



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	peggyorton@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

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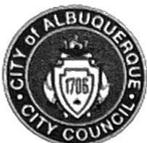
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

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>

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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'oolkaah 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 Kiniit'aagoo, 600 2nd Kiniit'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: losduraneshood@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: losduraneneighborhood@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:

