



PLAN SNAPSHOT REPORT MINOR_PLT-2026-00010 FOR CITY OF ALBUQUERQUE

Plan Type: Minor Plat	Project: PR-2024-010818 (PR-2024-010818)	App Date: 02/19/2026
Work Class: Minor Plat	District: City of Albuquerque	Exp Date: NOT AVAILABLE
Status: Fees Paid	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:

Description: Lot split from 1 into 2 single family home lots.

Parcel: 101205951442210918	Main	Address: 2021 Rio Grande Blvd Nw Albuquerque, NM 87104	Main	Zone:
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Surveying Firm Jennie Stonesifer 510 Wellesley Drive S.E. Albuquerque, NM 87106 Business: (719) 539-3023	Owner/Developer Amber Kennington 4208 Chinlee Ave NE Albuquerque, NM 87110 Business: (505) 507-0451	Applicant Amber Kennington 4208 Chinlee Ave NE Albuquerque, NM 87110 Business: (505) 507-0451	Agent Amber Kennington 4208 Chinlee Ave NE Albuquerque, NM 87110 Business: (505) 507-0451
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Plan Custom Fields

Existing Project Number	PR-2024-010818	Existing Zoning	R-A - Residential - Rural and Agricultural	Number of Existing Lots	1
Number of Proposed Lots	2	Total Area of Site in Acres	0.67	Site Address/Street	2019 Rio Grande Blvd NW
Site Location Located Between Streets	Matthew & Indian School	Case History	Preliminary Plat review has been completed & all comments & requirements incorporated into final plat.	Do you request an interpreter for the hearing?	No
Lot and/or Tract Number	A1A	Block Number	0000	Subdivision Name and/or Unit Number	MAX REPLAT
Legal Description	TR A-1-A PLAT OF TR A-1-A MAX REPL CONT .6777 AC	Existing Zone District	R-A	Zone Atlas Page(s)	H-12
Acreage	0.6777	Calculated Acreage	0.677718	Council District	2
Community Planning Area(s)	Near North Valley	Character Protection Overlay	Rio Grande Boulevard – CPO-11, Los Duranes – CPO-6	Development Area(s)	Consistency
Current Land Use(s)	01 Low-density Residential	IDO Use Development Standards Name	Los Duranes Community Acequias, Los Duranes – CPO-6, Los Duranes – CPO-6, Rio Grande Boulevard – CPO-11, Los Duranes – CPO-6, Valley Drainage Area, Rio Grande Boulevard – CPO-11	IDO Use Development Standards Subsection	Irrigation Facility (Acequia) Standards (5-2), Sidewalks in Residential Development (5-3), Primary Building Stepback (5-11), Off-premises Signs (Prohibitions) (5-12), Off-premises Signs (Prohibitions) (5-12), Site Design and Sensitive Lands (5-2), Primary Building Stepback (5-11)
IDO Use Specific Standards Name	Los Duranes – CPO-6	IDO Use Specific Standards Subsection	Dwelling, Cluster Development (Number of Dwelling Units) (4-3(B)), Paid Parking Lot or Parking Structure (Prohibitions) (4-3(D))	Pre-IDO Zoning District	SU-2
Pre-IDO Zoning Description	LD RA-2	FEMA Flood Zone	X	Total Number of Dwelling Units	0
Total Gross Square Footage	0	Total Gross Square Footage3	0	Total Gross Square Footage4	0
Total Gross Square	0	Total Gross Square	0		

PLAN SNAPSHOT REPORT (MINOR_PLT-2026-00010)

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Amber_Kennington_2/19/2026.jpg	02/19/2026 14:03	Kennington, Amber		Uploaded via CSS

Note	Created By	Date and Time Created
1. Revisions required	Renee Zamora	02/23/2026 9:55
2. 2/26/26-Spoke with Amber regarding revisions required, she will contact us after she submits and if she has questions, she will reach out to us.	Renee Zamora	02/26/2026 8:38
3. Submittal has been reviewed and is ready to be processed	Renee Zamora	03/06/2026 13:14

