

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

## Tribal Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: \_\_\_\_\_

This request for a Tribal Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [IDO §14-16-6-4\(B\)](#)<sup>1</sup> to Tribal Representatives on the attached list\* from the City's tribal liaison Office of Native American Affairs.<sup>2</sup> The proposed project is within 660 feet of Major Public Open Space or tribal land.

The application is not yet submitted. If you would like to have a Tribal Meeting about this proposed project, please respond to this request **within 15 days**.<sup>3</sup>

Email address to respond yes or no: \_\_\_\_\_

The applicant may specify a Tribal Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

All NM Tribes have 15 calendar days from the date of this offer letter (10.3.25) in which to respond. Once we are notified that you would like a meeting, a meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the Neighborhood Association accepts the meeting request, unless an earlier date is agreed upon.

1. Subject Property Address\* \_\_\_\_\_  
Location Description \_\_\_\_\_
2. Property Owner\* \_\_\_\_\_
3. Agent/Applicant\* [if applicable] \_\_\_\_\_
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Archaeological Certificate
  - Master Development Plan
  - Subdivision of Land
    - Bulk Land
    - Minor
    - Major
  - Zoning Map Amendment – EPC
  - Zoning Map Amendment – Council

<sup>1</sup> See [IDO Table 6-1-1](#) for notice requirements.

<sup>2</sup> Pursuant to [IDO §14-16-6-4\(B\)\(2\)](#), email is sufficient if on file with the Office of Native American Affairs. If no email address is on file for a particular tribal representative, notice must be provided via certified mail to the mailing address on file for that representative.

<sup>3</sup> If no request is received within this timeframe, the application may be submitted to the City.

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

Summary of project/request<sup>4\*</sup>:

\_\_\_\_\_

Dedicate additional right-of-way to the City of Albuquerque along the project frontage as shown and grant easements. We will be also seeking an Archaeological Certificate.

5. This type of application will be decided by<sup>\*</sup>:  City Staff

OR at a public hearing by:

Development Hearing Officer (DHO)  Environmental Planning Commission (EPC)

City Council

6. Where more information about the project can be found<sup>5\*</sup>:

Preferred project contact name: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Online website or project page: \_\_\_\_\_

Attachments: \_\_\_\_\_

**Additional Project Information:**

1. Zone Atlas Page(s)<sup>6\*</sup> \_\_\_\_\_

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:

Deviation(s)  Variance(s)  Waiver(s)

Explanation:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Additional Information from IDO Zoning Map<sup>7</sup>:**

1. Area of Property [typically in acres] \_\_\_\_\_

2. IDO Zone District \_\_\_\_\_ and MX-M

\_\_\_\_\_ and MX-M

<sup>4</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>5</sup> Address (mailing or email), phone number, or website to be provided by the applicant.

<sup>6</sup> Available online here: <https://www.cabq.gov/planning/agis-maps/maps-for-the-public>

<sup>7</sup> Available here: <https://tinyurl.com/idozoningmap>

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

CPO-13 and

3. Overlay Zone(s) [if applicable] \_\_\_\_\_
4. Center or Corridor Area [if applicable] \_\_\_\_\_
5. Current Land Use(s) [vacant, if none] \_\_\_\_\_

**Useful Links:**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

**City of Albuquerque Contacts:**

**[Planning Department Webpage](#)**

Email: [devhelp@cabq.gov](mailto:devhelp@cabq.gov)

Phone: 505-924-3860

**[Office of Native American Affairs](#)**

Brandi Ahmie, Tribal Liaison

Email: [bahmie@cabq.gov](mailto:bahmie@cabq.gov) Phone:

505-768-4547

# 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'inaaszil 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 nihihgii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.



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: Subdivision of Land Major
Decision-making Body: Development Hearing Officer (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: Unassigned Addresses - 99999 VALIENTE NW (x2 tracts)
Name of property owner: VOLCANO CLIFFS INC & GROUP I U26 VC LLC RM 115
Name of applicant: Modulus Architects & Land Use Planning, Inc. (agent)
Date, time, and place of public meeting or hearing, if applicable: TBD
Address, phone number, or website for additional information: Regina Okoye with Modulus Architects and Land Use Planning, rokoye@modulusarchitects.com, 505.338.1499
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[checked] Zone Atlas page indicating subject property.
[checked] Drawings, elevations, or other illustrations of this request. Plat
[ ] Summary of pre-submittal neighborhood meeting, if applicable.
[checked] 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.

Regina Okoye (Applicant signature) 10/3/25 (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.

