



# PLAN SNAPSHOT REPORT VAC-2026-00001 FOR CITY OF ALBUQUERQUE

<b>Plan Type:</b> Vacation	<b>Project:</b> PR-2025-020155 (PR-2025-020155)	<b>App Date:</b> 01/26/2026
<b>Work Class:</b> Right-of-Way	<b>District:</b> City of Albuquerque	<b>Exp Date:</b> NOT AVAILABLE
<b>Status:</b> In Review	<b>Square Feet:</b> 0.00	<b>Completed:</b> NOT COMPLETED
<b>Valuation:</b> \$0.00	<b>Assigned To:</b>	<b>Approval Expire Date:</b>

**Description:** Vacation of a portion of Odelia Road NE (7112.71 Square Feet).

<b>Parcel:</b> 101505805641120608	<b>Address:</b> 1516 Edith Blvd Ne Albuquerque, NM 87102	<b>Zone:</b>
101505803941120602      Main		
1522 Edith Blvd Ne Albuquerque, NM 87102		
	1522 Edith Blvd Ne Albuquerque, NM 87102      Main	

<b>Owner</b> Cristina Chavez Cook Mobile: (505) 710-1896	<b>Applicant</b> Juanita Garcia P.O. Box 7857 Albuquerque, NM 87194 Business: (505) 362-8903
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**Plan Custom Fields**

Square Footage to be Vacated	7112.71	Alleyway or Street	Street	Vacating Entire Width	No
Detailed Vacation of Right of Way Description	The southern portion of Odelia Road NE between Edith Blvd NE and High Street NE.	Do you request an interpreter for the hearing?	No	Lot and/or Tract Number	UNPLATTED
Block Number	0000	Subdivision Name and/or Unit Number	UNPLATTED/GARCIA--F M	Legal Description	A TR OF LAND IN SE NW NW T10N R3E SEC 16 EXC POR TO R/W CONT 21,447 SQ FT, 4 TR OF LAND IN SEC 16 T10N R3E
Existing Zone District	MX-T	Zone Atlas Page(s)	J-15	Acreage	0.49, 0.34
Calculated Acreage	0.4610302, 0.39868651	Council District	2	Community Planning Area(s)	Central ABQ
Development Area(s)	Consistency	Current Land Use(s)	01   Low-density Residential	Character Protection Overlay	Martineztown/Santa Barbara – CPO-7
IDO Use Specific Standards Name	Martineztown/Santa Barbara – CPO-7, Railroad and Spur Small Area, Railroad and Spur Small Area	IDO Use Specific Standards Subsection	Paid Parking Lot or Parking Structure (Prohibitions) (4-3(D)), Commercial Uses (various) (4-3(D)), Industrial Uses (various) (4-3(E))	IDO Use Development Standards Name	Railroad and Spur Small Area
IDO Use Development Standards Subsection	Cumulative Impacts (5-2)	IDO Administration & Enforcement Name	Railroad and Spur Small Area	IDO Administration & Enforcement Subsection	Cumulative Impacts Analysis Requirements (6-4), Site Plan – EPC (6-6)
Pre-IDO Zoning District	SU-2	Pre-IDO Zoning Description	RCM	Major Street Functional Classification	3 - urban minor arterial
State or National Historic Register	F M MERCHANTILE	FEMA Flood Zone	X		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Juanita_Garcia_1/27/2026.jpg	01/26/2026 18:20	Garcia, Juanita		Uploaded via CSS

# PLAN SNAPSHOT REPORT (VAC-2026-00001)

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed	Renee Zamora	01/28/2026 16:23

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00073063	Technology Fee	\$29.75	\$29.75
	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$50.00
	Vacation Right of Way - DHO/City Council	\$300.00	\$300.00
	Published Notice Fee - Legal Ad	\$75.00	\$75.00
<b>Total for Invoice INV-00073063</b>		<b>\$454.75</b>	<b>\$454.75</b>
<b>Grand Total for Plan</b>		<b>\$454.75</b>	<b>\$454.75</b>

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	02/25/2026	Scheduled	Vacation ROW

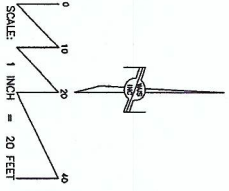
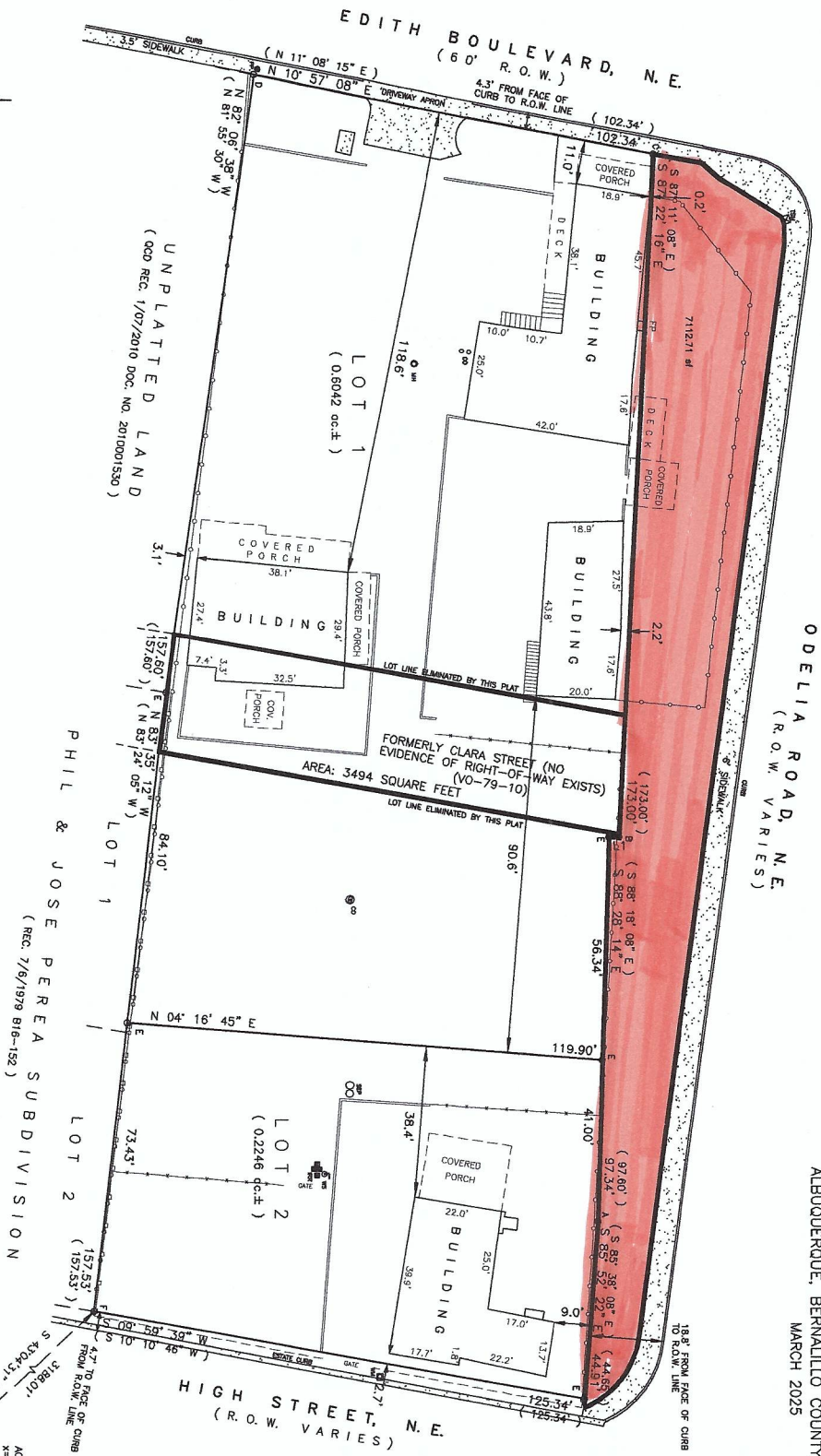
Workflow Step / Action Name	Action Type	Start Date	End Date
<b>Application Screening v.1</b>		01/27/2026 16:51	
Associate Project Number v.1	Generic Action		01/27/2026 16:51
Screen for Completeness v.1	Generic Action		01/28/2026 16:22
Sign Posting v.1	Generic Action		01/28/2026 16:22
Verify Payment v.1	Generic Action		01/28/2026 16:37
<b>Application Review v.1</b>		01/28/2026 16:37	
Create and Email Advertisement v.1	Generic Action		01/28/2026 16:37
DHO Hearing v.1	Hold Hearing	01/28/2026 16:37	01/28/2026 16:38
Vacation Submittal v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
<b>City Council Review v.1</b>			
City Council Meeting v.1	Hold Meeting		
<b>Notice of Decision v.1</b>			
Print Notice of Decision v.1	Create Report		
<b>Linked Project Plans v.1</b>			

