

September 24, 2025

Dear Property Owner:

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Development Hearing Officer (DHO) will hold a Public Hearing on **Wednesday, October 29, 2025**, at **9:00 AM** for the request below. The DHO hearing will be held via Zoom. To access the hearing online use the following link(s) below to access the correct meeting date:

[Development Hearing Officer — City of Albuquerque](#)

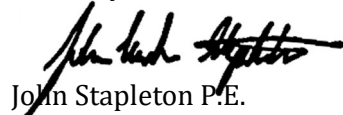
[Development Hearing Officer Agendas & Actions — City of Albuquerque](#)

REQUEST

Community Design Solutions, LLC (CDS), Agents for Rahim Kassam, is submitting an application for a Right-of-Way Vacation request for the development of a Hotel. The property is located at 3821 Central Avenue NE and along Aliso Drive NE (see enclosed Zone Atlas page K-17-Z). Included in this mailing is an exhibit showing the Plat and the vacation of the right-of-way area.

If you have any questions or would like more information, contact John Stapleton at (505) 545-9607 or email at john.stapleton@cdsn.com. You can also check the Environmental Planning Commission website for information [Development Hearing Officer — City of Albuquerque](#).

Sincerely,



John Stapleton P.E.
CDS | Project Manager

Attached: Required Neighborhood Notification Packet.

**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: Vacation of Public Right-of-Way

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: 3821 Central Avenue NE, Albuquerque NM 87108

Name of property owner: Rahim Kassam

Name of applicant: Community Design Solutions / John Stapleton (Agent)

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

Wednesday, October 29, 2025 @ 9:00 am / City of Albuquerque / DHO Public Hearing

Address, phone number, or website for additional information:

Please contact John Stapleton at (505) 545-9607 or john.stapleton@cdsnm.com

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.

(Applicant signature)

9/24/25

(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.

[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*: 9/24/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) §14-16-6-4(K) Public Notice. This notice is being provided to (mark as relevant):

☒ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹

☒ Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address* 3821 Central Avenue NE Albuquerque NM 87108
Location Description LTS 7 THRU 10 BLK 3 COLLEGE VIEW BUSINESS ADDITION
2. Property Owner* Rahim Kassam
3. Agent/Applicant* [if applicable] Community Design Solutions
4. Application Type(s)²* per IDO Table 6-1-1

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

Summary of project/request³*:

Requesting to vacate a public right-of-way

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, October 29, 2025 at 9:00am

Location*⁴: City of Albuquerque / DHO Public Hearing

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: John Stapleton

Email: john.stapleton@cdsn.com

Phone: 505.545.9607



Attachments:



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



Others: _____



Online website or project page: _____

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ K-17-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] 0.3016
- 2. IDO Zone District MX-M
- 3. Overlay Zone(s) [if applicable] CPO-3
- 4. Center or Corridor Area [if applicable] Main Street / Major Transit Corridor Area
- 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.

Renee Regal

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Monday, September 22, 2025 4:31 PM
To: Renee Regal
Subject: 3821 CENTRAL AVE NE _ Public Notice Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_K-17-Z.pdf

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
District 6 Coalition of Neighborhood Associations		Patricia	Willson	info@willsonstudi
District 6 Coalition of Neighborhood Associations		M. Ryan	Kious	m.ryankious@gma
Nob Hill NA	theboard@nobhill-nm.com	Gary	Eyster	meyster1@me.co
Nob Hill NA	theboard@nobhill-nm.com	Greg	Weirs	vgweirs@gmail.co
Southeast Heights NA	sehna.membership@gmail.com	John	Pate	jpate@molzencor
Southeast Heights NA	sehna.membership@gmail.com	Pete	Belletto	pmbdoc@yahoo.c

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application.
<https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here:
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here:
<https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

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

Sent: Monday, September 22, 2025 10:19 AM

To: Office of Neighborhood Coordination <renee.regal@cdsnm.com>

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

Subject: Public Notice Inquiry Sheet Submission

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:

Applicant Information

Contact Name

Renee Regal

Telephone Number

7174433717

Email Address

renee.regal@cdsnm.com

Company Name

Community Design Solutions

Company Address

9384 Valley View Drive NW

City

Albuquerque

State

NM

ZIP

87114

Subject Site Information

Legal description of the subject site for this project:

LTS 7 THRU 10 BLK 3 COLLEGE VIEW BUSINESS ADDITION

Physical address of subject site:

