM

To Alyssa Ortiz <Ortiz@consensusplanning.com>

1 attachments (561 KB)

IDOZoneAtlasPage\_J-08-Z.pdf;

**PLEASE NOTE:**

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

Dear Applicant:

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

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

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*



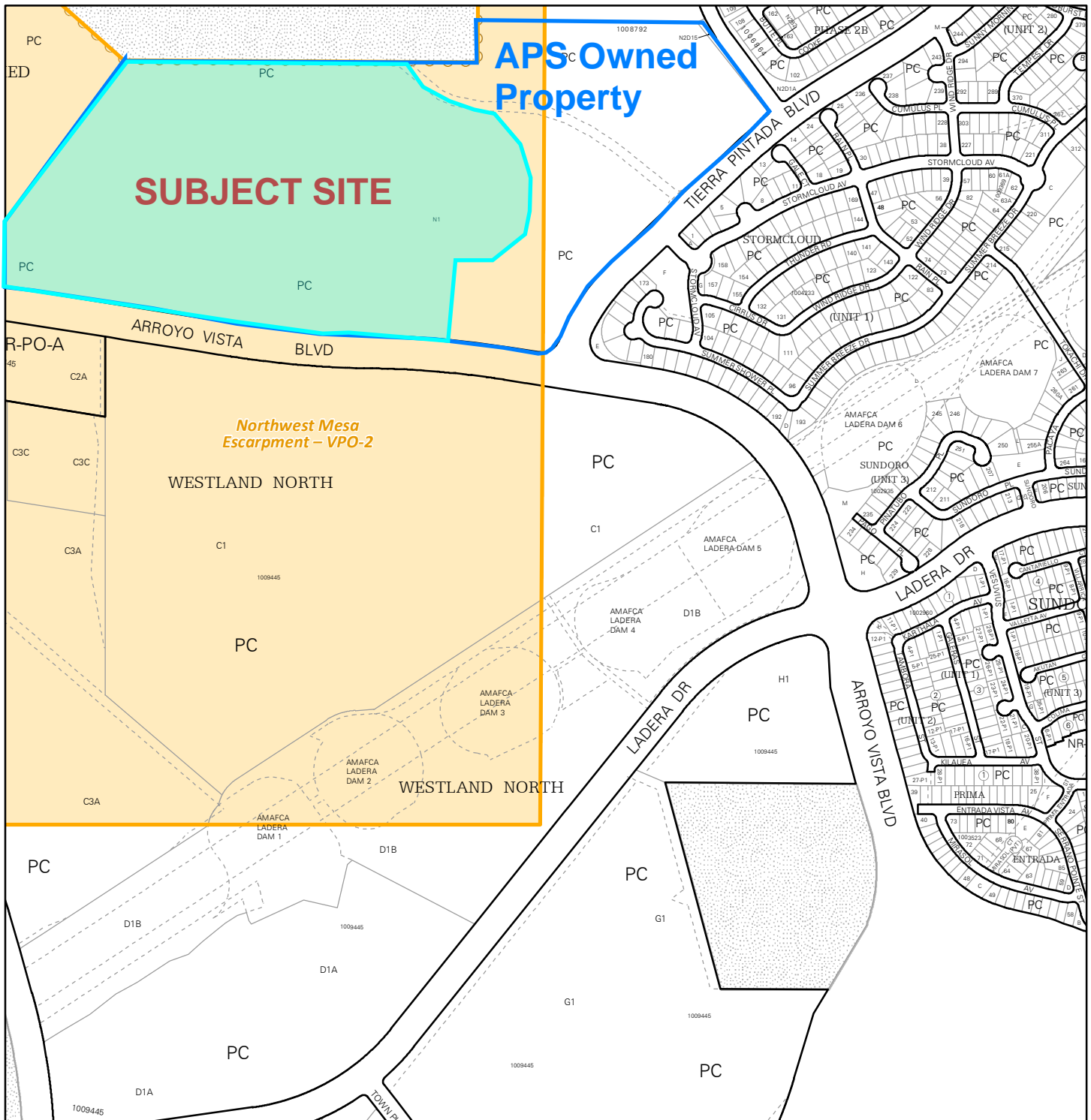
**Suzie Flores**

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

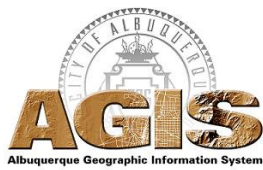
E-mail: [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov)



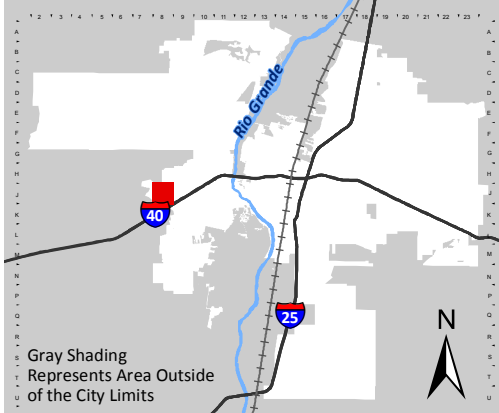
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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:  
**J-08-Z**