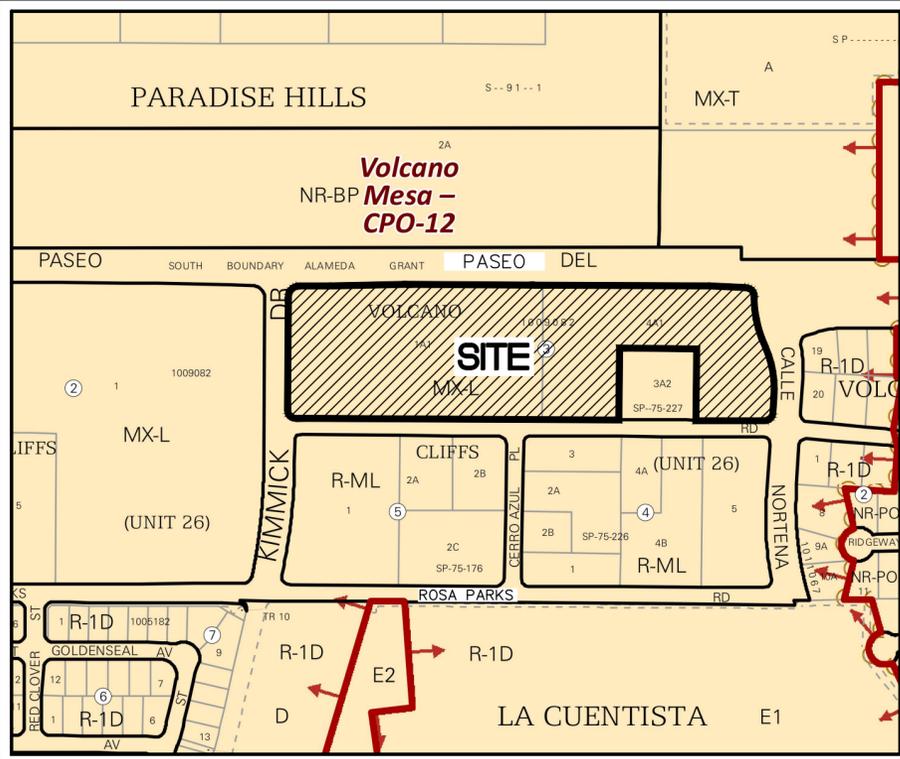
**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY**

Provide a site plan that shows, at a minimum, the following:

- 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.



Vicinity Map - Zone Atlas C-11-Z

N.T.S.

**Notes**

1. FIELD SURVEY PERFORMED IN JULY 2025.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS .....
5. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON \_\_\_\_\_, 20\_\_\_\_.

**Documents**

1. TITLE COMMITMENT FOR LOT 1A-1, PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2502543 AND AN EFFECTIVE DATE OF JUNE 11, 2025.
2. TITLE COMMITMENT FOR LOT 4A-1, PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2502542 AND AN EFFECTIVE DATE OF JUNE 11, 2025.
3. PLAT OF RECORD FOR VOLCANO CLIFFS SUBDIVISION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 12, 2013, IN BOOK 2013C, PAGE 94.
4. WARRANTY DEED FOR LOT 4A (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 30, 2012, AS DOC. NO. 2012057974.
5. WARRANTY DEED FOR LOT 3A-1 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 30, 2012, AS DOC. NO. 2012054097.
6. WARRANTY DEED FOR LOT 2A-2 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029347.
7. WARRANTY DEED FOR LOT 2A-3 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029348.
8. WARRANTY DEED FOR LOT 2A-1 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029734.
9. SPECIAL WARRANTY DEED FOR LOT 1A (NOW A PORTION OF LOT 1A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 22, 1991, IN BOOK 91-14, PAGE 7853, DOC. NO. 91069225.
10. WARRANTY DEED TO THE CITY OF ALBUQUERQUE FOR A PORTION OF LOT 1-A (NOW LOT 1A-1) FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 7, 2024, AS DOCUMENT NO. 2024015276.
11. PLAT FOR BLOCKS 2 AND 3, UNIT NO. 26 VOLCANO CLIFFS SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 16, 1971 IN BOOK D4, PAGE 175.