3821 CENTRAL AVE NE ALBUQUERQUE NM 87108

Subject site cross streets:

Central Avenue NE and Aliso Drive NE

Other subject site identifiers:

This site is located on the following zone atlas page:

K-17-Z

Link for map

Captcha

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
District 6 Coalition of Neighborhood Associations		Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	
District 6 Coalition of Neighborhood Associations		M. Ryan	Kious	m.ryankious@gmail.com	1108 Georgia SE	Albuquerque	NM	87108		5059804265
Nob Hill NA	theboard@nobhill-nm.com	Gary	Eyster	meyster1@me.com	316 Amherst Drive NE	Albuquerque	NM	87106	5059911388	
Nob Hill NA	theboard@nobhill-nm.com	Greg	Weirs	vgweirs@gmail.com	328 Sierra Place NE	Albuquerque	NM	87108		5055156334
Southeast Heights NA	sehna.membership@gmail.com	John	Pate	jpate@molzencorbin.com	1007 Idlewilde Lane SE	Albuquerque	NM	87108	5052354193	
Southeast Heights NA	sehna.membership@gmail.com	Pete	Belletto	pmbdoc@yahoo.com	902 Valverde Drive SE	Albuquerque	NM	87108		5052064957

Renee Regal

From: Renee Regal
Sent: Wednesday, September 24, 2025 2:24 PM
To: 'sehna.membership@gmail.com'; 'theboard@nobhill-nm.com'; info@willsonstudio.com; m.ryankious@gmail.com; 'meyster1@me.com'; 'pmbdoc@yahoo.com'; 'jpate@molzencorbin.com'; 'vgweirs@gmail.com'
Cc: John Stapleton
Subject: Public Notice of a Vacation of Public Right-of-Way Request Application - City of Albuquerque Planning
Attachments: Neighborhood Assoc Email Submission.pdf
Importance: High

Tracking:

Recipient

Delivery

'sehna.membership@gmail.com'
'theboard@nobhill-nm.com'
info@willsonstudio.com
m.ryankious@gmail.com
'meyster1@me.com'
'pmbdoc@yahoo.com'
'jpate@molzencorbin.com'
'vgweirs@gmail.com'
John Stapleton

Delivered: 9/24/2025 2:24 PM

To Whom it May concern:

This is to notify you of a Vacation of Public Right-of-Way Request Application being submitted to the City of Albuquerque Development Hearing Officer.

We are requesting for the approval to vacate a public right-of-way.

This will be heard at the October 29, 2025, DHO Public Hearing.

The attached information is for your records and to adhere to the notification requirements set by the City of Albuquerque in IDO Section 6-4(J)(2) and as stated in IDO Table 6-1-1.

Kind regards,

Renee Regal

Project Coordinator/ Senior Administrative

Community Design Solutions, LLC

9384 Valley View Drive NW, Suite 100

Albuquerque, NM 87114

www.cdsnm.com

renee.regal@cdsnm.com

717.443.3717

Renee Regal

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@cdsnm.com>
To: pmbdoc@yahoo.com
Sent: Wednesday, September 24, 2025 2:24 PM
Subject: Relayed: Public Notice of a Vacation of Public Right-of-Way Request Application - City of Albuquerque Planning

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

pmbdoc@yahoo.com (pmbdoc@yahoo.com)

Subject: Public Notice of a Vacation of Public Right-of-Way Request Application - City of Albuquerque Planning

Renee Regal

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@cdsnm.com>
To: sehna.membership@gmail.com; m.ryankious@gmail.com; vgweirs@gmail.com
Sent: Wednesday, September 24, 2025 2:24 PM
Subject: Relayed: Public Notice of a Vacation of Public Right-of-Way Request Application - City of Albuquerque Planning

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

sehna.membership@gmail.com (sehna.membership@gmail.com)

m.ryankious@gmail.com (m.ryankious@gmail.com)

vgweirs@gmail.com (vgweirs@gmail.com)

Subject: Public Notice of a Vacation of Public Right-of-Way Request Application - City of Albuquerque Planning

Renee Regal

From: Mail Delivery Subsystem <MAILER-DAEMON@swcp.com>
To: theboard@ebi6.swcp.com
Sent: Wednesday, September 24, 2025 2:25 PM
Subject: Delivered: Public Notice of a Vacation of Public Right-of-Way Request Application - City of Albuquerque Planning

