

December 23, 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, January 21, 2026, 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 and select the January 21st hearing date: [Development Hearing Officer Agendas & Actions — City of Albuquerque](#).

REQUEST

Community Design Solutions, LLC (CDS), Agents for the owner, Neil Jackson, is submitting an application for a Preliminary Plat for the dedication of an existing 30' roadway easement that fronts the Jackson property located at 8601 Eagle Rock Avenue NE, Albuquerque, NM 87122 and with a legal description of 027 001NORTH ALBUQ ACRES TRACT 3 UNIT 3 as Legal Right-of-Way to the City of Albuquerque. The original roadway easement was established per the North Albuquerque Acres plat dated September 10, 1931. The property is located along Eagle Rock Avenue NE, Albuquerque, NM (see enclosed Zone Atlas page C-20-Z). Included in this mailing is an exhibit showing the Plat.

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

Sincerely,



John Stapleton P.E.
CDS | Project Manager

Attached: Required Neighborhood Notification Packet.



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type:Preliminary Plat

Decision-making Body:Development Hearing Officer

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: 8601 Eagle Rock Avenue NE, Albuquerque, NM 87122

Name of property owner: Neil Jackson

Name of applicant:Community Design Solutions / John Stapleton

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

Wednesday, January 21, 2026, City of Albuquerque, Development Hearing Officer, 9:00am

Address, phone number, or website for additional information:

For questions please contact: John Stapleton / (505) 545-9607

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)

12/23/25

(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.



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*: 12/23/25

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* 8601 Eagle Rock Avenue NE, Albuquerque, NM 87122
Location Description 027 001NORTH ALBUQ ACRES TRACT 3 UNIT 3
2. Property Owner* Neil Jackson
3. Agent/Applicant* [if applicable] Community Design Solutions / John Stapleton
4. Application Type(s)²* per IDO Table 6-1-1

Site Plan – EPC

Subdivision Major (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:

the Jackson Residence seeks to dedicate an existing 30' roadway easement that fronts the Jackson property

located at 8601 Eagle Rock Avenue NE, Albuquerque, NM 87122

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 21, 2026 - 9:00am

Location⁴: City of Albuquerque, DHO

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@cdsnm.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 C-20-Z

2. Project Illustrations, as relevant⁶



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*:

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] 0.8864
2. IDO Zone District R-1
3. Overlay Zone(s) [if applicable] APO
4. Center or Corridor Area [if applicable] _____

Current Land Use(s) [vacant, if none] Residential

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

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

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i dzaadi! Dzaadi! Danihi dahoontahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di niihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

December 23, 2025

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

RE: Project Description for Preliminary Plat Application – Jackson Residence

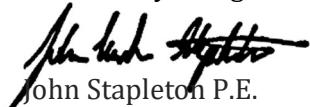
Dear Development Hearing Officer,

Community Design Solutions, LLC (CDS), on behalf of our client, Neil Jackson, submits this project description letter per the City's preliminary plat application requirements.

At the request of the City of Albuquerque, the Jackson Residence seeks to dedicate an existing 30' roadway easement that fronts the Jackson property located at 8601 Eagle Rock Avenue NE, Albuquerque, NM 87122 and with a legal description of 027 001NORTH ALBUQ ACRES TRACT 3 UNIT 3 as Legal Right-of-Way to the City of Albuquerque. The original roadway easement was established per the North Albuquerque Acres plat dated September 10, 1931.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,
Community Design Solutions, LLC



John Stapleton P.E.

