

Kimberly Legan

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Thursday, December 12, 2024 9:40 AM
To: Kimberly Legan
Subject: 9601 TIERRA PINTADA BLVD NW _Public Notice Inquiry Sheet Submission
Attachments: 4. (F) Zone Atlas Pages.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from suzannaflores@cabq.gov. [Learn why this is important](#)

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
Del Webb Mirehaven NA	dwmnanm@gmail.com	Margaret	Nieto Shogry	mnietoshogry@gmail.com	2208 Cebolla Creek Way NW	Albuquerque	NM	87120		5052385033
Del Webb Mirehaven NA	dwmnanm@gmail.com	Alison	Dabney	adabneymmxix@gmail.com	2232 Cebolla Creek Way NW	Albuquerque	NM	87120		9163456063
Tres Volcanes NA	info@tresvolcanesna.org	Thomas	Borst	t0m2pat@yahoo.com	1908 Selway Place NW	Albuquerque	NM	87120	5058034836	5053526563
Tres Volcanes NA	info@tresvolcanesna.org	Rick	Gallagher	randm196@gmail.com	8401 Casa Gris Court NW	Albuquerque	NM	87120		5054048827
Westside Coalition of Neighborhood Associations		Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114
Westside Coalition of Neighborhood Associations		Elizabeth	Haley	elizabethkayhaley@gmail.com	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	

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
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Wednesday, December 11, 2024 5:37 PM
To: Office of Neighborhood Coordination <klegan@bhinc.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
Kimberly Legan
Telephone Number
(505)823-1000
Email Address
klegan@bhinc.com
Company Name
Bohannon Huston, Inc.
Company Address
7500 Jefferson St. NE
City
Albuquerque
State
NM
ZIP
87109
Legal description of the subject site for this project:

TR N-1 CORRECTION PLAT OF TRS N-1 & N-2 WATERSHED SUBD (AREPL OF TR N WATERSHED SUBD) CONT

Physical address of subject site:

9601 TIERRA PINTADA BLVD NW ALBUQUERQUE NM 87120

Subject site cross streets:

Tierra Pintada Blvd and Arroyo Vista Blvd NW

Other subject site identifiers:

Near Tres Volcanes Community Collaborative K-8

This site is located on the following zone atlas page:

H-08-Z, J-08-Z, and J-07-Z

Captcha

x



City of Albuquerque



Legend

- Bernalillo County Parcels
- Municipal Limits
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED

UNINCORPORATED AREAS

3,356 0 1,678 3,356 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
12/12/2024 © City of Albuquerque

1: 20,138

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

Notes

UPC	Owner
100805820244120201	ALBUQUERQUE PUBLIC SCHOOLS
100805932300743221	RICHTER-SAND ROBERT J & KATHY A TRUSTEES RICHTER-SAND FAMILY TRUST
100805931700743222	CARTER CARROLL DOUGLAS III & CARTER KATHLEEN DIANE TRUSTEES CARTER FAMILY TR
100805933000743220	PHELAN FRANCES M & PETERS RANDAL ERNEST
100805935100843235	ESTATES AT MIREHAVEN COMMUNITY ASSOCIATION INC
100805915111330145	UNITED STATES OF AMERICA
100805804348920312	SANERA MATTHEW P
100805804749520313	QUINTANA VICTOR & CAROL S
100805804950320314	ROE STEVEN G TRUSTEE ROE RVT
100705948005540101	INSPIRATION COMMUNITY ASSOCIATION INC C/O AAM LLC
100705849241110516	CHAZ JUSTA
100705851444210524	BHAKTA RAKESHKUMAR & HARILAL-BHAKTA ANJANA
100705800744320301	DIAZ AARON N
100705801044720302	STANFORD JOSHUA L & PERRY LESHEA K
100705801345720303	SCHNOPP MARTIN E & NICOLE T
100705801545420304	CHRISTMAN BRADLEY & SHANNON
100705801845820305	GILES ERIC & VERONICA
100805802046320306	SEPULVEDA LUIS E & ELYANA
100805802346820307	KALODIMOS KARIN & KING RODNEY MICHAEL
100805802647220308	JOHNSON JEFFREY P SR & JOHNSON RITA R TRUSTEES JOHNSON LVT
100805803047720309	MITCHELL JAMES WILLIAM & MITCHELL-GARAY PATRICIA
100805803448120310	RECOVO ALYSON M & RECOVO DAVID JOSEPH
100805803848520311	BROEKERS DAVID LEE & MELEA ANN
100705850843510522	MONTANO KAREN LYNN & RICHARD DANIEL
100705851143910523	MIRITELLO JESSE ANDREW
100705849441610517	MOZZICATO ANTHONY & WEBER BIANCA CLARA
100705849642010518	PORTER RAMON CARL & KAREN LEANN
100705849842410519	BHARADWAJ JAYASHREE A & AMAR K
100705850142810520	GARCIA JULIO C & EDITH CAROLINA
100705850443210521	ORTIZ ANTONIO JESUS & GARCIA RACHAEL ESTER
100805837250320202	PULTE HOMES
100805933800843219	WEATHERS DOUGLAS M & CANDICE L
100805931100743223	JOHNS CHRISTINE D & JOHNS SCOTT L
100805930600743224	WILLIAMS RICHARD K & SHIRLEY C TRUSTEES WILLIAMS FAMILY TRUST
100805930000743225	MONTGOMERY MARILYN JEAN
100805929400743226	HENDRIX CHARLOTTE A
100805928800743227	FRASER LESLIE S & HOHL ELIZABETH
100805928200743228	RANDALL WILLIAM JR & LEMLEY JUDITH HAASA
100805927500743229	COLE LEO L & AMY M
100805926900743230	DECOSTER MARION BURKHALTER TRUSTEE DECOSTER FAMILY RVT
100805926400743231	BACON CYNTHIA HOWARD & BACON CARRIE SHANNON TRUSTEES FRANK M BACON RVT
100805925900743232	SMART EMILY L
100805925400743233	EMPEY DAVID R & MARY J CO-TRUSTEES EMPEY RVT
100805924800843234	VARNER DAVID MATTHEW & AMY LYNN
100805924204143702	ESTATES AT MIREHAVEN COMMUNITY ASSOCIATION INC C/O AAM LLC

Owner Address	Owner Address 2
PO BOX 25704	ALBUQUERQUE NM 87125-0704
9208 COUGAR CREEK LN NW	ALBUQUERQUE NM 87120-7453
9212 COUGAR CREEK LN NW	ALBUQUERQUE NM 87120-7453
9204 COUGAR CREEK LN NW	ALBUQUERQUE NM 87120-7453
9100 DEL WEBB LN NW	ALBUQUERQUE NM 87120-7426
PO BOX 728	SANTA FE NM 87504-0728
1740 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4388
1744 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4388
1748 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4388
1600 W BROADWAY RD SUITE 200	TEMPE AZ 85282-1136
1600 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4360
1632 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4360
1636 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4360
1700 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4361
1704 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4361
1708 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4361
1712 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4361
1716 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4388
1720 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4388
1724 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4388
1728 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4388
1732 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4388
1736 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4388
1624 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4360
1628 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4360
1604 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4360
1608 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4360
1612 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4360
1616 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4360
1620 MAMMOTH WAY NW	ALBUQUERQUE NM 87120-4360
7601 JEFFERSON ST NE SUITE 320	ALBUQUERQUE NM 87109
9200 COUGAR CREEK LN NW	ALBUQUERQUE NM 87120-7453
9216 COUGAR CREEK LN NW	ALBUQUERQUE NM 87120-7453
9220 COUGAR CREEK LN NW	ALBUQUERQUE NM 87120-7453
9300 COUGAR CREEK LN NW	ALBUQUERQUE NM 87120-7455
9304 COUGAR CREEK LN NW	ALBUQUERQUE NM 87120-7455
9308 COUGAR CREEK LN NW	ALBUQUERQUE NM 87120-7455
9312 COUGAR CREEK LN NW	ALBUQUERQUE NM 87120-7455
9316 COUGAR CREEK LN NW	ALBUQUERQUE NM 87120-7455
9320 COUGAR CREEK LN NW	ALBUQUERQUE NM 87120-7455
9324 COUGAR CREEK LN NW	ALBUQUERQUE NM 87120-7455
9328 COUGAR CREEK LN NW	ALBUQUERQUE NM 87120-7455
9332 COUGAR CREEK LN NW	ALBUQUERQUE NM 87120-7455
9336 COUGAR CREEK LN NW	ALBUQUERQUE NM 87120-7455
8212 LOUISIANA BLVD NE SUITE C	ALBUQUERQUE NM 87113-2552

**COMPLETED NOTIFICATION FORMS
TO THE NIEGHBORHOOD ASSOCIATIONS AND
TO THE PROPERTY OWNERS WITHIN 100 FT BUFFER**

[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*: 12/13/24

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):

☒ 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 Blvd

2. Property Owner* Albuquerque Public Schools (APS)

3. Agent/Applicant* [if applicable] Bohannon Huston, Inc.

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

☐ Site Plan – EPC

☒ Subdivision Bulk Land 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/request³*:

Subdivision of Tract N-1 into two tracts.

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 January 8th, 2025 at 9:00 am

Location*⁴: Zoom link provided by COA planning department

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: Alan Benham or Michael Balaskovits

Email: abenham@bhinc.com / mbalaskovits@bhinc.com

Phone: (505)823-1000



Attachments:



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



Others: Zone Atlas Pages and copy of the proposed plat



Online website or project page: N/A

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-08-Z, and J-07-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*:

N/A

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] 09.9839 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] 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.