The original message was received at Wed, 24 Sep 2025 14:24:32 -0600 (MDT)
from ame2.swcp.com [216.184.2.119] theboard@nobhill-nm.com

----- The following addresses had successful delivery notifications -----
<theboard@ebi6.swcp.com> (successfully delivered to mailbox)

----- Transcript of session follows -----
<theboard@ebi6.swcp.com>... Successfully delivered

Renee Regal

From: Mail Delivery Subsystem <MAILER-DAEMON@swcp.com>
To: wwa_info@ebi3.swcp.com
Sent: Wednesday, September 24, 2025 2:25 PM
Subject: Delivered: Public Notice of a Vacation of Public Right-of-Way Request Application - City of Albuquerque Planning

The original message was received at Wed, 24 Sep 2025 14:24:32 -0600 (MDT)
from ame3.swcp.com [216.184.2.120] info@willsonstudio.com

----- The following addresses had successful delivery notifications -----
<wwa_info@ebi3.swcp.com> (successfully delivered to mailbox)

----- Transcript of session follows -----
<wwa_info@ebi3.swcp.com>... Successfully delivered

Renee Regal

From: John Pate <jpate@molzencorbin.com>
To: Renee Regal
Sent: Wednesday, September 24, 2025 2:36 PM
Subject: Read: Public Notice of a Vacation of Public Right-of-Way Request Application - City of Albuquerque Planning

Your message

To: John Pate
Subject: Public Notice of a Vacation of Public Right-of-Way Request Application - City of Albuquerque Planning
Sent: Wednesday, September 24, 2025 2:24:18 PM (UTC-07:00) Mountain Time (US & Canada)

was read on Wednesday, September 24, 2025 2:35:51 PM (UTC-07:00) Mountain Time (US & Canada).

Renee Regal

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@cdsnm.com>
To: John Stapleton
Sent: Wednesday, September 24, 2025 2:24 PM
Subject: Delivered: Public Notice of a Vacation of Public Right-of-Way Request Application - City of Albuquerque Planning

Your message has been delivered to the following recipients:

[John Stapleton \(John.Stapleton@cdsnm.com\)](mailto:John.Stapleton@cdsnm.com)

Subject: Public Notice of a Vacation of Public Right-of-Way Request Application - City of Albuquerque Planning

Community Design Solutions

September 24, 2025

Development Hearing Officer
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

RE: Description and Justification for Right-of-Way Vacation Request (Approximately 4,998 SF Adjacent to Aliso Drive NE)

Dear Development Hearing Officer,

Community Design Solutions, LLC (CDS), on behalf of Rahim Kassam, submits this letter in support of a right-of-way vacation request in accordance with the City's Vacation of Public Easement and Right-of-Way requirements per IDO Section 14-16-6-6(M).

The applicant owns the adjacent property and currently holds an exclusive-use parking permit from the City for the subject area, which limits use of these on-street parking spaces to the adjacent residential townhomes. As a result, this portion of the right-of-way is not functioning as general public infrastructure and does not serve the broader public.

The proposed vacation of approximately 4,998 square feet of public right-of-way located at 3821 Central Avenue NE and along Aliso Drive NE. meets the criteria for approval under IDO Section 14-16-6-6(M)(3)(a) and (b), as follows:

§14-16-6-6(M)(3)(a): *The public welfare does not require that the easement, private way, or public right-of-way be retained.*

Because the area is already restricted to private use by a City-issued permit, the general public derives no direct benefit from this segment of right-of-way beyond through access via the public sidewalk. Formal vacation will align ownership and maintenance responsibilities with the party currently utilizing the space and will minimize future public liability and maintenance obligations.

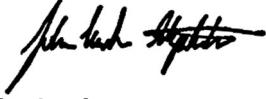
§14-16-6-6(M)(3)(b): *There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.*

The vacation will support a coordinated redevelopment effort that enables a more efficient site design and long-term investment consistent with the MX-M (Mixed-Use Moderate Intensity) zoning designation. Where the existing public sidewalk crosses into the area proposed for vacation, the applicant will dedicate a public sidewalk easement to ensure continued pedestrian access and connectivity. As a result, there will be no loss of public pedestrian function or access.

Preliminary discussions with the City Engineer have indicated conceptual openness to the proposal, and the applicant is committed to working collaboratively with City staff throughout the entitlement process.

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,
Community Design Solutions, LLC

A handwritten signature in black ink, appearing to read "John Stapleton".