CDS | Project Manager
505-545-9607

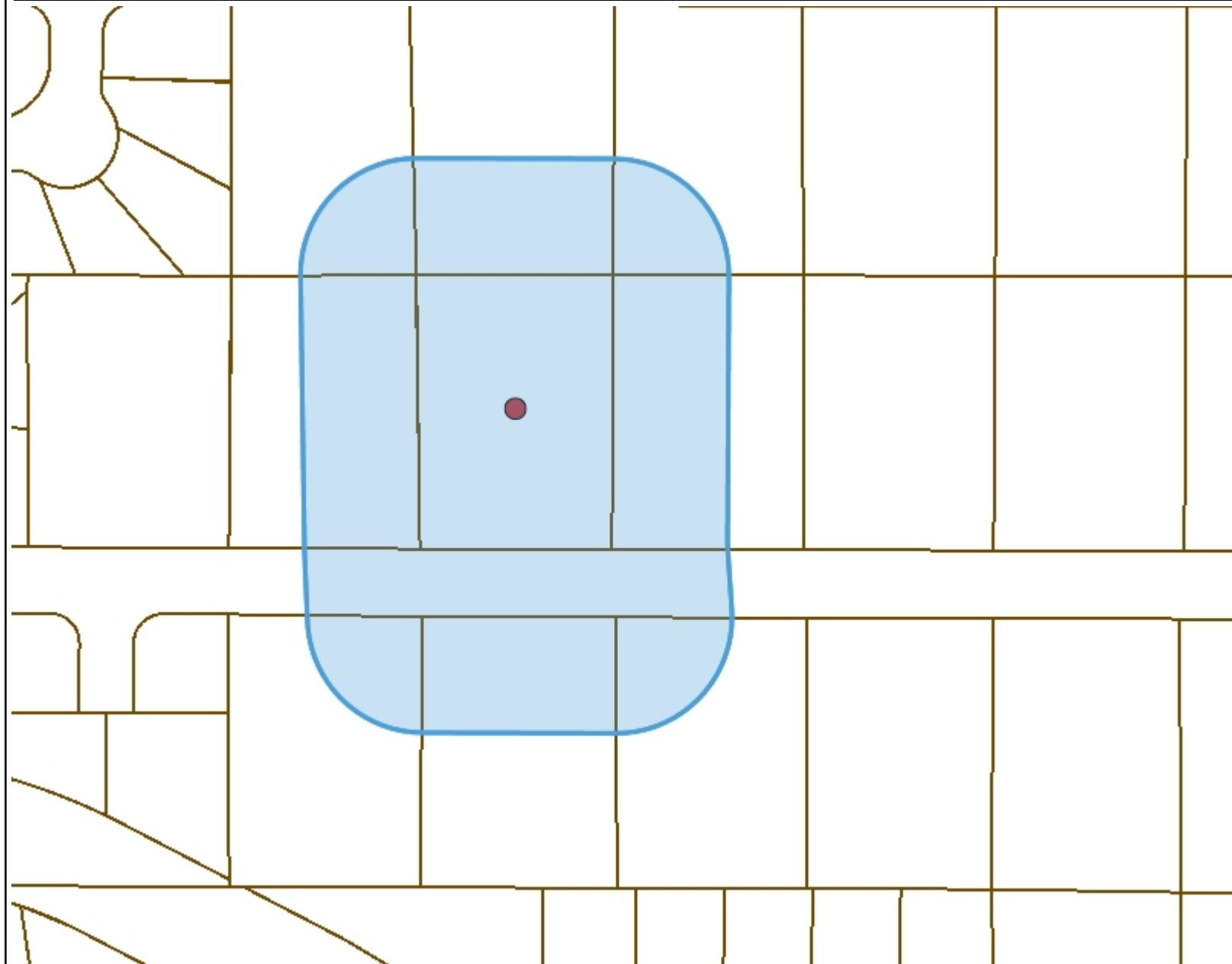


8601 Eagle Rock Avenue NE



Legend

Bernalillo County Parcels



254

0

127

254 Feet

Notes

Buffer: 100 Foot
Right-of-Way: Eagle Rock Ave NE

8601 Eagle Rock Avenue NE

UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUS Address 2
102006407351520528	ABQ MODESTO LLC	8550 MODESTO AVE NE	ALBUQUERQUE NM 87122-3709	8550 MODESTO AVE NE	ALBUQUERQUE NM 87122
102006409046320427	ARNETT ROBERT C & GALLEGOS-ARNETT I	8600 EAGLE ROCK AVE NE	ALBUQUERQUE NM 87122-3705	8600 EAGLE ROCK AVE NE	ALBUQUERQUE NM 87122
102006410846320426	COONS CARTER ESQ TRUSTEE	8612 EAGLE ROCK AVE NE	ALBUQUERQUE NM 87122-3705	8612 EAGLE ROCK AVE NE	ALBUQUERQUE NM 87122
102006410751520526	ELDER TERESA A TRUSTEE ELDER RVT	8700 MODESTO AVE NE	ALBUQUERQUE NM 87122-3700	8700 MODESTO AVE NE	ALBUQUERQUE NM 87122
