

From: [Sergio Lozoya](#)
To: [Donna Sandoval](#)
Subject: FW: 701 2ND ST SW _Public Notice Inquiry Sheet Submission
Date: Monday, November 24, 2025 8:17:16 AM
Attachments: [image001.png](#)
[IDOZoneAtlasPage_K-14-Z.pdf](#)
[image002.png](#)

See Neighborhood Info Below

Sergio Lozoya

Senior Planner



5571 Midway Park Pl., NE
Albuquerque, NM 87109
Office: (505)858-3100
email: slozoya@tierrawestllc.com

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Monday, November 17, 2025 11:59 AM
To: Sergio Lozoya <SLozoya@tierrawestllc.com>
Subject: 701 2ND ST SW _Public Notice Inquiry Sheet Submission

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	First Name	Last Name	Email	Address Line 1	City	State	Zip	Phone
Barelas NA	Amy	DeCesare	amydecesare1224+bn@gmail.com	512 Hazeldine Ave SW	Albuquerque	NM	87102	2162151623
Barelas NA	Sean	Potter	bn@seanpotter.org	705 Iron AVE SW	Albuquerque	NM	87102	5054801216

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, November 17, 2025 9:43 AM

To: Office of Neighborhood Coordination <slozoya@tierrawestllc.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

Sergio Lozoya

Telephone Number

5052787088

Email Address

slozoya@tierrawestllc.com

Company Name

Tierra West LLC

Company Address

5571 Midway Park Place NE

City

Albuquerque

State

NM

ZIP

87109

Subject Site Information

Legal description of the subject site for this project:

G LOTS 1 THRU 8 AND LOT 25 ATLANTIC AND PACIFIC ADDN Acres: 0.6428

Physical address of subject site:

701 2ND ST SW ALBUQUERQUE NM 87102 Subject site cross streets:

Subject site cross streets:

Stover AVE SW & 2nd St SW

Other subject site identifiers:

This site is located on the following zone atlas page:

K-14-Z

Link for map

Captcha

From: [Donna Sandoval](#)
To: ["amydecesare1224+bn@gmail.com"](#); ["bna@seanpotter.org"](#)
Cc: [Sergio Lozoya](#)
Subject: [#2024093] Public Notice of proposed Minor Plat in the Barelas NA area
Date: Monday, November 24, 2025 9:31:43 AM
Attachments: [image001.png](#)
[image002.png](#)
[IDOZoneAtlasPage_K-14-Z.pdf](#)
[Emailed-Mailed-Notice-PublicHearing-Print&Fill_.pdf](#)
[CABQ_Public_Notice_Checklist.pdf](#)
[701_2nd_St_Plat_-_Signed.pdf](#)

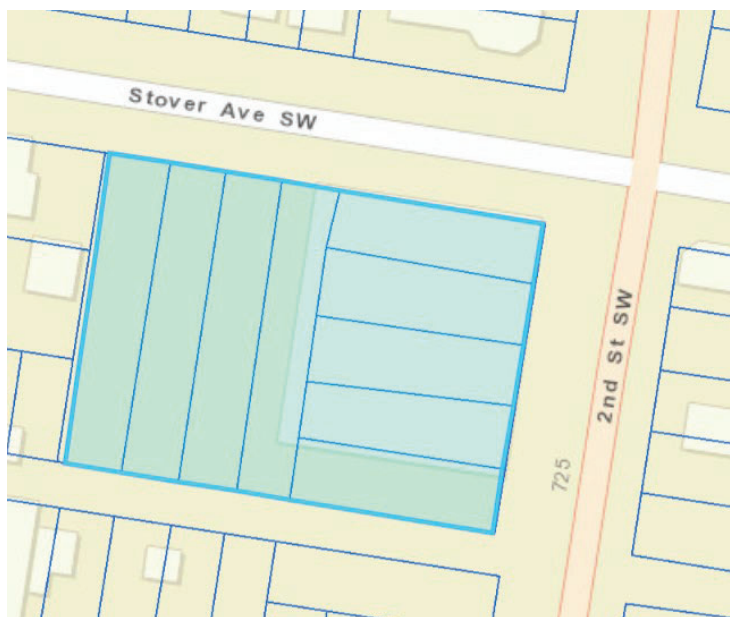
Good morning,

The Barelas NA information was provided by the CABQ ONC office for neighborhood contact.