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00081451	Proposed Lot Fee - Minor	\$150.00	\$150.00
	Minor Plat Fee	\$300.00	\$300.00
	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$50.00
	Technology Fee	\$35.00	\$35.00
	Total for Invoice INV-00081451	\$535.00	\$535.00
NOT INVOICED	Technology Fee	\$0.00	\$0.00
	Technology Fee	\$0.00	\$0.00
	Total for Invoice NOT INVOICED	\$0.00	\$0.00
Grand Total for Plan		\$535.00	\$535.00

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	03/25/2026	Scheduled	Minor Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		03/06/2026 13:14	03/06/2026 14:12
Associate Project Number v.1	Generic Action		03/06/2026 13:14
Screen for Completeness v.1	Generic Action		03/06/2026 13:14
Verify Payment v.1	Generic Action		03/06/2026 14:11
Application Review v.1		03/06/2026 14:12	
DHO Hearing v.1	Hold Hearing	03/06/2026 14:12	03/06/2026 14:12
Minor Plat Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
Notice of Decision v.1			
Upload Notice of Decision v.1	Generic Action		
Confirm AGIS Approval and Upload v.1	Generic Action		
Conditions of Approval v.1			
Add in Conditions of Approval v.1	Generic Action		
Signature v.1			
Confirm Conditions Satisfied v.1	Generic Action		
Confirm Latest PLAT Uploaded v.1	Generic Action		
Signature Review for Plats v.1	Receive Submittal		
Change Plan Approval Expiration Date v.1	Generic Action		
Confirm Recorded Plat is Uploaded v.1	Generic Action		
Linked Applications v.1			
Linked Major Final Plat v.1	Create Plan Case		

FORM PLT: PRE-APPROVALS/SIGNATURES

(Revised 10/26/23)

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal/Request Descriptions & Location: Minor Plat of Lots 1 & 2 Prado del Bosque (lot split of 2019 Rio Grande Blvd NW), 87104

Hydrology:

- Sensitive Lands Analysis (5-2(C)) Approved NA
- Grading and Drainage Plan Approved NA
- AMAFCA Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA
- MRGCD Approved NA

Regina Cho
Hydrology Department

10/16/2025
Date

Transportation:

- Traffic Circulations Layout (TCL) Approved NA
- Traffic Impact Study (TIS) Approved NA
- Neighborhood Impact Analysis (NIA) Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA

[Signature]
Transportation Department

10/16/2025
Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement: Approved NA
- Development Agreement: Approved NA
- If None Explain: Availability executed

[Signature]
ABCWUA

10/16/25
Date

- Infrastructure Improvements Agreement (IIA*) Approved
- AGIS (DXF File**) Approved

Signatures on Plat:

- Owner(s) Yes
- City Surveyor Yes
- AMAFCA*** Yes NA
- NM Gas*** Yes
- PNM *** Yes
- COMCAST*** Yes
- MRGCD*** Yes NA

* Prior to Final Plat submittals (include a copy of the recorded IIA)

** DXF file required for Preliminary/Final Plat and Final Plat approval submittals and not required for Preliminary Plat application

*** Signatures required for Preliminary/Final Plat and Final Plat applications and not required for Preliminary Plat application

Re: Lot Split Justification

For: PR-2024-010818 (2019 Rio Grande Blvd NW, 87104)

To whom it may concern,

We're in the process of submitting a replat request to split an existing single family home lot located at the above address into two – one which will still include the existing home and a second lot for a future single family home in an area that's currently sitting empty. A variance was granted by the ZHE on March 5, 2025 (special exception #VA-2024-00339) with respect to the average lot width, given the usual shape at the back of the lot.

Beyond that, it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Thank you,

Amber Kennington

Re: Letter of Authorization from Property Owner

For: PR-2024-010818 (2019 Rio Grande Blvd NW, 87104)

To whom it may concern,

I'm the owner of the above mentioned property, and will be representing myself as Agent in this Minor Plat Application & Review. There is no 3rd party Agent involved.

