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 Consesus Planning at 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.

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[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)*:

- [x] Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.[1]
- [x] 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)[2]* per IDO Table 6-1-1
   - [x] Site Plan – EPC
   - [ ] Subdivision _____ (Minor or Major or Bulk Land)
   - [ ] Vacation _____ (Easement/Private Way or Public Right-of-way)
   - [x] Variance – EPC
   - [ ] Waiver _____(DHO or Wireless Telecommunication Facility)
   - [ ] Other: _____

   Summary of project/request[3]*:
   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)

[1] 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.
[2] 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.
[3] 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*[4]: 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 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)*[5] J7 & J8
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*:

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)

[4] Physical address or Zoom link

[5] Available online here: http://data.cabq.gov/business/zoneatlas

[6] 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

   [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:

   - [x] a. Location of proposed buildings and landscape areas.*
   - [x] b. Access and circulation for vehicles and pedestrians.*
   - [x] c. Maximum height of any proposed structures, with building elevations.*
   - [x] 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[7]:

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

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 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

[7] Available here: https://tinyurl.com/idozoningmap

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BHAKTA RAKESHKUMAR & HARILAL-BHAKTA ANJANA
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SMART EMILY L
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MOZZICATO ANTHONY & WEBER BIANCA CLARA
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ALBUQUERQUE NM 87120-4360

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302 8th Street NW
Albuquerque, NM 87102

JAMES JOSHUA JERRY LEE & CATHERINE MARIE
9200 RED BUTTE PL NW

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

GARCIA JULIO C & EDITH CAROLINA
1616 MAMMOTH WAY NW
ALBUQUERQUE NM 87120-4360

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

PORTER RAMON CARL & KAREN LEANN
1608 MAMMOTH WAY NW
ALBUQUERQUE NM 87120-4360

Consensus Planning, Inc.
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STANFORD JOSHUA L & PERRY LESHEA K
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ALBUQUERQUE NM 87120-4361

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ORTIZ ANTONIO JESUS & GARCIA RACHAEL ESTER
1620 MAMMOTH WAY NW
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Consensus Planning, Inc.
302 8th Street NW
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MIRITELLO JESSE ANDREW
1628 MAMMOTH WAY NW
ALBUQUERQUE NM 87120-4360

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JOHNS CHRISTINE D & JOHNS SCOTT L
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HEDRICK ANDREA S & GETTYLEE
9631 STORM CLOUD AVE NW
ALBUQUERQUE NM 87120-4193

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

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PULTE HOMES
7601 JEFFERSON ST NE SUITE 320
ALBUQUERQUE NM 87109

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

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ZIP 87102
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PETROGLYPHS MANAGEMENT ASSOCIATION
INC ATTN: ASSOICATED ASSET MANAGEMENT
1600 W BRAODWAY RD SUITE 200
TEMPE AZ 85282-1134

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

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ZIP 87102
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DOOLEY DREW & LUCERO DEBRA
9615 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120-4193

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

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US POSTAGE IMI PITNEY BOWES
ZIP 87102
02 7H
0006057985
$ 000.97⁰
DEC 05 2024

KELLY SARA S
9505 STORM CLOUD AVE NW
ALBUQUERQUE NM 87120-4193

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

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US POSTAGE IMI PITNEY BOWES
ZIP 87102
02 7H
0006057985
$ 000.97⁰
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ALBUQUERQUE PUBLIC SCHOOLS
PO BOX 25704
ALBUQUERQUE NM 87125-0704

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

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US POSTAGE IMI PITNEY BOWES
ZIP 87102
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$ 000.97⁰
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RODRIGUEZ VALERIE S
9760 SUMMER SHOWER PL NW
ALBUQUERQUE NM 87120-4195

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

FIRST-CLASS
US POSTAGE IMI PITNEY BOWES
ZIP 87102
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$ 000.97⁰
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SARGENT VERA
1609 GALE CT NW
ALBUQUERQUE NM 87120-4192

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

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ZIP 87102
02 7H
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QIN SICHUN & YANG LIPING
9774 SUMMER SHOWER PL NW
ALBUQUERQUE NM 87120-4195

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

FIRST-CLASS
US POSTAGE PITNEY BOWES
ZIP 87102
02 7H
0006057985
$ 000.97⁰
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DAWES JEANNE R TRUSTEE DAWES LVT
9764 SUMMER SHOWER PL NW
ALBUQUERQUE NM 87120-4195

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

FIRST-CLASS
US POSTAGE PITNEY BOWES
ZIP 87102
02 7H
0006057985
$ 000.97⁰
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MARQUEZ ISAAC R & MARISSA D
1616 GALE CT NW
ALBUQUERQUE NM 87120-4192

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

FIRST-CLASS
US POSTAGE PITNEY BOWES
ZIP 87102
02 7H
0006057985
$ 000.97⁰
DEC 05 2024

WILLIAMS ANDRE & KARINA L
9112 RED BUTTE PL NW
ALBUQUERQUE NM 87120-6285

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

FIRST-CLASS
US POSTAGE PITNEY BOWES
ZIP 87102
02 7H
0006057985
$ 000.97⁰
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KENNEDY MICHAEL B & DEBRA L
9627 STORMCLOUD AVE NW
ALBUQUERQUE NM 87120

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

FIRST-CLASS
US POSTAGE PITNEY BOWES
ZIP 87102
02 7H
0006057985
$ 000.97⁰
DEC 05 2024

CERAMI JEANETTE MARIE & DAWSON
BENJAMIN WADE
9100 RED BUTTE PL NW
ALBUQUERQUE NM 87120-6285

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

FIRST-CLASS
US POSTAGE PITNEY BOWES
ZIP 87102
02 7H
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$ 000.97⁰
DEC 05 2024

SCHUSTER EVAN
7408 PAWNEE CREEK TRL NE
ALBUQUERQUE NM 87113-1336

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

FIRST-CLASS
US POSTAGE PITNEY BOWES
ZIP 87102
02 7H
0006057985
$ 000.97⁰
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ESTATES AT MIREHAVEN COMMUNITY
ASSOCIATION INC
9100 DEL WEBB LN NW
ALBUQUERQUE NM 87120-7426

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

FIRST-CLASS
US POSTAGE PITNEY BOWES
ZIP 87102
02 7H
0006057985
$ 000.97⁰
DEC 05 2024

PETROGLYPHS MANAGEMENT ASSOCIATION
INC ATTN: ASSOCIATED ASSET MANAGEMENT
1600 W BROADWAY RD SUITE 200
TEMPE AZ 85282-1134

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

FIRST-CLASS
US POSTAGE PITNEY BOWES
ZIP 87102
02 7H
0006057985
$ 000.97⁰
DEC 05 2024

MONTANO TOM R
1623 RAIN PL NW
ALBUQUERQUE NM 87120

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

FIRST-CLASS
US POSTAGE PITNEY BOWES
ZIP 87102
02 7H
0006057985
$ 000.97⁰
DEC 05 2024

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

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

FIRST-CLASS
US POSTAGE PITNEY BOWES
ZIP 87102
02 7H
0006057985
$ 000.97⁰
DEC 05 2024

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

Outlook

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 Bohannan 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

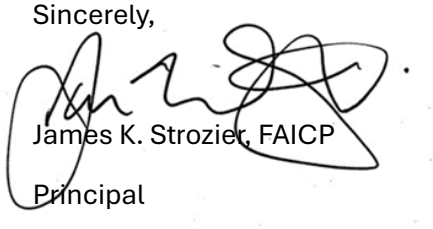
Dear Del Webb Mirehaven NA, Tres Volacanes NA, and the Westside Coalition of Neighborhood Associations:

This letter is notification that Consensus Planning and Bohannan 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.