Tierra West LLC on behalf of BPL Properties LLC is applying for a DHO – Minor Plat for an approximately 0.6428-acre site, legally described as G LOTS 1 THRU 8 AND LOT 25 ATLANTIC AND PACIFIC ADDN, located at 701 2ND ST SW ALBUQUERQUE NM 87102 (the subject site).

This is an informational email provided regarding the proposed action. The request involves consolidating 9 lots into 1 lot to fit the existing building and site use.

Please see below for reference



From this to this



Please see the attached additional items for your information.

Thank you,

Donna Sandoval
Planner



5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 ext 1213 – Office
e-mail: dsandoval@tierrawestllc.com

**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: DHO - Subdivision Minor

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: 701 2ND ST SW ALBUQUERQUE NM 87102

Name of property owner: BPL PROPERTIES LLC

Name of applicant: TIERRA WEST LLC

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

DECEMBER 3RD, 2025 @9AM

Address, phone number, or website for additional information:

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

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)

11/24/25

(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.

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.

[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*: 11/24/25

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* 701 2ND ST SW ALBUQUERQUE NM 87102
Location Description At southwest intersection of Stover Ave SW & 2nd ST SW
2. Property Owner* BPL PROPERTIES LLC
3. Agent/Applicant* [if applicable] Tierra West LLC - Agent, Donna Sandoval
4. Application Type(s)²* per IDO Table 6-1-1
 - ☐ Site Plan – EPC
 - ☒ Subdivision Minor (Minor or Major or Bulk Land)
 - ☐ Vacation (Easement/Private Way or Public Right-of-way)
 - ☐ Variance – EPC
 - ☐ Waiver (DHO or Wireless Telecommunication Facility)
 - ☐ Other: _____

Summary of project/request³*:

The request involves consolidating 9 lots into 1 lot to improve fit of the existing building and site use.

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*: DECEMBER 3rd @ 9AM

Location*: Zoom meeting provided by the CABQ - see link below

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: Donna Sandoval

Email: dsandoval@tierrawestllc.com

Phone: 505-858-3100



Attachments:



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



Others: proposed plat and zone atlas map



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 K-14-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:

N/A

[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] _____
- 2. IDO Zone District **R-ML**
- 3. Overlay Zone(s) [if applicable] **CPO-1**
- 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____

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>

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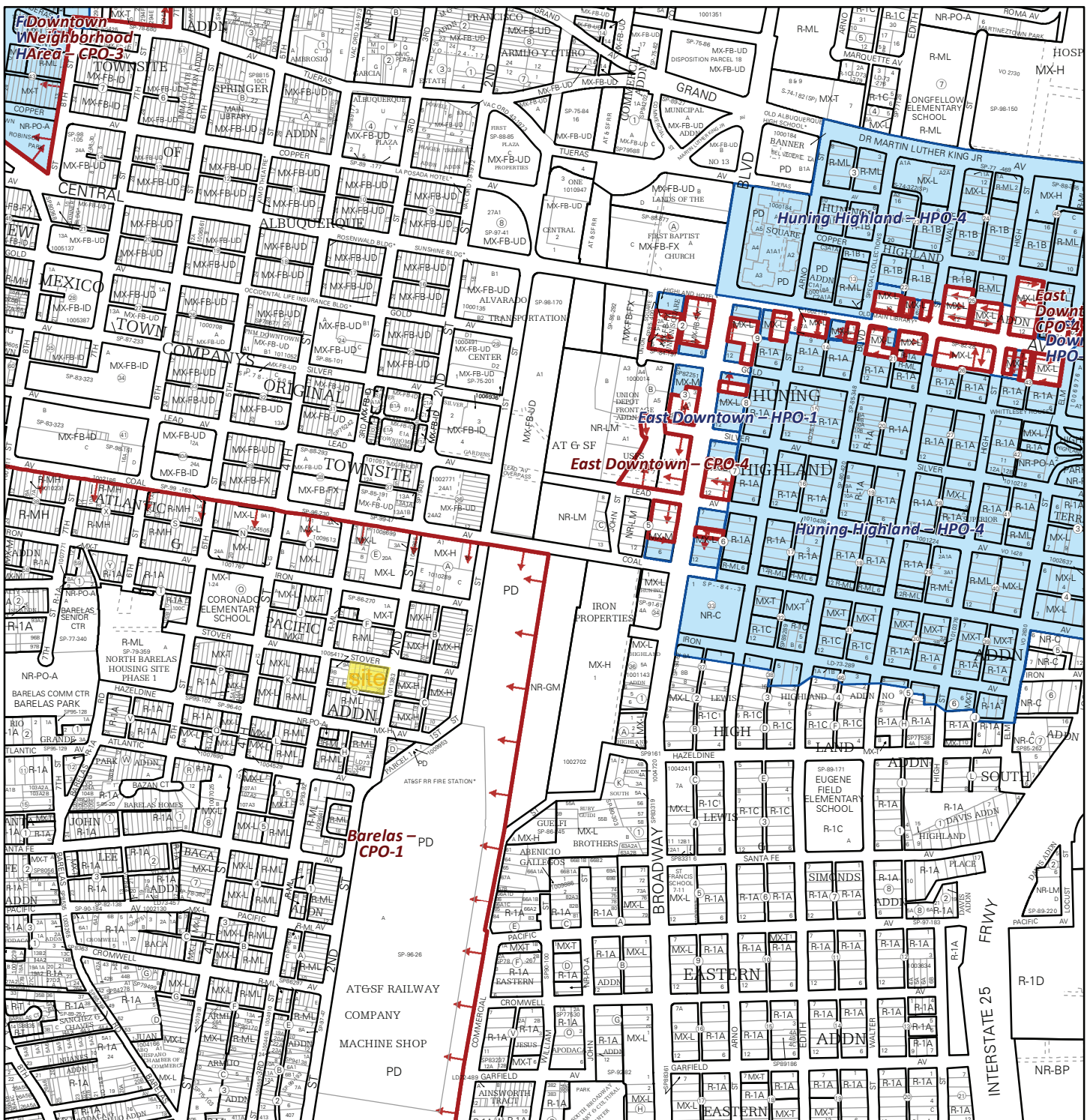
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Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -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.