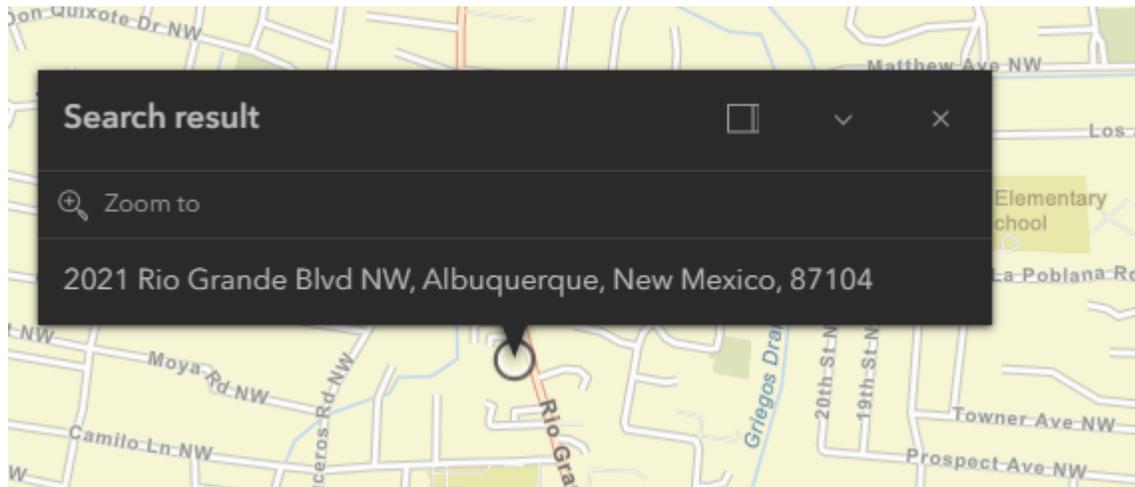
Amber Kennington

Good morning,
Thank you for your inquiry.

- We can confirm that a Pre-submittal Tribal Meeting is not required for the subject property pursuant to IDO §14-16-6-4(B). The IDO link is below:

https://documents.cabq.gov/planning/IDO/O-25-73/IDO_2025_Update_Effective.pdf (14-16-6-4(B))

A PDF of the email from Planning staff confirming that a Pre-submittal Tribal Meeting was not required, please log in to ABQ-plan and upload this information in “other documents”



Should you require further assistance, please don't hesitate to contact me, and/or Annette Ortiz at 505.924-3623.

Thank you,



RENEE ZAMORA

Senior Administrative/Navigator

o 505-924-3358

e rczamora@cabq.gov

cabq.gov/planning



PLAT OF

LOTS 1 AND 2
PRADO DEL BOSQUE

A REPLAT OF TRACT A-1-A
MAX REPLAT

WITHIN PROJECTED SECTION 12, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY
NEW MEXICO
JULY 2025

PURPOSE

The purpose of this plat is to create two lots from one existing Tract and to grant easements as shown hereon.

PR-2024-010818

PLAT APPROVAL

City Approvals:	
DND Chairperson, Planning Department	Date
Rail Property Division	Date
Environmental Health	Date
Traffic Engineering, Transportation Division	Date
ADQ/AVIA	Date
Parks and Recreation Department	Date
City Engineer	Date
City Engineer	Date
Code Enforcement	Date

Lois N. Riekenhauer P.S.
City Engineer
Date: 8/1/2025

Raylin V. Stahl
City Engineer
Date: 3/5/2026

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.



LEGAL DESCRIPTION

Tract A-1-A of MAX REPLAT, as the same is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 28, 2014 in Book 2014C, Page 0024, and being within Projected Section 12, Township 10 North, Range 2 East, New Mexico Principal Meridian, Central Zone, City of Albuquerque, Bernalillo County, New Mexico and being described by metes and bounds as follows:

BEGINNING at the Southeast Corner of the Tract described hereon, whence City of Albuquerque Control Monument 7+11.3 bears S 28° 13' 30" E, 1144.90', THENCE, leaving said point of beginning;

5.66° 50' 24" W, 261.97' feet to an angle point, a found nail atop fence post tagged T95 10042'; Thence;

5.66° 35' 49" W, 93.42' feet to the Southwest Corner of the Tract described hereon, a found nail atop fence tagged T95 10042'; Thence;

N 43° 31' 47" E, 74.38' feet, to an angle point along the southerly right-of-way of DURANES DITCH, a found rebar with cap stamped T95 10042'; Thence;

N 70° 15' 25" E, 162.60' feet continuing along the southerly right-of-way of DURANES DITCH, a found rebar with cap stamped T95 10042'; Thence;

N 66° 02' 05" E, 72.29' feet, to an angle point along the southerly right-of-way of DURANES DITCH, a found rebar with cap stamped T95 10042'; Thence;

N 43° 49' 50" E, 19.28' feet continuing along the southerly right-of-way of DURANES DITCH to an angle point, a found rebar with cap stamped T95 10042'; Thence;

Leaving said right-of-way, S 69° 32' 57" E, 66.00' feet to the Northeast Corner of the Tract described hereon, a found rebar with cap stamped T95 10042'; Thence;

9.00' 21' 50" W, 117.07' feet to the Southeast Corner and point of beginning to the Tract described hereon and containing 0.675 acres, more or less.