**Indexing Information**

Section 14, Township 11 North, Range 2 East, N.M.P.M.  
 Subdivision: Volcano Cliffs Subdivision  
 Owner: Volcano Cliffs Inc. (Lot 1A-1)  
 Group 1 U26 VC LLC (Lot 4A-1)  
 UPC #: 101106413017030501 (Lot 1A-1)  
 101106417517930502 (Lot 4A-1)

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.
2. DEDICATION OF ADDITIONAL RIGHT-OF-WAY TO THE CITY AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE. .... 12.1364 ACRES  
 ZONE ATLAS PAGE NO. .... C-11-Z  
 NUMBER OF EXISTING LOTS. .... 2  
 NUMBER OF LOTS CREATED. .... 4  
 MILES OF FULL-WIDTH STREETS. .... 0.0000 MILES  
 MILES OF HALF-WIDTH STREETS. .... 0.0000 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. .... 0.3458 ACRES  
 DATE OF SURVEY. .... JULY 2025

**Legal Description**

LOTS NUMBERED FOUR A-ONE (4A-1) AND ONE A-ONE (1A-1) IN BLOCK NUMBERED THREE (3), VOLCANO CLIFFS SUBDIVISION UNIT 26, A REPLAT OF BLOCK 3, TOGETHER WITH, A PORTION OF KIMMICK DRIVE NW & CALLE NORTENA NW, VOLCANO CLIFFS SUBDIVISION, UNIT 26, WITHIN SECTION 14, T. 11 N., R.2 E., N.M.P.M CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 2013, AS THE SAME AS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 2013, IN PLAT BOOK 2013C, PAGE 94.

LESS AND EXCEPT A CERTAIN PORTION OF LAND CONVEYED TO THE CITY OF ALBUQUERQUE IN WARRANTY DEED RECORDED MARCH 7, 2024, AS DOCUMENT NO. 2024015276, RECORDS OF BERNALILLO COUNTY NEW MEXICO.

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4A-1, BEING ALSO THE NORTHEAST CORNER OF SAID LOT 1A-1, MARKED BY A REBAR WITH CAP "LS 14733" AND LYING ON THE SOUTHERLY RIGHT OF WAY OF PASEO DEL NORTE NW RIGHT OF WAY, N 77°04'18" W, A DISTANCE OF 2,577.76 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID SOUTHERLY RIGHT-OF-WAY, S 89°43'15" E, A DISTANCE OF 508.48 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, 111.76 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1422.00 FEET, A DELTA OF 4°30'11", AND A CHORD BEARING S 87°28'09" E, A DISTANCE OF 111.73 FEET TO A POINT OF COMPOUND CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, 37.00 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 84°48'28", AND A CHORD BEARING S 42°48'50" E, A DISTANCE OF 33.72 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY AND COINCIDING THE WESTERLY RIGHT-OF-WAY OF CALLE NORTENA N.W., 163.74 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 386.00 FEET, A DELTA OF 24°18'18", AND A CHORD BEARING S 12°33'45" E, A DISTANCE OF 162.52 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, 29.66 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 456.46 FEET, A DELTA OF 3°43'21", AND A CHORD BEARING S 22°22'06" E, A DISTANCE OF 29.65 FEET TO A POINT OF COMPOUND CURVATURE, MARKED BY A REBAR W/ CAP "LS 14733";

DESCRIPTION CONTINUED ON SHEET 2...

**Flood Notes**

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0112G, DATED SEPTEMBER 26, 2008.

**Solar Collection Note**

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
 PAID ON UPC # \_\_\_\_\_ 101106413017030501 \_\_\_\_\_  
 \_\_\_\_\_ 101106417517930502 \_\_\_\_\_  
 \_\_\_\_\_  
 PROPERTY OWNER OF RECORD  
 \_\_\_\_\_  
 BERNALILLO COUNTY TREASURER'S OFFICE  
 \_\_\_\_\_

**Plat for**  
**Lots 1A-1-A, 1A-1-B, 4A-1-A, and**  
**4A-1-B, Block 3, Volcano Cliffs**  
**Subdivision, Unit 26**  
**Being Comprised of**  
**Lot 4A-1 and Portion of Lot 1A-1,**  
**Block 3, Volcano Cliffs Unit 26**  
**City of Albuquerque, Bernalillo County, New Mexico**  
**October 2025**

**Project Number:** \_\_\_\_\_ PR-2025-020092

**Application Number:** \_\_\_\_\_

**Plat Approvals:**

- PNM Electric Services
- Qwest Corp. d/b/a CenturyLink QC
- New Mexico Gas Company
- Comcast
- Ezee Fiber

**City Approvals:**

- City Surveyor
- Traffic Engineering, Transportation Division
- ABCWUA
- Parks and Recreation Department
- AMAFCA
- Hydrology
- Code Enforcement
- Planning Department
- City Engineer

**Surveyor's Certificate**

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BRIAN J. MARTINEZ \_\_\_\_\_ Date  
 N.M.R.P.S. No. 18374