Kimberly Legan

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Thursday, December 12, 2024 9:40 AM
To: Kimberly Legan
Subject: 9601 TIERRA PINTADA BLVD NW _Public Notice Inquiry Sheet Submission
Attachments: 4. (F) Zone Atlas Pages.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from suzannaflores@cabq.gov. [Learn why this is important](#)

PLEASE NOTE:
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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
Del Webb Mirehaven NA	dwmnanm@gmail.com	Margaret	Nieto Shogry	mnietoshogry@gmail.com	2208 Cebolla Creek Way NW	Albuquerque	NM	87120		5052385033
Del Webb Mirehaven NA	dwmnanm@gmail.com	Alison	Dabney	adabneymmxix@gmail.com	2232 Cebolla Creek Way NW	Albuquerque	NM	87120		9163456063
Tres Volcanes NA	info@tresvolcanesna.org	Thomas	Borst	t0m2pat@yahoo.com	1908 Selway Place NW	Albuquerque	NM	87120	5058034836	5053526563
Tres Volcanes NA	info@tresvolcanesna.org	Rick	Gallagher	randm196@gmail.com	8401 Casa Gris Court NW	Albuquerque	NM	87120		5054048827
Westside Coalition of Neighborhood Associations		Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114
Westside Coalition of Neighborhood Associations		Elizabeth	Haley	elizabethkayhaley@gmail.com	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	

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>

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<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: Wednesday, December 11, 2024 5:37 PM
To: Office of Neighborhood Coordination <klegan@bhinc.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
Kimberly Legan
Telephone Number
(505)823-1000
Email Address
klegan@bhinc.com
Company Name
Bohannon Huston, Inc.
Company Address
7500 Jefferson St. NE
City
Albuquerque
State
NM
ZIP
87109
Legal description of the subject site for this project:

TR N-1 CORRECTION PLAT OF TRS N-1 & N-2 WATERSHED SUBD (AREPL OF TR N WATERSHED SUBD) CONT

Physical address of subject site:

9601 TIERRA PINTADA BLVD NW ALBUQUERQUE NM 87120

Subject site cross streets:

Tierra Pintada Blvd and Arroyo Vista Blvd NW

Other subject site identifiers:

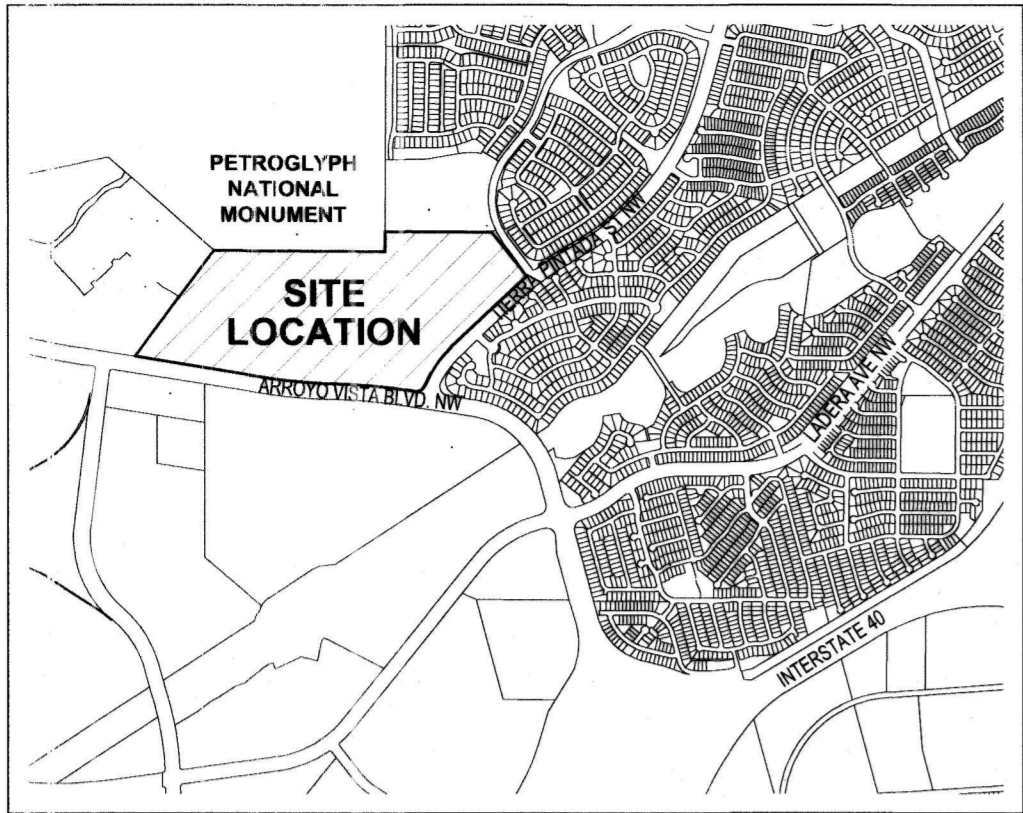
Near Tres Volcanes Community Collaborative K-8

This site is located on the following zone atlas page:

H-08-Z, J-08-Z, and J-07-Z

Captcha

x



LOCATION MAP
NOT TO SCALE

SUBDIVISION DATA:

1. Project No. _____
2. Zone Atlas Index No.: J-7, J-8 & H-8.
3. Gross Subdivision Acreage: 109.9839 Acres.
4. Total Number of Tracts Created: 2 Tracts.
5. Date of Survey: May, 2023.
6. Plat is located within Town of Atrisco Grant, within Projected Sections 17 and 18, T10 N, R 2 E; N.M.P.M.
7. No public streets were created.
8. Zoning: PC.

PURPOSE OF PLAT:

The purpose of this Plat is to subdivide Tract N-1 into two (2) tracts, in the Watershed Subdivision, as the same is shown and designated on the Correction Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 9, 2012 in Book 2012C, Pg. 0058 and to grant easements.

PUBLIC UTILITY EASEMENTS:

shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

DESCRIPTION:

A certain tract of land located within the Town of Atrisco Grant, within Projected Sections 17 and 18, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract lettered "N-1", Watershed Subdivision, as the same is shown and designated on the Correction Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 9, 2012 in Book 2012C, Pg. 0058.

This Tract contains 109.9839 acres, more or less.

FREE CONSENT AND DEDICATION:

The plat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of City of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as may be shown on this plat to the City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

By: Karen Alarid
APS Executive Director of Capital Construction

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on 13 day of September, 2024
by Karen Alarid, APS Executive Director of Capital Construction.

My Commission Expires: Nov 8, 2025 Margaret A Callahan
Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
MARGARET A CALLAHAN
Commission Number 1135920
My Commission Expires Nov. 8, 2025

NOTES:

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD83. Basis of Bearings is between City of Albuquerque Control Monuments "REWARD" and "4-H9". Bearing = N33°06'21"E
2. Distances are ground distances.
3. All easements of record are shown.
4. Record Bearings and distances are shown in parenthesis and the same as shown on Correction Plat of Watershed Subdivision filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 9, 2012 in Book 2012C, page 0058.
5. This Plat was prepared with information included in Title Commitment issued by Old Republic National Title Insurance Company, Commitment No. 2300338, Effective Date: January 23, 2023.
6. Portions of Tract N-1-A and N-1-B are located in Flood Zones "AE" and "X", per FIRM Map Number 35001C0307H, Revised August 16, 2012 and updated by LOMR Case No. 17-06-0303P, Effective Date: November 28, 2016.
7. SOLAR NOTE - Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or tracts within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
8. New AMAFCA Access Easement - Dedication and grant to the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY ("AMAFCA" or "Grantee"), its successors and assigns, of the easement designated herein as "New AMAFCA Access Easement" is with the full and free consent of the Board of Education of the Albuquerque Municipal School District No. 12 ("APS" or "Grantor"), without any rights, or express or implied warranties other than as expressly contained herein. Grantor covenants and warrants that it is the owner in fee simple of the property and that it has a good and lawful right to dedicate the right of way or easement interests described herein. Any portion of any land, right of way or easements granted herein shall revert to the Grantor, its successors or assigns, as and to the extent said portion is declared unnecessary for flood control by the Board of Directors of AMAFCA. Any reversion shall be conveyed by platting vacation. Grantee shall be solely and completely responsible for any maintenance, repair, costs, liabilities, or expenses, associated with the New AMAFCA Access Easement or arising from Grantee's use of the New AMAFCA Access Easement.

SURVEYOR'S CERTIFICATION:

I, Alan R. Benham a Registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and is true and accurate to the best of my knowledge and belief.

Alan R. Benham SEPT 11, 2024
Alan R. Benham Date:
New Mexico Professional Surveyor 15700



**BULK LAND PLAT OF
TRACTS N-1-A & N-1-B
WATERSHED SUBDIVISION
(A REPLAT OF TRACT N-1,
WATERSHED SUBDIVISION)
PROJECTED SECTIONS 17 AND 18,
TOWNSHIP 10 NORTH, RANGE 2 EAST,
N.M.P.M.
ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2024**

Project Number: PR-2024-010189

Application Number: _____ Date of DHO Approval: _____

PLAT APPROVALS

Utility Approvals:

PNM Electric Services	<u>Daniel Aragon</u>	09 / 23 / 2024
New Mexico Gas Company	<u>Mike Mortus</u>	09 / 23 / 2024
CenturyLink	<u>David Hall</u>	09 / 23 / 2024
Comcast	<u>Mike Mortus</u>	09 / 25 / 2024

City Approvals:

Loren N. Risenhoover P.S. 9/20/2024
City Surveyor Date

*Real Property Division (conditional) Date

**Environmental Health Department (conditional) Date

Traffic Engineering, Transportation Division Date

ABCWUA Date

Parks and Recreation Department APR 09 / 24 / 2024
AMAFCA Date

Hydrology Date

Code Enforcement Date

Planning Department Date

City Engineer Date

***MRGCD (conditional) Date

TAX CERTIFICATION:

This is to certify that taxes are current and paid on UPC # _____

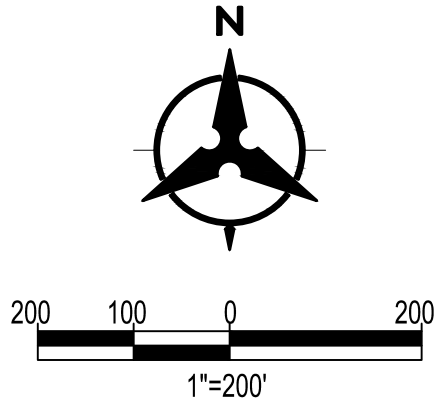
Property Owner of Record: _____

Bernalillo County Treasurer's Office Date

Bohannon & Huston
www.bhinc.com 800.877.5332

LEGEND

△ CITY OF ALBUQUERQUE CONTROL MONUMENT
○ SET #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM PS 15700"
● FOUND PLASTIC CAP AS NOTED
⊙ FOUND REBAR AS NOTED
◆ FOUND BRASS CAP AS NOTED
— BOUNDARY LINE
--- EXISTING EASEMENT LINE
- - - NEW EASEMENT LINE
___ ADJOINING PROPERTY LINE



BOUNDARY CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD BRG	CHORD
C1	05°37'58" LT (05°37'58" LT)	145.81' (145.81')	291.39' (291.39')	2964.00' (2964.00')	S49°01'52"W (S49°01'42"W)	291.27' (291.27')
C2	24°45'05" LT (24°45'05" LT)	255.40' (255.40')	502.84' (502.84')	1164.00' (1164.00')	S33°50'20"W (S33°50'10"W)	498.94' (498.94')
C3	77°28'47" RT (77°28'47" RT)	80.23' (80.23')	135.23' (135.23')	100.00' (100.00')	S60°12'11"W (S60°12'02"W)	125.16' (125.16')
C4	08°10'32" LT (08°10'32" LT)	363.77' (363.77')	726.30' (726.30')	5090.00' (5090.00')	N85°08'31"W (N85°08'41"W)	725.69' (725.69')
C5	08°12'24" RT (08°12'24" RT)	353.10' (353.10')	704.98' (704.98')	4922.00' (4922.00')	N85°07'48"W (N85°07'58"W)	704.38' (704.38')
C6	08°00'10" LT (08°00'10" LT)	356.05' (356.05')	710.94' (710.94')	5090.00' (5090.00')	N85°03'20"W (N85°03'20"W)	710.36' (710.36')
C7	00°10'22" LT (00°10'22" LT)	7.68' (7.68')	15.36' (15.36')	5090.00' (5090.00')	N89°08'36"W (N89°08'36"W)	15.36' (15.36')
C8	08°12'24" RT (08°12'24" RT)	353.10' (353.10')	704.98' (704.98')	4922.00' (4922.00')	N85°07'48"W (N85°07'48"W)	704.38' (704.38')