John Stapleton P.E.
CDS | Project Manager
505-545-9607

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

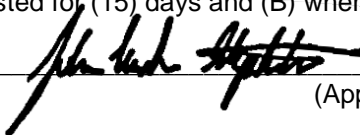
4. TIME

Signs must be posted from Monday, October 13, 2025 To Friday, October 31, 2025

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

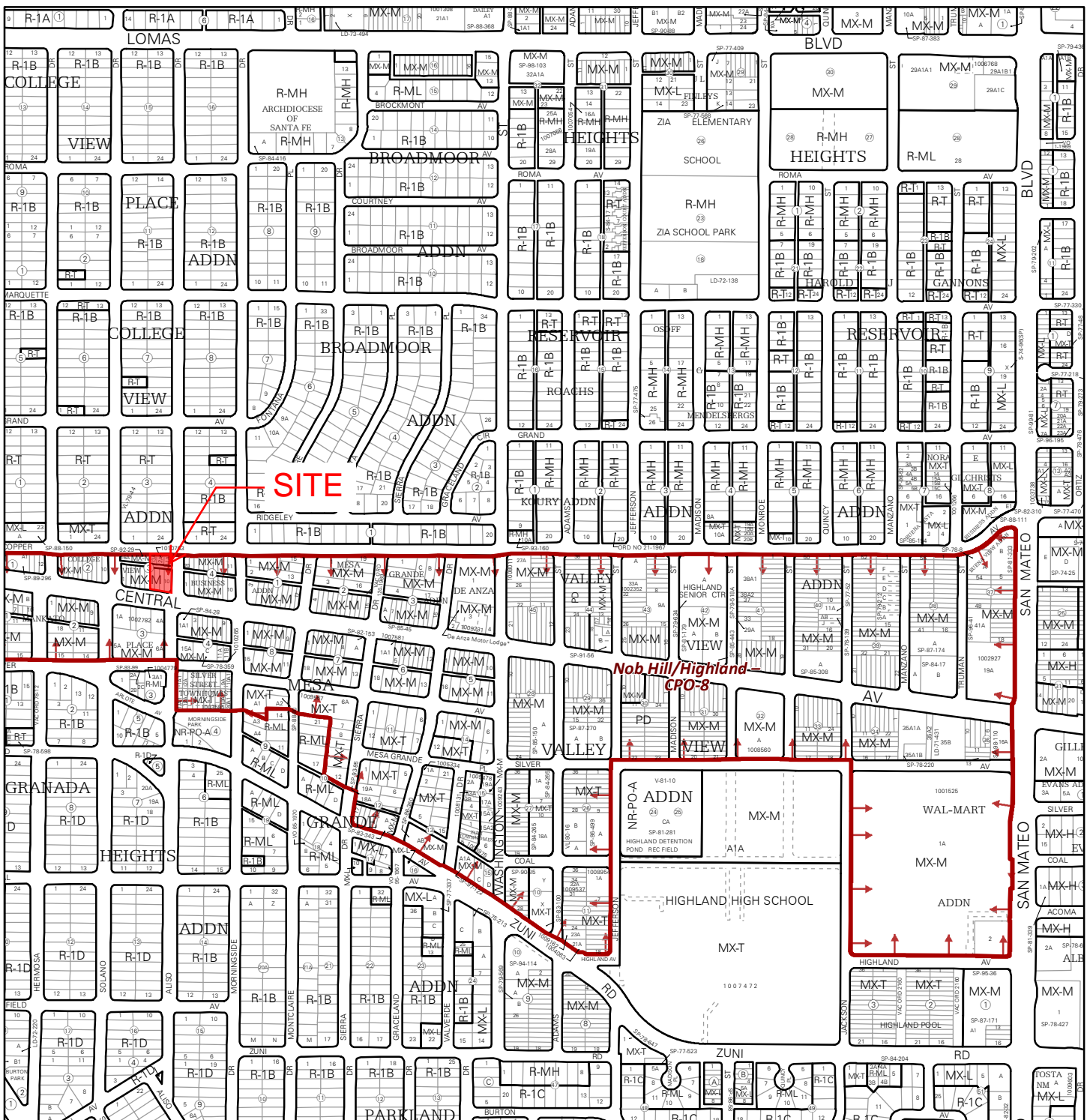


(Applicant or Agent)

September 24, 2025
(Date)