**CSI-CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244  
 cartesianbrian@gmail.com



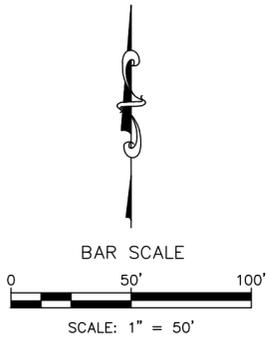


**Easement Notes**

- 1 EXISTING 10' P.U.E. (8/12/2013, 2013C-94)
- 2 EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT, TO BE DEFINED FURTHER BY FUTURE PLATTING ACTIONS (8/12/2013, 2013C-94)
- 3 EXISTING 7' P.U.E. (09/17/1975, C10-161)
- 4 25' PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 5 PRIVATE ACCESS EASEMENT BENEFITING TRACTS 1A-1-A, 1A-1-B, 4A-1-B AND 4A-1-B-2, MAINTAINED BY THE UNDERLYING OWNERS, GRANTED WITH THE FILING OF THIS PLAT. ACCESS TO TRACT 4A-1-A TO BE FURTHER DEFINED UPON FUTURE DEVELOPMENT.

**Plat for  
Lots 1A-1-A, 1A-1-B, 4A-1-A, and  
4A-1-B, Block 3, Volcano Cliffs  
Subdivision, Unit 26  
Being Comprised of  
Lot 4A-1 and Portion of Lot 1A-1,  
Block 3, Volcano Cliffs Unit 26  
City of Albuquerque, Bernalillo County, New Mexico  
October 2025**

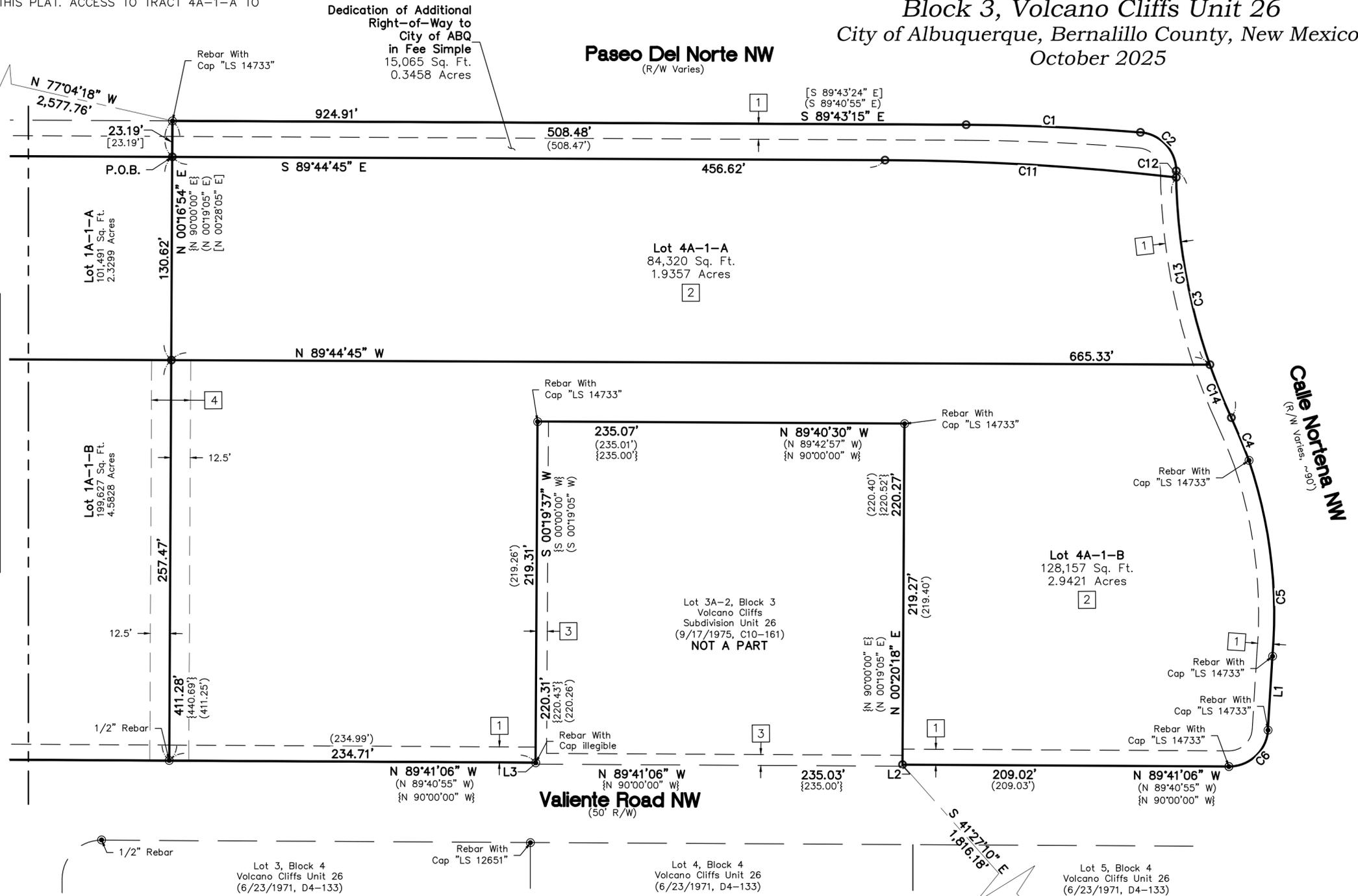
ACS Monument "8\_C10"  
NAD 1983 CENTRAL ZONE  
X=1502106.697\*  
Y=1521538.71\*  
Z=5392.936\* (NAVD 1988)  
G-G=0.999667901  
Mapping Angle=-0°16'00.09"  
\*U.S. SURVEY FEET