BOUNDARY TANGENT DATA		
ID	BEARING	DISTANCE
T1	N00°18'23"E (N00°18'17"E)	206.90' (206.78')
T2	N81°03'25"W (N81°03'35"W)	146.64' (146.64')
T3	N61°49'01"E (N61°49'01"E)	105.43' (105.43')

BOUNDARY TANGENT DATA		
ID	BEARING	DISTANCE
T4	N00°18'23"E (N00°18'23"E)	124.70' (124.70')
T5	N30°43'14"W (N30°43'14"W)	88.26' (88.26')
T6	N18°21'50"E (N18°21'50"E)	170.11' (170.11')
T7	N00°18'23"E (N00°18'23"E)	73.57' (73.57')
T8	N41°04'53"W (N41°04'53"W)	178.10' (178.10')

NOTES:

- A. EXISTING 50' FLOATING ACCESS EASEMENT IS BEING RELOCATED AS AN AMAFCA ACCESS EASEMENT WITH THIS PLAT AND WAS FIXED BY THE NATIONAL PARK SERVICE EASEMENT FILED JUN. 9, 2023 AS DOC. NO. 2023035849 AND SHOWN ON THIS PLAT.
- B. AMAFCA SHALL HAVE ACCESS TO THE "NEW AMAFCA ACCESS AGREEMENT" VIA THE "APS ACCESS ROAD," AS MAY BE MODIFIED FROM TIME TO TIME AND PURSUANT TO A SEPARATE ACCESS AGREEMENT BETWEEN APS AND AMAFCA, WHICH SHALL BE SEPARATELY AGREED UPON.



NOTE: THIS BRASS CAP HAS BEEN RECOVERED FIVE TIMES BY THE SURVEYOR. NOV 2005, FEB 2008, MAR 2011, NOV 2015 AND MAY 2023. IN THE FIRST RECOVERY IN NOV 2005, THE MONUMENT WAS STABLE AND IN UPRIGHT POSITION. SUBSEQUENT RECOVERIES REVEALED THAT THE MONUMENT HAD BEEN COMPLETELY REMOVED AND WAS LYING ON THE SURFACE OF THE GROUND. THE MONUMENT HAD BEEN PLACED BACK INTO THE GROUND BY 2015, HOWEVER, IN UNSTABLE SAND, THE MONUMENT IS CURRENTLY LEANING OVER, AND FIFTY PERCENT OUT OF THE GROUND. THE ORIGINAL COORDINATES AS OBSERVED IN NOV 2005 WERE USED FOR THIS PLAT AND HELD FOR THE BOUNDARY.

PLAT FOR
INSPIRATION SUBDIVISION
PHASE 1B
FILED: MAR. 12, 2020
(BK. 2020C, PG. 0032)

PLAT FOR
INSPIRATION SUBDIVISION
PHASE 2C
FILED: MAR. 11, 2021
(BK. 2021C, PG. 0026)

FOUND 3" BRASS CAP
STAMPED "PNM AP19 1990"
BENT CONDITION

PLAT FOR
INSPIRATION SUBDIVISION
PHASE 1B
FILED: MAR. 12, 2020
(BK. 2020C, PG. 0032)

FOUND 1.25" YELLOW PLASTIC CAP
STAMPED "NEW MEXICO PS 11184"

PARCEL C-2
CORRECTION PLAT OF
PARCELS C-1, C-2, C-3 & D-1
WATERSHED NORTH
FILED: MAY 9, 2012
(BK. 2012C, PG. 0057)

ACCESS EASEMENT CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD BRG	CHORD
C9	49°06'59" LT (49°06'59" LT)	13.71' (13.71')	25.72' (25.72')	30.00' (30.00')	S06°12'34"E (S06°12'34"E)	24.94' (24.94')
C10	89°47'28" LT (89°47'28" LT)	29.89' (29.89')	47.01' (47.01')	30.00' (30.00')	S45°18'12"W (S45°18'12"W)	42.35' (42.35')
C11	00°43'54" LT (00°43'54" LT)	32.50' (32.50')	65.01' (65.01')	5090.00' (5090.00')	N88°41'27"W (N88°41'27"W)	65.01' (65.01')

ACCESS EASEMENT TANGENT DATA		
ID	BEARING	DISTANCE
T9	S89°42'05"E (S89°42'05"E)	39.98' (39.98')
T10	S41°04'53"E (S41°04'53"E)	146.05' (146.05')
T11	S00°18'23"W (S00°18'23"W)	96.57' (96.57')
T12	S18°20'56"W (S18°20'56"W)	147.59' (147.59')
T13	S30°46'04"E (S30°46'04"E)	69.06' (69.06')
T14	S00°18'23"W (S00°18'23"W)	150.89' (150.89')
T15	S61°49'01"W (S61°49'01"W)	130.87' (130.87')

ACCESS EASEMENT TANGENT DATA		
ID	BEARING	DISTANCE
T16	N89°35'32"W (N89°35'32"W)	65.00' (65.00')
T17	N00°24'28"E (N00°24'28"E)	59.65' (59.65')

TRACT N-1-B
60.0839 Acres

TRACT N-1
CORRECTION PLAT OF
TRACTS N-1 & N-2
WATERSHED SUBDIVISION
FILED: MAY 9, 2012
(BK. 2012C, PG. 0058)

NEW AMAFCA ACCESS EASEMENT
1.0343 ACRES
GRANTED WITH THE FILING OF THIS PLAT
SEE NOTE B ON SHEET 1 OF 2

AMAFCA ACCESS AGREEMENT
FILED: JULY 26, 2024
DOC. NO. 2024051073

PARCEL C-1
CORRECTION PLAT OF
PARCELS C-1, C-2, C-3 & D-1
WATERSHED NORTH
FILED: MAY 9, 2012
(BK. 2012C, PG. 0057)

ALBUQUERQUE GEODETIC REFERENCE STATION "REWARD"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES
(CENTRAL ZONE, US SURVEY FOOT)
N=1,495,628.96 USft E=1,491,190.819 USft
GROUND TO GRID FACTOR = 0.999675005
Δa = -00°17'12.26"
NAVD 1988 ELEVATION = 5319.688 USft

**BULK LAND PLAT OF
TRACTS N-1-A & N-1-B
WATERSHED SUBDIVISION**
(A REPLAT OF TRACT N-1,
WATERSHED SUBDIVISION)
**PROJECTED SECTIONS 17 AND 18,
TOWNSHIP 10 NORTH, RANGE 2 EAST,
N.M.P.M.**
**ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO**
SEPTEMBER, 2024

FOUND U.S.D.O.I. BLM
3" BRASS CAP
STAMPED "AP17 PNM AP18 1990"
(TIE) N80°17'29"E 7433.24'

ALBUQUERQUE GEODETIC REFERENCE STATION "4-H9"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES
(CENTRAL ZONE, US SURVEY FOOT)
N=1,495,628.96 USft E=1,496,579.839 USft
GROUND TO GRID FACTOR = 0.999678461
Δa = -00°16'35.82"
NAVD 1988 ELEVATION = 5209.315 USft

DEL WEBB AT MIREHAVEN UNIT 4
FILED: AUG. 6, 2020
(BK. 2020C, PG. 0070)

PULTE AT MIREHAVEN PHASE 2B
FILED: FEB. 8, 2017
(BK. 2017C, PG. 0011)

TRACT N-2-D-15
PULTE AT
MIREHAVEN PHASE 2B
FILED: FEB. 8, 2017
(BK. 2017C, PG. 0011)

US DEPT. OF INTERIOR
NATIONAL PARK SERVICE
PERMANENT EASEMENT
FILED: JUN. 9, 2023
DOC. NO. 2023035849

EXISTING PUBLIC WATER LINE EASEMENT
FILED: AUG. 10, 2017
DOC. NO. 2017077163

TRACT N-1-A
49.9000 Acres

EXISTING 50' FLOATING ACCESS EASEMENT
FOR THE BENEFIT OF A.M.A.F.C.A.
AND THE NATIONAL PARK SERVICE.
MAINTENANCE RESPONSIBILITY
IS WITH BENEFICIARIES.
FILED: DEC. 27, 2000
(BK. 2000C PG. 316)
SEE NOTE A ON THIS SHEET

EXISTING PUBLIC TRAFFIC
DETECTOR LOOP EASEMENT
FILED: JAN. 18, 2018
DOC. NO. 2018005356

EXISTING PNM UNDERGROUND
ELECTRIC EASEMENT
FILED: AUG. 28, 2019
DOC. NO. 2019073049

EXISTING UNDERGROUND
STORM DRAIN PIPE
PERMANENT EASEMENT
FILED: AUG. 23, 2012
DOC. NO. 2012086552

EXISTING 30' PLAINS ELECTRIC EASEMENT
FILED: MAR. 12, 1953 (BK. D235 PG. 619)
HATCHED PORTION RELEASED
FILED: DEC. 6, 2002
(BK. A46, PG. 1932)
DOC. NO. 2002162354

ALBUQUERQUE GEODETIC REFERENCE STATION "4-H9"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES
(CENTRAL ZONE, US SURVEY FOOT)
N=1,495,628.96 USft E=1,491,190.819 USft
GROUND TO GRID FACTOR = 0.999678461
Δa = -00°16'35.82"
NAVD 1988 ELEVATION = 5209.315 USft



**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: Bulk Land Plat - DHO

Decision-making Body: DHO

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: Bohannon Huston, Inc. is the Agent

Date, time, and place of public meeting or hearing, if applicable:

January 8th, 2024 at 9:00 am on zoom

Address, phone number, or website for additional information:

(505)823-1000

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.

☐ 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.