FREE CONSENT

This property is re-platted as shown hereon with the free consent and in accordance with the provisions of the laws of the State of New Mexico, and the holder of the legal title and undivided title in fee simple to the land described hereon, said owner(s) grant Private Access Easement shown hereon as Permanent Access Easement.

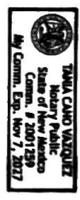
Amber Kermington
Date: 3/5/26

ACKNOWLEDGMENT

STATE OF New Mexico)
COUNTY OF Bernalillo,) ss

This instrument was acknowledged before me on the 5th day of March, 2025.

Amber Kermington
Notary Public



TREASURER'S CERTIFICATION

This is to certify that taxes are current and paid on UNCA 101205951442210916

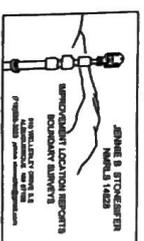
Property owner(s) of record: Amber Kermington

County Treasurer: _____ Date: _____

SURVEYOR'S CERTIFICATION

I, James B. Stoneman, New Mexico Registered Land Surveyor No. 14828, hereby certify that this Plat was prepared by me from notes of an actual field survey; that this plat and survey meet the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors; that it meets the applicable requirements of the City of Albuquerque Subdivision Ordinance; that all easements of record made known to the surveyor by the owners, utility companies and other interested parties are as shown and that the same is true and correct to the best of my knowledge and belief.

dated: 7/9/25
New Mexico Registered Land Surveyor No. 14828



PUBLIC UTILITY EASEMENTS

Public Utility easements shown on the plat are granted for the common and joint use of:

1. Electric, Gas, Telephone, Cable, and other utility lines.
2. Water, Sewer, Sanitary, Storm, and other utility lines.
3. Gas, Telephone, Cable, and other utility lines.
4. Electric, Gas, Telephone, Cable, and other utility lines.
5. Water, Sewer, Sanitary, Storm, and other utility lines.
6. Gas, Telephone, Cable, and other utility lines.
7. Electric, Gas, Telephone, Cable, and other utility lines.
8. Water, Sewer, Sanitary, Storm, and other utility lines.
9. Gas, Telephone, Cable, and other utility lines.
10. Electric, Gas, Telephone, Cable, and other utility lines.

Utility Approvals:

R.H.K.
Date: 3/4/2026

Q.H.H.
Date: 3/12/26

[Signature]
Date: 3/4/2026

Office: Corporation dea CenturyLink OC
Date: 3/5/26

PLAT OF
LOTS 1 AND 2
PRADO DEL BOSQUE

PR-2024-010818

A REPLAT OF TRACT A-1-A
 MAX REPLAT

WITHIN PROJECTED SECTION 12, TOWNSHIP 10 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE

BERNALILLO COUNTY
 NEW MEXICO

JULY 2025

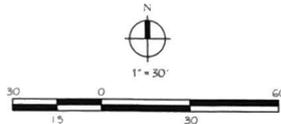
PURPOSE

The purpose of this plat is to create two lots from one existing Tract and to grant easements as shown hereon.