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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

Outlook

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, or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. https://www.cabq.gov/planning/urban-design-development/public-notice.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/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

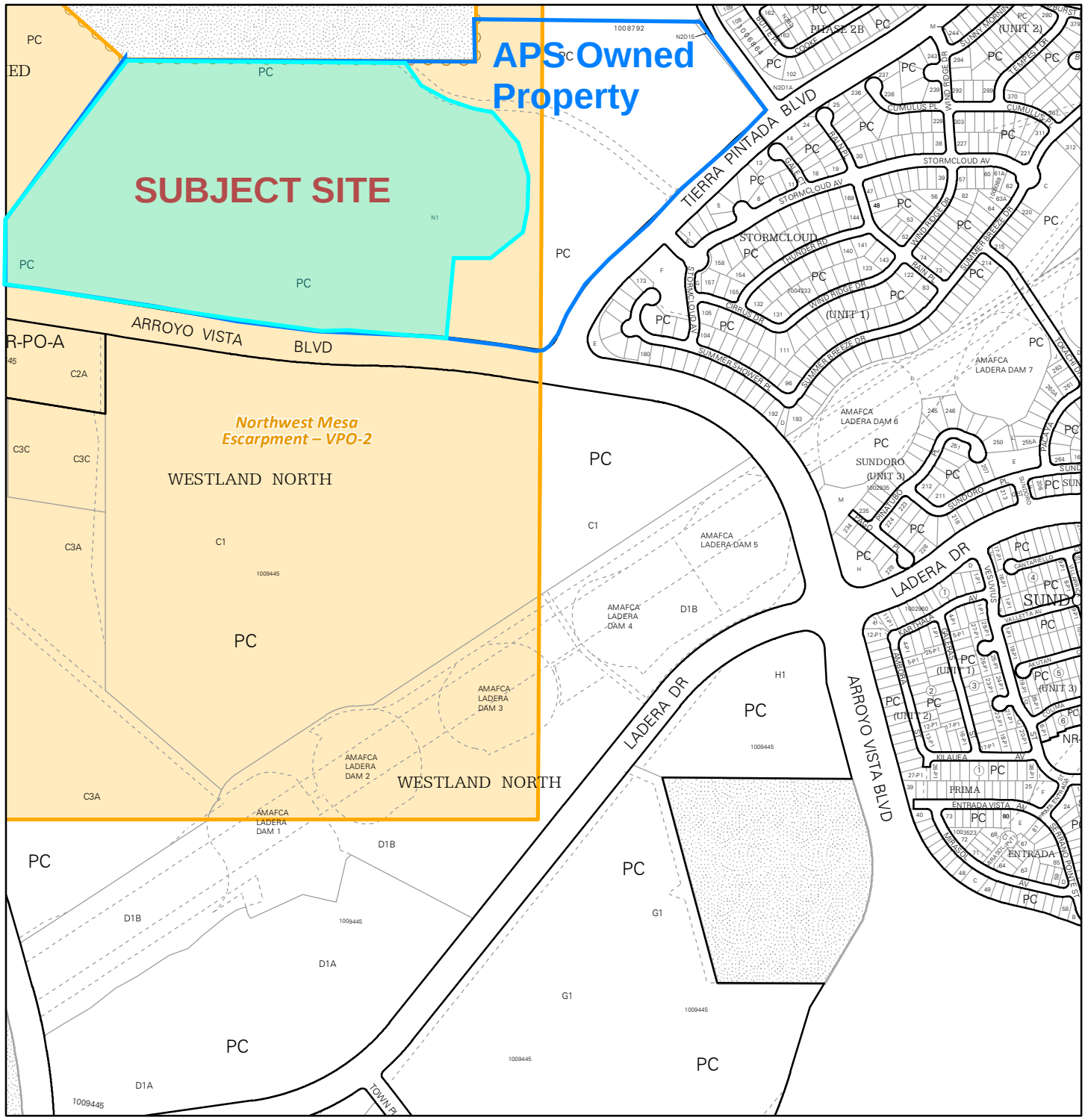
If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:
https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%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



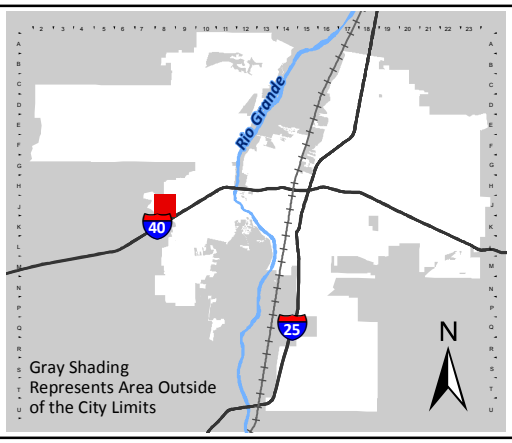
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas May 2018

Albuquerque Geographic Information System

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

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)**[1] 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.[2]

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.[3]

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[4]
- ☐ Conditional Use Approval
- ☐ Demolition Outside of an HPO[5]
- ☐ Expansion of Nonconforming Use or Structure
- ☐ Historic Design Standards and Guidelines
- ☐ Master Development Plan
- ☑ Subdivision (Major)

[1] See IDO Table 6-1-1 for notice requirements.
[2] 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.
[3] If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.
[4] Required for applications that meet thresholds established in IDO §14-16-6-4(B)(1)(b).
[5] 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.]

- [x] Site Plan - EPC
- [ ] Vacation of Public Right-of-way – Council
- [ ] Vacation of Public Right-of-way – DHO
- [x] Variance – EPC
- [ ] Variance – ZHE
- [ ] Variance – DHO
- [x] 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[6]*:
Development of single-family detached housing on the "surplus" APS property

5. This type of application will be decided by*: ☐ 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*[7]:

   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)*[8] J-8
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

[6] 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.

[7] Address (mailing or email), phone number, or website to be provided by the applicant.

[8] 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[9]:

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

[9] Available here: https://tinyurl.com/idozoningmap

ONE ALBUQUERQUE planning

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.

Outlook

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 (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)

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

Outlook

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 (t0m2pat@yahoo.com)

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
Del Webb Mirehaven NA	dwmnanm@gmail.com	Alison	Dabney	adabneymmxix@gmail.com	2232 Cebolla Creek Way NW
Tres Volcanes NA	info@tresvolcanesna.org	Thomas	Borst	t0m2pat@yahoo.com	1908 Selway Place NW
Tres Volcanes NA	info@tresvolcanesna.org	Rick	Gallagher	randm196@gmail.com	8401 Casa Gris Court NW
Westside Coalition of Neighborhood Associations		Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW
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, 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.