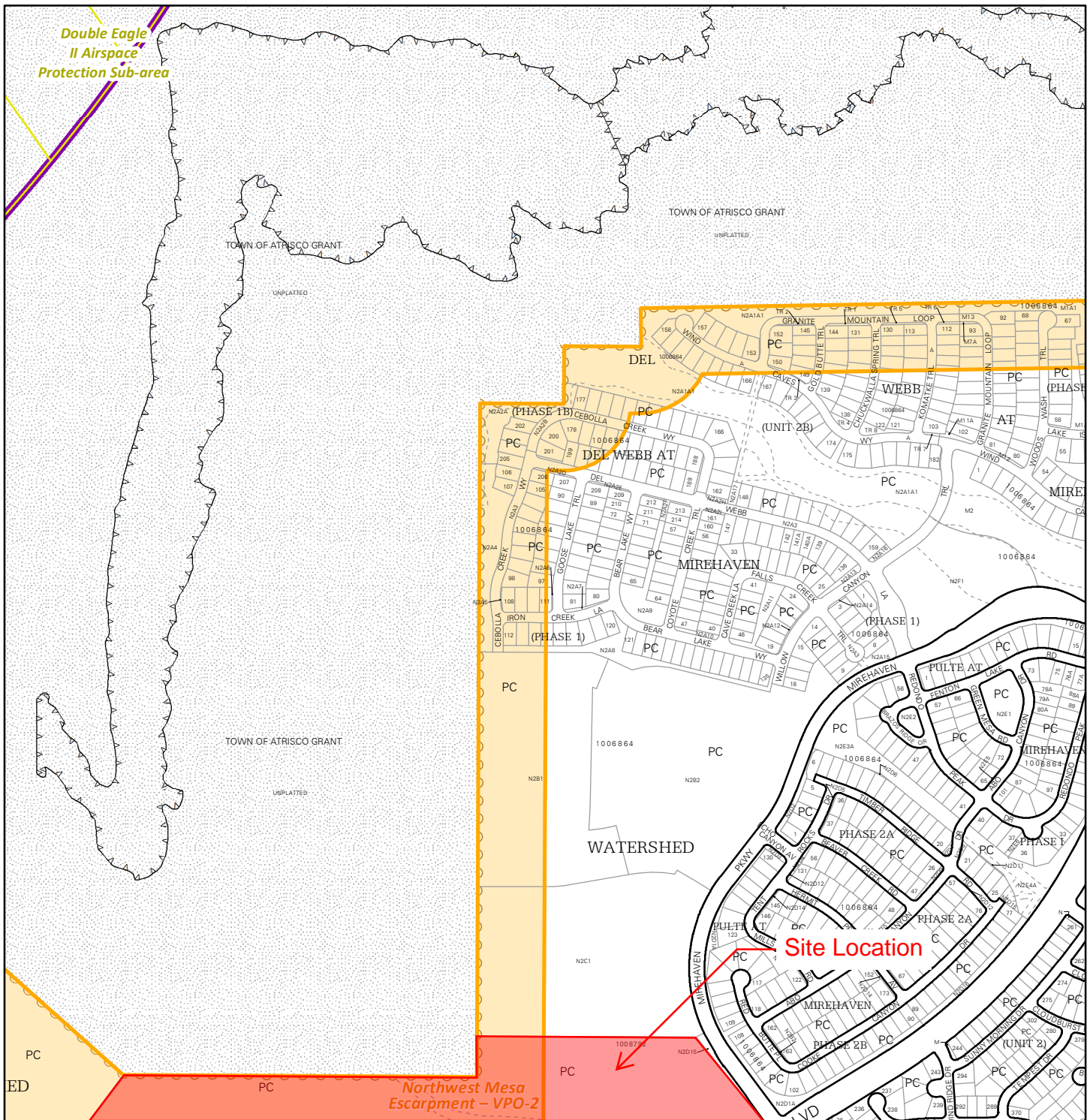

Alan R. Benham
Albuquerque, NM
REV0
abenham@bhinc.com
2024.12.12 11:16:41-0700

(Applicant signature)

December 12, 2024

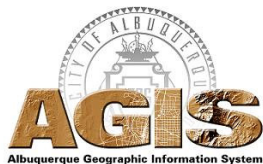
(Date)

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.

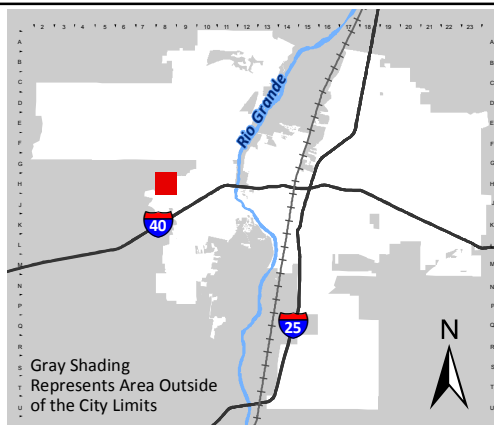


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



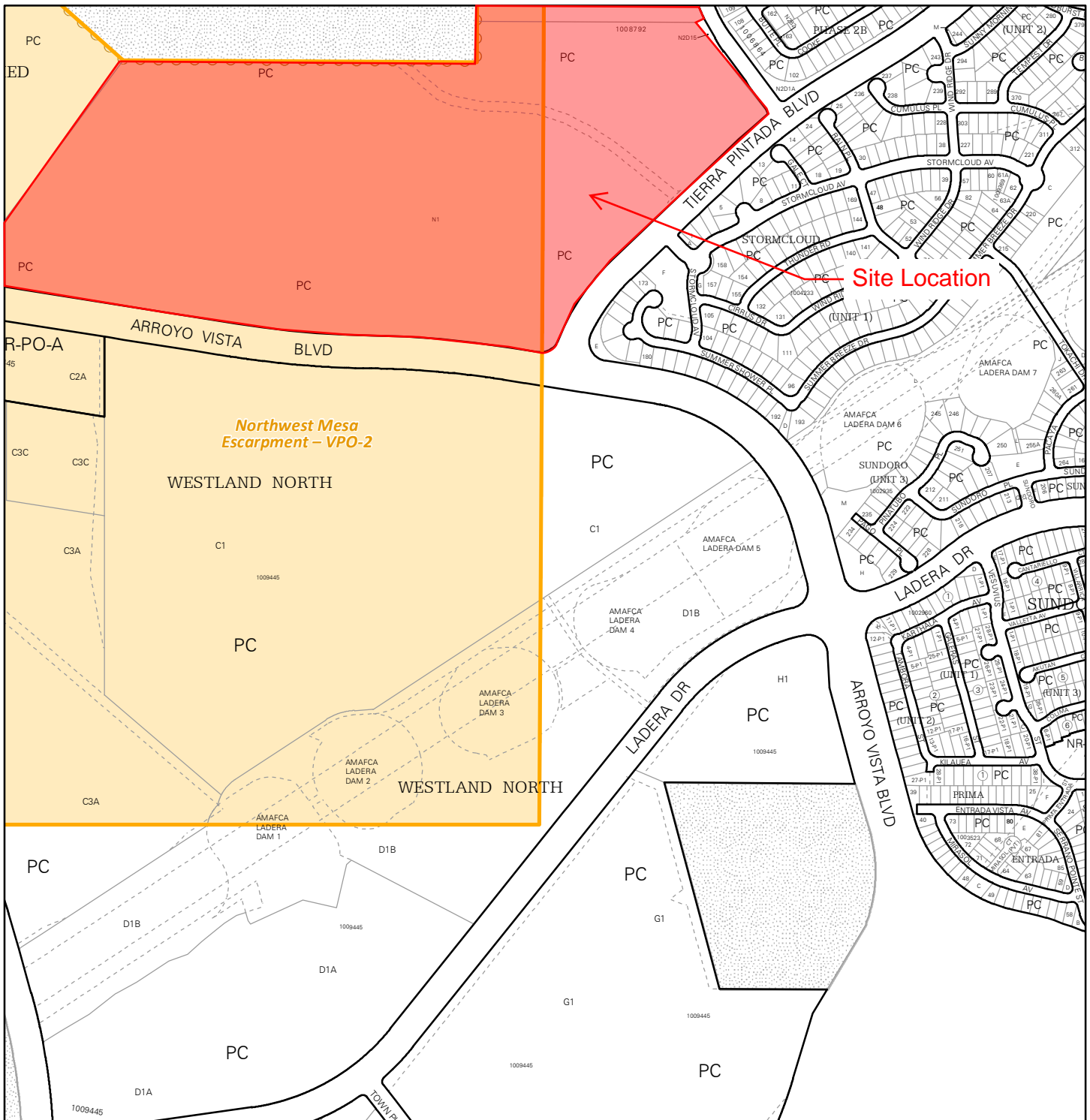
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
H-08-Z

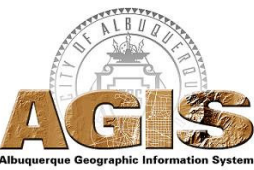
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

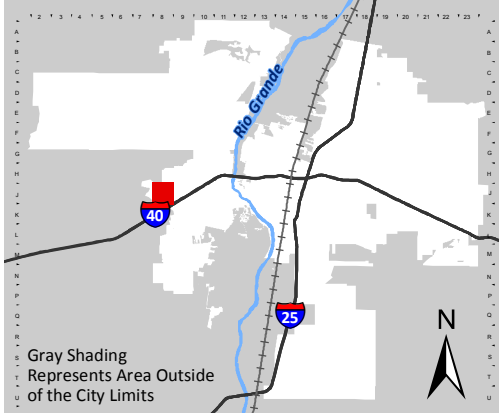


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).

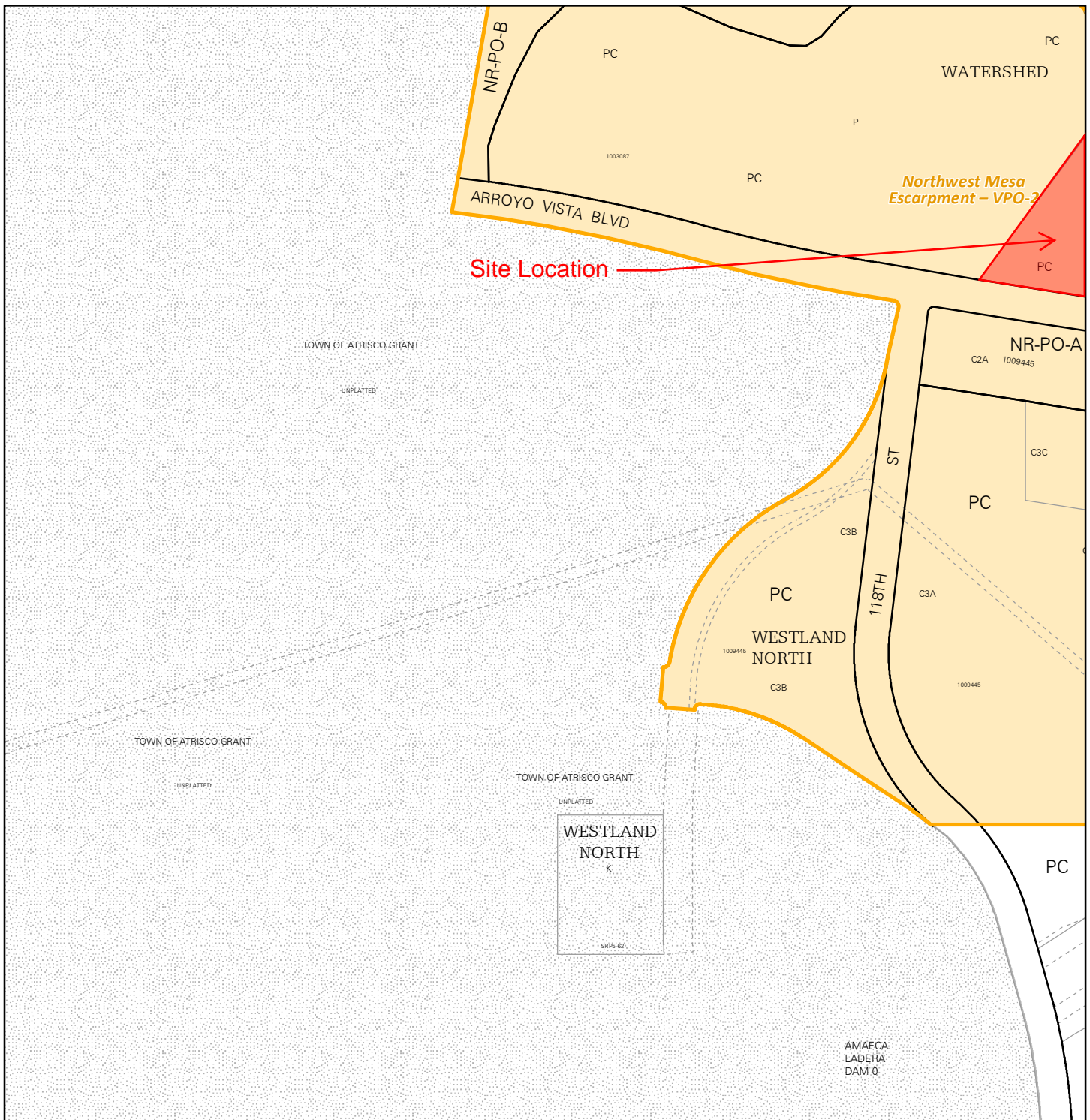


Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
J-08-Z

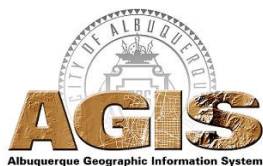
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet
0 250 500 1,000