Match Line - See Sheet 4

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/12/2013, 2013C-94)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (09/17/1975, C10-161)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (3/7/2024, DOC. NO. 2024015276)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



ACS Monument "1\_C11"  
NAD 1983 CENTRAL ZONE  
X=1506287.794\*  
Y=1519187.728\*  
Z=5275.136\* (NAVD 1988)  
G-G=0.999672216  
Mapping Angle=-0°15'30.84"  
\*U.S. SURVEY FEET

**Easement Notes**

- 1 EXISTING 10' P.U.E. (8/12/2013, 2013C-94)
- 2 EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT, TO BE DEFINED FURTHER BY FUTURE PLATTING ACTIONS (8/12/2013, 2013C-94)
- 3 EXISTING 7' P.U.E. (09/17/1975, C10-161)
- 4 25' PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 5 PRIVATE ACCESS EASEMENT BENEFITING TRACTS 1A-1-A, 1A-1B, 4A-1-B AND 4A-1-B-2, MAINTAINED BY THE UNDERLYING OWNERS, GRANTED WITH THE FILING OF THIS PLAT. ACCESS TO TRACT 4A-1-A TO BE FURTHER DEFINED UPON FUTURE DEVELOPMENT.

**Legend**

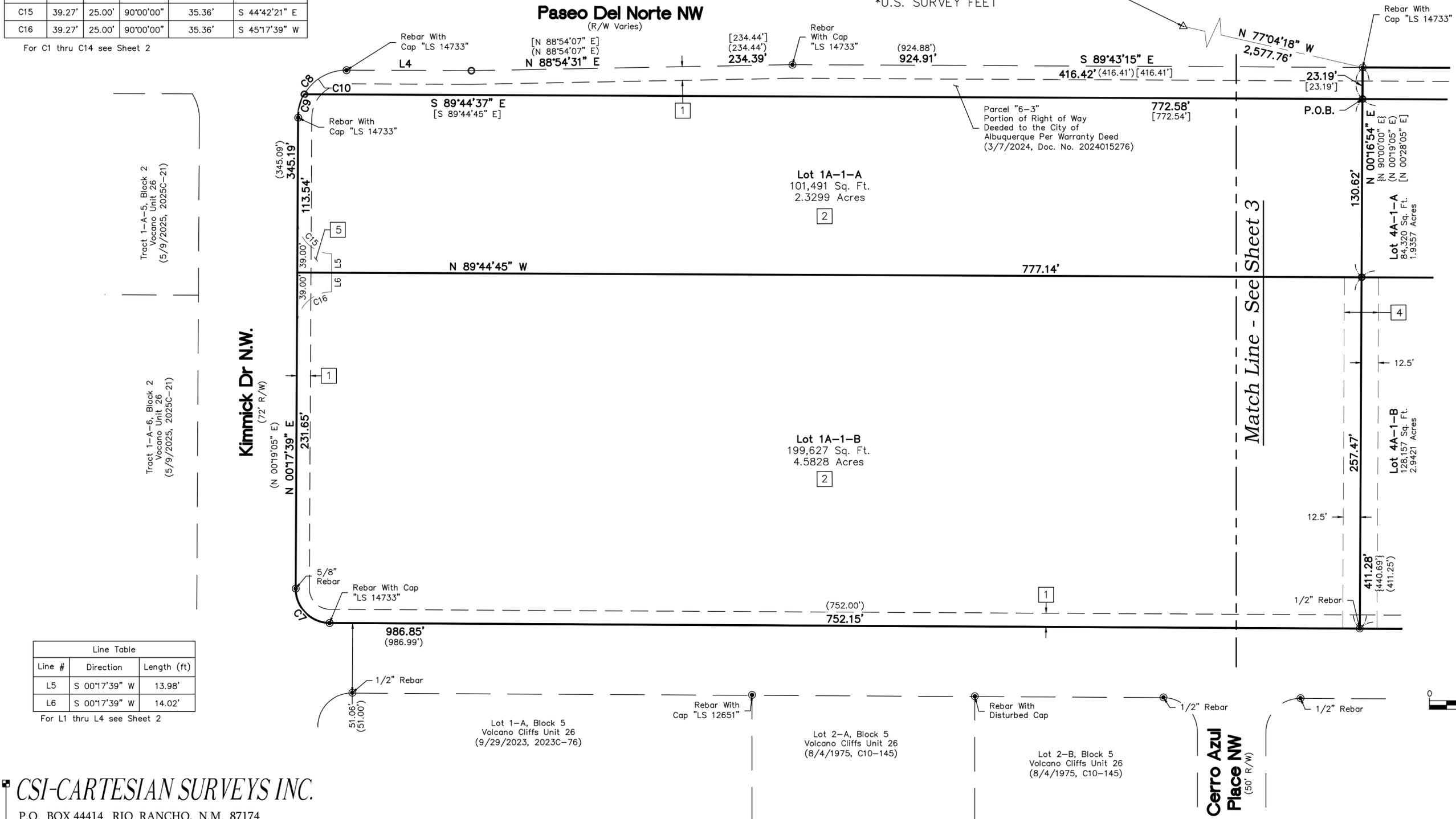
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/12/2013, 2013C-94)
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[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (3/7/2024, DOC. NO. 2024015276)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