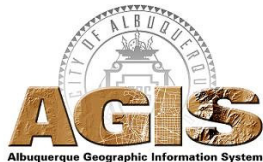
I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____

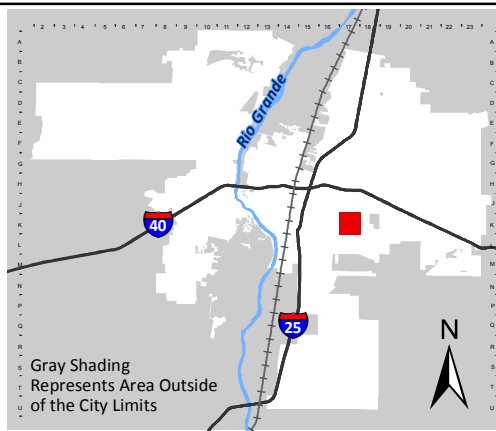


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
K-17-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

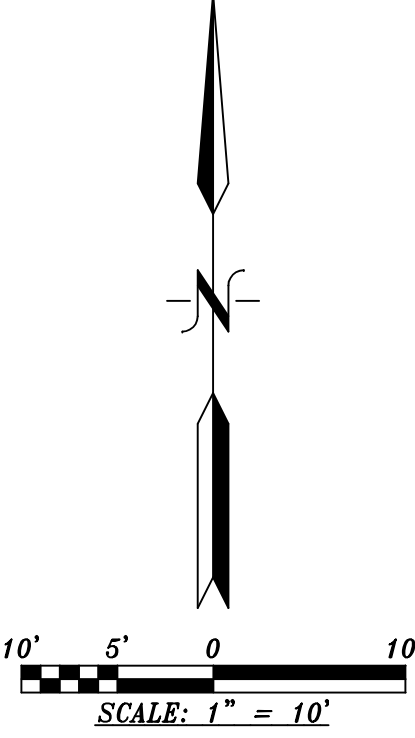
0 250 500 1,000 Feet

PLAT OF TOPOGRAPHY
OF
LOTS 7, 8, 9 & 10, BLOCK 3
COLLEGE VIEW BUSINESS PARK
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE 2022