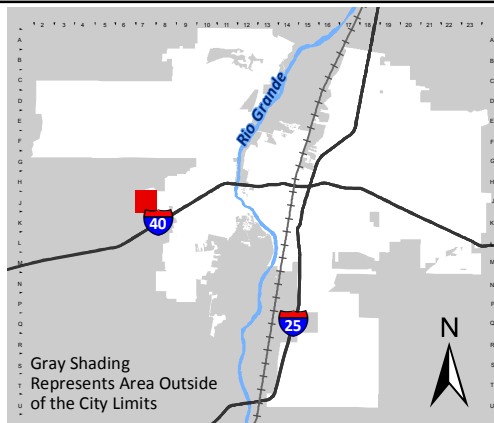


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

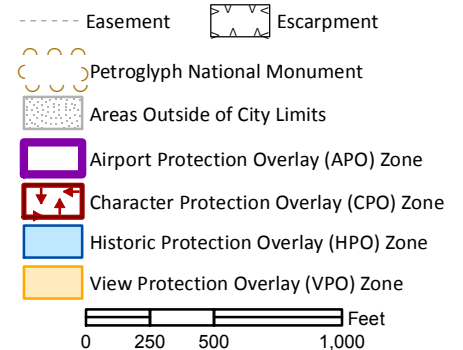
IDO Zone Atlas May 2018



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:
J-07-Z



[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*: 12/13/24

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):

- ☐ 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 Blvd
2. Property Owner* Albuquerque Public Schools (APS)
3. Agent/Applicant* [if applicable] Bohannon Huston, Inc. (agent)
4. Application Type(s)²* per IDO Table 6-1-1
 - ☐ Site Plan – EPC
 - ☒ Subdivision Bulk Land 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/request³*:

Subdivision of Tract N-1 into two tracts.

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 January 8th, 2025 at 9:00 am

Location*⁴: Zoom link

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: Alan Benham or Michael Balaskovits

Email: abenham@bhinc.com / mbalaskovits@bhinc.com

Phone: (505)823-1000



Attachments:



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



Others: Zone Atlas Pages and copy of the proposed plat



Online website or project page: N/A

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-08-Z, and J-07-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*:

N/A

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] 109.9839 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] 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.

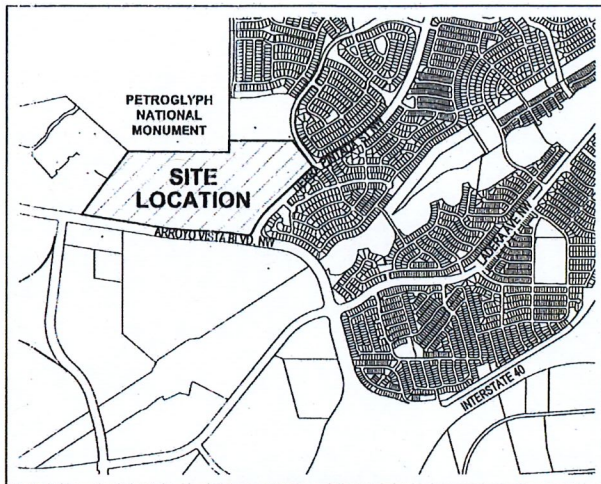
Notificación de Acceso Lingüístico.

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.



SUBDIVISION DATA:

1. Project No. _____
2. Zone Atlas Index No.: J-7, J-8 & H-8.
3. Gross Subdivision Acreage: 109.9839 Acres.
4. Total Number of Tracts Created: 2 Tracts.
5. Date of Survey: May, 2023.
6. Plat is located within Town of Atrisco Grant, within Projected Sections 17 and 18, T10 N, R 2 E; N.M.P.M.
7. No public streets were created.
8. Zoning: PC.

PURPOSE OF PLAT:

The purpose of this Plat is to subdivide Tract N-1 into two (2) tracts, in the Watershed Subdivision, as the same is shown and designated on the Correction Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 9, 2012 in Book 2012C, Pg. 0058 and to grant easements.

PUBLIC UTILITY EASEMENTS:

shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

DESCRIPTION:

A certain tract of land located within the Town of Atrisco Grant, within Projected Sections 17 and 18, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract lettered "N-1", Watershed Subdivision, as the same is shown and designated on the Correction Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 9, 2012 in Book 2012C, Pg. 0058.

This Tract contains 109.9839 acres, more or less.

FREE CONSENT AND DEDICATION:

The plat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of City of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as may be shown on this plat to the City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

By: Karen Alarid
APS Executive Director of Capital Construction

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on 13 day of September, 2024
by Karen Alarid, APS Executive Director of Capital Construction.

My Commission Expires: Nov 8, 2025 Margaret A Callahan
Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
MARGARET A CALLAHAN
Commission Number 1135920
My Commission Expires Nov. 8, 2025

NOTES:

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD83. Basis of Bearings is between City of Albuquerque Control Monuments "REWARD" and "4-H9". Bearing = N33°06'21"E
2. Distances are ground distances.
3. All easements of record are shown.
4. Record Bearings and distances are shown in parenthesis and the same as shown on Correction Plat of Watershed Subdivision filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 9, 2012 in Book 2012C, page 0058.
5. This Plat was prepared with information included in Title Commitment issued by Old Republic National Title Insurance Company, Commitment No. 2300338, Effective Date: January 23, 2023.
6. Portions of Tract N-1-A and N-1-B are located in Flood Zones "AE" and "X", per FIRM Map Number 35001C0307H, Revised August 16, 2012 and updated by LOMR Case No. 17-06-0303P, Effective Date: November 28, 2016.
7. SOLAR NOTE - Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or tracts within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
8. New AMAFCA Access Easement - Dedication and grant to the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY ("AMAFCA" or "Grantee"), its successors and assigns, of the easement designated herein as "New AMAFCA Access Easement" is with the full and free consent of the Board of Education of the Albuquerque Municipal School District No. 12 ("APS" or "Grantor"), without any rights, or express or implied warranties other than as expressly contained herein. Grantor covenants and warrants that it is the owner in fee simple of the property and that it has a good and lawful right to dedicate the right of way or easement interests described herein. Any portion of any land, right of way or easements granted herein shall revert to the Grantor, its successors or assigns, as and to the extent said portion is declared unnecessary for flood control by the Board of Directors of AMAFCA. Any reversion shall be conveyed by platting vacation. Grantee shall be solely and completely responsible for any maintenance, repair, costs, liabilities, or expenses, associated with the New AMAFCA Access Easement or arising from Grantee's use of the New AMAFCA Access Easement.

SURVEYOR'S CERTIFICATION:

I, Alan R. Benham a Registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and is true and accurate to the best of my knowledge and belief.

Alan R. Benham SEPT 11, 2024
Alan R. Benham Date:
New Mexico Professional Surveyor 15700



**BULK LAND PLAT OF
TRACTS N-1-A & N-1-B
WATERSHED SUBDIVISION
(A REPLAT OF TRACT N-1,
WATERSHED SUBDIVISION)
PROJECTED SECTIONS 17 AND 18,
TOWNSHIP 10 NORTH, RANGE 2 EAST,
N.M.P.M.
ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2024**

Project Number: PR-2024-010189

Application Number: _____ Date of DHO Approval: _____

PLAT APPROVALS

Utility Approvals:

PNM Electric Services	<u>Daniel Aragon</u>	09 / 23 / 2024
		Date
New Mexico Gas Company	<u>[Signature]</u>	09 / 23 / 2024
		Date
CenturyLink	<u>David Hall</u>	09 / 23 / 2024
		Date
Comcast	<u>Mike Mortus</u>	09 / 25 / 2024
		Date

City Approvals:

Loren N. Risenhoover P.S. 9/20/2024
City Surveyor Date

*Real Property Division (conditional) Date

**Environmental Health Department (conditional) Date

Traffic Engineering, Transportation Division Date

ABCWUA Date

Parks and Recreation Department [Signature] 09 / 24 / 2024
AMAFCA Date

Hydrology Date

Code Enforcement Date

Planning Department Date

City Engineer Date

***MRGCD (conditional) Date

TAX CERTIFICATION:

This is to certify that taxes are current and paid on UPC # _____

Property Owner of Record: _____

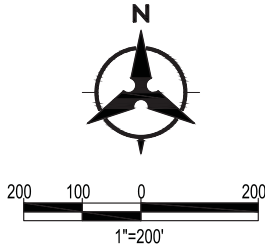
Bernalillo County Treasurer's Office Date

Bohannon & Huston
www.bhinc.com 800.877.5332

11x17 version - NOT TO SCALE

LEGEND

- CITY OF ALBUQUERQUE CONTROL MONUMENT
- SET #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM PS 15700"
- FOUND PLASTIC CAP AS NOTED
- FOUND REBAR AS NOTED
- FOUND BRASS CAP AS NOTED
- BOUNDARY LINE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- ADJOINING PROPERTY LINE