# ODELIA VACATION OF R.O.W. REQUEST

EXISTING CONDITIONS  
RIGHT-OF-WAY CALCULATION

COUNTY CLERK RECORDING LABEL HERE

PLAT OF  
LOTS 1 AND 2, LANDS OF COOK  
WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.  
WITHIN THE TOWN OF ALBUQUERQUE GRANT  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
MARCH 2025



- MONUMENT LEGEND:
- O = FOUND/SET MONUMENT AS NOTED.
  - K = FOUND FAIRWAY AND CORNERS 12891'
  - E = FOUND EMBANKMENT CORNERS 12891'
  - C = FOUND CURB AND DRIVEWAY
  - B = FOUND WALK AND DRIVE (Labeled)
  - F = FOUND WALK AND DRIVE (Labeled)
  - F = FOUND TIE ON FENCE 'S 11463'

LINE NO.	BEARING	LENGTH
L1	S 00° 58' 15" E	2.50
(L1)	S 00° 47' 08" W	2.50



1609 2nd STREET NW  
ALBUQUERQUE, N.M. 87102  
PHONE: (505) 255-2092 FAX: (505) 255-2887

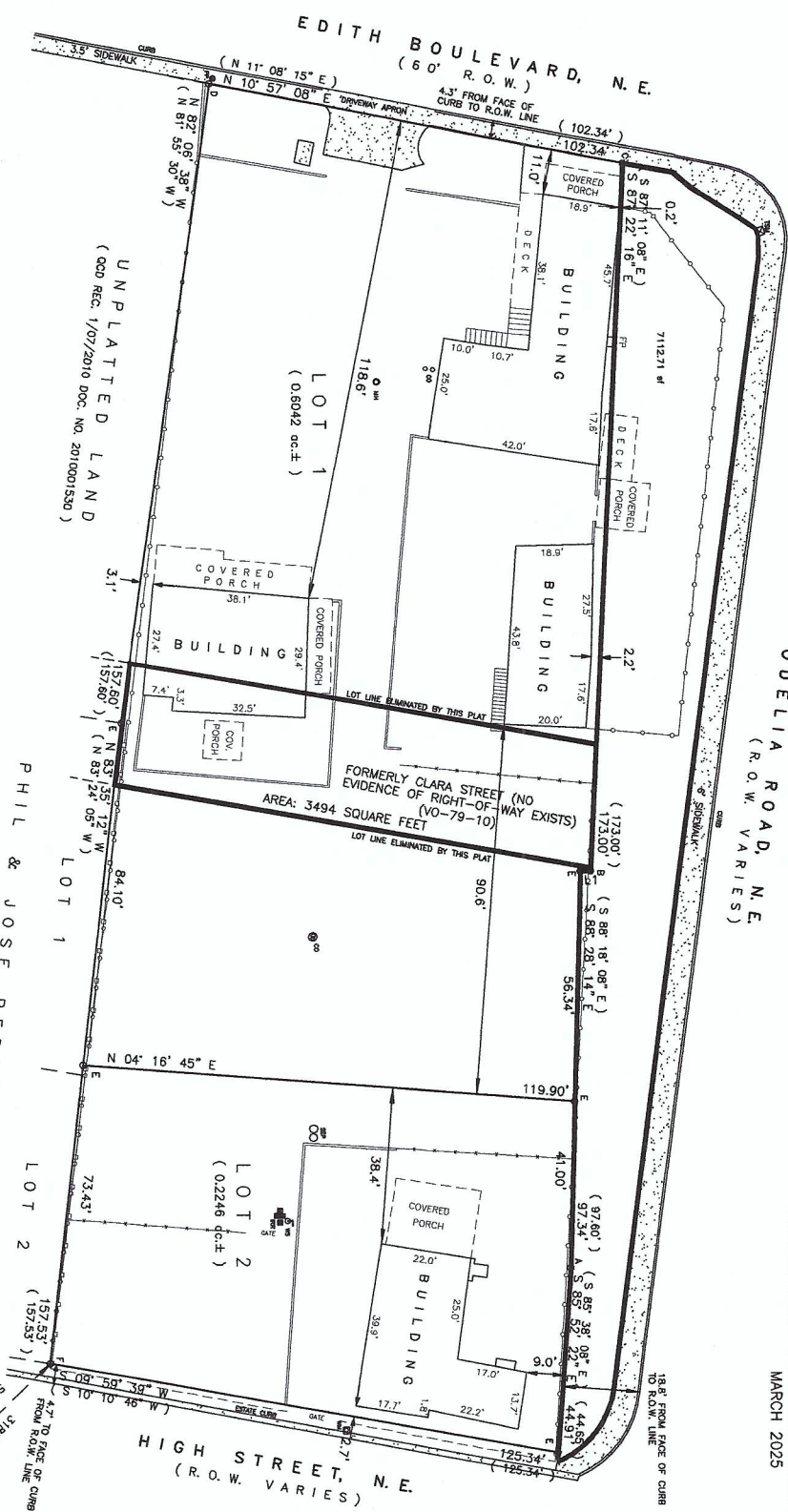
INSURANCE INFORMATION FOR COUNTY CLERK	DRAWN: P A M	SCALE: 1" = 20'	FILE NO. SP-11-02-2024
DWPPER: COOK, CHRISTINA DWPPER	CHECKED: T D J		EXHIBIT
DATE: 11/05/2024 11:25:06	DRAWING NO. SP110224.DWG		
LOADING: SECTION 16, T10N, R3E			