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

Escarpment

Feet

0    250    500    1,000

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

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: 11/13/24

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [IDO §14-16-6-4\(K\)](#)<sup>1</sup> to Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination (ONC). The Neighborhood Association Representative Contact List from the ONC must be included as an attachment.<sup>2</sup>

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>3</sup>

Email address to respond yes or no: cp@consensusplanning.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

---

### 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 vacant property west of Tres Volcanes Community Collaborative K-8
2. Property Owner\* Albuquerque Public Schools (APS)
3. Agent/Applicant\* [if applicable] Applicant: Pulte Group / Agent: Consensus Planning
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Site Plan - Administrative<sup>4</sup>
  - ☐ Conditional Use Approval
  - ☐ Demolition Outside of an HPO<sup>5</sup>
  - ☐ Expansion of Nonconforming Use or Structure
  - ☐ Historic Design Standards and Guidelines
  - ☐ Master Development Plan
  - ☒ **Subdivision (Major)**

<sup>1</sup> See [IDO Table 6-1-1](#) for notice requirements.

<sup>2</sup> Pursuant to [IDO §14-16-6-4\(K\)\(2\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>3</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

<sup>4</sup> Required for applications that meet thresholds established in [IDO §14-16-6-4\(B\)\(1\)\(b\)](#).

<sup>5</sup> This procedure applies only if the Historic Preservation Planner determines, pursuant to [IDO §14-16-6-6\(B\)\(2\)](#) (Demolition Outside of an HPO Procedure), that a hearing is necessary.

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

- ☒ Site Plan - EPC
- ☐ Vacation of Public Right-of-way – Council
- ☐ Vacation of Public Right-of-way – DHO
- ☒ Variance – EPC
- ☐ Variance – ZHE
- ☐ Variance – DHO
- ☒ Waiver – DHO
- ☐ Adoption or Amendment of Historic Designation
- ☐ Amendment to IDO Text – Small Area
- ☐ Zoning Map Amendment – EPC
- ☐ Zoning Map Amendment – Council

Summary of project/request<sup>6\*</sup>:

Development of single-family detached housing on the "surplus" APS property

5. This type of application will be decided by<sup>\*</sup>: ☐ City Staff

OR at a public hearing by:

- ☒ Development Hearing Officer (DHO) **and** ☒ Environmental Planning Commission (EPC)
- ☐ Landmarks Commission (LC) ☐ Zoning Hearing Examiner (ZHE)
- ☐ City Council

6. Where more information about the project can be found<sup>7\*</sup>:

Preferred project contact name: Jim Strozier, FAICP

Email: cp@consensusplanning.com

Phone: (505)764-9801

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

Attachments: zone atlas page

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

1. Zone Atlas Page(s)<sup>\*8</sup> J-8
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above

<sup>6</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>7</sup> Address (mailing or email), phone number, or website to be provided by the applicant.

<sup>8</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>



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

3. The following exceptions to IDO standards will be requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☒ Waiver(s)

Explanation:

Wavier and Sidewalk Defferal request will support the submittal of  
the preliminary plat as it goes through the City review and approval  
process.

4. **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.\* 26 ft. (2 story houses)  
☒ d. **For residential development\***: Maximum number of proposed dwelling units. +/- 230 units  
N/A ☐ 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>9</sup>:**

1. Area of Property [typically in acres] approximately 60 acres  
2. IDO Zone District PC  
3. Overlay Zone(s) [if applicable] VPO-2 (outside of the sub-area)  
4. Center or Corridor Area [if applicable] N/A  
5. Current Land Use(s) [vacant, if none] vacant

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

<sup>9</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'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihiigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.



---


**Relayed: Neighborhood Association Meeting Request for a Proposed Project - Development on the Surplus APS Site**

---

**From** Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@consensusplanning.com>

**Date** Wed 11/13/2024 11:15 AM

**To** mnietoshogry@gmail.com <mnietoshogry@gmail.com>; adabneymmxix@gmail.com <adabneymmxix@gmail.com>; randm196@gmail.com <randm196@gmail.com>; aboard111@gmail.com <aboard111@gmail.com>; elizabethkayhaley@gmail.com <elizabethkayhaley@gmail.com>

 1 attachment (23 KB)

Neighborhood Association Meeting Request for a Proposed Project - Development on the Surplus APS Site ;

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

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

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

[randm196@gmail.com](mailto:randm196@gmail.com) (randm196@gmail.com)

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

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

Subject: Neighborhood Association Meeting Request for a Proposed Project - Development on the Surplus APS Site

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**Relayed: Neighborhood Association Meeting Request for a Proposed Project - Development on the Surplus APS Site**