BOUNDARY CURVE DATA					
ID	DELTA	TANGENT	ARC	RADIUS	CHORD BRG
C1	05°37'58" LT (05°37'58" LT)	145.81' (145.81')	291.39' (291.39')	2964.00' (2964.00')	S49°01'52"W (S49°01'42"W)
C2	24°45'05" LT (24°45'05" LT)	255.40' (255.40')	502.84' (502.84')	1164.00' (1164.00')	S33°50'20"W (S33°50'10"W)
C3	77°28'47" RT (77°28'47" RT)	80.23' (80.23')	135.23' (135.23')	100.00' (100.00')	S60°12'11"W (S60°12'02"W)
C4	08°10'32" LT (08°10'32" LT)	363.77' (363.77')	726.30' (726.30')	5090.00' (5090.00')	N85°08'31"W (N85°08'41"W)
C5	08°12'24" RT (08°12'24" RT)	353.10' (353.10')	704.98' (704.98')	4922.00' (4922.00')	N85°07'48"W (N85°07'58"W)
C6	08°00'10" LT (08°00'10" LT)	356.05' (356.05')	710.94' (710.94')	5090.00' (5090.00')	N85°03'20"W (N85°03'20"W)
C7	00°10'22" LT (00°10'22" LT)	7.68' (7.68')	15.36' (15.36')	5090.00' (5090.00')	N89°08'36"W (N89°08'36"W)
C8	08°12'24" RT (08°12'24" RT)	353.10' (353.10')	704.98' (704.98')	4922.00' (4922.00')	N85°07'48"W (N85°07'48"W)

BOUNDARY TANGENT DATA		
ID	BEARING	DISTANCE
T1	N00°18'23"E (N00°18'17"E)	206.90' (206.78')
T2	N81°03'25"W (N81°03'35"W)	146.64' (146.64')
T3	N61°49'01"E (N61°49'01"E)	105.43' (105.43')

BOUNDARY TANGENT DATA		
ID	BEARING	DISTANCE
T4	N00°18'23"E (N00°18'23"E)	124.70' (124.70')
T5	N30°43'14"W (N30°43'14"W)	88.26' (88.26')
T6	N18°21'50"E (N18°21'50"E)	170.11' (170.11')
T7	N00°18'23"E (N00°18'23"E)	73.57' (73.57')
T8	N41°04'53"W (N41°04'53"W)	178.10' (178.10')

NOTES:

- A. EXISTING 50' FLOATING ACCESS EASEMENT IS BEING RELOCATED AS AN AMAFCA ACCESS EASEMENT WITH THIS PLAT AND WAS FIXED BY THE NATIONAL PARK SERVICE EASEMENT FILED JUN. 9, 2023 AS DOC. NO. 2023035849 AND SHOWN ON THIS PLAT.
- B. AMAFCA SHALL HAVE ACCESS TO THE "NEW AMAFCA ACCESS AGREEMENT" VIA THE "APS ACCESS ROAD," AS MAY BE MODIFIED FROM TIME TO TIME AND PURSUANT TO A SEPARATE ACCESS AGREEMENT BETWEEN APS AND AMAFCA, WHICH SHALL BE SEPARATELY AGREED UPON.



NOTE: THIS BRASS CAP HAS BEEN RECOVERED FIVE TIMES BY THE SURVEYOR. NOV 2005, FEB 2008, MAR 2011, NOV 2015 AND MAY 2023. IN THE FIRST RECOVERY IN NOV 2005, THE MONUMENT WAS STABLE AND IN UPRIGHT POSITION. SUBSEQUENT RECOVERIES REVEALED THAT THE MONUMENT HAD BEEN COMPLETELY REMOVED AND WAS LYING ON THE SURFACE OF THE GROUND. THE MONUMENT HAD BEEN PLACED BACK INTO THE GROUND BY 2015, HOWEVER, IN UNSTABLE SAND. THE MONUMENT IS CURRENTLY LEANING OVER, AND FIFTY PERCENT OUT OF THE GROUND. THE ORIGINAL COORDINATES AS OBSERVED IN NOV 2005 WERE USED FOR THIS PLAT AND HELD FOR THE BOUNDARY.

PLAT FOR INSPIRATION SUBDIVISION PHASE 1B
FILED: MAR. 12, 2020
(BK. 2020C, PG. 0032)

FOUND 1.25" YELLOW PLASTIC CAP
STAMPED "NEW MEXICO PS 11184"

PARCEL C-2
CORRECTION PLAT OF
PARCELS C-1, C-2, C-3 & D-1
WATERSHED NORTH
FILED: MAY 9, 2012
(BK. 2012C, PG. 0057)

ACCESS EASEMENT CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD BRG	CHORD
C9	49°06'59" LT	13.71'	25.72'	30.00'	S06°12'34"E	24.94'
C10	89°47'28" LT	29.89'	47.01'	30.00'	S45°18'12"W	42.35'
C11	00°43'54" LT	32.50'	65.01'	5090.00'	N88°41'27"W	65.01'

ACCESS EASEMENT TANGENT DATA		
ID	BEARING	DISTANCE
T9	S89°42'05"E	39.98'
T10	S41°04'53"E	146.05'
T11	S00°18'23"W	96.57'
T12	S18°20'56"W	147.59'
T13	S30°46'04"E	69.06'
T14	S00°18'23"W	150.89'
T15	S61°49'01"W	130.87'

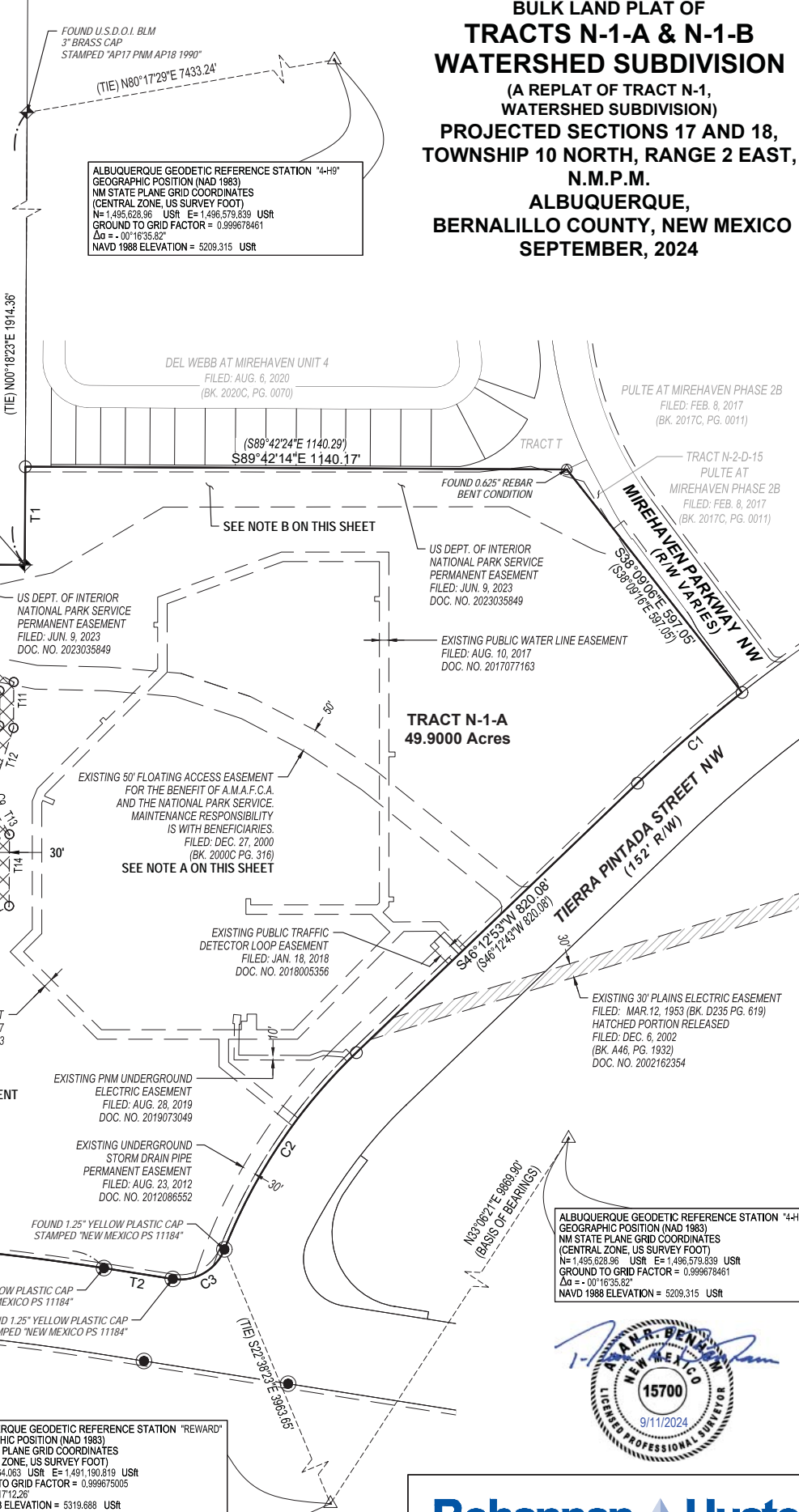
ACCESS EASEMENT TANGENT DATA		
ID	BEARING	DISTANCE
T16	N89°35'32"W	65.00'
T17	N00°24'28"E	59.65'

EXISTING 30' PLAINS ELECTRIC EASEMENT
FILED: MAR. 12, 1953 (BK. D235 PG. 619)
HATCHED PORTION RELEASED
FILED: DEC. 6, 2002
(BK. A46, PG. 1932)
DOC. NO. 2002162354

PARCEL C-1
CORRECTION PLAT OF
PARCELS C-1, C-2, C-3 & D-1
WATERSHED NORTH
FILED: MAY 9, 2012
(BK. 2012C, PG. 0057)

ALBUQUERQUE GEODETIC REFERENCE STATION "REWARD"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES
(CENTRAL ZONE, US SURVEY FOOT)
N=1,487,364.063 USR E=1,491,190.819 USR
GROUND TO GRID FACTOR = 0.999675005
NAVD 1988 ELEVATION = 5319.688 USR

**BULK LAND PLAT OF
TRACTS N-1-A & N-1-B
WATERSHED SUBDIVISION**
(A REPLAT OF TRACT N-1,
WATERSHED SUBDIVISION)
**PROJECTED SECTIONS 17 AND 18,
TOWNSHIP 10 NORTH, RANGE 2 EAST,
N.M.P.M.
ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2024**



**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: Bulk Land Plat - DHO

Decision-making Body: DHO

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: Bohannon Huston, Inc. is the Agent

Date, time, and place of public meeting or hearing, if applicable:

January 8th, 2024 at 9:00 am on zoom

Address, phone number, or website for additional information:

(505)823-1000

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.

☐ 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.