ACS MONUMENT "4-1/2" 1/4" SURVEY FEET  
1/4" SURVEY FEET  
1/4" SURVEY FEET  
Mapping Angle: -0071305.60°  
NNSP CENTRAL ZONE NAD 83

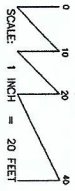
# EXISTING CONDITIONS RIGHT-OF-WAY CALCULATION

COUNTY CLERK RECORDING LABEL HERE

PLAT OF  
**LOTS 1 AND 2, LANDS OF COOK**  
WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.  
WITHIN THE TOWN OF ALBUQUERQUE GRANT  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
MARCH 2025



LINE INFORMATION			
LINE NO.	BEARING	LENGTH	
L1	S 00° 58' 15" E	2.50'	
(L1)	S 00° 47' 08" W	2.50'	



- MONUMENT LEGEND:**
- o = FOUND/SET MONUMENT AS NOTED
  - A = FOUND #4 REBAR AND CAP "S 12891"
  - B = FOUND HIGHWAY R.O.W. MARKER
  - C = FOUND #4 REBAR AND CAP "W/1004H PS 14296"
  - D = FOUND NAIL AND DISK (LEGBL) PS 14296"
  - E = SET #4 REBAR AND CAP "W/1004H PS 14296"
  - F = FOUND TAG ON REBAR "S 11485"

ACS MONUMENT "S 1151"  
N 11° 08' 15" E  
1485.021809 US SURVEY FEET  
Ground-to-qrst: 0.989675053  
Mapping Angle: -001°13'05.60"  
NAD 83 CENTRAL ZONE



1609 2ND STREET NW  
ALBUQUERQUE, N.M. 87102

PHONE: (505) 255-2992 FAX: (505) 255-2887

NOTHING REQUIRES FOR COUNTY CLERK	DRAWN: P A M	SCALE: 1" = 20'	FILE NO. SP-11-02-2024
OWNER: THURSTON COOK ENT	CHECKED: T D J		
UPC: 10152620341170202	DRAWING NO. SP110224.DWG		EXHIBIT
LOCATION: SECTION 16, T10N, R3E			



January 26, 2026

Development Hearing Officer (DHO)  
City of Albuquerque, Planning Department  
600 2<sup>nd</sup> Street NW, Albuquerque NM 87102

Development Hearing Officer:

JAG Planning & Zoning, agent for Cristina Chavez Cook, respectfully requests your review and recommendation of approval of a vacation of right-of-way in accordance with Section 14-16-6-6 (M) of the Integrated Development Ordinance (IDO).

### **Request**

The applicant is requesting approval of a Vacation of Right-of-Way for the southern portion of Odelia Road NE, between Edith Blvd NE and High Street NE. The right-of-way is immediately adjacent to the applicant's property appears to be excess right-of-way. The interest in the vacation of this portion of the roadway is to allow the applicant the opportunity to utilize the area for residential purposes.

The vacation amount is approximately 7112.71 square feet, as identified on the right-of-way exhibit. As a result of exceeding the 5,000 square foot threshold for vacation of right-of-way, this request will need City Council approval. If granted approval the applicant is prepared to submit a subdivision plat within a one-year time limit, in accordance with Section 14-16-6-6(M).

A companion application has also been submitted for the vacation of Santa Clara Street, which appears to be part of the applicant's property. The zone atlas maps provides a vacation number, VO-79-107, but since the zone atlas map also shows the right-of-way, it appears that the vacated road was not officially incorporated into the subject property. The companion application will finalize the vacation of Santa Clara Ave NE.

In accordance with Section 14-16-6-6(M)(3) Review and Decision Criteria for a Vacation of Right-of-Way, the criteria are met in the following manner:

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

The public welfare does not require that the public right-of-way be retained. This portion of Odelia Road appears to be incorporated with the applicant's property since a fence was placed within the right-of-way, unbeknownst by the applicant. The property is part of a family estate, and the applicant is working toward resolving encroachment and subdivision issues that have existed on the property for many years.

In addition, this portion of Odelia Road appears to be excess right-of-way and appears to be a part of the applicant's property given the slope of the right-of-way. This portion of Odelia Road has a slope that is not consistent with the grading of the street. The proposed vacated area maintains a slope that would cause a substantial grade change between the subject site and the existing right-of-way, if Odelia was to be developed to the applicant's property line.

Finally, this portion of Odelia Road is not used by the public for commuting since the street has existing 6' wide sidewalks that are used for pedestrians. The area between the sidewalk and the applicant's property line is what is being proposed for vacation, still allowing the public to utilize the current parts of the right-of-way that is constructed for pedestrian use.

**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 net benefit to the public welfare continues to revolve around reinforcing safety and clear pedestrian passage within the right-of-way, which is why the applicant is only seeking a vacation of the area outside of the area dedicated for sidewalks. The vacation of right-of-way will be more beneficial to the public welfare and will not abridge any substantial property rights since the area proposed to be vacated appears to be excess right-of-way.

**Neighborhood and Adjacent Property Owner Notification**

The vacation of right-of-way request will meet the applicable standards of the IDO, DPM and other City requirements. Notification requirements for this request, as specified in Table 6-1-1 of the IDO have also been met. Letters were sent to the affected neighborhood associations prior to application submission. As of date, the applicant has not heard from any of the affected neighborhood associations to determine if a meeting is to be requested.

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In addition, property owners within 100 feet of this request were also notified of this request prior to the application date. Information from the City of Albuquerque Planning Department includes a list of property owners within 100 feet of the subject site and a boundary map of the property owners. As of date, the applicant has not heard from adjacent owners.

Thank you for your consideration on this matter.

Sincerely,

*Juanita Garcia*

Juanita Garcia  
Principal  
JAG Planning and Zoning, LLC

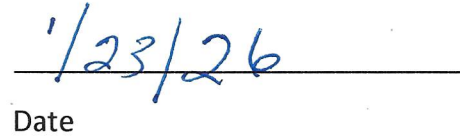


## LETTER OF AUTHORIZATION

**Subject Property:**

I, the undersigned owner of subject property, hereby designate JAG Planning & Zoning, LLC to be my authorized representative for all Vacation of Right-of-way matters associated with this property.