---

**From** Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@consensusplanning.com>

**Date** Wed 11/13/2024 11:15 AM

**To** t0m2pat@yahoo.com <t0m2pat@yahoo.com>

 1 attachment (23 KB)

Neighborhood Association Meeting Request for a Proposed Project - Development on the Surplus APS Site ;

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

[t0m2pat@yahoo.com](mailto:t0m2pat@yahoo.com) ([t0m2pat@yahoo.com](mailto:t0m2pat@yahoo.com))

Subject: Neighborhood Association Meeting Request for a Proposed Project - Development on the Surplus APS Site

## **PROOF OF EMAILED NOTICE TO NEIGHBORHOOD ASSOCIATIONS**

---

## Neighborhood Association Meeting Request for a Proposed Project - Development on the Surplus APS Site


---

**From** Alyssa Ortiz <Ortiz@consensusplanning.com>

**Date** Wed 11/13/2024 11:15 AM

**To** mnietoshogry@gmail.com <mnietoshogry@gmail.com>; adabneymmxix@gmail.com <adabneymmxix@gmail.com>; t0m2pat@yahoo.com <t0m2pat@yahoo.com>; randm196@gmail.com <randm196@gmail.com>; aboard111@gmail.com <aboard111@gmail.com>; elizabethkayhaley@gmail.com <elizabethkayhaley@gmail.com>

**Cc** Jim Strozier <cp@consensusplanning.com>; Yolanda Padilla Moyer <ypadilla@bhinc.com>; Kevin.Patton@PulteGroup.com <Kevin.Patton@PulteGroup.com>

 1 attachment (5 MB)

NA Pre-App Notification Package.pdf;

Dear Del Webb Mirehaven NA, Tres Volcanes NA, and the Westside Coalition of Neighborhood Associations,

This email is notification that Consensus Planning and Bohannon Huston will be submitting an application for a Site Plan to the Environmental Planning Commission (EPC); a Preliminary Plat and waiver applications to the Development Hearing Officer (DHO), on behalf of Pulte Group. The property is currently owned by Albuquerque Public Schools (APS), just west of the Tres Volcanes Community Collaborative K-8 School. APS has designated this portion of the property as "surplus". The applicant is proposing a single family detached gated residential development on the property. The project will consist of 215-230 subdivided lots with common areas. The subject property is zoned PC (Planned Community), where single family residential is a permissive use, and is located within the Westland Master Plan and the Western Albuquerque Land Holdings Sector Plan. The property is located on the north side of Arroyo Vista Boulevard, west of Tierra Pintada Boulevard NW.

The entirety of the project will include a Site Plan application and hearing before the EPC (due to its location adjacent to the Petroglyph National Monument and sensitive lands), a Preliminary Plat and waiver application to the DHO. We anticipate submitting the Site Plan to the EPC in December and we will notify you at that time.

Please do not hesitate to contact me if you have any questions or desire any additional information. You may contact us if you would like to discuss this project. A meeting request must be received by November 28, 2024, and we will work with the City to schedule a facilitated meeting as soon as possible.

Best,

**Alyssa Ortiz**

**Consensus Planning, Inc.**

302 Eighth Street NW

Albuquerque, NM 87102

Phone: 505.764.9801

**PROOF OF FIRST CLASS MAIL TO NEIGHBORHOOD ASSOCIATIONS AND  
PROPERTY OWNERS WITHIN 100FT**



Consensus Planning, Inc.  
302 8th Street NW  
Albuquerque, NM 87102



CARTER CARROLL DOUGLAS III & CARTER  
KATHLEEN DIANE TRUSTEES CARTER FAMILY TR  
9212 COUGAR CREEK LN NW  
ALBUQUERQUE NM 87120-7453

Consensus Planning, Inc.  
302 8th Street NW  
Albuquerque, NM 87102



SANERA MATTHEW P  
1740 MAMMOTH WAY NW  
ALBUQUERQUE NM 87120-4388

Consensus Planning, Inc.  
302 8th Street NW  
Albuquerque, NM 87102



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

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GARAY PATRICIA  
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QUINTANA VICTOR & CAROL S  
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SAUNDERS ROBIN C  
11801 N STAR TRL NW  
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SHANNON TRUSTEES FRANK M BACON RVT  
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PHELAN FRANCES M & PETERS RANDAL ERNEST  
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DIAZ AARON N  
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DECOSTER FAMILY RVT  
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RICHTER-SAND FAMILY TRUST  
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HENDRIX CHARLOTTE A  
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WILLIAMS FAMILY TRUST  
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CHAZ JUSTA  
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EMPEY RVT  
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COLE LEO L & AMY M  
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CASANOVA JORGE & BELINDA  
9104 RED BUTTE PL NW  
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CERAMI JEANETTE MARIE & DAWSON  
BENJAMIN WADE  
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