Outlook

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, or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. https://www.cabq.gov/planning/urban-design-development/public-notice.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/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,

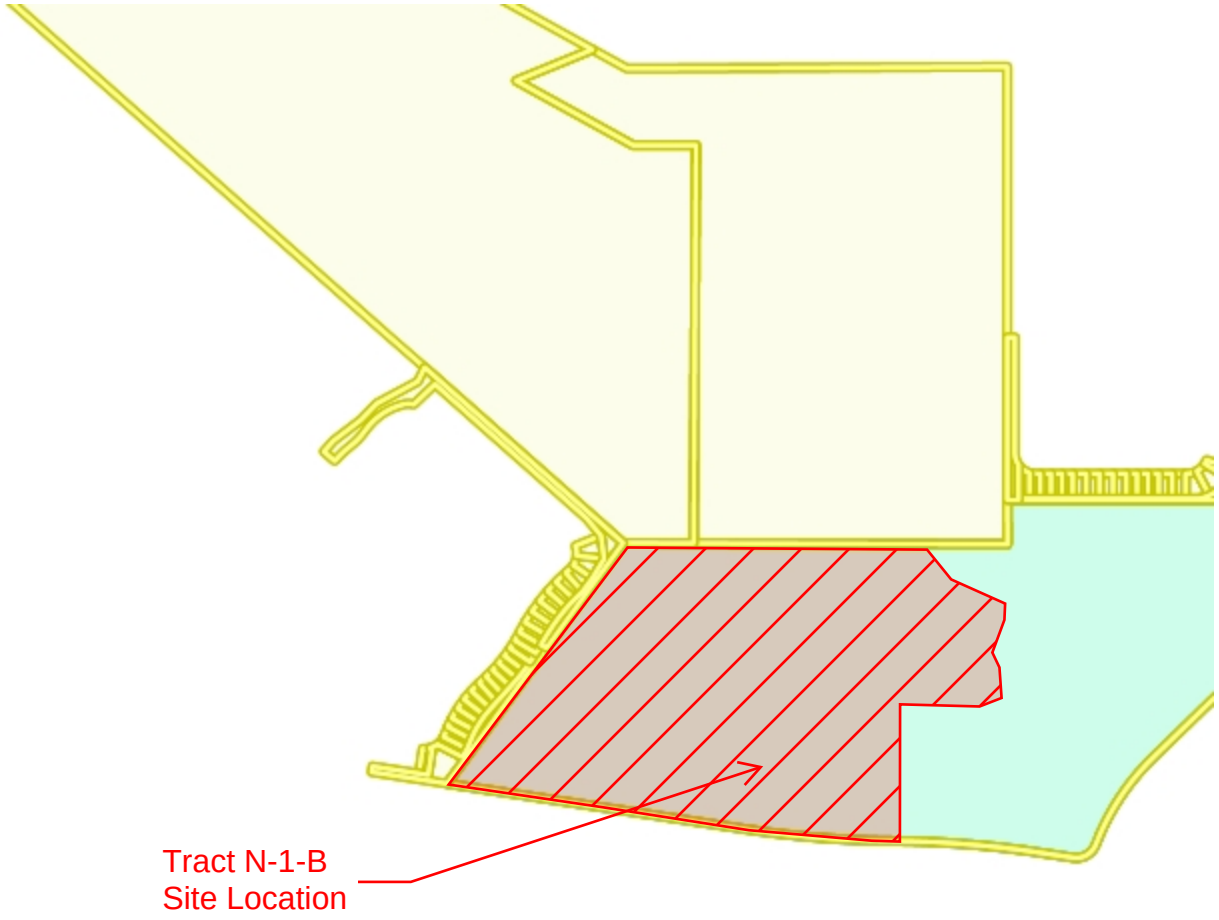
Suzie

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

BUFFER MAP AND LIST OF PROPERTY OWNERS WITHIN 100 FT

City of Albuquerque



Legend

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.[1]
- ☑ 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]* Bohannan Huston, Inc.
4. Application Type(s)[2]* 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[3]*:
   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)

[1] 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.
[2] 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.
[3] 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*[4]: 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 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)*[5] H-08-Z, J-07-Z, and H-08-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*:

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

[4] Physical address or Zoom link

[5] Available online here: http://data.cabq.gov/business/zoneatlas

[6] 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[7]:

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 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

[7] Available here: https://tinyurl.com/idozoningmap

ONE ALBUQUERQUE planning

Language Access Notice:

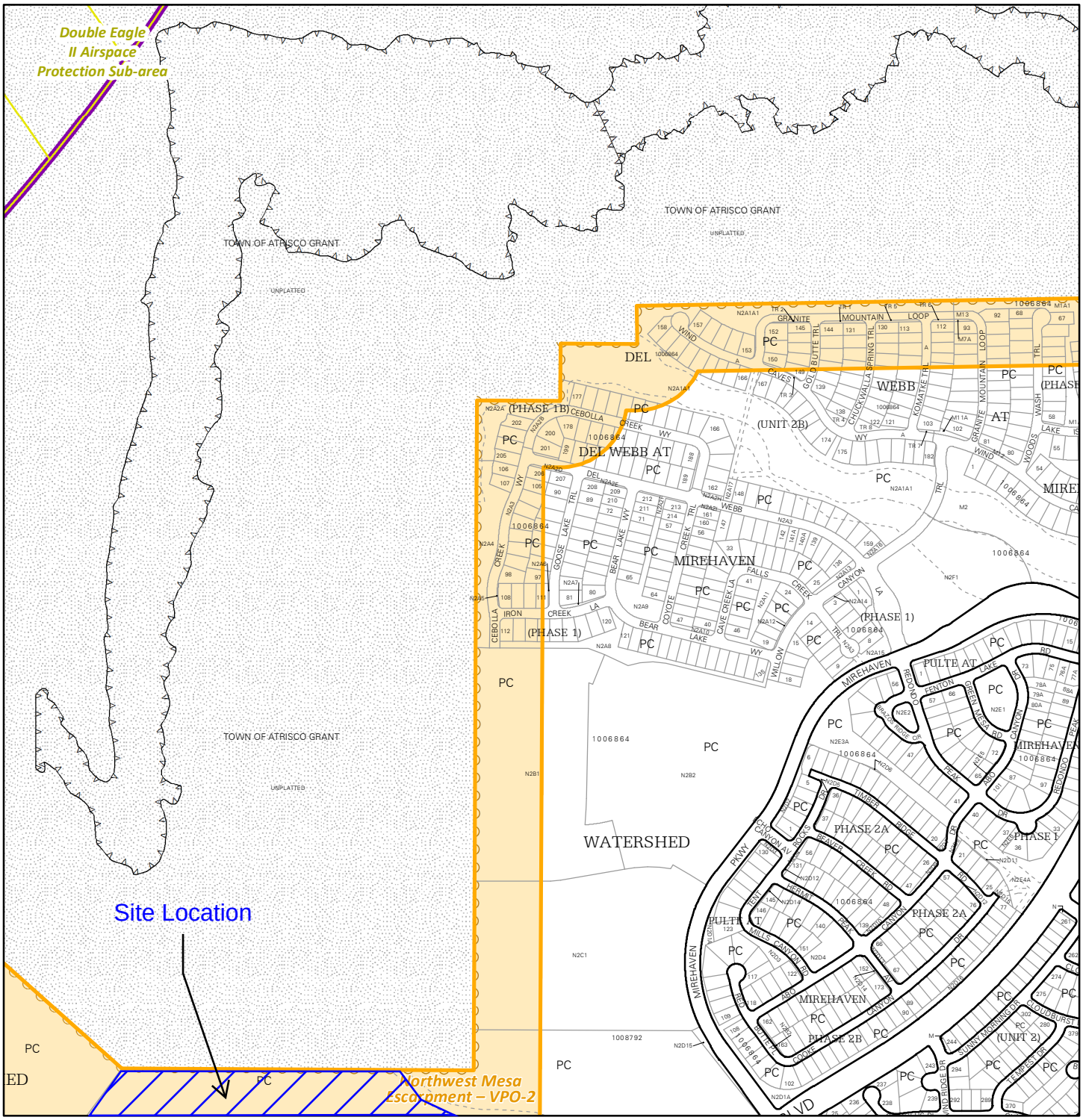
We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