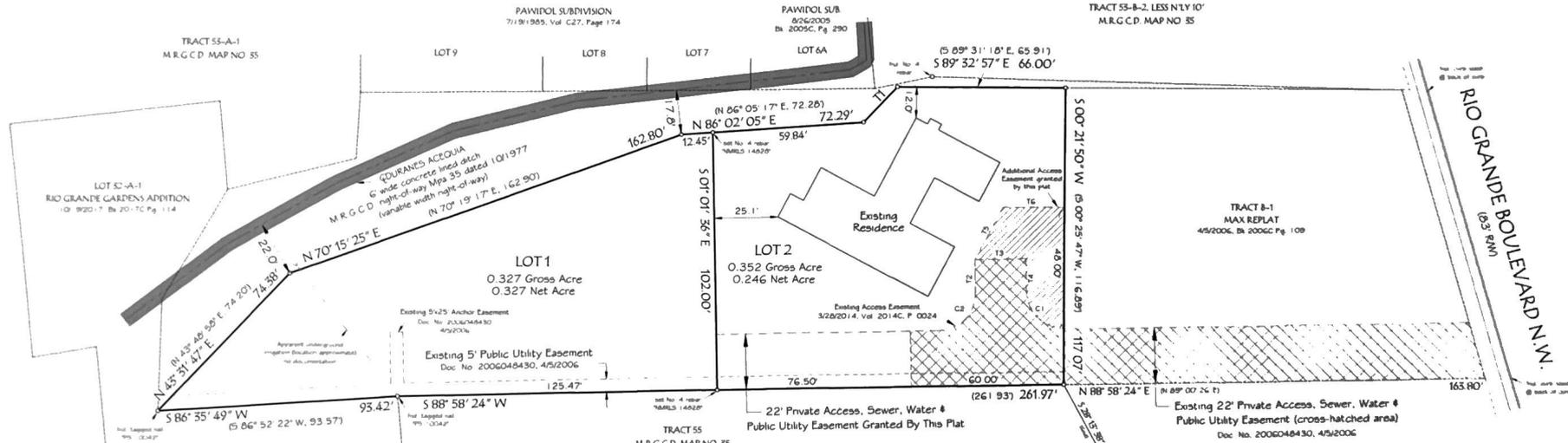
REFERENCES

- 1) Plat of TRACT A-1-A, MAX REPLAT, Document No. 2014024885, Bernalillo County, NM
- 2) Plat of TRACTS A-1, A-2 & B-1 MAX REPLAT, Document No. 2006048430, Bernalillo County, NM
- 3) Plat of LOT 32-A-1, RIO GRANDE GARDENS ADDITION, Document No. 2017100157, Bernalillo County, NM.
- 4) Middle Rio Grande Conservancy District DURANES ACEQUIA right-of-way map, dated 10/1/977
- 5) Plat of Lots 5-A & 6-A, PAWIDOL SUBDIVISION, Document No. 2005125146, Bernalillo County, New Mexico.
- 6) Replat of PAWIDOL SUBDIVISION, dated 7/19/1985, Bernalillo County, New Mexico in Vol. C27, Page 174.
- 7) Warranty Deed dated 7/21/1986 as Document No. 86-60575, Bernalillo County, New Mexico.

TANGENT DATA		
TANGENT	BEARING	DISTANCE
T1	N 43° 49' 50" E (N 43° 58' 17" E)	19.28 (19.33)
T2	N 01° 01' 36" W	13.00'
T3	N 88° 58' 24" E	20.00'
T4	S 01° 01' 36" W	13.00'
T5	N 27° 57' 39" E	23.53'
T6	S 69° 38' 10" E	24.10'



CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING
C1	23.56'	15.00'	90° 00' 00"	21.21'	S 46° 01' 36" E
C2	23.56'	15.00'	90° 00' 00"	21.21'	N 43° 58' 24" E



GENERAL NOTES

- 1) Bearings shown hereon are New Mexico State Plane Gnd Bearings, Central Zone, NAD 1983. Unless otherwise indicated, all distances shown are ground. Record bearings shown in parenthesis, plat of MAX REPLAT, records of Bernalillo County, New Mexico, 3/28/2014, Bk. 2014C, Page 0024.
- 2) Unless otherwise indicated, all property corners are monumented by a found No. 4 rebar with cap "PS 10042". Bearings shown in parenthesis are per record plat.
- 3) Total acreage - Gross = 0.679 acres, Net = 0.573 acres.
- 4) Existing Lots = 1. Proposed Lots = 2.
- 5) Private Access & Utility Easements are granted as shown hereon. Maintenance of the Private Access Easement is the sole responsibility of the owner(s), heirs and assigns of Lots 1 & 2 Prado Del Bosque.
- 6) Any underground structures not shown are not a part of this plat.
- 7) No property within the bounds of this plat 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 lots or parcels within the bounds of this plat. The foregoing requirement shall be a condition to the approval of this plat.
- 8) Water and Sewer Account for Lot 1, PRADO DEL BOSQUE will be required and shall be coordinated with ABCWUA, if necessary. There is an ABCWUA account for existing Lot A-1-A, MAX REPLAT.
- 9) Grading & Drainage Plan for Lot 1, PRADO DEL BOSQUE may be required as a condition of building permit approval.
- 10) This property is zoned R-A.
- 11) Current UPC No. 101205951442210918, Lot A-1-A, MAX REPLAT, 2019 Rio Grande Blvd N.W. dated 8/16/12. This property lies in Zone X, Area with Reduced Flood Risk Due to Levees.
- 12) A variance to minimum lot width requirement has been approved per Special Exception No. VA-2024-00339, PR-2024-011316, dated March 5, 2025.
- 13) This property is within the City of Albuquerque, Bernalillo County, New Mexico.
- 14) This property is not located within a FEMA Special Flood Hazard Boundary per FEMA FIRM 35001C0331H dated 8/16/12. This property lies in Zone X, Area with Reduced Flood Risk Due to Levees.
- 15) A Grading & Drainage Plan by Rio Grande Engineering, David Soule PE #14522 dated 7/7/2025 has been submitted to the Development Review Section.

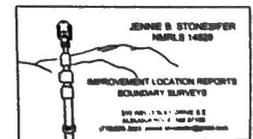
City of Albuquerque
 Control Monument 7-H13
 New Mexico State Plane
 Central Zone
 N 1,495,777.637 (US Survey Feet)
 E 1,513,953.442 (US Survey Feet)
 mapping angle = 00° 14' 35.56"
 ground to grid factor = 0.999604760
 NAD 1983
 Elev. = 4964.364 (US Survey Feet)
 NAVD1988

SURVEYOR'S CERTIFICATION

I, Jennie B. Stoniesifer, New Mexico Registered Land Surveyor No. 14828, hereby certify that this Plat was prepared by me from notes of an actual field survey, that this plat and survey meet the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors, that it meets the applicable requirements of the City of Albuquerque Subdivision Ordinance, that all easements of record made known to the surveyor by the owners, utility companies and other interested parties are as shown and that the same is true and correct to the best of my knowledge and belief.

 dated 7/9/25
 New Mexico Registered Land Surveyor No. 14828

Job No. 113224





Amber Kennington <amberk@gmail.com>

2019 Rio Grande _Public Notice Inquiry Sheet Submission

Flores, Suzanna A. <Suzannaflores@cabq.gov>
 To: "amberk@gmail.com" <amberk@gmail.com>

Thu, Feb 19, 2026 at 3:17 F

PLEASE NOTE:

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

Dear Applicant:

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

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Los Duranes NA	losduraneshneighborhood@gmail.com	William	Herring	billherring@comcast.net	3104 Coca Road NW	Albuquerque	NM	87104		5053281553
Los Duranes NA	losduraneshneighborhood@gmail.com	Lee	Gamelsky	lee@lganm.com	3230 Camilo Lane NW	Albuquerque	NM	87104		5053624113
North Valley Coalition	nvcabq@gmail.com	James	Salazar	jasalazarm@gmail.com	5025 Guadalupe Trail NW	Albuquerque	NM	87107	5054895040	
North Valley Coalition	nvcabq@gmail.com	Peggy	Norton	peggynorton@yahoo.com	3810 11th Street NW	Albuquerque	NM	87107		5053459567
Rio Grande Boulevard NA	riograndebld@gmail.com	David	Michalski	chowski83@gmail.com	3533 Luke Circle NW	Albuquerque	NM	87107	5054807675	
Rio Grande Boulevard NA	riograndebld@gmail.com	Carmen	Marrone	carmenmarrone@aol.com	3541 Luke Circle NW	Albuquerque	NM	87107		5052270344

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.
- 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 you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>

3/5/26, 1:34 PM

Gmail - 2019 Rio Grande _Public Notice Inquiry Sheet Submission

- 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 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

Website: www.cabq.gov/neighborhoods

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

Sent: Thursday, February 19, 2026 1:49 PM

To: Office of Neighborhood Coordination <amberk@gmail.com>

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

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Administrative Decision

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

Applicant Information

<https://mail.google.com/mail/u/0/?ik=66dda7a3b4&view=pt&search=all&permmsgid=msg-f:1857593740735008139&simpl=msg-f:1857593740735008139>