**Plat for**  
**Lots 1A-1-A, 1A-1-B, 4A-1-A, and**  
**4A-1-B, Block 3, Volcano Cliffs**  
**Subdivision, Unit 26**  
 Being Comprised of  
**Lot 4A-1 and Portion of Lot 1A-1,**  
**Block 3, Volcano Cliffs Unit 26**  
 City of Albuquerque, Bernalillo County, New Mexico  
 October 2025

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C15	39.27'	25.00'	90°00'00"	35.36'	S 44°42'21" E
C16	39.27'	25.00'	90°00'00"	35.36'	S 45°17'39" W

For C1 thru C14 see Sheet 2

ACS Monument " 8\_C10 "  
 NAD 1983 CENTRAL ZONE  
 X=1502106.697\*  
 Y=1521538.71 \*  
 Z=5392.936 \* (NAVD 1988)  
 G-G=0.999667901  
 Mapping Angle=-0°16'00.09"  
 \*U.S. SURVEY FEET



Tract 1-A-5, Block 2  
 Volcano Unit 26  
 (5/9/2025, 2025C-21)

Tract 1-A-6, Block 2  
 Volcano Unit 26  
 (5/9/2025, 2025C-21)

Lot 1-A, Block 5  
 Volcano Cliffs Unit 26  
 (9/29/2023, 2023C-76)

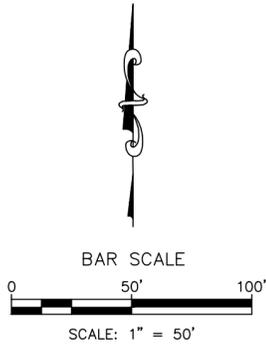
Lot 2-A, Block 5  
 Volcano Cliffs Unit 26  
 (8/4/1975, C10-145)

Lot 2-B, Block 5  
 Volcano Cliffs Unit 26  
 (8/4/1975, C10-145)