  
Cristina Chavez Cook

  
Date

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**Public Notice of a Proposed Project in the City of Albuquerque**

1 message

**JAG JAG** <jag@jagpandz.com>

Thu, Jan 22, 2026 at 6:24 PM

To: "NaranjoLopez2010@gmail.com" &lt;NaranjoLopez2010@gmail.com&gt;, "salamdezia@gmail.com" &lt;salamdezia@gmail.com&gt;

Cc: JAG JAG &lt;jag@jagpandz.com&gt;

**January 22, 2026****Lorreta Naranjo-Lopez – Santa Barbara Martineztown NA**  
**Andrew Tafoya Leverett – Santa Barbara Martineztown NA**

Re: Public Notice of a Proposed Project in the City of Albuquerque

We are applying for a vacation of right-of-way, a portion of Odelia Road NE and a portion of Santa Clara Street NE between Edith and High, next to 1522 Edith NE and 1516 Edith NE with the Development Hearing Officer (DHO).

The applications are expected to be heard on February 25, 2026 at 9:00 am. We have attached the Neighborhood Association form that provides information regarding the request, the vacation of right-of-way exhibits that identifies the location of the street to be vacated and a copy of the Zone Atlas Map. Please don't hesitate to contact us if you would like to meet 15 days before the hearing date.

We are also available to answer any questions you may have.

Kind Regards,

Juanita and Andrew Garcia  
Principals  
JAG Planning & Zoning, LLC  
P.O. Box 7857, Albuquerque, NM 87194  
(505) 362-8903 and (505) 363-5613



**1522 Edith NE\_Public Notice Inquiry Sheet Submission**

1 message

Office of Neighborhood Coordination <onc@cabq.gov>  
To: "jag@jagpandz.com" <jag@jagpandz.com>

Tue, Dec 23, 2025 at 11:07 AM

**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
Santa Barbara Martineztown NA	Loretta	Naranjo Lopez	<a href="mailto:naranjolopez2010@gmail.com">naranjolopez2010@gmail.com</a>	1127 Walter NE	Albuquerque	NM	87102	5052707716
Santa Barbara Martineztown NA	Andrew	Tafoya Leverett	<a href="mailto:salamdezia@gmail.com">salamdezia@gmail.com</a>	1529 Edith BLVD NE	Albuquerque	NM	87102	5056152986

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](mailto: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.

**Vanessa Baca**

Manager

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3331 Office

E-mail: [vanessabaca@cabq.gov](mailto:vanessabaca@cabq.gov)Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

**From:** [webmaster@cabq.gov](mailto:webmaster@cabq.gov) <[webmaster@cabq.gov](mailto:webmaster@cabq.gov)>  
**Sent:** Tuesday, December 23, 2025 10:58 AM  
**To:** Office of Neighborhood Coordination <[jag@jagpandz.com](mailto:jag@jagpandz.com)>  
**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto: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

Juanita Garcia

Telephone Number

(505) 362-8903

Email Address

[jag@jagpandz.com](mailto:jag@jagpandz.com)

Company Name

JAG Planning & Zoning, LLC

Company Address

P.O. Box 7857

City

Albuquerque

State

NM

ZIP

87194

Subject Site Information

Legal description of the subject site for this project:

A TR OF LAND IN SE NW NW T10N R3E SEC 16 EXC POR TO R/W CONT 21,447 SQ FT and 1516 High ST NE, 4 TR OF LAND IN SEC 16 T10N R3E, CONTAINING APPROXIMATELY .34 ACRES.

Physical address of subject site:

[1522 Edith Blvd NE](#)

Subject site cross streets:

Indian School and Edith Blvd NE

Other subject site identifiers:

South of I-40

This site is located on the following zone atlas page:

J-15

Link for map

Captcha

[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\*: 1/23/26

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.<sup>1</sup>
- Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address\* 1522 Edith Blvd NE and 1516 High ST NE  
Location Description A TR of Land in SE NW NW T10N R3E SEC 16 & 4 TR of Land in Sec 16 T10N R3E
2. Property Owner\* Cristina Chavez Cook
3. Agent/Applicant\* [if applicable] JAG Planning & Zoning, Juanita Garcia
4. Application Type(s)<sup>2</sup>\* per IDO **Table 6-1-1**

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

Summary of project/request<sup>3</sup>\*:

The applicant is seeking to vacate Public Right-of-Way- A Portion of Odelia Road NE and a portion Santa Clara ST NE. These requests will ultimately require City Council approval.

5. This application will be decided at a public meeting or hearing by\*:

- Development Hearing Officer (DHO)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time\*: February 25, 2026 9:00 AM

Location\*<sup>4</sup>: Via Zoom www.cabq.gov/planning/boards-commissions

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

To contact staff, email [devhelp@cabq.gov](mailto: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: JAG Planning & Zoning, Juanita Garcia

Email: jag@jagpandz.com

Phone: (505) 362-8903

- Attachments:
  - Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination\*
  - Others: \_\_\_\_\_

Online website or project page: devhelp@cabq.gov

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

1. Zone Atlas Page(s)\*<sup>5</sup> J-15-Z

2. Project Illustrations, as relevant\*<sup>6</sup>

- 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\*:  
No deviations, variances or waivers will be requested with this application.

<sup>4</sup> Physical address or Zoom link

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas>

<sup>6</sup> 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:

Per amended IDO, Pre-submittal Neighborhood meeting is not required;

however, the applicant will arrange a facilitated meeting at least 15

days prior to the February 25, 2026 hearing date, if requested.

[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 Map<sup>7</sup>:**

1. Area of Property [typically in acres] .83
  2. IDO Zone District MX-T
  3. Overlay Zone(s) [if applicable] CPO-7
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] Public Right-of-Way (Odelia RD NE and Santa Clara RD NE) adjacent to Single Family 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](mailto: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>

<sup>7</sup> 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.