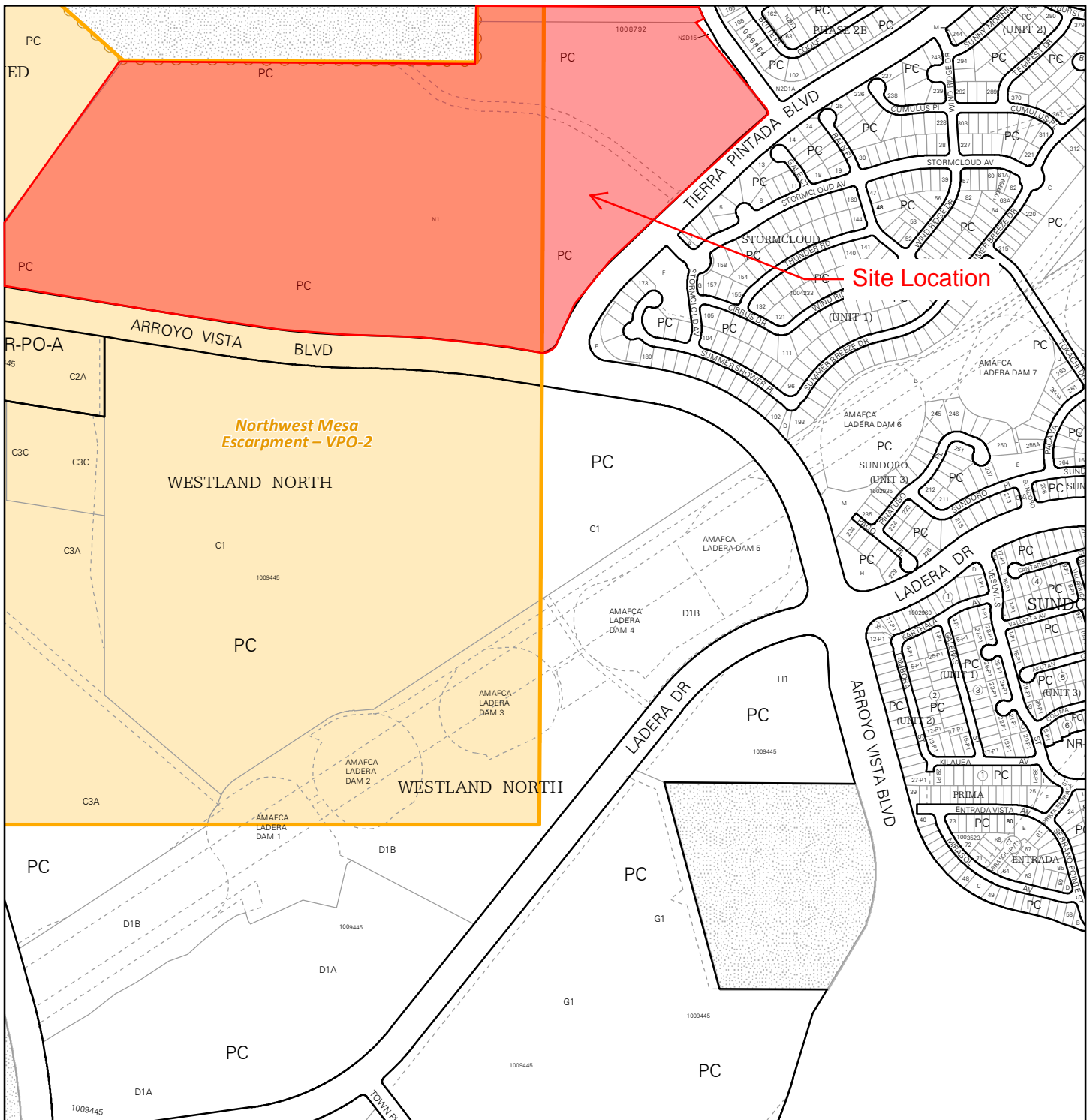

Alan R. Benham
Albuquerque, NM
REVO
abenham@bhinc.com
2024.12.12 11:16:41-0700

(Applicant signature)

December 12, 2024

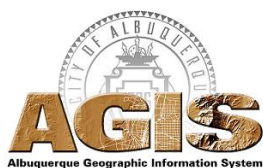
(Date)

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.

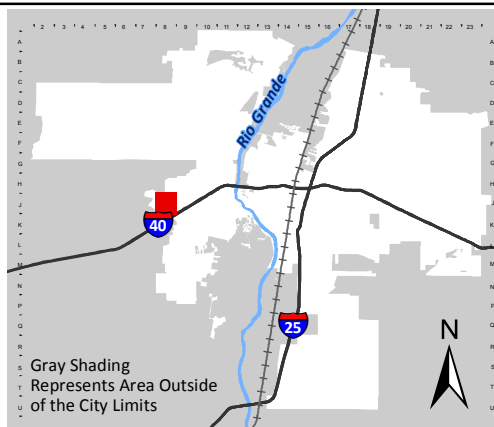


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

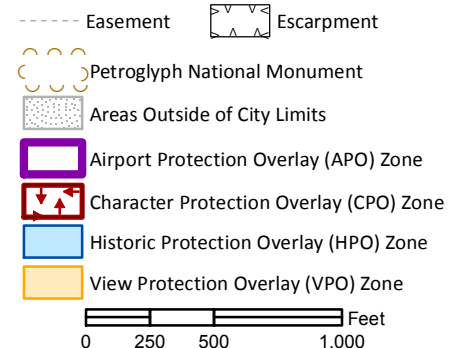
IDO Zone Atlas May 2018

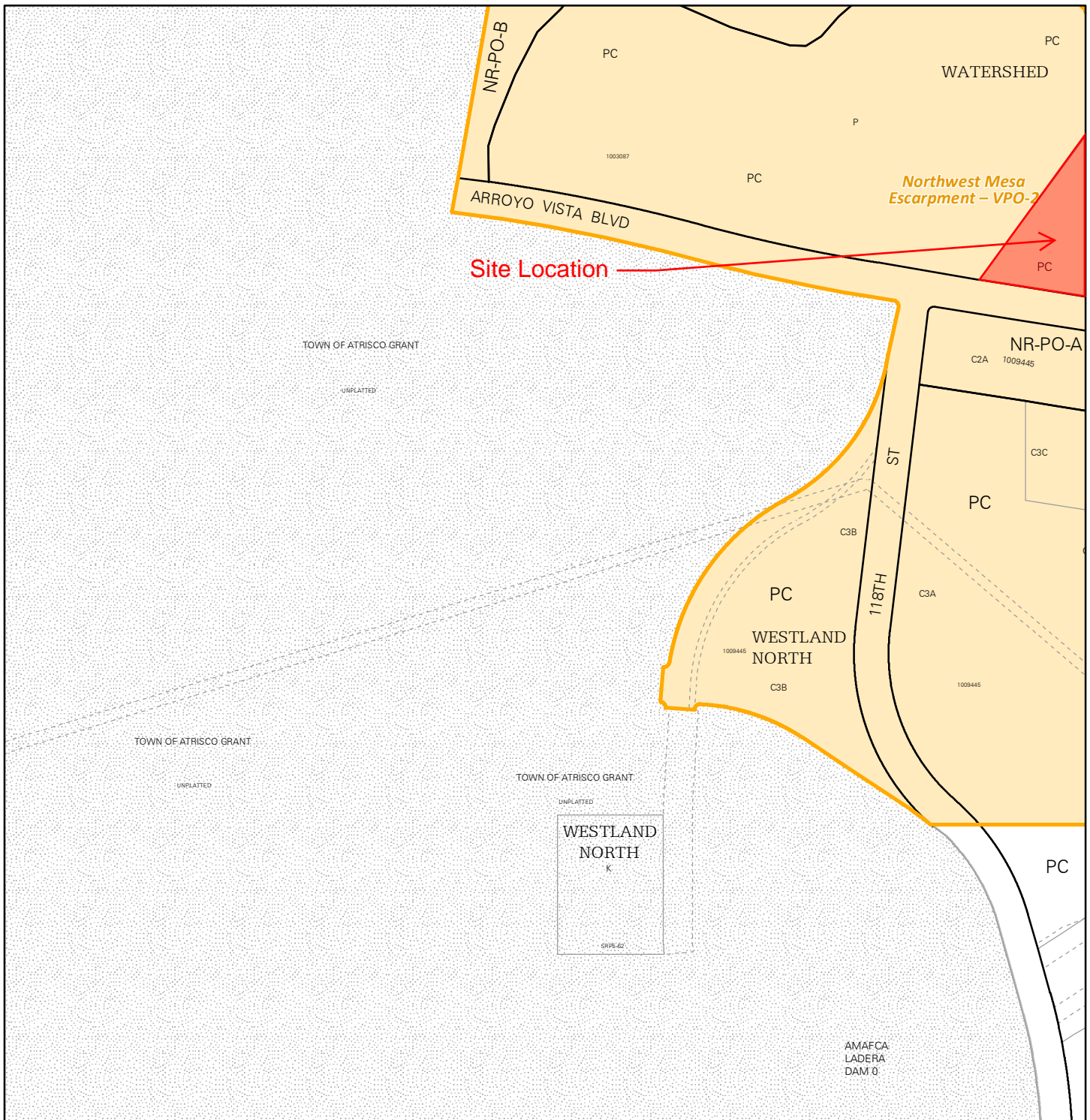


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



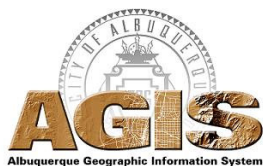
Zone Atlas Page:
J-08-Z



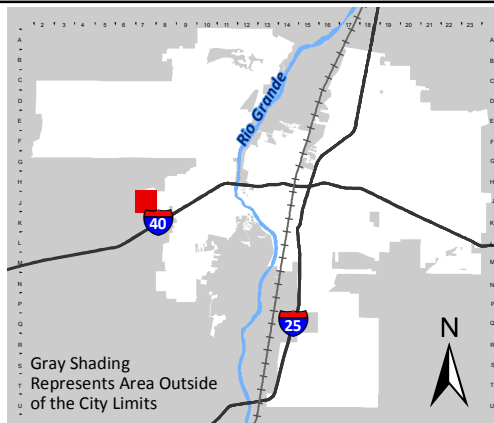


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

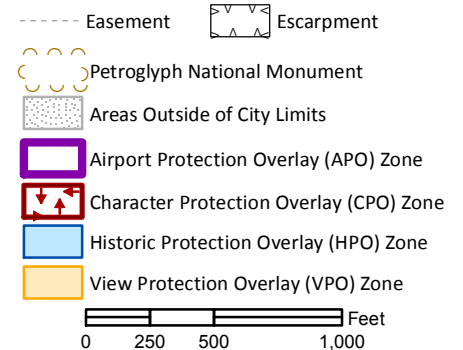
IDO Zone Atlas May 2018



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:
J-07-Z



PROOF OF EMAIL TO NEIGHBORHOOD ASSOCIATIONS

Kimberly Legan

From: Kimberly Legan
Sent: Friday, December 13, 2024 8:25 AM
To: dwmnanm@gmail.com
Subject: Neighborhood Association Notification - DHO Application
Attachments: List of Neighborhood Associations.pdf; NAs_Emailed Notice_Public Hearing.pdf

Good morning Margaret and Alison,

Bohannon Huston, Inc. are acting as agents in submitting a Bulk Land Plat to the DHO. We are informing you both as representatives of the Del Webb Mirehaven NA. Please see the attached pdf with our Notice Form, checklist, the Plat we are submitting with the application, and the Zone Atlas map for more information.