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.



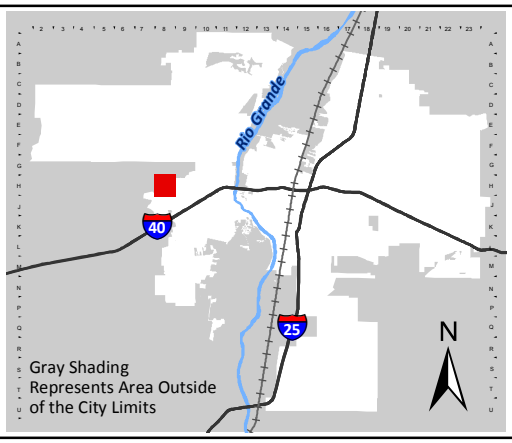
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

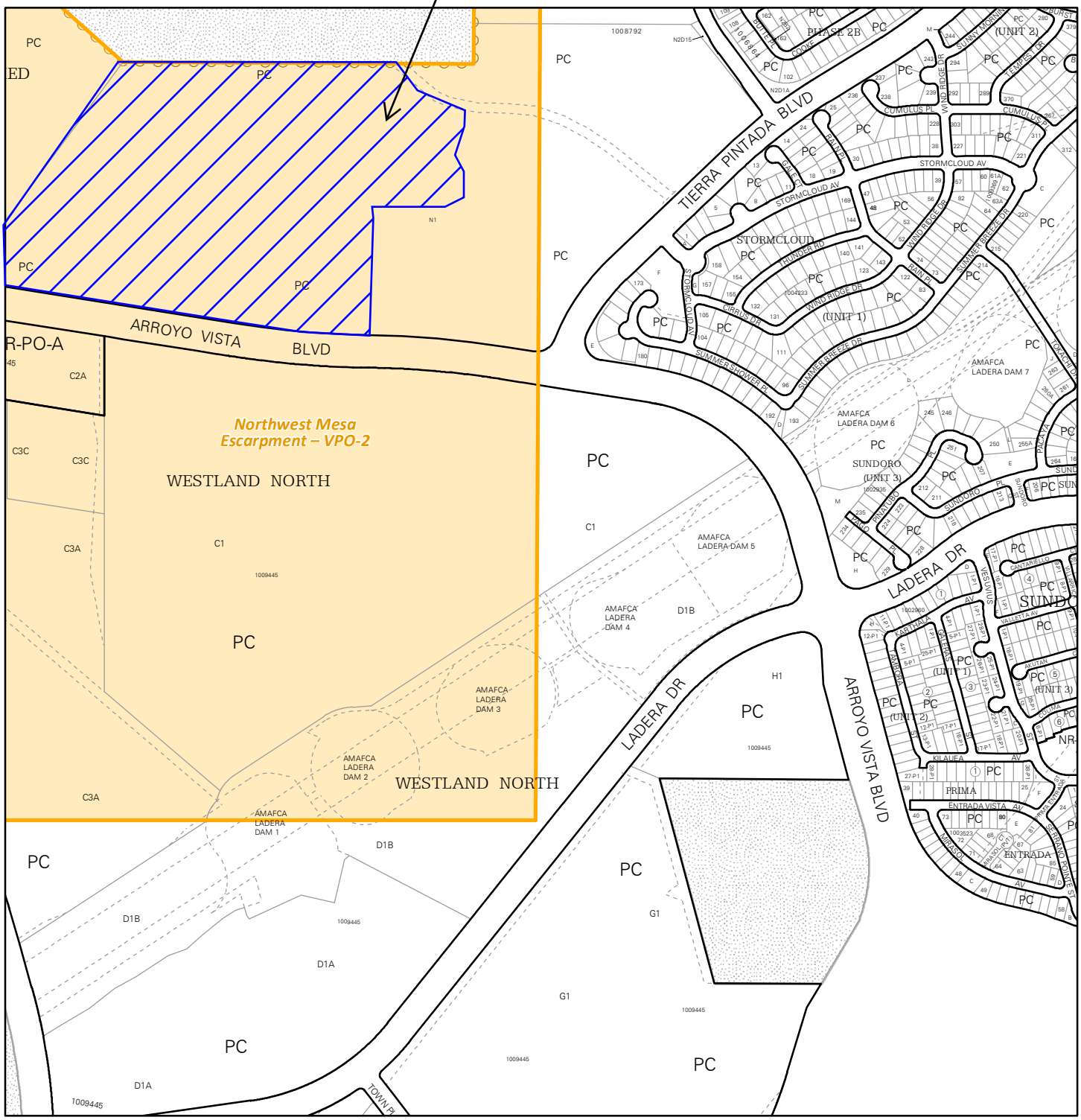


Zone Atlas Page:

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

Feet: 0 250 500 1,000



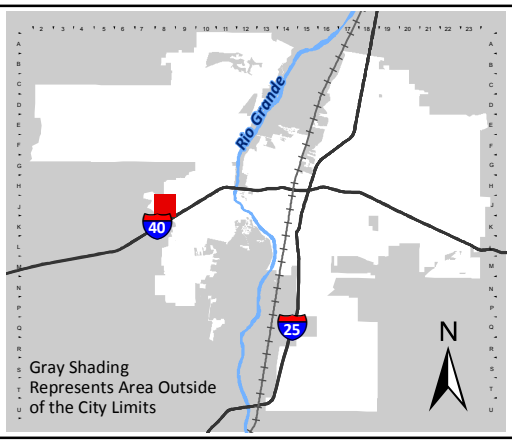
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