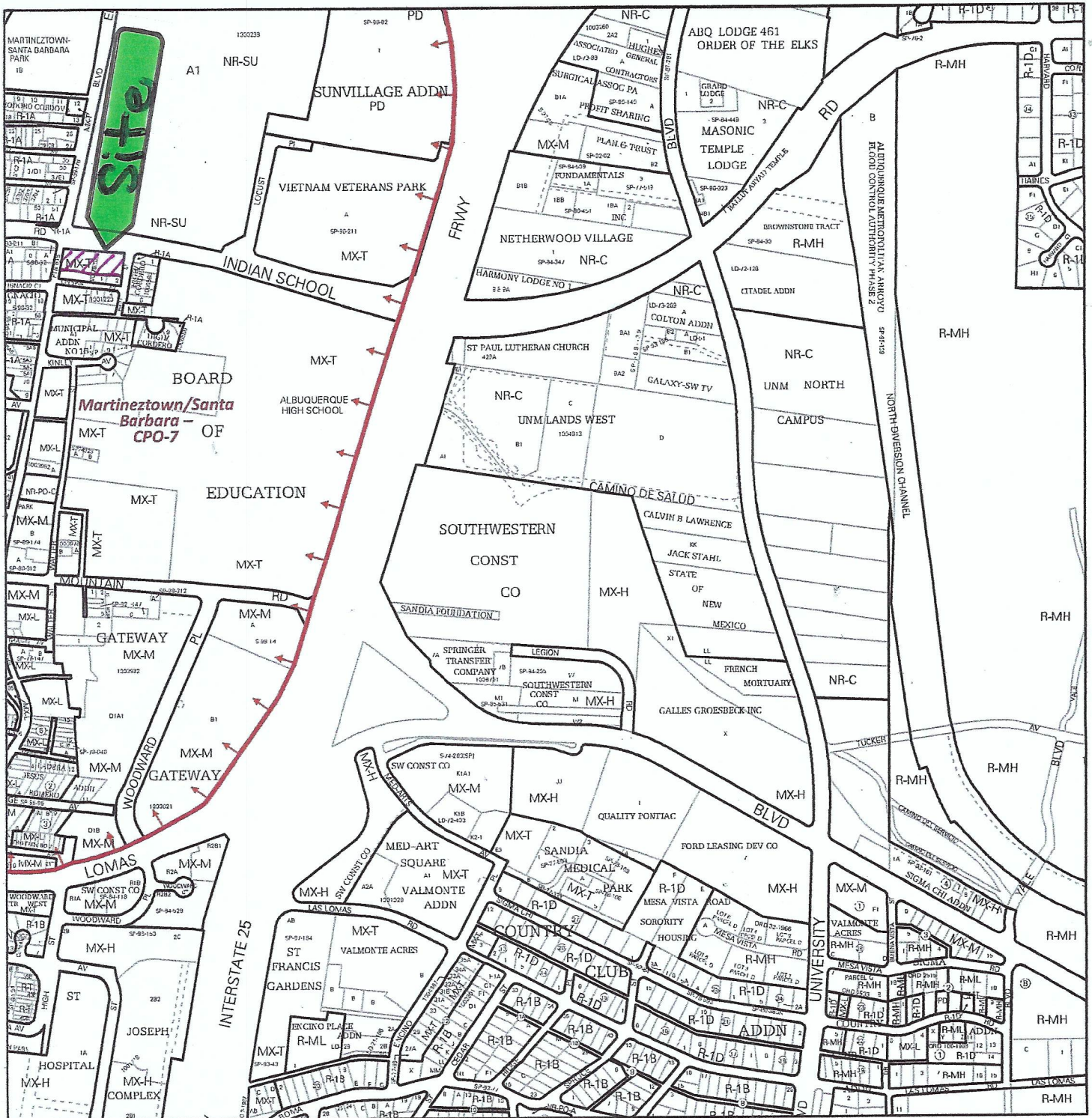
## **Notificación de Acceso Lingüístico.**

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.

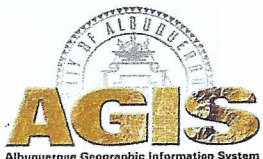
Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii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