102006409049420506	JACKSON NEIL R & JULIE A	8601 EAGLE ROCK AVE NE	ALBUQUERQUE NM 87122-3733	8601 EAGLE ROCK AVE NE	ALBUQUERQUE NM 87122
102006410749420507	JACKSON NEIL R & JULIE ANNE	8601 EAGLE ROCK AVE NE	ALBUQUERQUE NM 87122-3733	EAGLE ROCK AVE NE	ALBUQUERQUE NM 87122
102006409051520527	KILMER ERIC	315 GOLD AVE SW	ALBUQUERQUE NM 87102-3221	8600 MODESTO AVE NE	ALBUQUERQUE NM 87122
102006407446320428	SONNENBERG GREGORY J & JULIE D	PO BOX 93306	ALBUQUERQUE NM 87199	8506 EAGLE ROCK AVE NE	ALBUQUERQUE NM 87122
102006407349420505	XIAO SHUPING	8505 EAGLE ROCK AVE NE	ALBUQUERQUE NM 87122	8505 EAGLE ROCK AVE NE	ALBUQUERQUE NM 87122



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.

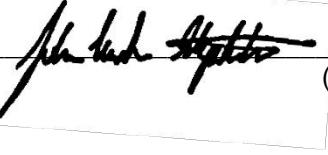
4. TIME

Signs must be posted from January 5, 2026 To January 26, 2026

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.



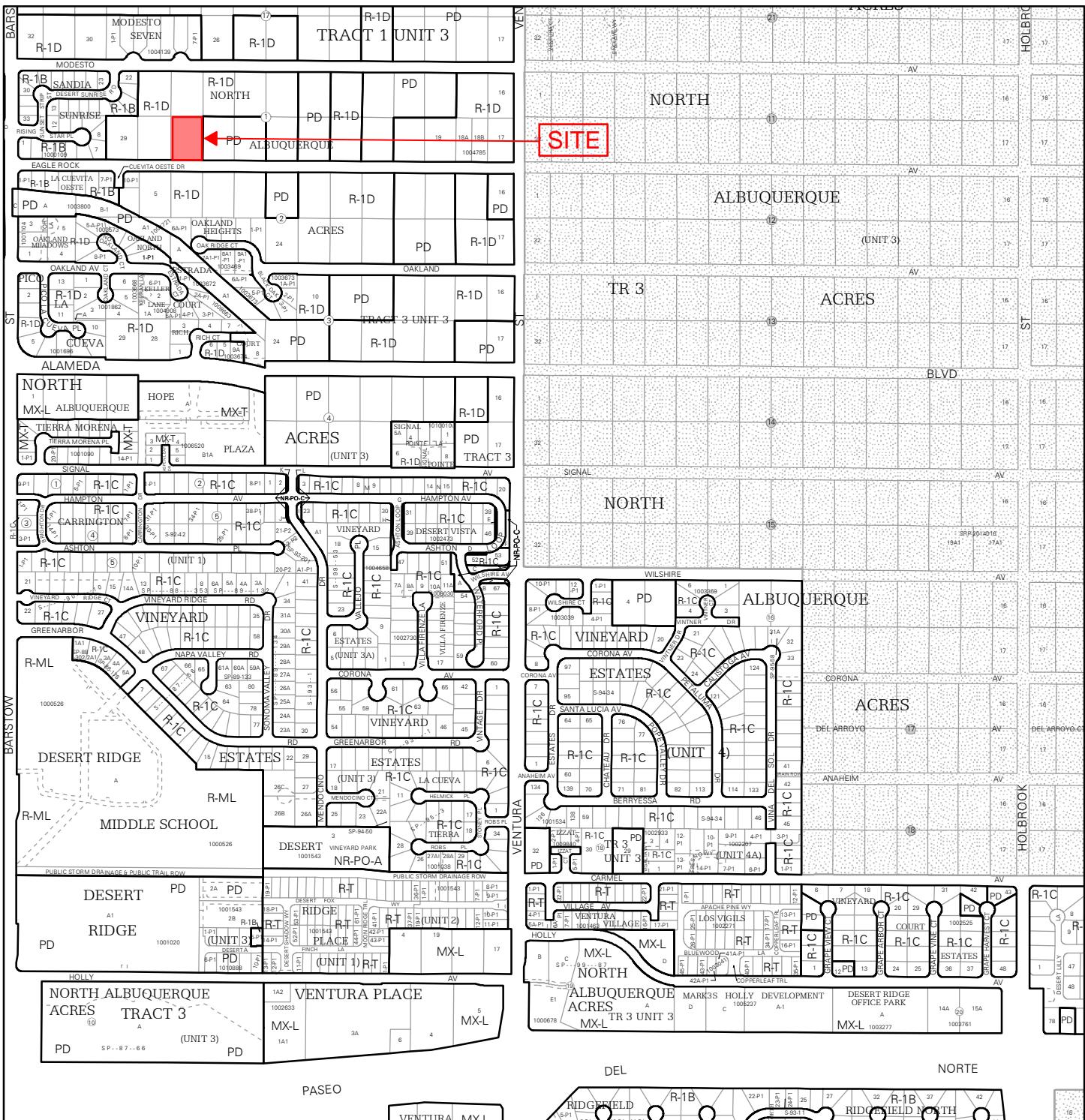
(Applicant or Agent)