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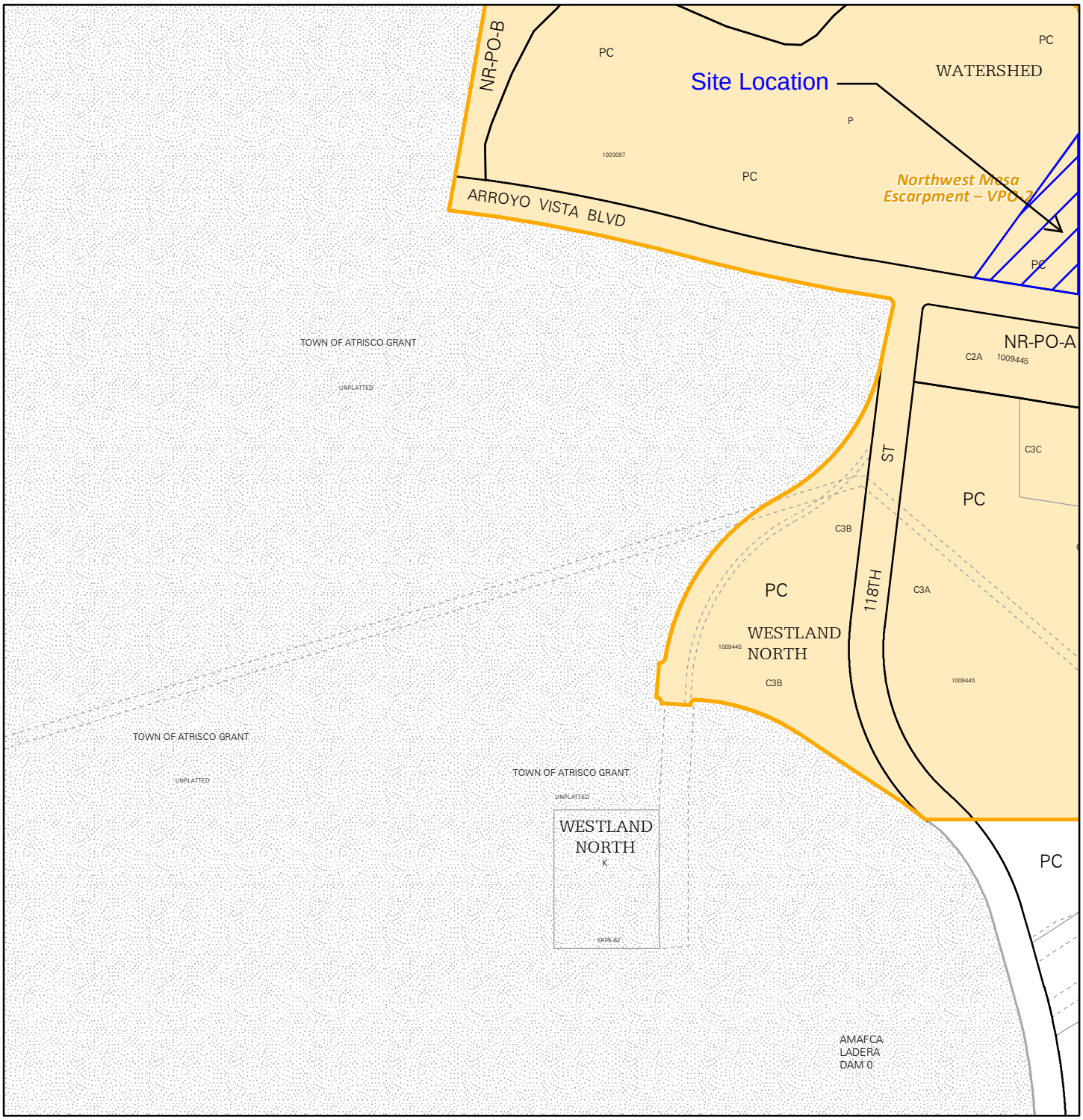
Zone Atlas Page:

J-08-Z

- Easement
- Escarpment
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- Areas Outside of City Limits
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- View Protection Overlay (VPO) Zone

Feet

0 250 500 1,000



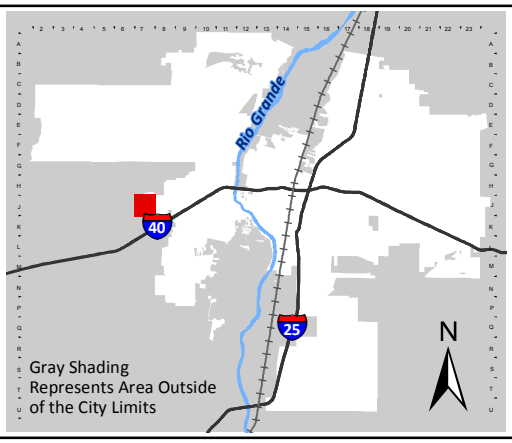
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

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

Feet

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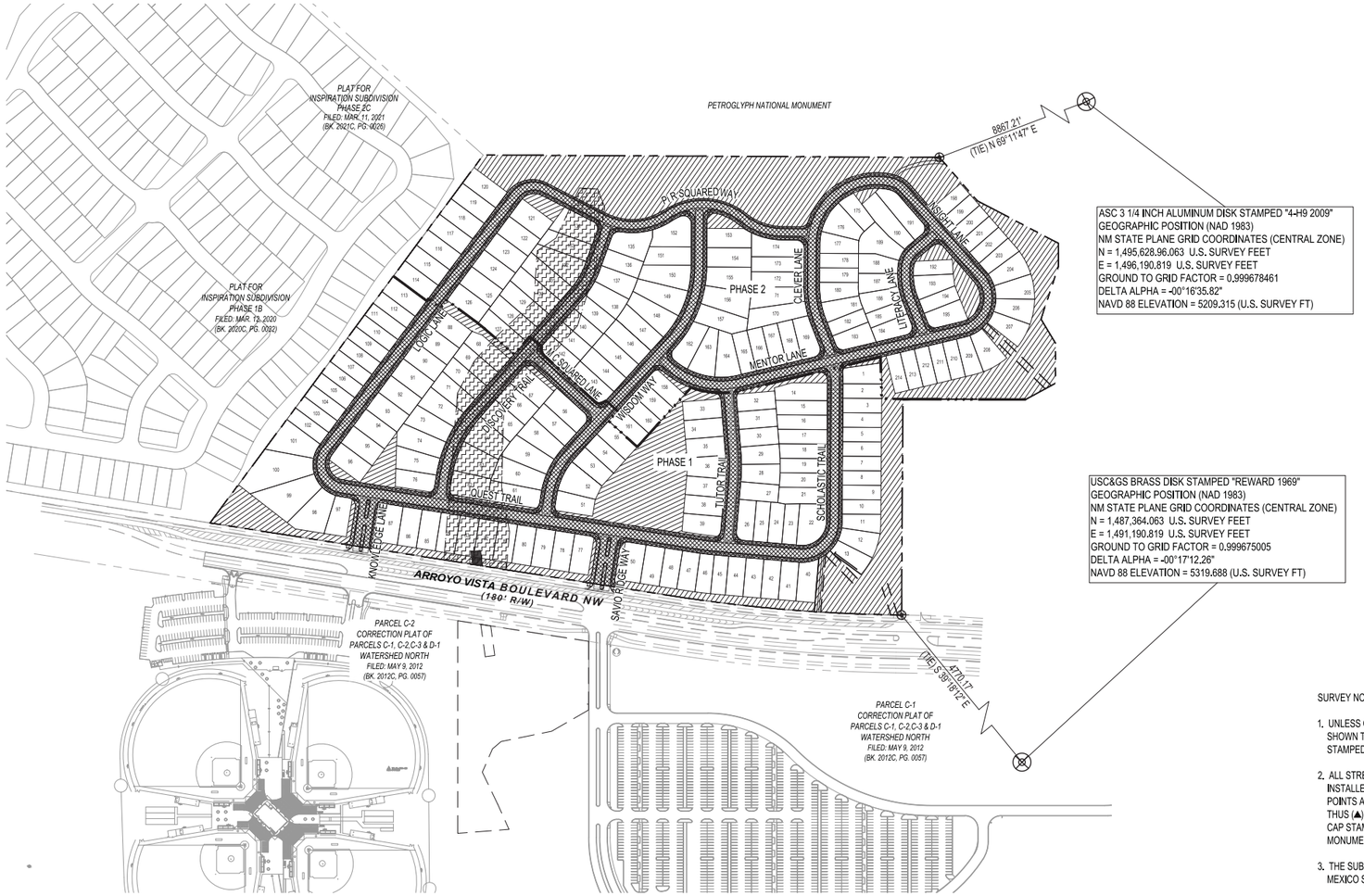
NOT TO SCALE - 11 X 17 VERSION