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

## IDO Zone Atlas

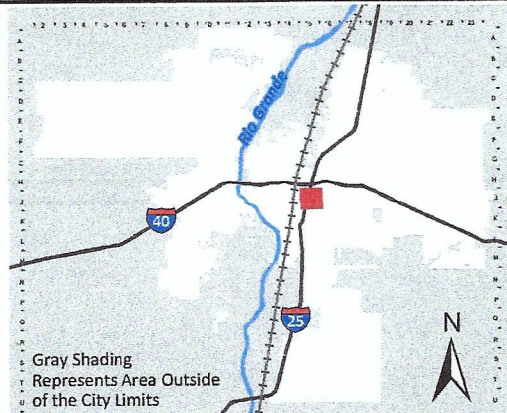
### May 2018



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


Zone Atlas Page:  
**J-15-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



Gray Shading  
Represents Area Outside  
of the City Limits

N



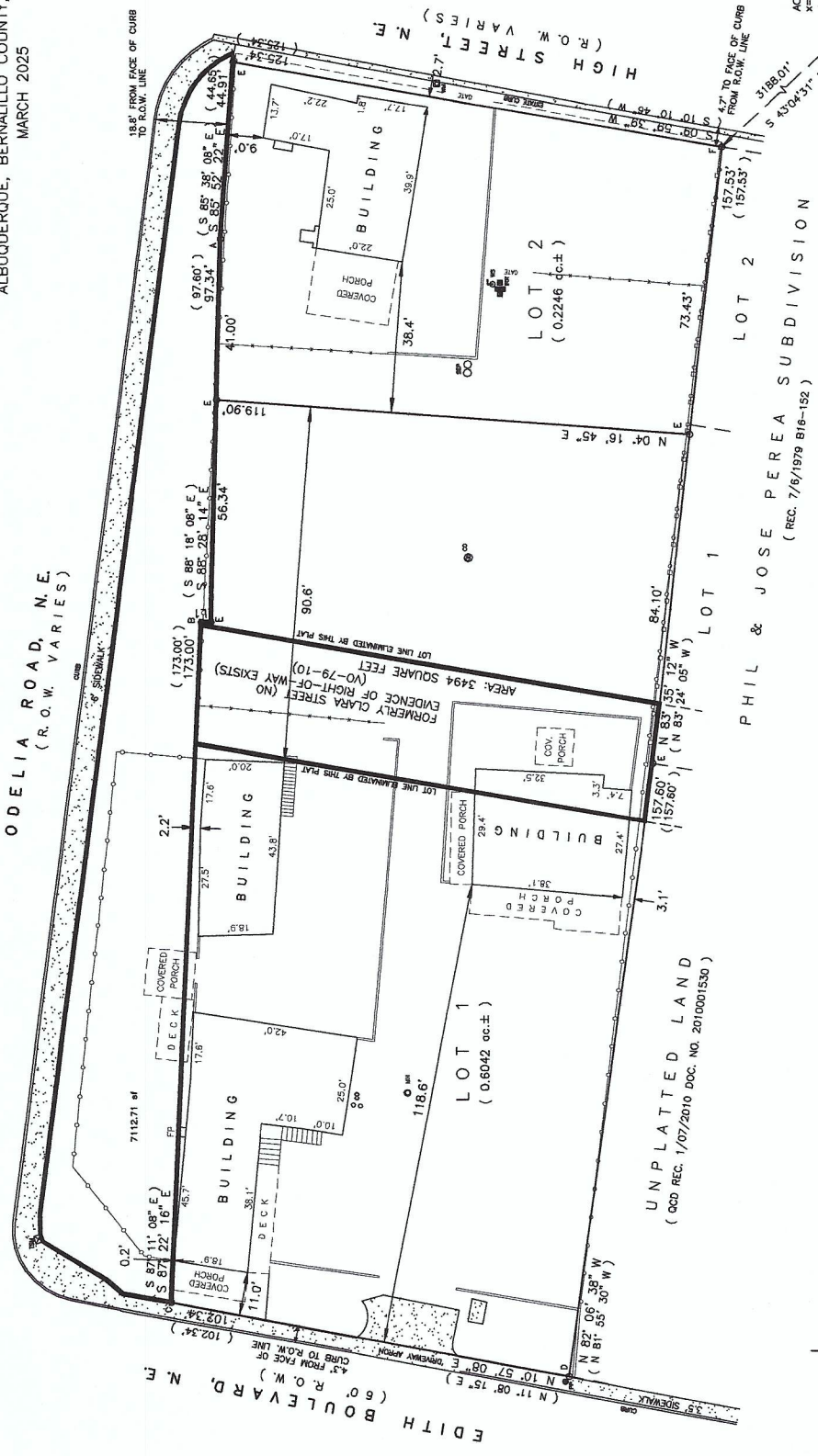
0 250 500 1,000  
Feet


# EXISTING CONDITIONS RIGHT-OF-WAY CALCULATION

PLAT OF  
**LOTS 1 AND 2, LANDS OF COOK**  
WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.  
WITHIN THE TOWN OF ALBUQUERQUE GRANT  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
MARCH 2025

COUNTY CLERK RECORDING LABEL HERE


**ODELIA ROAD, N.E.**  
(R.O.W. VARIES)





**WAYJOHN  
SURVEYING  
INC.**

1609 2nd STREET NW  
ALBUQUERQUE, N.M. 87102  
PHONE: (505) 255-2052 FAX: (505) 255-2887



REGISTERED LAND SURVEYOR  
NEW MEXICO  
14269

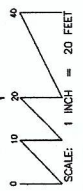
DRAWING NO. SP-11-02-2024  
CHECKED: T D J  
DRAWING NO. SP-11-02-2024

SCALE: 1" = 20'

DATE: 20 JUN 2025

EXHIBIT

LINE INFORMATION	BEARING	LENGTH
L1	S 00° 39' 15" E	2.50'
(L1)	S 00° 47' 08" W	2.50'



- MONUMENT LEGEND:
- o = FOUND/SET MONUMENT AS NOTED:
  - A: FOUND #4 REBAR AND CAP "LS 12831"
  - B: FOUND #4 REBAR AND CAP "LS 12831"
  - C: FOUND #4 REBAR AND CAP "LS 12831"
  - D: FOUND #4 REBAR AND CAP "LS 12831"
  - E: FOUND #4 REBAR AND CAP "LS 12831"
  - F: FOUND #4 REBAR AND CAP "LS 12831"

ACS MONUMENT "9-115"  
x=1,526,869.928 US SURVEY FEET  
y=1,485,021.809 US SURVEY FEET  
Ground-to-grid: 0.989576053  
Mapping Angle: -01° 13' 05" 83  
NAD83 CENTRAL ZONE, NAD 83

PHIL & JOSE PEREA SUBDIVISION  
(REC. 7/6/1979 816-152)

UNPLATTED LAND  
(OCD REC. 1/07/2010 DOC. NO. 2010001530)

LOT 2  
(0.2246 ac.±)

LOT 1  
(0.6042 ac.±)

18.8' FROM FACE OF CURB  
TO R.O.W. LINE

4.7' FROM FACE OF CURB  
FROM R.O.W. LINE

EDITH BOULEVARD, N.E.  
(60' R.O.W.)  
CURB TO R.O.W. LINE  
4.3' FROM FACE OF  
CURET APPROX.  
3.5' SIDEWALK

FORMERLY CLARA STREET  
(NO EVIDENCE OF RIGHT-OF-WAY EXISTS)  
AREA: 3494 SQUARE FEET  
(70-79-10)  
LOT LINE ELIMINATED BY THIS PLAT







## DEVELOPMENT FACILITATION TEAM

### Planning - Case Comments

**HEARING DATE:** 12/10/2025 -- **AGENDA ITEM:** #7

**Project Number:** PR-2025-020155

**Application Number:** PA-2025-00390

**Project Name:** 1522 Edith Blvd NE

**Request:** Vacation of Right-of-Way City Council

*\*These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals. **Comment in orange require a response.***

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#### Background

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- This request is for a proposed vacation of right of way of 7,112.71 Sq. Ft. in area located on the northern portion of the property between the buildings and Indian School Rd. NE.
- The subject property is not located within any noted PT/MT/MS corridor areas. The property is shown to be wholly located within the CPO-7 (Character Protection Overlay Zone Martineztown/Santa Barbara.
- The subject property is located within an area of consistency and is surrounded wholly by other areas of consistency. The property is also shown to be located within the Cumulative Impacts Area.

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#### IDO Comments

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##### **6-6 DECISIONS REQUIRING A PUBLIC HEARING**

##### **6-6(M) VACATION OF EASEMENT, PRIVATE WAY, OR PUBLIC RIGHT-OF-WAY**

All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-6(M) or the DPM.

**6-6(M)(1)(b) Vacation of Public Right-of-way – Council**

Any public right-of-way that meets any of the following thresholds:

1. More than 500 square feet or the entire width of a platted alley.
2. More than 5,000 square feet or the entire width of a street, including any or all of the right-of-way.

**6-6(M)(2) Procedure**

6-6(M)(2)(a) The City may retain, use, or dispose of any vacated public right-of way in any manner that the City, in its discretion, deems appropriate.

6-6(M)(2)(b) City Planning Department staff shall refer the application to commenting agencies pursuant to Subsection 14-16-6-4(l).

6-6(M)(2)(c) Required commenting agencies pursuant to Subsection 14-16-6-4(l) shall review the application and forward any comments and a recommendation to the DHO.

6-6(M)(2)(d) The DHO shall conduct a public hearing on the application.

6-6(M)(2)(e) For a Vacation of Public or Private Easement or Private Way or for a Vacation of Public Right-of-way – DHO, the DHO shall make a decision on the application.

6-6(M)(2)(f) For a Vacation of Public Right-of-way – Council, the DHO shall make a recommendation and forward the application to City Council for inclusion on the consent agenda for approval without first going to any City Council committee.

6-6(M)(2)(g) If an application for a Vacation of Public Right-of-way is approved, all of the following requirements shall apply.