Thank you,

Kimberly Legan

Administrative Professional [Community Development and Planning](#)

Bohannon Huston

p. 505.823.1000 | d. 505.798.7954

bhinc.com



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Kimberly Legan

From: Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@bhinc.com>
To: dwmnanm@gmail.com
Sent: Friday, December 13, 2024 8:25 AM
Subject: Relayed: Neighborhood Association Notification - DHO Application

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

dwmnanm@gmail.com (dwmnanm@gmail.com)

Subject: Neighborhood Association Notification - DHO Application

Kimberly Legan

From: Kimberly Legan
Sent: Friday, December 13, 2024 8:30 AM
To: info@tresvolcanesna.org
Subject: Neighborhood Association Notification - DHO Application
Attachments: List of Neighborhood Associations.pdf; NAs_Emailed Notice_Public Hearing.pdf

Good morning Thomas and Rick,

Bohannon Huston, Inc. are acting as agents in submitting a Bulk Land Plat to the DHO. We are informing you both as representatives of the Tres Volcanes NA.

Please see the attached pdf with our Notice Form, checklist, the Plat we are submitting with the application, and the Zone Atlas map for more information.

Thank you,

Kimberly Legan

Administrative Professional [Community Development and Planning](#)

Bohannon Huston

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Kimberly Legan

From: Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@bhinc.com>
To: info@tresvolcanesna.org
Sent: Friday, December 13, 2024 8:30 AM
Subject: Relayed: Neighborhood Association Notification - DHO Application

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

info@tresvolcanesna.org (info@tresvolcanesna.org)

Subject: Neighborhood Association Notification - DHO Application

Kimberly Legan

From: Kimberly Legan
Sent: Friday, December 13, 2024 9:49 AM
To: aboard111@gmail.com; elizabethkayhaley@gmail.com
Subject: Neighborhood Association Notification - DHO Application
Attachments: List of Neighborhood Associations.pdf; NAs_Emailed Notice_Public Hearing.pdf

Good morning Rene and Elizabeth,

Bohannon Huston, Inc. are acting as agents in submitting a Bulk Land Plat to the DHO. We are informing you both as representatives of the Westside Coalition of Neighborhood Associations.

Please see the attached pdf with our Notice Form, checklist, the Plat we are submitting with the application, and the Zone Atlas map for more information.

Thank you,

Kimberly Legan

Administrative Professional [Community Development and Planning](#)

Bohannon Huston

p. 505.823.1000 | d. 505.798.7954

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Kimberly Legan

From: Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@bhinc.com>
To: aboard111@gmail.com; elizabethkayhaley@gmail.com
Sent: Friday, December 13, 2024 9:49 AM
Subject: Relayed: Neighborhood Association Notification - DHO Application

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

aboard111@gmail.com (aboard111@gmail.com)

elizabethkayhaley@gmail.com (elizabethkayhaley@gmail.com)

Subject: Neighborhood Association Notification - DHO Application

**PROOF OF POSTAGE TO
PROPERTY OWNERS WITHIN 100 FT BUFFER**

Bohannan  **Huston**

7500 Jefferson St. NE
Albuquerque, NM
87109-4338

BRADLEY & SHANNON CHRISTMAN
1708 MAMMOTH WAY NW
ALBUQUERQUE NM
87120-4361



FP  **US POSTAGE**
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036B 0011828881

Bohannan  **Huston**

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Albuquerque, NM
87109-4338

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



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12/13/2024
036B 0011828881

Bohannan  **Huston**

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Albuquerque, NM
87109-4338

DECOSTER FAMILY TRUSTEES
9320 COUGAR CREEK LN NW
ALBUQUERQUE NM 87120-7455



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7500 Jefferson St. NE
Albuquerque, NM
87109-4338

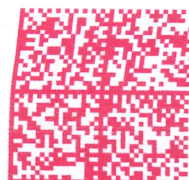


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KAREN & RICHARD MONTANO
1624 MAMMOTH WAY NW
ALBUQUERQUE NM 87120-4360

Bohannan  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



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PULTE HOMES
7601 JEFFERSON ST NE SUITE 320
ALBUQUEQUE NM 87109

Bohannan  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



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

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7500 Jefferson St. NE
Albuquerque, NM
87109-4338



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ROE STEVEN G TRUSTEE
1748 MAMMOTH WAY NW
ALBUQUERQUE NM 87125-0704

Bohannon  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



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JOHNSON JEFFREY P SR & JOHNSON RITA R
TRUSTEES JOHNSON LVT
1724 MAMMOTH WAY NW
ALBUQUERQUE NM
87120-4388

Bohannon  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



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FRANCES PHELAN & RANDAL PETERS
9204 COUGAR CREEK LN NW
ALBUQUERQUE NM 87120-7453

Bohannan  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



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

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Albuquerque, NM
87109-4338



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

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Albuquerque, NM
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ESTATES AT MIREHAVEN COMMUNITY
ASSOCIATION INC C/O AAM LLC
8212 LOUISIANA BLVD NE SUITE C
ALBUQUERQUE NM 87113-2552

Bohannan  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



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WILLIAM RANDALL JR & JUDITH LEMLEY
9312 COUGAR CREEK LN NW
ALBUQUERQUE NM
87120-7455

Bohannan  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



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WILLIAMS RICHARD K & SHIRLEY C
TRUSTEES WILLIAMS FAMILY TRUST
9220 COUGAR CREEK LN NW
ALBUQUERQUE NM
87120-7453

Bohannan  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



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KARIN KALODIMOS & MICHAEL KING
1720 MAMMOTH WAY NW
ALBUQUERQUE NM
87120-4388

Bohannon ▲ **Huston**

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Albuquerque, NM
87109-4338



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WILLIAM MITCHELL &
PATRICIA MITCHELL-GARAY
1728 MAMMOTH WAY NW
ALBUQUERQUE NM
87120-4388

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7500 Jefferson St. NE
Albuquerque, NM
87109-4338



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MATTHEW SANERA
1740 MAMMOTH WAY NW
ALBUQUERQUE NM 87120-4388

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Albuquerque, NM
87109-4338



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EMILY SMART
9328 COUGAR CREEK LN NW
ALBUQUERQUE NM 87120-7455

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7500 Jefferson St. NE
Albuquerque, NM
87109-4338



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DAVID & AMY VARNER
9336 COUGAR CREEK LN NW
ALBUQUERQUE NM 87120-7455

Bohannan  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



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VICTOR & CAROL QUINTANA
1744 MAMMOTH WAY NW
ALBUQUERQUE NM 87120-4388

Bohannan  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



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JAYASHREE & AMAR BHARADWAJ
1612 MAMMOTH WAY NW
ALBUQUERQUE NM
87120-4360

Bohannan  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



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LUIS E & ELYANA SEPULVEDA
1716 MAMMOTH WAY NW
ALBUQUERQUE NM
87120-4388

Bohannan  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



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MARILYN MONTGOMERY
9300 COUGAR CREEK LN NW
ALBUQUERQUE NM
87120-7455

Bohannan  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



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DAVID & MELEA BROEKERS
1736 MAMMOTH WAY NW
ALBUQUERQUE NM
87120-4388

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7500 Jefferson St. NE
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ERIC & VERONICA GILES
1712 MAMMOTH WAY NW
ALBUQUERQUE NM
87120-4361

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7500 Jefferson St. NE
Albuquerque, NM
87109-4338



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MARTIN & NICOLE SCHNOPP
1704 MAMMOTH WAY NW
ALBUQUERQUE NM
87120-4361

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7500 Jefferson St. NE
Albuquerque, NM
87109-4338



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LESHEA PERRY and JOSHUA STANFORD
1700 MAMMOTH WAY NW
ALBUQUERQUE NM
87120-4361

Bohannon  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338

DOUGLAS & CANDICE WEATHERS
9200 COUGAR CREEK LN NW
ALBUQUERQUE NM 87120-7453



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Albuquerque, NM
87109-4338

CYNTHIA HOWARD & CARRIE
SHANNON BACON TRUSTEES
9324 COUGAR CREEK LN NW
ALBUQUERQUE NM 87120-7455



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Bohannon  Huston

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Albuquerque, NM
87109-4338

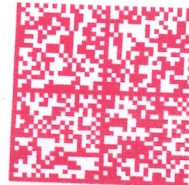
AARON DIAZ
1636 MAMMOTH WAY NW
ALBUQUERQUE NM
87120-4360



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

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INSPIRATION COMMUNITY
ASSOCIATION INC C/O AAM LLC
1600 W BROADWAY RD SUITE 200
TEMPE AZ 85282-1136

Bohannan  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



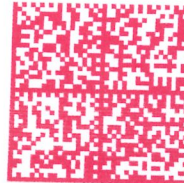
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036B 0011828881

CHAZ JUSTA
1600 MAMMOTH WAY NW
ALBUQUERQUE NM 87120-4360

Bohannon  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338

ANTHONY MOZZICATO & BIANCA WEBER
1604 MAMMOTH WAY NW
ALBUQUERQUE NM 87120-4360



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Bohannon  Huston

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Albuquerque, NM
87109-4338

CARTER FAMILY TRUSTEES
9212 COUGAR CREEK LN NW
ALBUQUERQUE NM 87120-7453



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Bohannon  Huston

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Albuquerque, NM
87109-4338

DAVID LEE & MELEA ANN BROEKERS
1736 MAMMOTH WAY NW
ALBUQUERQUE NM 87120-4388



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First-Class - IMI
ZIP 87109
12/13/2024
036B 0011828881

Bohannon  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338

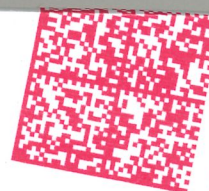


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ZIP 87109
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LESLIE FRASER & ELIZABETH HOHL
9308 COUGAR CREEK LN NW
ALBUQUERQUE NM
87120-7455

Bohannon  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



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ALYSON & JOSEPH RECOVO
1732 MAMMOTH WAY NW
ALBUQUERQUE NM
87120-4388

Bohannon  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



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ZIP 87109
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JULIO & EDITH GARCIA
1616 MAMMOTH WAY NW
ALBUQUERQUE NM
87120-4360

Bohannon  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



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SCOTT & CHRISTINE JOHNS
9216 COURGAR CREEK LK NW
ALBUQUERQUE NM 87120-7453

Bohannon  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



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ESTATES AT MIREHAVEN COMMUNITY
ASSOCIATION INC
9100 DEL WEBB LN NW
ALBUQUERQUE NM 87120-7426

Bohannon  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338



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12/13/2024
036B 0011828881

ANJANA HARILAL-BHAKTA and
RAKESHKUMAR BHAKTA
1632 MAMMOTH WAY NW
ALBUQUERQUE NM
87120-4360

Bohannon  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338

DAVID & MARY EMPEY TRUSTEES
9332 COUGAR CREEK LN NW
ALBUQUERQUE NM 87120-7455



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Bohannon  Huston

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Albuquerque, NM
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Albuquerque Public Schools
P.O. Box 25074
Albuquerque, NM
87125 - 0704



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Bohannon  Huston

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Albuquerque, NM
87109-4338

CHARLOTTE HENDRIX
9304 COUGAR CREEK LN NW
ALBUQUERQUE NM
87120-7455



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Bohannon  Huston

7500 Jefferson St. NE
Albuquerque, NM
87109-4338

RICHTER-SAND FAMILY TRUST
9208 COUGAR CREEK LN NW
ALBUQUERQUE NM 87120-7453



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