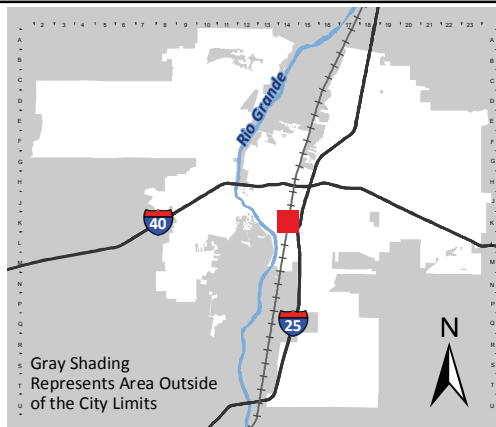


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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-14-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

INDEXING INFORMATION FOR COUNTY CLERK		PRECISION SURVEYS, INC. A DJ COMPANY		OFFICE LOCATION 9209 San Mateo Boulevard, NE Albuquerque, NM 87113 505.854.5700 PHONE 505.854.7900 FAX		PROJECT INFORMATION	
PROPERTY OWNER ALAIINO MADURO, LLC				CREW/TECH: RRR		DATE OF SURVEY 07/28-08/02/2025	
SUBVISION NAME ATLANTIC AND PACIFIC ADDITION				DRAWN BY: JK		CHECKED BY: LM	
UPC 101405719019732608		ADDRESS 701 2ND STREET, S.W.		PSI JOB NO. 7895.08P		SHEET NUMBER 1 OF 2	

Plat of
Lot 25-A, Block G

Town of Albuquerque Grant, Projected
Section 20, Township 10 North, Range 3 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
September 2025