1. Within 7 days of the approval, the applicant shall coordinate with the Real Property Division of the City Department of Municipal Development and send notice of the approved vacation by First Class Mail to all abutting property owners. The letter shall include the contact information for the Real Property Division of the City Department of Municipal Development, as well as any other information as directed by the Real Property Division of the City Department of Municipal Development.
  - a. Abutting property owners have 30 days from the receipt of the notice to notify the Real Property Division of the City Department of Municipal Development of the intent to purchase the vacated right-of-way, or any portion thereof, or possibly forfeit their right to do so.
  - b. Within 7 days of receipt of the notice of intent to purchase, the Real Property Division of the City Department of Municipal Development will provide the interested property owner with a purchase price for the desired portion of the vacated public

right-of-way.

2. Any property owner that purchases vacated public right-of way shall complete all of the following requirements within 1 year of the approval of the Vacation or the Vacation shall be voided:
  - a. Obtain a Subdivision of Land – Minor or a Subdivision of Land – Major, as applicable, in order to combine the vacated right-of-way with their property.
    1. The zone district boundary will be extended to the new lot lines established by the subdivision.
    2. In the event that there are existing utility facilities (e.g. water/sewer lines, electric lines, drainage facilities, etc.) situated on, in, or under the vacated right-of way, the purchasing property owner shall contact any affected utility promptly following the approval of the vacation to negotiate if and under what terms the property owner grants an easement for the utilities and/or if, when, and how a relocation of the utility facilities is required.
  - a. Where there is no duly recorded easement associated with the existing utility facilities because the facilities were placed on the property in accordance with a franchise agreement between the City and the utility, the purchasing property owner, at his/her sole discretion, shall advise the utility of 1 of the following:
    1. That the property owner is willing to negotiate a grant of easement to accommodate all or a portion of the existing utility facilities on the property.
    2. That all or a portion of the existing utility facilities on the property will need to be removed and/or relocated.
  - b. Where there is a duly recorded, valid easement associated with the existing utility facilities for the use and occupancy of the property, such easement runs with the land pursuant to Subsection 14-16-6 4(W)(1).
    1. In the event that the purchasing property owner wants to relocate any utility facilities to accommodate new development, the purchasing property owner shall contact the affected utility to request, coordinate, and negotiate the relocation of the utility facilities, associated costs, and any new easements that are needed.
    2. Any existing easements or newly granted easements shall be reflected on the Subdivision – Minor or Subdivision Major, as applicable, that is required pursuant to Subsection 14-16-6-6(M)(2)(f)2.a., above.

3. Record the final plat with the Bernalillo County Assessor, pursuant to Subsection 14-6-6(K)(2)(h) or 14-16-6-6(L)(2)(g)4, as applicable.
4. Present and execute a quitclaim deed in a form acceptable to the City to effect the transfer of ownership after recording the final plat.
5. Record the executed quitclaim deed with the Bernalillo County Assessor.

### **6-6(M)(3) Review and Decision Criteria**

An application for a Vacation of Easement, Private Way, or Public Right-of-way shall be approved if it meets any of the following criteria.

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

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.

- Per IDO section 6-6(M)(1)(b)(2) Vacation of Public Right-of-way – Council – the City Council is the approving body of a vacation of street right-of-way as depicted in this application, with the Development Hearing Officer (DHO) being a recommending body forwarding a recommendation of approval or denial to the City Council.
- There is an existing vacation that is depicted on the Sketch Plat (VO-79-10); confirmation must be provided regarding if that existing vacation is still valid. Otherwise, a Vacation of Right-of-Way – Council could also be required for the existing vacation depicted.

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### **GENERAL AND FUTURE COMMENTS**

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- Following city council approval of the vacation of right of way this project will require the submittal and Development Hearing Officer (DHO) approval of a Minor Preliminary Plat application.
- A Minor Preliminary Plat application can be applied for at the ABQ-PLAN portal (click on the 'ENTER ABQ-PLAN' icon in the ABQ-PLAN webpage accessible at the following link below to enter the ABQ-PLAN portal):

<https://www.cabq.gov/planning/abq-plan/abq-plan>

Within the ABQ-PLAN webpage, there's also a link to an ABQ-PLAN Resources and FAQs webpage to access guides and tutorials to assist with creating an account and applying for applications in ABQ-PLAN (you will be applying for a 'Major Plat Application'):

<https://www.cabq.gov/planning/abq-plan/abq-plan-resources-and-faqs>

The DHO application form and Form S2 are no longer required to be included with the application submittal for a Major Preliminary/Final Plat in ABQ-PLAN. However, for reference to submittal requirements for this application, you can continue to refer to the checklist of items for this application, featured in the following link:

[https://documents.cabq.gov/planning/online-forms/MAJOR%20PRELIMINARY%20PLAT\\_CHECKLIST.pdf](https://documents.cabq.gov/planning/online-forms/MAJOR%20PRELIMINARY%20PLAT_CHECKLIST.pdf)

- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link:  
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>
- The Plat must be created, as well as sealed and signed by a surveyor licensed in the State of New Mexico.
- All signatures from the surveyor, property owner(s), and the City Surveyor are required on a Major Preliminary Plat prior to the acceptance of the application file for the Plat and placement on a DHO agenda.
- The following will need to be on the final platting sheets:  
Project and Application #'s, documents signed/stamped by a design professional licensed in the State of NM.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- The proposed platting action would be reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual. Here is a link to both:

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>

<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>

- **If infrastructure is needed**, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.