**Cerro Azul**  
**Place NW**  
 (50' R/W)

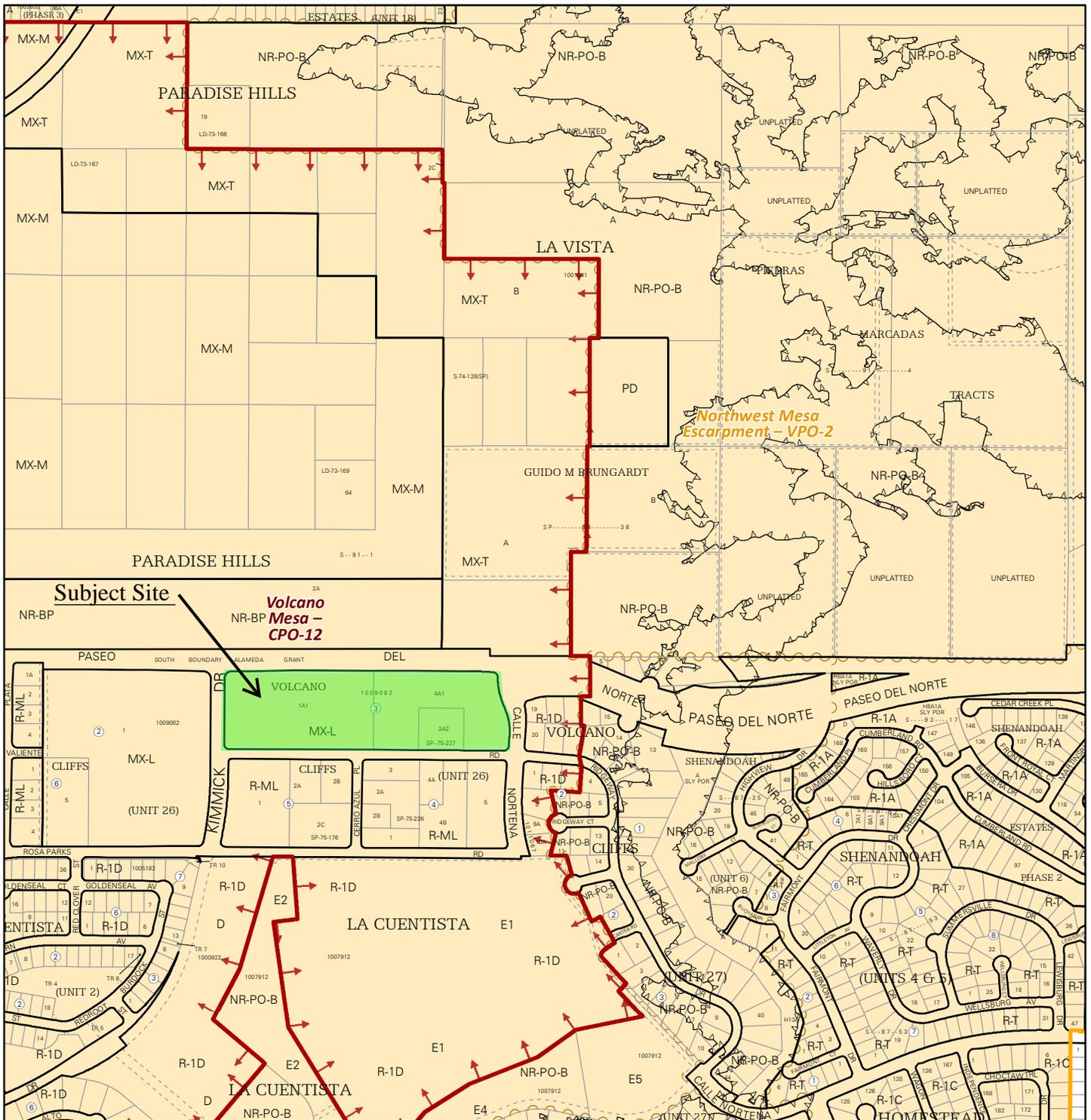
Line Table		
Line #	Direction	Length (ft)
L5	S 00°17'39" W	13.98'
L6	S 00°17'39" W	14.02'

For L1 thru L4 see Sheet 2



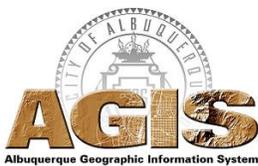
**CSI-CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896 - 3050 Fax (505) 891 - 0244  
 cartesianbrian@gmail.com

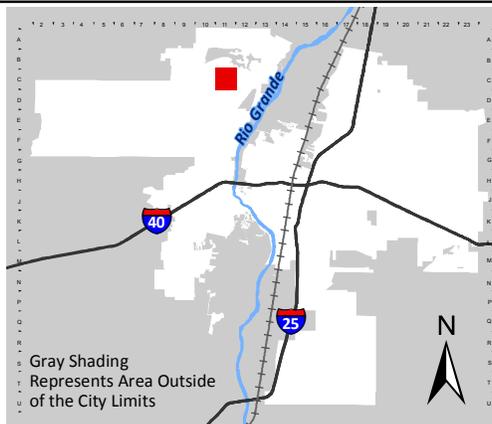


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

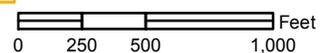


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**C-11-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



# 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'inaaszil 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 nihihgii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

# New Mexico Tribes & Leaders List 2025

There are twenty-three Tribes in the State of New Mexico, including Pueblo Ysleta Del Sur in El Paso, Texas, an APCG member. U.S. Department of Interior Tribal Entities as recognized directory: [Tribal Leaders Directory | Indian Affairs \(bia.gov\)](#)

NM Pueblos directory: [New Mexico Pueblos | NM Indian Affairs Department \(state.nm.us\)](#)

## NAVAJO NATION

### Navajo Nation

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President's Executive Assistant, Gary Lewis  
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# New Mexico Tribes & Leaders List 2025

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2nd Lt. Gov. Ted Ortiz  
Tribal Secretary, Ardell Concho  
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## New Mexico Tribes & Leaders List 2025