PRELIMINARY PLAT
SAVIO RIDGE SUBDIVISION

(REPLAT OF TRACT N-1-A & N-1-B WATERSHED SUBDIVISION)

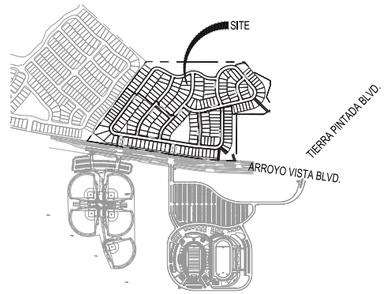
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

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)



VICINITY MAP (ZONE ATLAS J-07-Z, J-08-Z)
NOT TO SCALE

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

N

200 100 0 200
1"=200'

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.

DRAFT

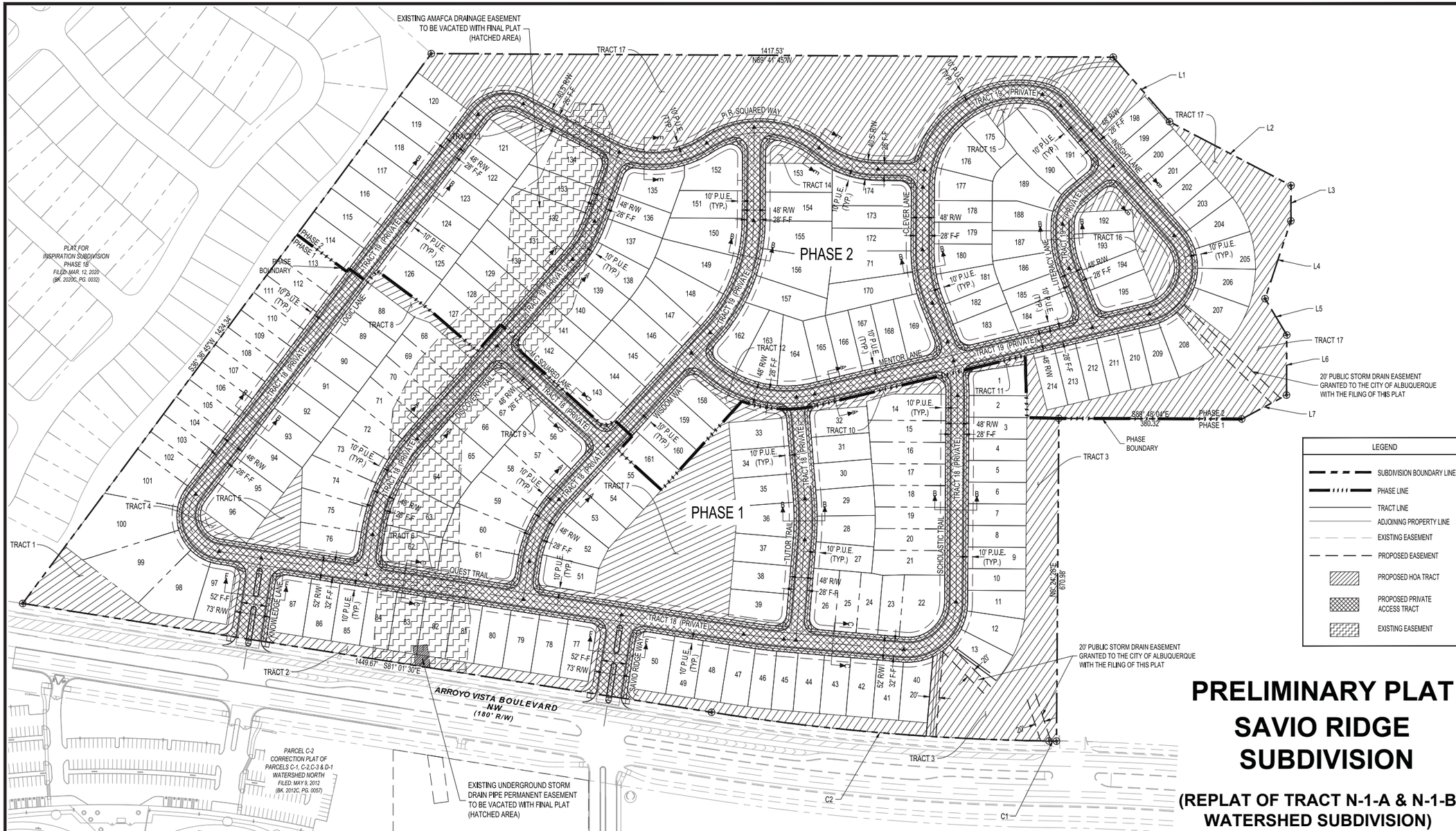
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Bohannan Huston
www.bhinc.com 800.877.5332

FOR INFORMATION PURPOSES ONLY

NOT TO SCALE - 11 X 17 VERSION

NOT TO SCALE - 11 X 17 VERSION



Line Table		
Line #	Length	Direction
L1	178.034	N41° 04' 53.29"W
L2	285.296	N62° 16' 52.87"W
L3	73.572	N00° 18' 22.71"E
L4	170.243	N18° 20' 55.95"E
L5	88.137	N30° 46' 03.55"W
L6	124.695	N00° 18' 22.71"E
L7	105.431	N61° 49' 01.12"E

