

Sergio Lozoya

From: Donna Sandoval
Sent: Monday, July 21, 2025 9:27 AM
To: Sergio Lozoya
Subject: FW: 301 EUBANK BLVD SE _ Public Notice Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_L-20-Z.pdf

Donna Sandoval



From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Monday, July 21, 2025 9:26 AM
To: Donna Sandoval <DSandoval@tierrawestllc.com>
Subject: 301 EUBANK BLVD SE _ Public Notice Inquiry Sheet Submission

Dear Applicant:

As of July 21, 2025 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that 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.

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

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

Sent: Friday, July 18, 2025 8:11 AM

To: Office of Neighborhood Coordination <dsandoval@tierrawestllc.com>

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

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Hearing Officer

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

Applicant Information

Contact Name

Donna Sandoval

Telephone Number

5058583100

Email Address

dsandoval@tierrawestllc.com

Company Name

Tierra West, LLC

Company Address

5571 Midway Park Place NE

City

Albuquerque

State

NM

ZIP

87109

Subject Site Information

Legal description of the subject site for this project:

37 TRACT A SKYLINE HEIGHTS SUBD

Physical address of subject site:

301 EUBANK BLVD SE ALBUQUERQUE NM 87123

Subject site cross streets:

Between Acoma RD SE & Bell Ave SE

Other subject site identifiers:

This site is located on the following zone atlas page:

L-20-Z

Link for map

Captcha

Owner Name	Owner Address	Site Address	UPC
COSTCO WHOLESALE CORP PROPERTY TAX DEPT 667	999 LAKE DR ISSAQUAH WA 98027-8990	500 EUBANK BLVD SE ALBUQUERQUE NM 87123	102105606037420201
TRUMBULL DEVELOPMENT LLC	501 EUBANK BLVD SE ALBUQUERQUE NM 87123-3332	10200 BELL AVE SE ALBUQUERQUE NM 87123	102005649940010720
TRUMBULL DEVELOPMENT LLC	501 EUBANK BLVD SE ALBUQUERQUE NM 87123-3332	10200 BELL AVE SE ALBUQUERQUE NM 87123	102005650439910719
RPC STORAGE 13 PORTFOLIO LLC C/O COFORGE BPS	2727 LBJ FWY SUITE 806 DALLAS TX 75234-7334	201 EUBANK BLVD SE ALBUQUERQUE NM 87123	102005650546011315
STEWART STEVEN D & DEBBIE L & STEWART ALFRED M & JAUYANELL	305 CONCHAS ST SE ALBUQUERQUE NM 87123-3325	10200 ACOMA RD SE ALBUQUERQUE NM 87123	102005649342511008
GELTMORE & GOYIM LLC	PO BOX 7459 ALBUQUERQUE NM 87194-7459	301 EUBANK BLVD SE ALBUQUERQUE NM 87123	102005652142511015
MACCIOLA FRANK & DOMENICA M CO TR MACCIOLA TRUST ATTN: CHICK-FIL-A INC	5200 BUFFINGTON RD ATLANTA GA 30349-2998	210 EUBANK BLVD SE ALBUQUERQUE NM 87123	102105601945720241
HD DEVELOPMENT OF MARYLAND INC C/O PROPERTY TAX DEPT NO 3501	PO BOX 105842 ATLANTA GA 30348-5842	200 EUBANK BLVD SE ALBUQUERQUE NM 87123	102105605344520240
GLAD LLC	2 MOCCASIN TRL SANDIA PARK NM 87047-9394	401 EUBANK BLVD SE ALBUQUERQUE NM 87123	102005652738010712
CITY OF ALBUQUERQUE	PO BOX 1293 ALBUQUERQUE NM 87103	ALBUQUERQUE NM 87123	102105600842820256
BELL CAPITAL LLC	4700 MONTGOMERY BLVD NE ALBUQUERQUE NM 871	200 EUBANK BLVD SE ALBUQUERQUE NM 87123	102105601742420255