12/23/2025

(Date)

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

PROJECT NUMBER: _____



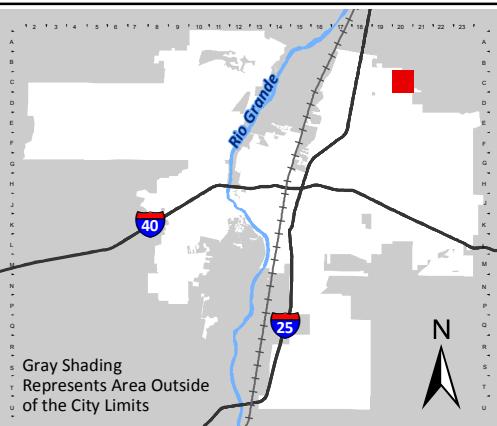
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:

C-20-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
FOR LOT 27-A, BLOCK 1 NORTH ALBUQUERQUE ACRES, TRACT 3 UNIT 3
BEING COMPRISED OF LOT 27, BLOCK 1 NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3
PROJECTED TOWNSHIP 11 NORTH, RANGE 4 EAST, SECTION 17,
ELENA GALLEGOS GRANT, BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2025

LOT 6
KILMER ERIC
DOC#2014091646

LOT 28
XIAO SHUPING
DOC#2006166332

CITY OF ALBUQUERQUE A.C.S. MONUMENT
1_B20
NORTHING: 1,524,154.945 U.S. SURVEY FEET
EASTING: 1,550,483.349 U.S. SURVEY FEET
(NM STATE PLANE CENTRAL ZONE NAD 83)
ELEVATION: 5,477.179 U.S. SURVEY FEET
(NAVD 88)

N 89°51'10" W, 165.00'
(N 89°42'34" E, 165.00')

PROF COR FND 3/8"RB

S 00°02'43" W, 234.00'
(S 00°10'00" W, 234.00')

PROF COR FND 5/8"RB

S 56°26'47" E, 963.69'

PROF COR FND 5/8"RB

N 00°19'25" E
30.00'

S 00°19'25" W
30.00'

N 89°40'35" W, 324.88'

162.26'

162.63'

162.03'

163.25'

164.94'

164.94'

RIGHT OF WAY DEDICATION
TO CITY OF ALBUQUERQUE
IN FEE SIMPLE WITH WARRANTY COVENANTS
0.1136 ACRES
4948.2 SQ. FT.