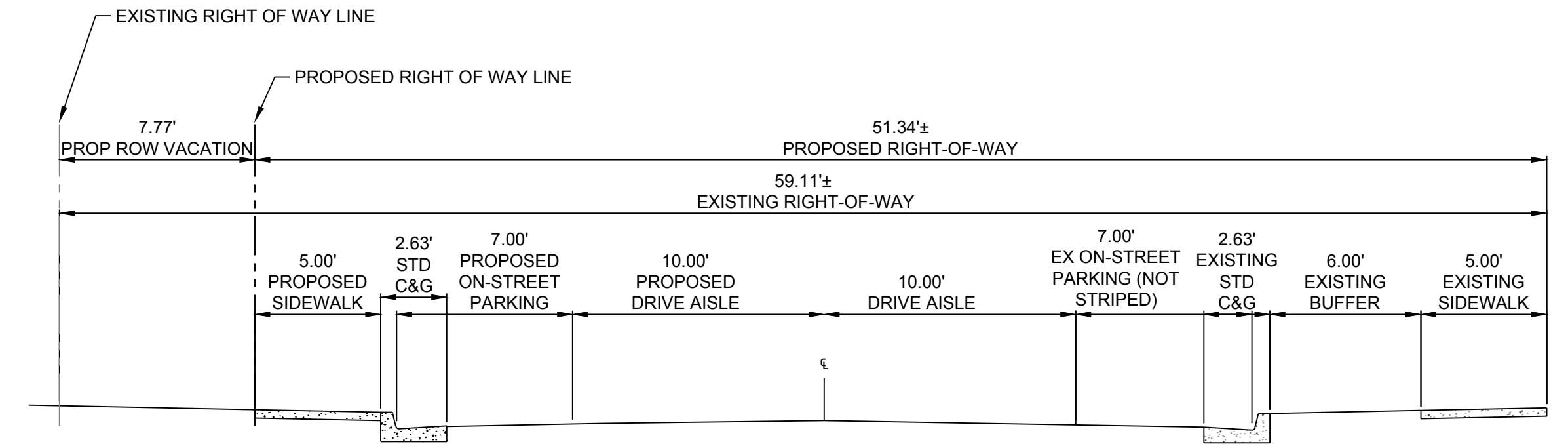
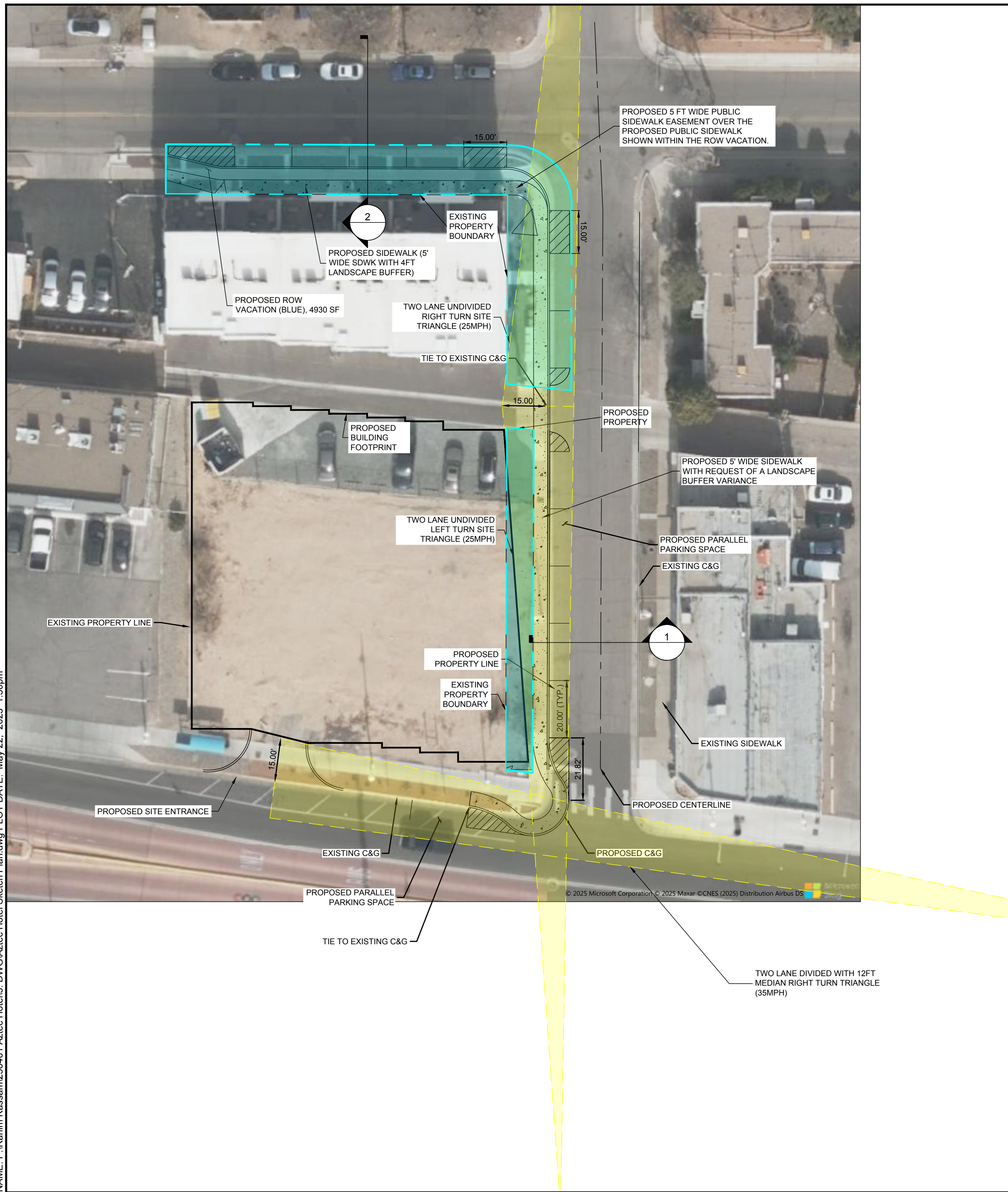
GENERAL NOTES:

- 1: CONTOUR INTERVAL IS ONE (1) FOOT.
- 2: ELEVATIONS ARE BASED ON READINGS TAKEN WITH A GPS UNIT STONEX S10A
ELEVATIONS SHOWN ARE NAVD 1988
- 3: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON
ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION
PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS
ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/
OR DEPTH PRIOR TO EXCAVATION OR DESIGN CON-SIDERATIONS.
- 4: THIS IS **NOT** A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS AND
PROPERTY LINES ARE SHOWN FOR INFORMATION ONLY. BOUNDARY DATA SHOWN IS
FROM PREVIOUS SURVEY REFERENCE HEREON