Description

UPC: 102005652142511015

Owner: GELTMORE & GOYIM LLC

Owner Address: PO BOX 7459 ALBUQUERQUE NM 87194-7459

Situs Address: 301 EUBANK BLVD SE ALBUQUERQUE NM 87123

Legal Description: 37 TRACT A SKYLINE HEIGHTS SUBD

Acres: 1.5806

Tax Year: 2025

Details

UPC

102005652142511015

Owner

GELTMORE & GOYIM LLC

Owner Address

PO BOX 7459

Owner Address 2

ALBUQUERQUE NM 87194-7459

SITUS Address

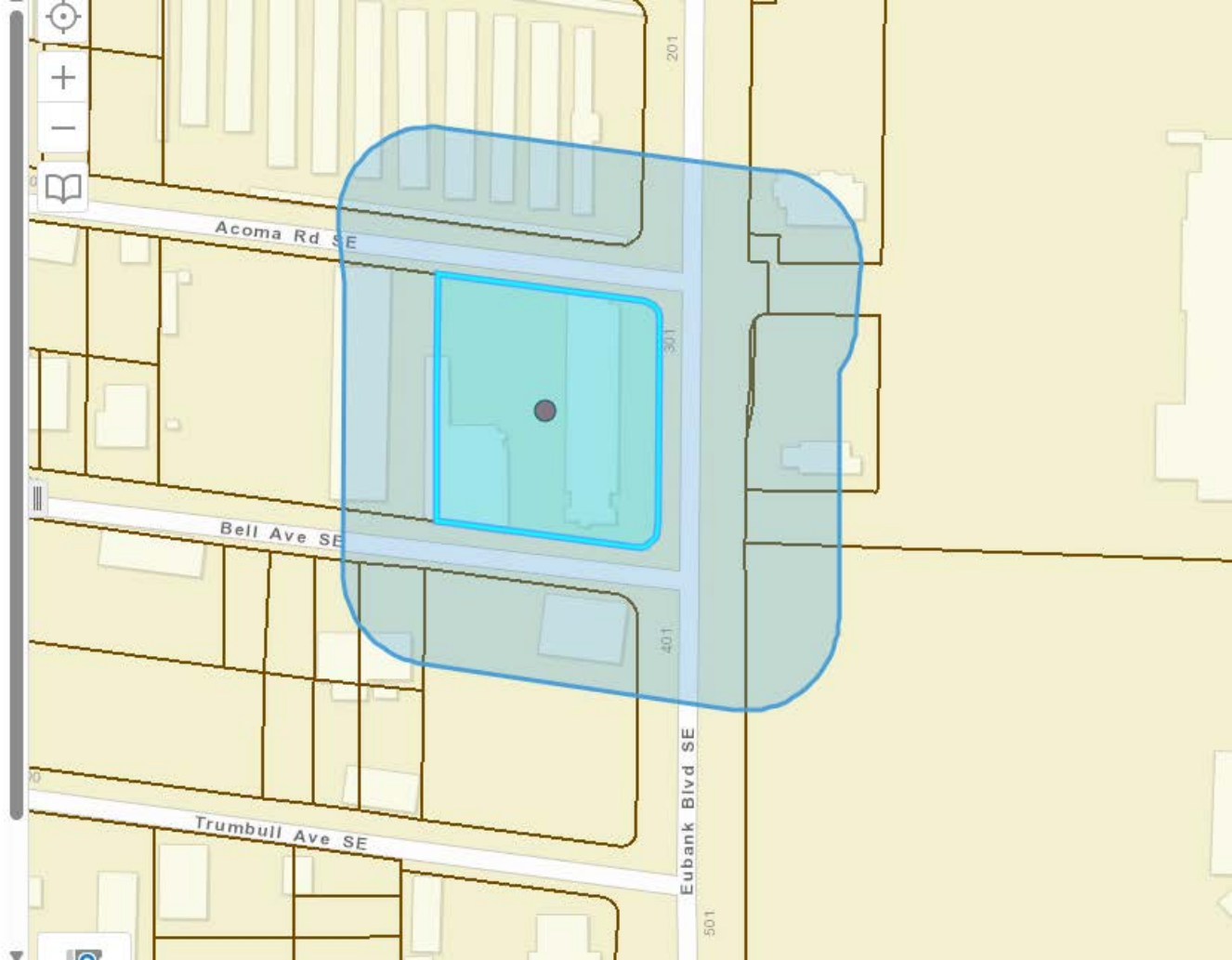
301 EUBANK BLVD SE

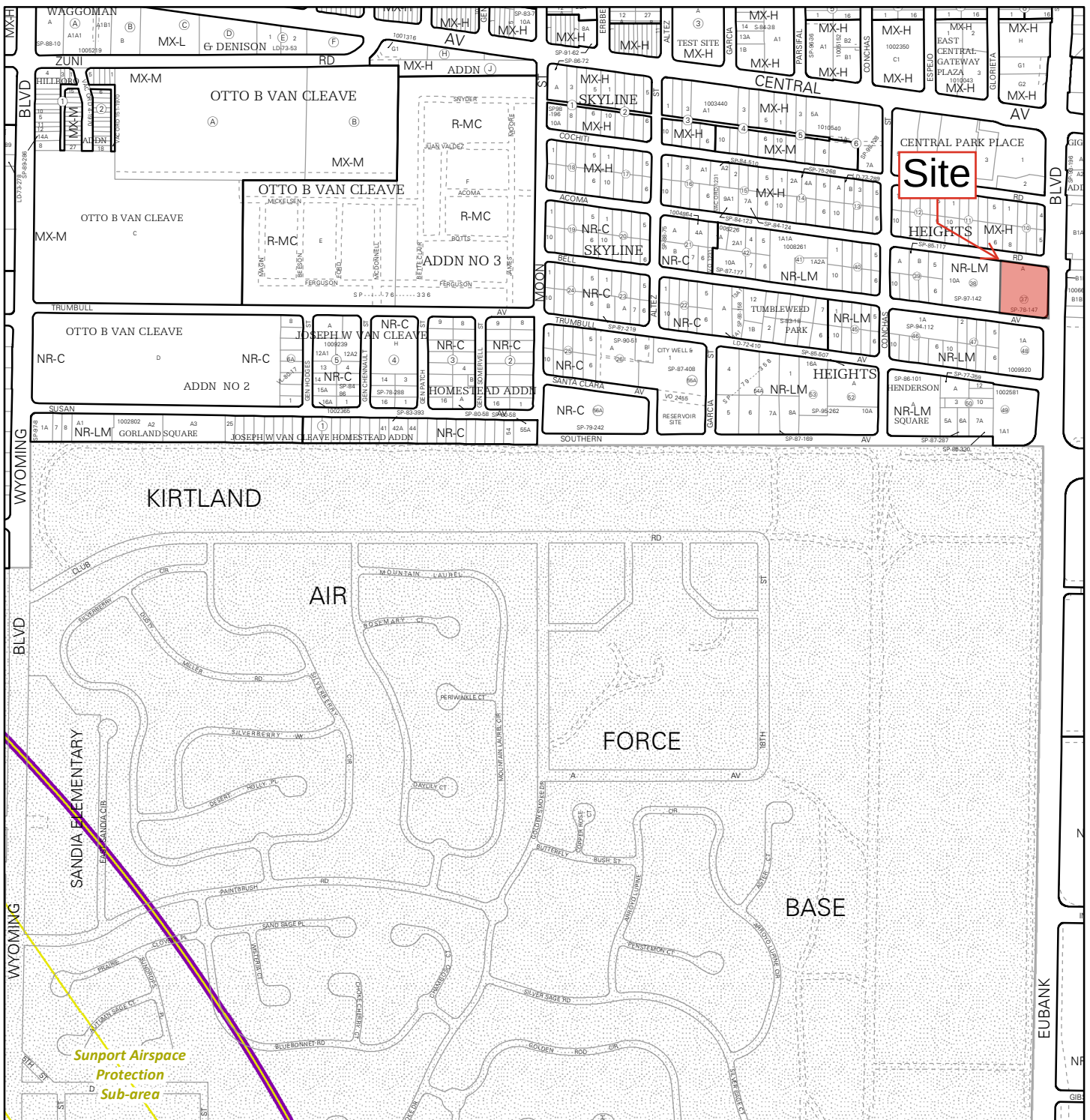
SITUSADD2

ALBUQUERQUE NM 87123

Legal Description

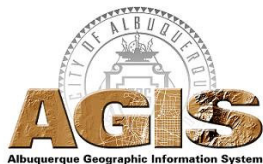
37 TRACT A SKYLINE HEIGHTS SUBD



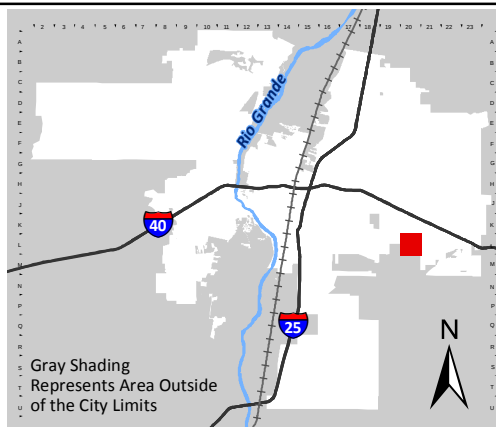


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
L-20-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.]

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

Date of Notice*: 7/30/25

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* 301 Eubank Blvd SE
Location Description On Eubank Blvd Se between Acoma Rd and Bell Ave
2. Property Owner* GELTMORE & GOYIM LLC
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application Type(s)²* per IDO Table 6-1-1
 - ☐ Site Plan – EPC
 - ☒ Subdivision Major (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/request³*:

Subdivision Major. Subdividing an existing lot into two lots and associated infrastructure.