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2<sup>nd</sup> Lt. Gov. Frank Aguino

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## New Mexico Tribes & Leaders List 2025

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## New Mexico Tribes & Leaders List 2025

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# New Mexico Tribes & Leaders List 2025

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### **All Pueblo Council of Governors**

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Vice-Chairman Zane Regan

## Regina Okoye

---

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**Cc:** Angela Williamson (awilliamson@modulusarchitects.com)  
**Subject:** Tribal Meeting Request for a Proposed Project in the City of Albuquerque - 99999 VALIENTE NW (x2 lots)  
**Attachments:** CABQ\_Public\_Notice\_Checklist.pdf; TribalMeetingRequest-Print&Fill.pdf; NM Tribes & Leaders List 2025 - IDO- updated Sep 2025.pdf; 251082\_Plat\_REV.PDF; Zone Atlas.pdf

### Tracking:

#### Recipient

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**Delivery**

Delivered: 10/3/2025 10:30 AM

**Tribal Meeting Request  
for a Proposed Project in the City of Albuquerque**

Date of Request\*: 10/3/25

This request for a Tribal Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [IDO §14-16-6-4\(B\)](#)<sup>1</sup> to Tribal Representatives on the attached list\* from the City's tribal liaison Office of Native American Affairs.<sup>2</sup> The proposed project is within 660 feet of Major Public Open Space or tribal land.

The application is not yet submitted. If you would like to have a Tribal Meeting about this proposed project, please respond to this request within 15 days.<sup>3</sup>

Email address to respond yes or no: Yes

The applicant may specify a Tribal Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

All NM Tribes have 15 calendar days from the date of this offer letter (10.3.25) in which to respond. Once we are notified that you would like a meeting, a meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the Neighborhood Association accepts the meeting request, unless an earlier date is agreed upon.

- 1. Subject Property Address\* Unassigned Addresses - 99999 VALIENTE NW (x2 lots)  
Location Description South East Corner of Paseo and Kimmick
- 2. Property Owner\* VOLCANO CLIFFS INC & GROUP I U26 VC LLC RM 115
- 3. Agent/Applicant\* [if applicable] Property Owner / Modulus Architects & Land Use Planning, Inc.
- 4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

- Archaeological Certificate
- Master Development Plan
- Subdivision of Land
  - Bulk Land
  - Minor
  - Major
- Zoning Map Amendment – EPC
- Zoning Map Amendment – Council

Summary of project/request\*\*:

DHO Major Subdivision Action to Subdivide the subject property into 4 legal tra

Dedicate additional right-of-way to the City of Albuquerque along the project frontage as shown and grant easements. We will are also seeking an Archaeological Certificate.

5. This type of application will be decided by\*:  City Staff

OR at a public hearing by:

Development Hearing Officer (DHO)  Environmental Planning Commission (EPC)

City Council

6. Where more information about the project can be found\*5:

Preferred project contact name: Regina Okoye, Vice President

Email: rokoye@modulusarchitects.com

Phone: 505.338.1499 (Ext. 1003)

Online website or project page:

Attachments:

Additional Project Information:

1. Zone Atlas Page(s)\*6 C-11-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project\*:

Deviation(s)  Variance(s)  Waiver(s)

Explanation:

N/A

Additional Information from IDO Zoning Map\*7:

1. Area of Property [typically in acres] +/- 12 acres

2. IDO Zone District MX-L and MX-M

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

3. Overlay Zone(s) [if applicable]
4. Center or Corridor Area [if applicable]
5. Current Land Use(s) [vacant, if none]

Useful Links:

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Contacts:

[Planning Department Webpage](#)

Email: [devhelp@cabq.gov](mailto:devhelp@cabq.gov)

Phone: 505-924-3860

[Office of Native American Affairs](#)

Brandi Ahmie, Tribal Liaison

Email: [bahmie@cabq.gov](mailto:bahmie@cabq.gov) Phone:

505-768-4547

**Regina Okoye, Vice President**

**Modulus Architects & Land Use Planning, Inc.**

8220 San Pedro Dr. NE, Suite 520 (Paseo Nuevo Building)

Albuquerque, New Mexico 87113

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686

Direct: 505.808.3868

**Email:** [rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)

**Meet Modulus Link Here:** [Meet Modulus Architects & Land Use Planning Here!](#)

**Website:** [www.modulusarchitects.com](http://www.modulusarchitects.com)

**Join us on Facebook:** [Modulus Architects on Facebook](#)

**Join us on Instagram:** [Modulus Architects on Instagram](#)

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Albuquerque, NM 87113



Navajo Nation Council  
Crystalynne Curley, Office of the Speaker  
P.O. Box 3390  
Window Rock, AZ 86515