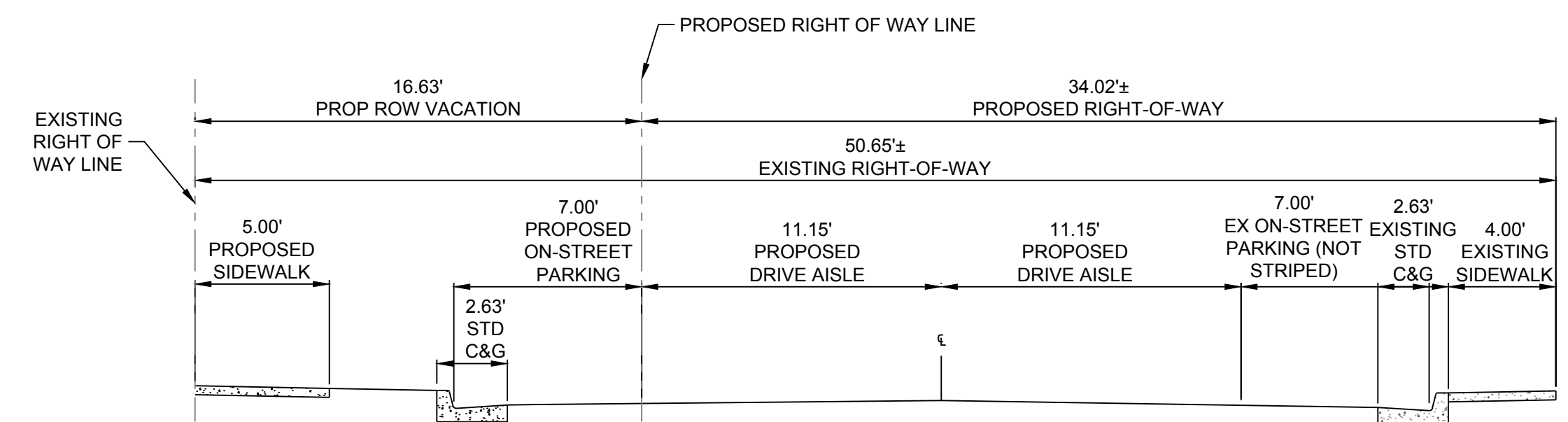
LEGEND
EA = EDGE OF ASPHALT
CB = CURB
FL = FLOWLINE
G = GROUND



NAME: P:\Rahim Kassam\256401 Aztec Hotel\3. DWG\Aztec Hotel Sketch Plan.dwg PLOT DATE: May 22, 2025 1:50pm



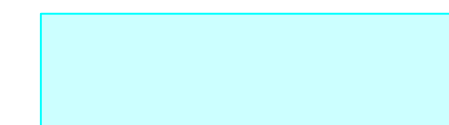
1 PROPOSED TYPICAL SECTION - ALISO DR SCALE 1:5



2 PROPOSED TYPICAL SECTION - COPPER STREET SCALE 1:5

HATCH LEGEND

EXTENT OF PROPOSED ROW VACATION

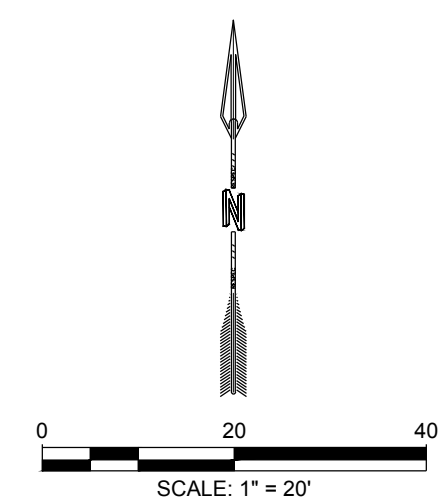


EXTENT OF CLEAR SITE TRIANGLE



NOTE

4998 SF OF RIGHT OF WAY VACATION IS BEING PROPOSED



AZTEC HOTEL
SKETCH PLAT
March 21, 2025

CDS
COMMUNITY DESIGN SOLUTIONS, LLC
9384 VALLEY VIEW DR NW, SUITE 100
ALBUQUERQUE, NEW MEXICO 87114
PHONE: (505)366-4187