

Veronica Herrera

From: Office of Neighborhood Coordination <onc@cabq.gov>
Sent: Friday, March 14, 2025 4:50 PM
To: vherrera@fierrocompany.com
Subject: 701 14th St. NW

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.

Unique Acronym	Association Name	Association Email	First Name	Last Name	Email	Address Line
DNA	Downtown Neighborhoods Association		Sylvia	Holguin	sylvia4quality@gmail.com	1503 Marbl NW
DNA	Downtown Neighborhoods Association		Danny	Senn	1senn@sbcglobal.net	506 12th St NW
SMA	Sawmill Area NA	sawmillneighbor@gmail.com	Mari	Kempton	mari.kempton@gmail.com	1305 Claire NW
SMA	Sawmill Area NA	sawmillneighbor@gmail.com	Amanda	Browne	browne.amanda.jane@gmail.com	1314 Claire 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, 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/codes-policies-regulations/integrated-development-ordinance-1/public-notice#mailed-and-emailed-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ_Public_Notice_Checklist.pdf
- 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>
- 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>

Kind regards,
Chris

Chris Sylvan
Neighborhood Liaison
Office of Neighborhood Coordination
Albuquerque City Council
(505) 768-3105 Office
(505) 218-0579 Cell
csylvan@cabq.gov
cabq.gov/council





From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Thursday, March 13, 2025 12:43 PM
To: Office of Neighborhood Coordination <vherrera@fierrocompany.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

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:

Contact Name

Veronica Herrera

Telephone Number

(505)516-9861

Email Address

vherrera@fierrocompany.com

Company Name

Fierro & Company

Company Address

3201 4th St. NW, Suite C

City

Albuquerque

State

NM

ZIP

87107

Legal description of the subject site for this project:

Lots 23 & 24 Block 41 Perea Addition

Physical address of subject site:

701 14th St.

Subject site cross streets:

ON 14th st. between Marble & Granite

Other subject site identifiers:

This site is located on the following zone atlas page:

J13

Captcha

x

[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*: 3/15/25

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* 701 14th St. NW

Location Description Lots 23 & 24 Block 41 Perea Addition Located on 14th St. btwn Marble & Granite NW

2. Property Owner* Philip John Doucedame and Isabelle Kosciusko-Morizet

3. Agent/Applicant* [if applicable] Veronica Herrera, Fierro & Company

4. Application Type(s)²* per IDO Table 6-1-1

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

Summary of project/request³*:

Request for lot consolidation of 2 lots into one and request for DPM Waiver

for DHO Determination to allow the alley right of way of 16'

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*: March 26, 2025 / 9am

Location*: DHO Hearing over zoom. Link to be included on DHO Agenda

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: Veronica Herrera

Email: vherrera@fierrocompany.com

Phone: (505)352-8930, Ext. 101



Attachments:



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



Others: J-13 Zone Atlas Page, Proposed Plat and Site Plan



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 J13

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*:

A DPM Waiver is requested to allow for the existing alley to remain at 16'
rather than the 20' minimum width.

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:

[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] .325
- 2. IDO Zone District R-T
- 3. Overlay Zone(s) [if applicable] CPO-3
- 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Residential

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.

Veronica Herrera

From: Veronica Herrera <vherrera@fierrocompany.com>
Sent: Saturday, March 15, 2025 2:11 PM
To: 'sawmillneighbor@gmail.com'; 'mari.kempton@gmail.com'; 'browne.amanda.jane@gmail.com'
Subject: Sawmill Area NA - Notice of Minor Preliminary Final Plat Application - 701 14th St. NW
Attachments: ONC Contacts March 14 2025.pdf; Emailed-Mailed-Notice-PublicHearing.pdf; IDOZoneAtlasPage_J-13-Z markup.pdf; UTILITY.APPROVALS.SIGNED - 24076-PLAT.pdf; 24076-SITE PLAN.pdf

Good afternoon Representatives Kempton & Browne,

The purpose of this email is to provide notice, as required by the City of Albuquerque, that Fierro & Company on behalf of the owner of property located at 701 14th St NW will be applying for Preliminary Final Plat for Minor Subdivision and a Waiver Request to the Development Hearing Officer (DHO) for approval.

Attached with this letter is the formal notice, ONC Contact List, zone atlas page J-13 outlining the subject property, the proposed plat for lots 23 & 24, Block 41, Perea addition and a site plan showing the existing improvements which will remain on the property. The purpose of the replat is to consolidate the existing 2 lots into 1 and the waiver being requested is to allow for the existing alley to remain at its current width of 16' which is what is typical for the area rather than the 20' minimum width per the City's current development standards.

This notice is being provided to you in accordance with the Integrated Development Ordinance (IDO) to formally notify you of the application submission and the date of DHO meeting. We anticipate being placed on the March 26, 2025 DHO meeting agenda. The meeting will start at 9am and additional meeting information is included in the attached public notice form. If you have any additional questions or would like to discuss, please call (505)352-8930, Ext. 101 or email vherrera@fierrocompany.com.

Attachments (5)

- Public Notice Form
- ONC Neighborhood Contact List
- Zone Atlas Page J13
- Proposed plat
- Site Plan

Thank you,

Verónica Herrera
Ph. (505)352-8930, Ext. 101

Veronica Herrera

From: Veronica Herrera <vherrera@fierrocompany.com>
Sent: Saturday, March 15, 2025 2:15 PM
To: 'sylvia4quality@gmail.com'; '1senn@sbcglobal.net'
Subject: Downtown Neighborhoods Association - Notice of Minor Preliminary/Final Plat Application - 701 14th St NW
Attachments: ONC Contacts March 14 2025.pdf; Emailed-Mailed-Notice-PublicHearing.pdf; IDOZoneAtlasPage_J-13-Z markup.pdf; UTILITY.APPROVALS.SIGNED - 24076-PLAT.pdf; 24076-SITE PLAN.pdf

Good afternoon Representatives Holguin & Senn,

The purpose of this email is to provide notice, as required by the City of Albuquerque, that Fierro & Company on behalf of the owner of property located at 701 14th St NW will be applying for Preliminary Final Plat for Minor Subdivision and a Waiver Request to the Development Hearing Officer (DHO) for approval.

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