3/5/26, 1:34 PM

Gmail - 2019 Rio Grande_Public Notice Inquiry Sheet Submission

Contact Name

Amber Kennington

Telephone Number

5055070451

Email Address

amberk@gmail.com

Company Name

Company Address

City

State

ZIP

Subject Site Information

Legal description of the subject site for this project:

Tract A-1-A Max Replat

Physical address of subject site:

2019 Rio Grande

Subject site cross streets:

Rio Grande & Indian School

Other subject site identifiers:

This site is located on the following zone atlas page:

H-12-Z

Link for map

Captcha

 **IDOZoneAtlasPage_H-12-Z.pdf**
664K



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.

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。

Saad Hadahwis'a O'oolkah bee dah na'astsooz. Nih'i bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i'! dzaadi! Dzaadi! Danih'i dahootahgoo bee nih'i-. Da' danih'i bidin nishli dzaadi! Dzaadi! Danih'i bineesh'a yinishkeed 'ata' hashne' -di t'aa biholnihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kinit'aagoo, 600 2nd Kinit'aa 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.

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, tòa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.



Amber Kennington <amberk@gmail.com>

Minor plat application

Amber Kennington <amberk@gmail.com>

Fri, Feb 20, 2026 at 10:58 AM

To: losduraneshneighborhood@gmail.com, nvcabq@gmail.com, riograndeblvd@gmail.com, Duranes William Herring <billherring@comcast.net>, Lee Gamelsky <lee@lganm.com>, jasalazarm@gmail.com, peggynorton@yahoo.com, chowski83@gmail.com, carmenmarrone@aol.com

Good morning, neighbors

I'm applying for a minor plat in order to split the unused back portion of an existing single family home located at 2019 Rio Grande into a separate residential lot for a future / new construction single family home. A variance was granted by the ZHE on March 5, 2025 (special exception #VA-2024-00339) with respect to the average lot width, given the usual triangle shape at the back of the lot. Beyond that, both lots meet all City-required standards for lot dimensions - not only the .25 prescribed in the R-A zone but also the larger lot size calculation for within this "Area of Consistency" provided in the DFT sketch plat review. There isn't yet a home design finalized for the back lot, but when a building permit application is filed down the road all of you and your neighborhood associations will be notified per the IDO.

I've attached the zone atlas page, as well as the proposed plat. Feel free to reach out with any questions I've not covered.

Sincerely,

Amber Kennington

2 attachments

**Prado Del Bosque Plat.pdf**

256K

**IDOZoneAtlasPage_H-12-Z.pdf**

664K



Amber Kennington <amberk@gmail.com>

Minor plat application

Amber Kennington <amberk@gmail.com>

Fri, Mar 6, 2026 at 12:55 PM

To: Carmen Marrone <carmenmarrone@aol.com>

Cc: losduraneshneighborhood@gmail.com, nvcabq@gmail.com, riograndeblvd@gmail.com, Duranes William Herring <billherring@comcast.net>, Lee Gamelsky <lee@lganm.com>, jasalazamm@gmail.com, peggynorton@yahoo.com, chowski83@gmail.com

Hi, all

A representative of the planning department just informed me that the form I sent all of you with my original email about my lot split wasn't quite the correct one for this type of hearing, so she's requested that I reach out again to send out the correct one. For the IDO zone atlas page or the plat itself, you can refer to my original email from 2/20 or reach out to me.

My apologies for the mix up.

Amber Kennington

[Quoted text hidden]

**Neighborhood meeting request.pdf**

1283K

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

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

Date of Request : 3/6/26

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) _____ to:

Neighborhood Association (NA) : Los Duranes NA, North Valley Coalition, Rio Grande Boulevard NA

Name of NA Representative : See attached list from ONC

Email Address or Mailing Address of NA Representative¹: See attached list from ONC

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.²

Email address to respond yes or no: amberke@gmail.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:

Project Information Required by

1. Subject Property Address 2019 Rio Grande Blvd NW
Location Description Existing residential - single family home
2. Property Owner Amber Kennington
3. Agent/Applicant [if applicable] N/A
4. Application(s) Type per IDO [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Minor (Minor or Major)

¹ Pursuant to _____, 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.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request³ :

Minor plat to split one existing single family home lot into two.