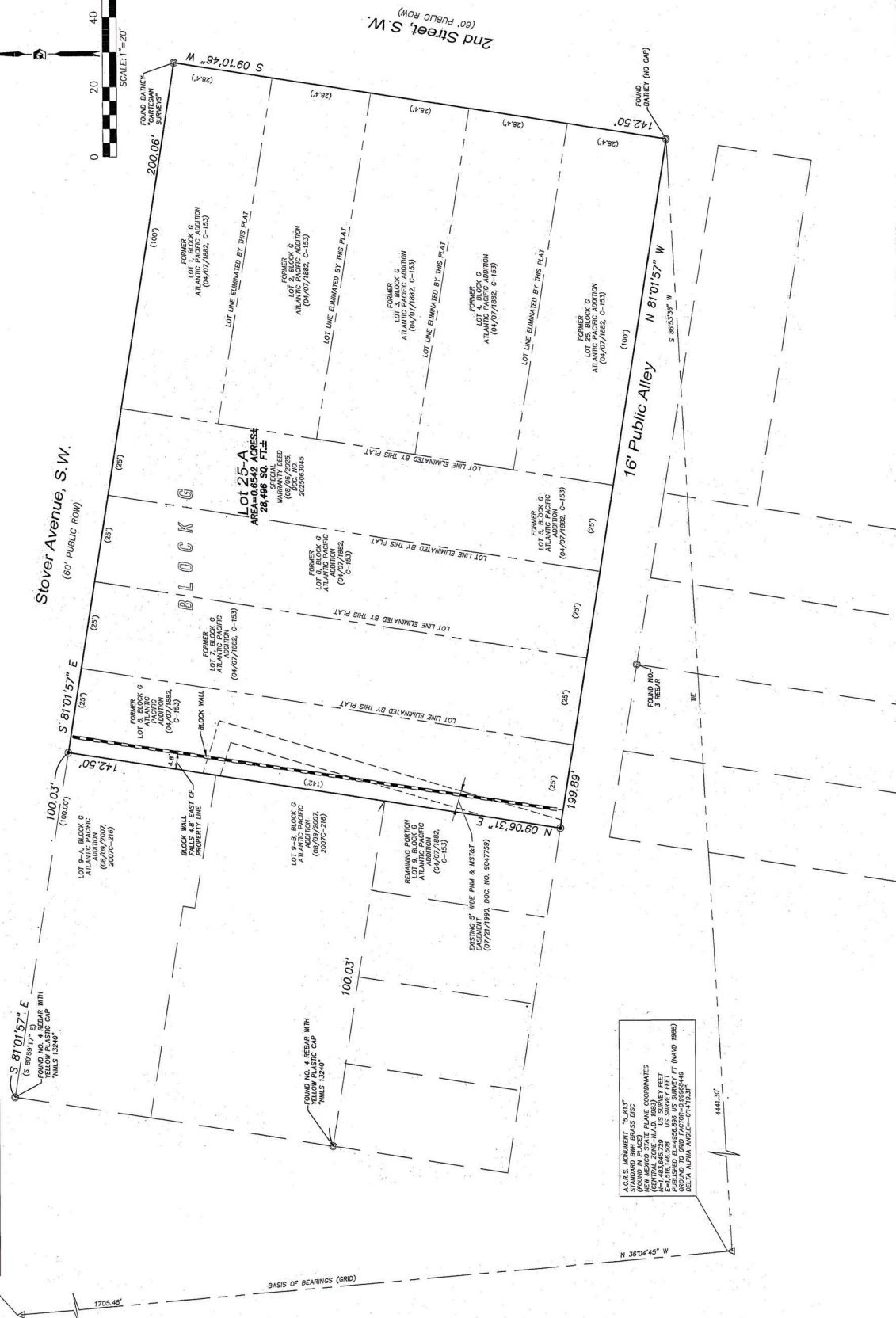
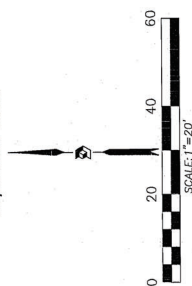
Legend

N 90°00'00" E MEASURED BEARING AND DISTANCES
(N 90°00'00" E) RECORD BEARINGS AND DISTANCES
FOUND AND USED MONUMENT
AS DESIGNATED

○ DENOTES NO. 5 REBAR WITH ALUMINUM
CAP "JD & A. P.C. SET 29790" SET T
FAP ALUMINUM ACFS MONUMENT

△

A.G.R.S. MONUMENT "6_X13"
STANDARD BWH BRASS DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
CENTRAL ZONE - N.A.D. 1983)
N=1,485,023.666 US SURVEY FEET
E=1,515,142.468 US SURVEY FEET
PUBLISHED EL=4959.822 US SURVEY FT
GROUND TO GRID FACTOR=0.999684047
DELTA ALPHA ANGLE=-071°26.38"



A.G.R.S. MONUMENT "9,13"
STANDARD BMH BRASS DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE—N.A.D. 1983)
N=1,403,645.739 US SURVEY FEET
E=1,516,146.508 US SURVEY FEET
Published 11-4-956,696 US SURVEY FT (NAD 1988)
DELTA TO GRID FACTOR=0.99966449
DELTA ALPHA ANGLE=-0714'19.31"

PROJECT INFORMATION	CREW/TECH:	DATE OF 07/28-0	CHECKED LM	SHEET N 2 OF 2
	RR			
	DRAWN BY:			
	JJK			
	PSI JOB NO.			
	7695.08D			

OFFICE LOCATION:
9200 San Mateo Boulevard, NE



PRECISION
SURVEYS, INC.
A DFC COMPANY

505.856.5700	PHONE
505.856.7900	FAX