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*: August 27th, 2025 - 9:00AM

Location*: Use link below for zoom link or contact slozoya@tierrawestllc.com

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: Sergio Lozoya

Email: slozoya@tierrawestllc.com

Phone: 505-858-3100



Attachments:



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



Others: Proposed 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 L-20-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*:

None

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:

Pre-submittal meeting not required

[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 Map⁷:

- 1. Area of Property [typically in acres] 1.5806
 - 2. IDO Zone District NR-LM
 - 3. Overlay Zone(s) [if applicable] N/A
 - 4. Center or Corridor Area [if applicable] N/A
 - Current Land Use(s) [vacant, if none] Vacant
-

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

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.

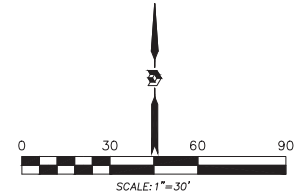
Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

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.

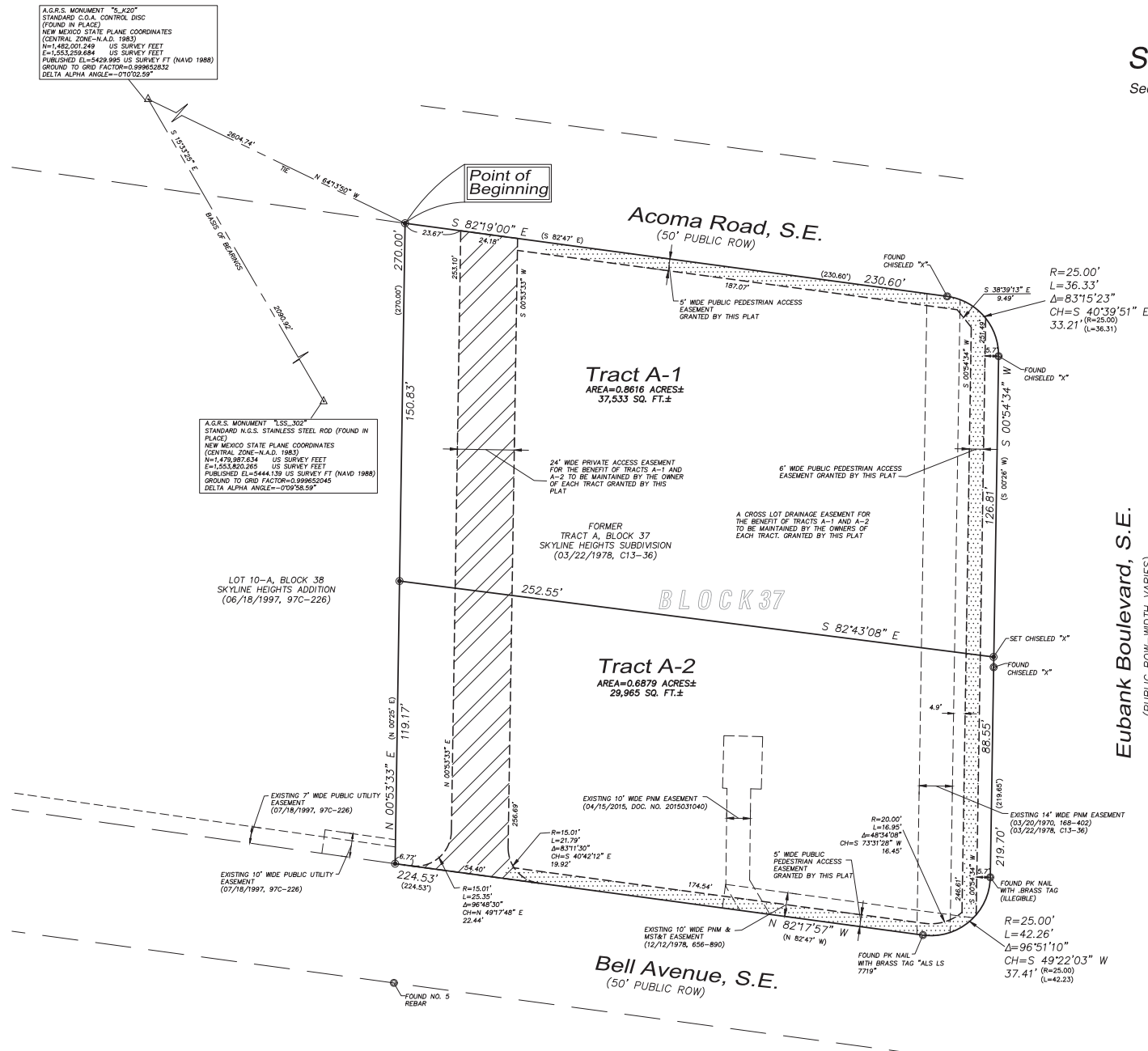
Plat of
Tract A-1s and A-2, Block 37
Skyline Heights Subdivision
Section 29, Township 10 North, Range 4 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
May 2025