IN-GROUND POOL

LOT 27-A
JACKSON NEIL R & JULIE ANNE
DOC#2015031233
0.8871 ACRES
38644.60 SQ. FT.

LOT 26
JACKSON NEIL R & JULIE ANNE
DOC#2018110569

LOT 25
JACKSON NEIL R & JULIE ANNE
DOC#2018110569

0 20 40

SCALE: 1" = 0'
(IN FEET)

GRAPHIC SCALE

PROF COR FND 5/8"RB W/CAP MRK 7907

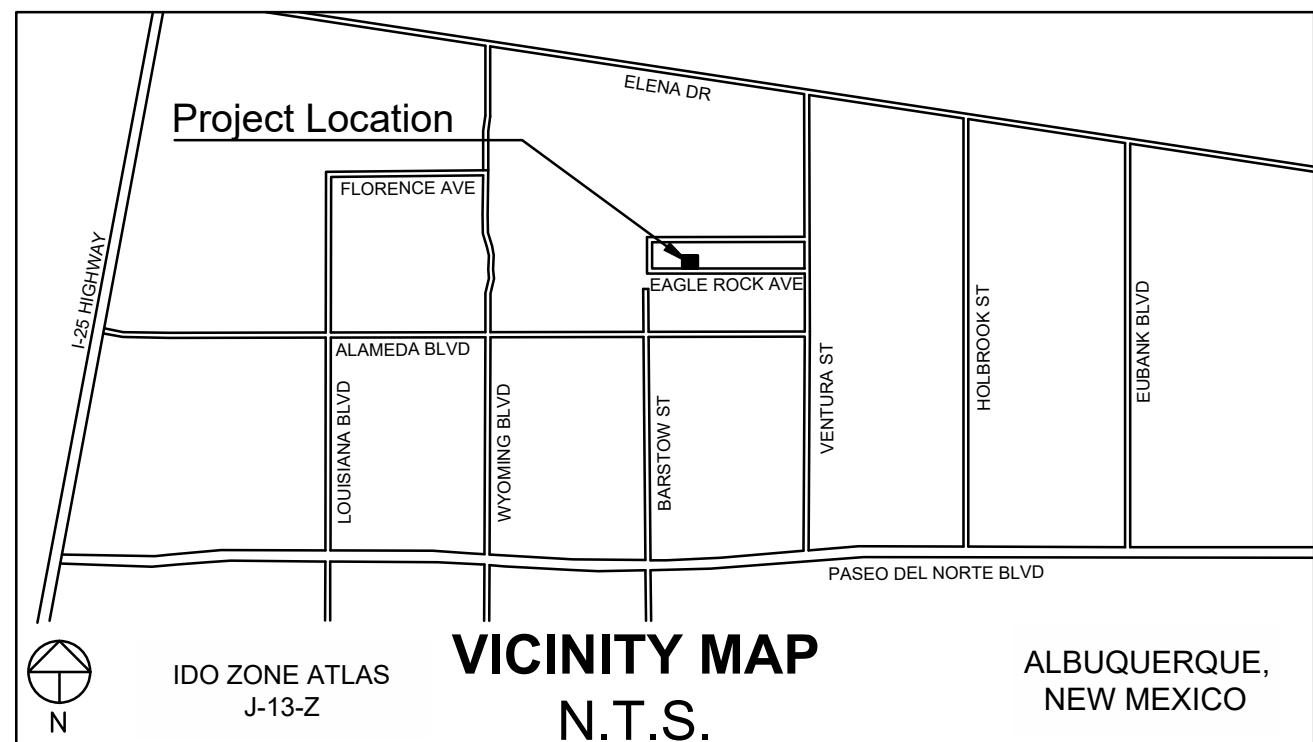
PROF COR FND 5/8"RB W/CAP MRK LS 7909

EAGLE ROCK AVENUE
R.O.W. 60'