5. This type of application will be decided by : City Staff
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found ⁴:

Project Information Required for Mail/Email Notice by _____ :

1. Zone Atlas Page(s) ⁵ H-12-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant : Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project :
 - Deviation(s) Variance(s) Waiver(s)
 Explanation:
A variance was granted by the ZHE on 3/5/2025 (VA-2024-00339) with respect to the average lot width given the unusual shape at the back of the lot
4. An offer of a Pre-submittal Neighborhood Meeting is required by _____ : Yes No

³ 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.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here:

Re: Right of Way Cross Section Exhibit

For: PR-2024-010818 (2019 Rio Grande Blvd NW, 87104)

To whom it may concern,

Per My conversation with Ernest Armijo, this project does not require a Right of Way Cross Section Exhibit

Amber Kennington

Re: Site Design & Sensitive Lands

For: PR-2024-010818 (2019 Rio Grande Blvd NW, 87104)

To whom it may concern,

This property is adjacent to the Duranes Ditch, and all development on it will adhere to regulations pertaining to the Los Duranes Community Acequias, IDO 5-2(G) and Valley Drainage Area, IDO 5-2(F).

Thank you,

Amber Kennington

Re: Sidewalk Exhibit

For: PR-2024-010818 (2019 Rio Grande Blvd NW, 87104)

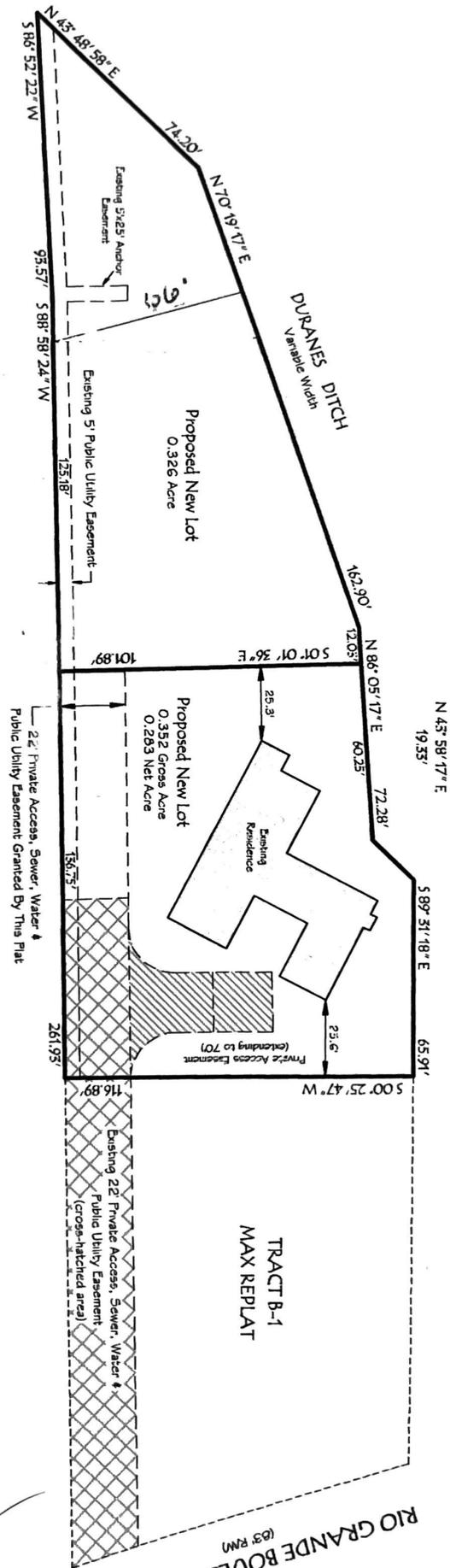
To whom it may concern,

Per my email conversation with Ernest Armijo from 8/5/2025, since the property fronting Rio Grande is not part of this replat and its portion of the access easement is existing, sidewalk requirements are not triggered by this replat. No infrastructure requirements are required for Transportation.

Amber Kennington

RIO GRANDE BOULEVARD
(63' RM)

TRACT B-1
MAX REPLAT



1" = 60'