Legend

N 90°00'00" E MEASURED BEARING AND DISTANCES
RECORD BEARINGS AND DISTANCES
FOUND & USED MONUMENT AS DESIGNATED
FOUND NO. 5 REBAR WITH PINK PLASTIC CAP
"PS 11993"

Eubank Boulevard, S.E.
(PUBLIC ROW—WIDTH VARIES)



Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0358H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

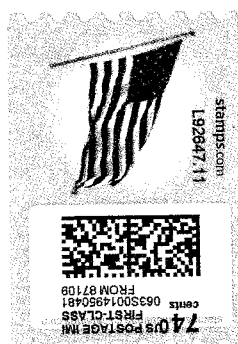
PRECISION
SURVEYS, INC.

OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.456.5700 PHONE
505.456.7900 FAX

PROJECT INFORMATION	
CREW/TECH: WB	DATE OF SURVEY 12/3-9/2024
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 259064P	SHEET NUMBER 2 OF 2

Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109

BELL CAPITAL LLC
4700 MONTGOMERY BLVD NE
ALBUQUERQUE NM 87109-2050



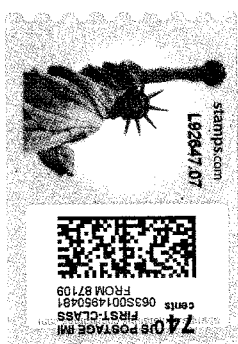
Tierra West LLC
5571 Midway Park PL, NE
Albuquerque, NM 87109

COSTCO WHOLESALE CORP PROPERTY TAX DEPT
667
999 LAKE DR
ISSAQUAH WA 98027-8990



Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109

TRUMBULL DEVELOPMENT LLC
501 EUBANK BLVD SE
ALBUQUERQUE NM 87123-3332



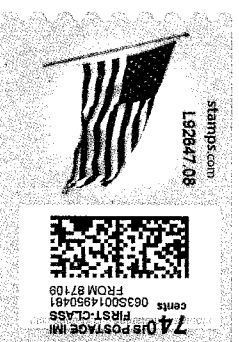
Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103



Tierra West LLC
5571 Midway Park Pl, NE
Albuquerque, NM 87109

TRUMBULL DEVELOPMENT LLC
501 EUBANK BLVD SE
ALBUQUERQUE NM 87123-3332



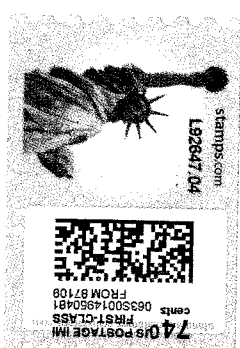
Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109

RPC STORAGE 13 PORTFOLIO LLC C/O COFORGE
BPS
2727 LBJ FWY SUITE 806
DALLAS TX 75234-7334



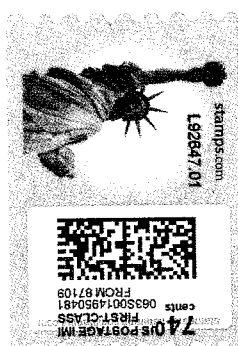
Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109

STEWART STEVEN D & DEBBIE L & STEWART
ALFRED M & JAUYANELL
305 CONCHAS ST SE
ALBUQUERQUE NM 87123-3325



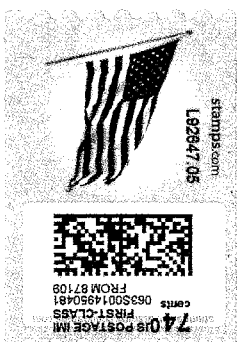
Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109

GELTMORE & GOYIM LLC
PO BOX 7459
ALBUQUERQUE NM 87194-7459



Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109

MACCIOLA FRANK & DOMENICA M CO TR
MACCIOLA TRUST ATTN: CHICK-FIL-A INC
5200 BUFFINGTON RD
ATLANTA GA 30349-2998



Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109

GLAD LLC
2 MOCCASIN TRL
SANDIA PARK NM 87047-9394



Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109

HD DEVELOPMENT OF MARYLAND INC C/O
PROPERTY TAX DEPT NO 3501
PO BOX 105842
ATLANTA GA 30348-5842