TYPE OF SURVEY:
ROAD DEDICATION
OF
PROJECT NAME:
8601 EAGLE ROCK
AVENUE NE
FOR
CLIENT:
GARY BENNETT JACKSON
PROJECT NUMBER:
2527
PROJECT SURVEYOR:
Daniel R. Muth, PS
DRAWN BY:
Jason Ernest

LEGEND

- FOUND MONUMENTS NOTED
- SET CORNER MARKED "N.M.P. 323"
- TREE
- X — FENCE
- ■ — BUILDING
- . . . — CONCRETE
- // — ROAD DEDICATION



UTILITY NOTE

UTILITIES DEPICTED WERE OBTAINED THROUGH EVIDENCE: FROM FIELD OBSERVATIONS, PLANS AND/OR REPORTS PROVIDED BY THE CLIENT, AND MARKINGS COORDINATED BY THE NEW MEXICO 811. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURE CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE FROM GPS/GNSS OBSERVATIONS AND CONFORM TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM "**NEW MEXICO CENTRAL ZONE**" NORTH AMERICAN DATUM OF 1983. TRUE NORTH CAN BE OBTAINED BY APPLYING A CONVERGENCE ANGLE OF **-00°10'17.62"** AT **POINT 100**. DISTANCES SHOWN HEREON ARE IN GROUND AND WERE OBTAINED BY APPLYING A COMBINED GRID TO GROUND SCALE FACTOR OF **1.0003515622** AT THE PREVIOUSLY NOTED POINT LOCATED AT **N 1523648.036, E 1551436.021**. THE VERTICAL DATUM IS BASED ON GEOID18 AND IT PROVIDES ORTHOMETRIC HEIGHTS CONSISTENT WITH THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

SURVEYOR'S CERTIFICATION

I, DANIEL R. MUTH, NEW MEXICO PROFESSIONAL SURVEYOR NO. 13239, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND

DANIEL R. MUTH, N.M. P.S 13239

DATE



7921 N World Dr.
Hobbs, NM 88242-9032
Squarerootservices.net
575-231-7347

TYPE OF SURVEY:

ROAD DEDICATION

OF

PROJECT NAME:

8601 EAGLE ROCK
AVENUE NE

FOR

CLIENT:

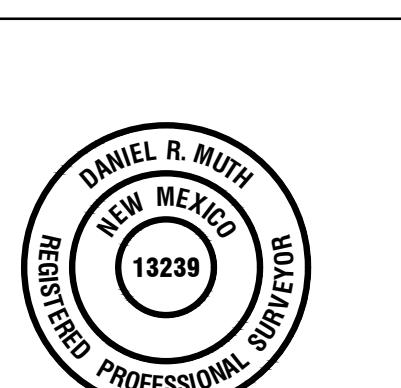
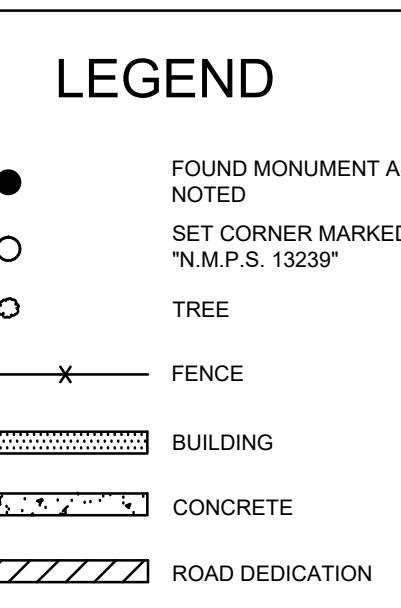
GARY BENNETT JACKSON

PROJECT NUMBER:
25277

PROJECT SURVEYOR:
Daniel R. Muth, PS

DRAWN BY:
Jason Farnest

A graphic scale and a north arrow are shown on a white background. The scale is a horizontal line with tick marks at 0, 20', and 40'. Below the scale, the text 'SCALE: 1" = 20'' (IN FEET.)' is written. To the right of the scale is a north arrow consisting of a circle with a stylized 'N' and a vertical arrow pointing upwards.



SHEET:
2 of 2