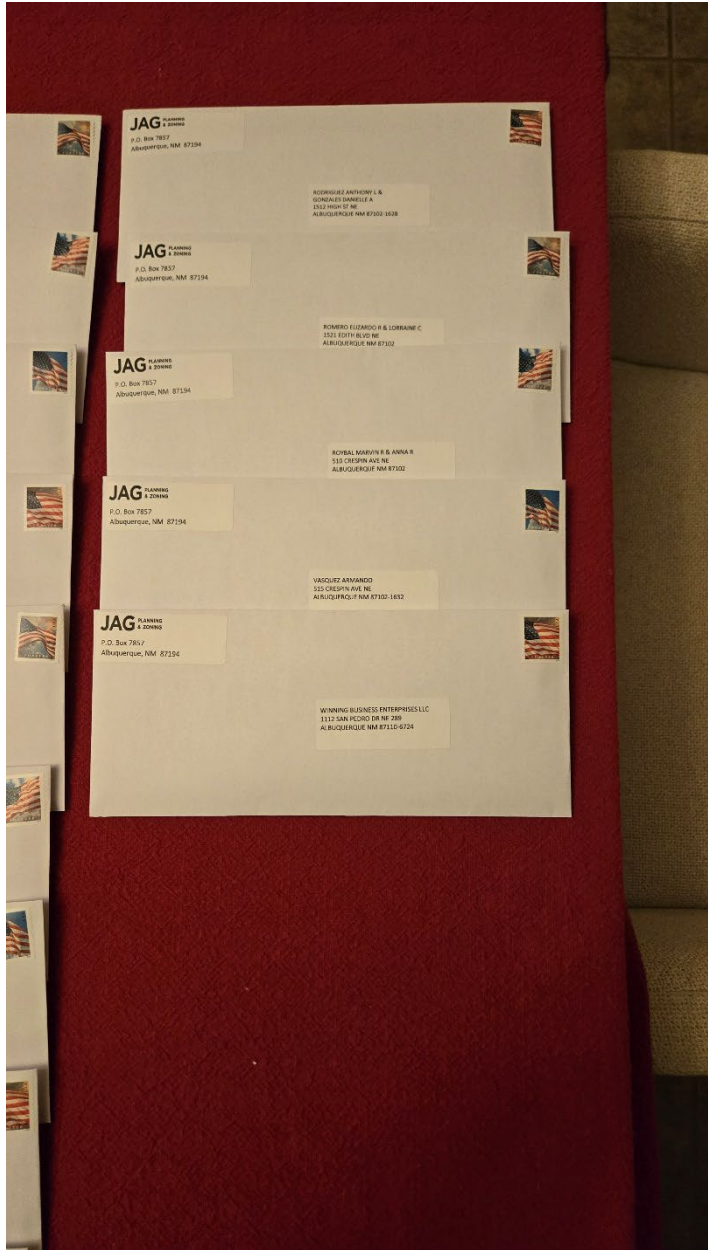


*Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.*

FROM: Jacob Boylan  
Planning Department

DATE: 12/10/2025





**JAG** PLANNING & INVESTMENT  
P.O. Box 7857  
Albuquerque, NM 87104

RODRIGUEZ ANTHONY L &  
GONZALES DANIELA A  
1522 HIGHWAY NE  
ALBUQUERQUE NM 87102-1028

**JAG** PLANNING & INVESTMENT  
P.O. Box 7857  
Albuquerque, NM 87104

ROMERO EDUARDO R & LORRAINE C  
2521 10TH AVENUE NE  
ALBUQUERQUE NM 87102

**JAG** PLANNING & INVESTMENT  
P.O. Box 7857  
Albuquerque, NM 87104

ROYAL MARVIN R & ANNA R  
515 CRESPIN AVE NE  
ALBUQUERQUE NM 87102

**JAG** PLANNING & INVESTMENT  
P.O. Box 7857  
Albuquerque, NM 87104

VASQUEZ ARMANDO  
525 CRESPIN AVE NE  
ALBUQUERQUE, NM 87102-1892

**JAG** PLANNING & INVESTMENT  
P.O. Box 7857  
Albuquerque, NM 87104

WINNING BUSINESS ENTERPRISES LLC  
1112 SAN PEDRO DR NE 280  
ALBUQUERQUE NM 87110-6724

# 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

02/09/26

03/12/26

Signs must be posted from \_\_\_\_\_ To \_\_\_\_\_

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.

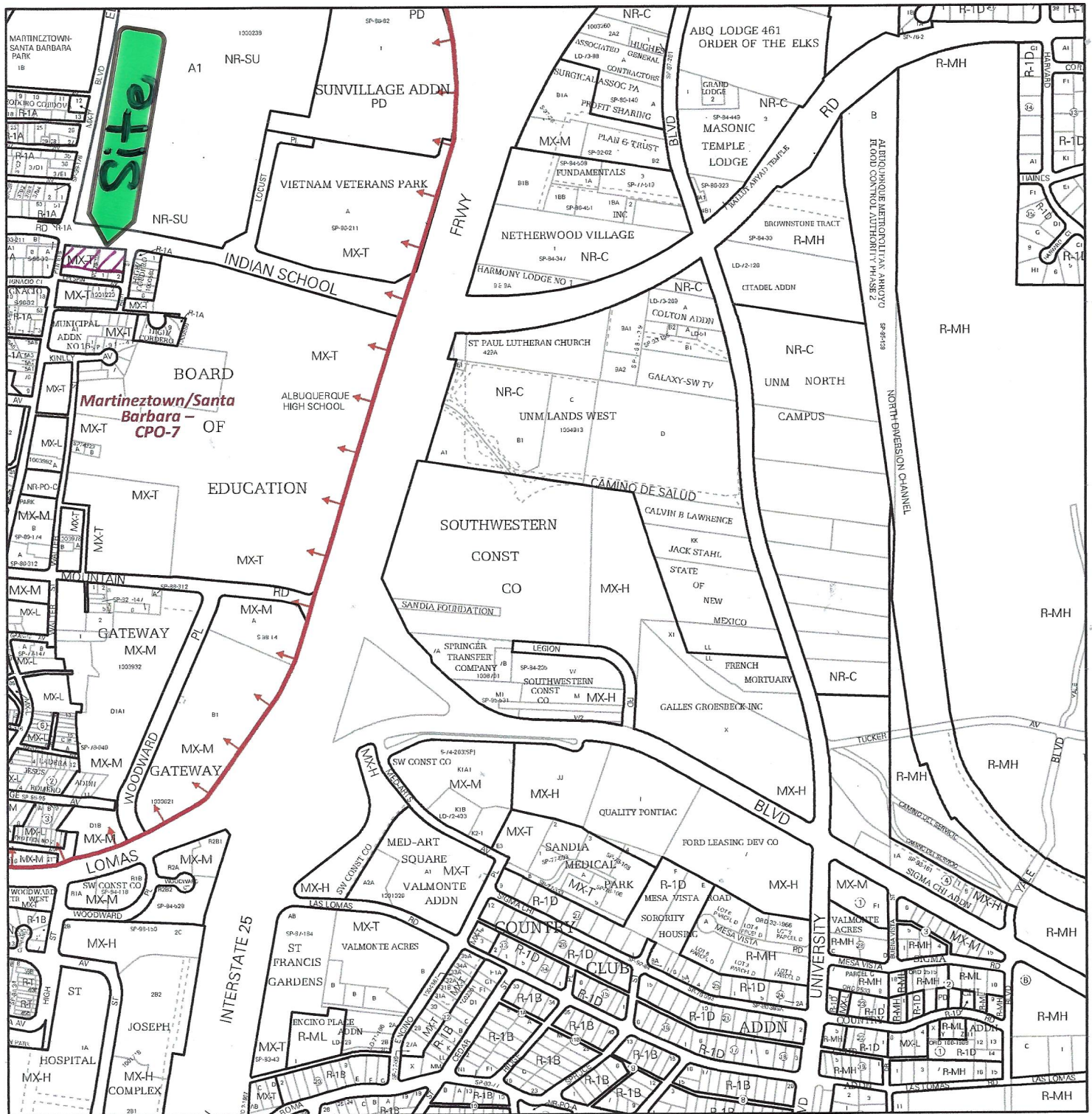
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Juanita Garcia  
(Applicant or Agent)

01/26/2026  
(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

Albuquerque Geographic Information System

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