CURVE TABLE				
ID	RADIUS	ARC	DELTA	TANGENT
C1	5090.00'	15.49'	0° 10' 28"	7.74'
C2	4922.00'	704.68'	8° 12' 11"	352.94'

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

DRAFT

N

100 50 0 100
1"=100'

Bohannan Huston
www.bhinc.com 800.877.5332

SHEET 2 of 3

Tue, 4-Mar-2025 - 10:04 am, Plotted by: AROMERO
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NOT TO SCALE - 11 X 17 VERSION

FOR INFORMATION PURPOSES ONLY

NOT TO SCALE - 11 X 17 VERSION

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: 45'x120'
   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'

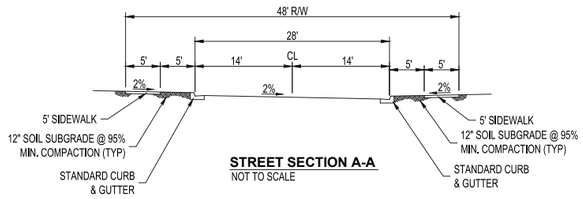
6. PROPOSED SOLAR ACCESS PROVISIONS.
   SHALL BE IN ACCORDANCE WITH INTEGRATED DEVELOPMENT ORDINANCE 14-16-5-10.

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.

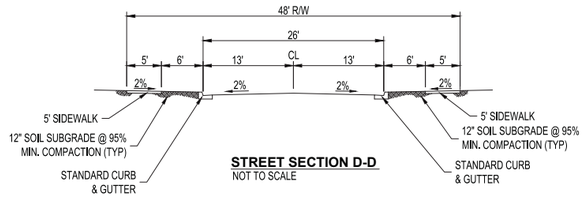
8. TRACT '1' THROUGH TRACT '19' TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

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

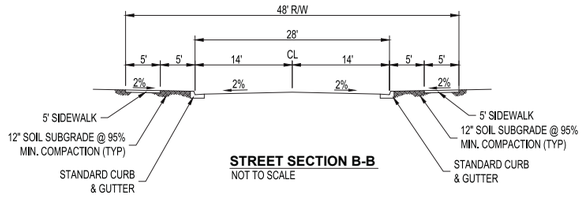
11. RELOCATED SANITARY SEWER CAPACITY SHALL BE EQUAL TO OR EXCEED EXISTING CAPACITY.



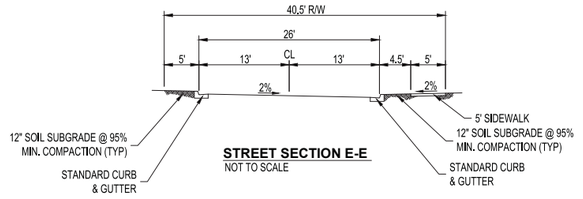
STREET SECTION A-A
NOT TO SCALE



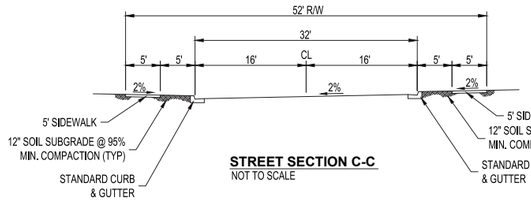
STREET SECTION D-D
NOT TO SCALE



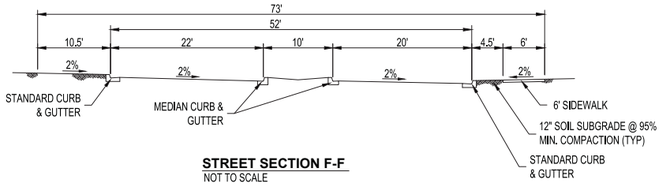
STREET SECTION B-B
NOT TO SCALE



STREET SECTION E-E
NOT TO SCALE



STREET SECTION C-C
NOT TO SCALE



STREET SECTION F-F
NOT TO SCALE

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 _____

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.

DRAFT

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

Bohannan Huston
www.bhinc.com 800.877.5332

Tue, 4-Mar-2025 - 10:04:am, Plotted by: AROMERO
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NOT TO SCALE - 11 X 17 VERSION

FOR INFORMATION PURPOSES ONLY

NOTIFICATION FORMS FOR NEIGHBORHOOD ASSOCIATIONS

November 13, 2024

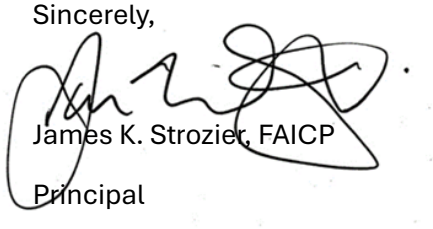
Dear Del Webb Mirehaven NA, Tres Volacanes NA, and the Westside Coalition of Neighborhood Associations:

This letter is notification that Consensus Planning and Bohannan 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

Outlook

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, or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. https://www.cabq.gov/planning/urban-design-development/public-notice.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/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

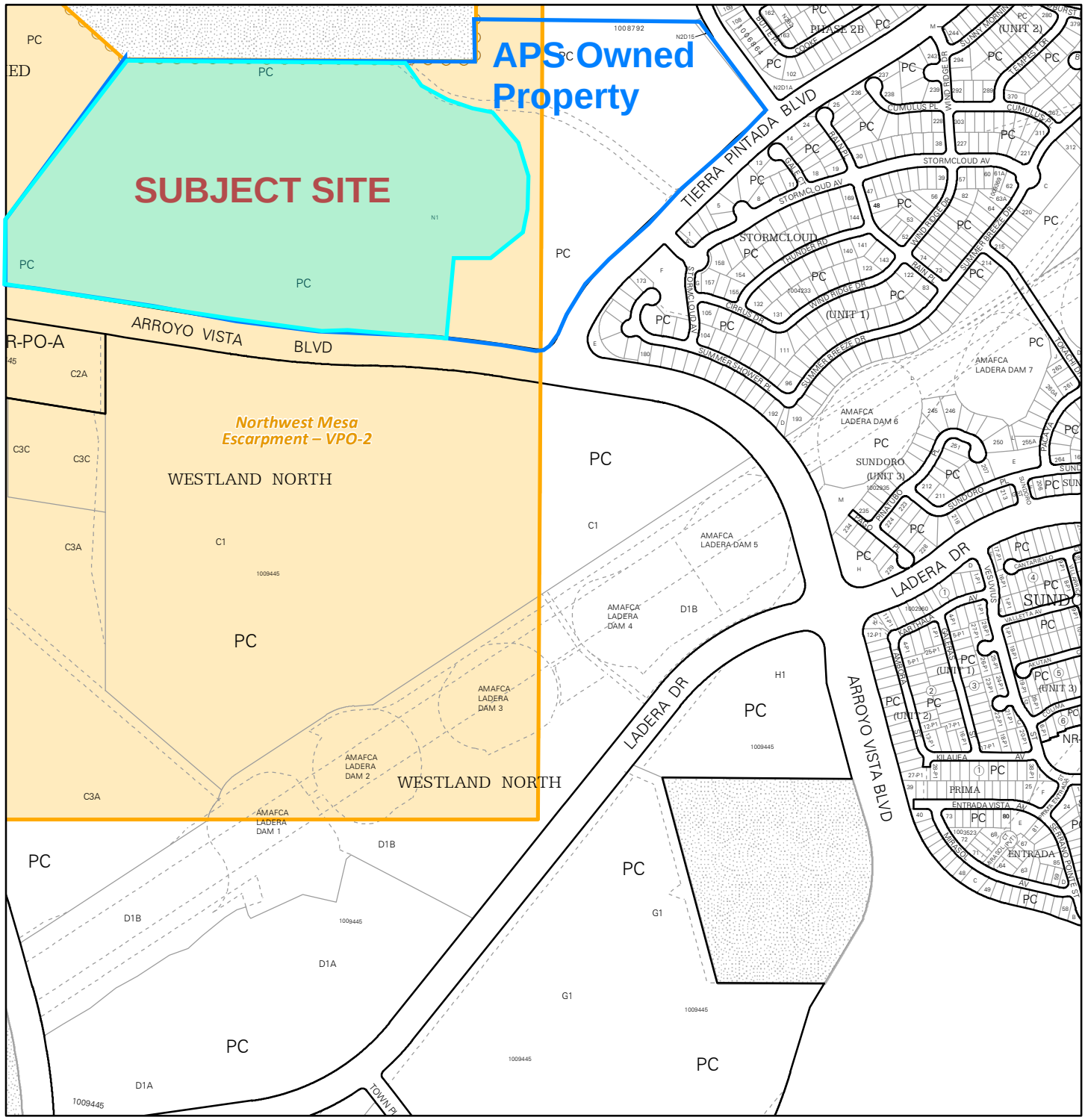
If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:
https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%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



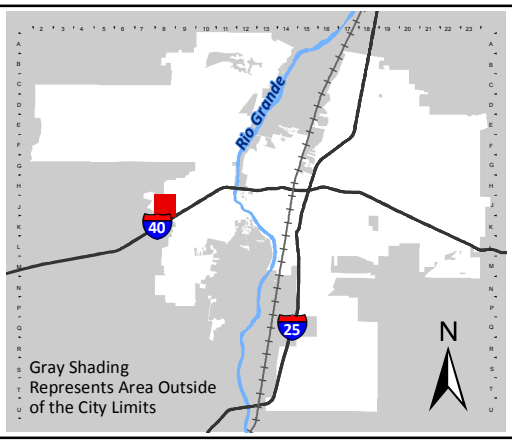
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas May 2018

Albuquerque Geographic Information System

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

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)**[1] 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.[2]

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.[3]

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[4]
- ☐ Conditional Use Approval
- ☐ Demolition Outside of an HPO[5]
- ☐ Expansion of Nonconforming Use or Structure
- ☐ Historic Design Standards and Guidelines
- ☐ Master Development Plan
- ☑ Subdivision (Major)

[1] See IDO Table 6-1-1 for notice requirements.
[2] 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.
[3] If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.
[4] Required for applications that meet thresholds established in IDO §14-16-6-4(B)(1)(b).
[5] 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.]

- [x] Site Plan - EPC
- [ ] Vacation of Public Right-of-way – Council
- [ ] Vacation of Public Right-of-way – DHO
- [x] Variance – EPC
- [ ] Variance – ZHE
- [ ] Variance – DHO
- [x] 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[6]*:
Development of single-family detached housing on the "surplus" APS property

5. This type of application will be decided by*: ☐ 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*[7]:

   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)*[8] J-8
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

[6] 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.

[7] Address (mailing or email), phone number, or website to be provided by the applicant.

[8] 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[9]:

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

[9] Available here: https://tinyurl.com/idozoningmap

ONE ALBUQUERQUE planning

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.

Outlook

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 ;

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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)

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

Outlook

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 ;

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t0m2pat@yahoo.com (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

Outlook

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 Bohannan 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

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SHANNON TRUSTEES FRANK M BACON RVT
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TRUSTEES JOHNSON LVT
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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 RICHARD K & SHIRLEY C TRUSTEES
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FRASER LESLIE S & HOHL ELIZABETH
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BHAKTA RAKESHKUMAR & HARILAL-BHAKTA ANJANA
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SMART EMILY L
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MOZZICATO ANTHONY & WEBER BIANCA CLARA
1604 MAMMOTH WAY NW
ALBUQUERQUE NM 87120-4360

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302 8th Street NW
Albuquerque, NM 87102

JAMES JOSHUA JERRY LEE & CATHERINE MARIE
9200 RED BUTTE PL NW

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

GARCIA JULIO C & EDITH CAROLINA
1616 MAMMOTH WAY NW
ALBUQUERQUE NM 87120-4360

Consensus Planning, Inc.
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PORTER RAMON CARL & KAREN LEANN
1608 MAMMOTH WAY NW
ALBUQUERQUE NM 87120-4360

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STANFORD JOSHUA L & PERRY LESHEA K
1700 MAMMOTH WAY NW
ALBUQUERQUE NM 87120-4361

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

ORTIZ ANTONIO JESUS & GARCIA RACHAEL ESTER
1620 MAMMOTH WAY NW
ALBUQUERQUE NM 87120-4360

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

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

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302 8th Street NW
Albuquerque, NM 87102

JOHNS CHRISTINE D & JOHNS SCOTT L
9216 COUGAR CREEK LN NW
ALBUQUERQUE NM 87120-7453

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

GILES ERIC & VERONICA
1712 MAMMOTH WAY NW
ALBUQUERQUE NM 87120-4361

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Albuquerque, NM 87102

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

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302 8th Street NW
Albuquerque, NM 87102

ROGERS ANTRONE D & SHONESHA L
9120 RED BUTTE PL NW
ALBUQUERQUE NM 87120-6285

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CASANOVA JORGE & BELINDA
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HEDRICK ANDREA S & GETTYLEE
9631 STORM CLOUD AVE NW
ALBUQUERQUE NM 87120-4193

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7601 JEFFERSON ST NE SUITE 320
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PETROGLYPHS MANAGEMENT ASSOCIATION
INC ATTN: ASSOICATED ASSET MANAGEMENT
1600 W BRAODWAY RD SUITE 200
TEMPE AZ 85282-1134

Consensus Planning, Inc.
302 8th Street NW
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DOOLEY DREW & LUCERO DEBRA
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KELLY SARA S
9505 STORM CLOUD AVE NW
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ALBUQUERQUE PUBLIC SCHOOLS
PO BOX 25704
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RODRIGUEZ VALERIE S
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BENJAMIN WADE
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PETROGLYPHS MANAGEMENT ASSOCIATION
INC ATTN: ASSOCIATED ASSET MANAGEMENT
1600 W BROADWAY RD SUITE 200
TEMPE AZ 85282-1134

Consensus Planning, Inc.
302 8th Street NW
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