



PLAN SNAPSHOT REPORT VAC-2026-00002 FOR CITY OF ALBUQUERQUE

Plan Type: Vacation	Project: PR-2025-020155 (PR-2025-020155)	App Date: 01/29/2026
Work Class: Right-of-Way	District: City of Albuquerque	Exp Date: NOT AVAILABLE
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:

Description: Vacate all of Santa Clara Street NE, south of Odelia Road NE (3,494 Square Feet).

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

Owner Cristina Chavez Cook Mobile: (505) 710-1896	Applicant 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	3494	Alleyway or Street	Street	Vacating Entire Width	Yes
Detailed Vacation of Right of Way Description	Santa Clara Street NE, just south of Odelia Road 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_1/29/2026.jpg	01/29/2026 12:57	Garcia, Juanita		Uploaded via CSS

PLAN SNAPSHOT REPORT (VAC-2026-00002)

1. Submittal has been reviewed and is ready to be processed Renee Zamora 01/30/2026 11:22

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00073506	Vacation Right of Way Council	\$300.00	\$300.00
	Published Notice Fee - Legal Ad	\$75.00	\$75.00
	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$50.00
	Technology Fee	\$29.75	\$29.75
Total for Invoice INV-00073506		\$454.75	\$454.75
Grand Total for Plan		\$454.75	\$454.75

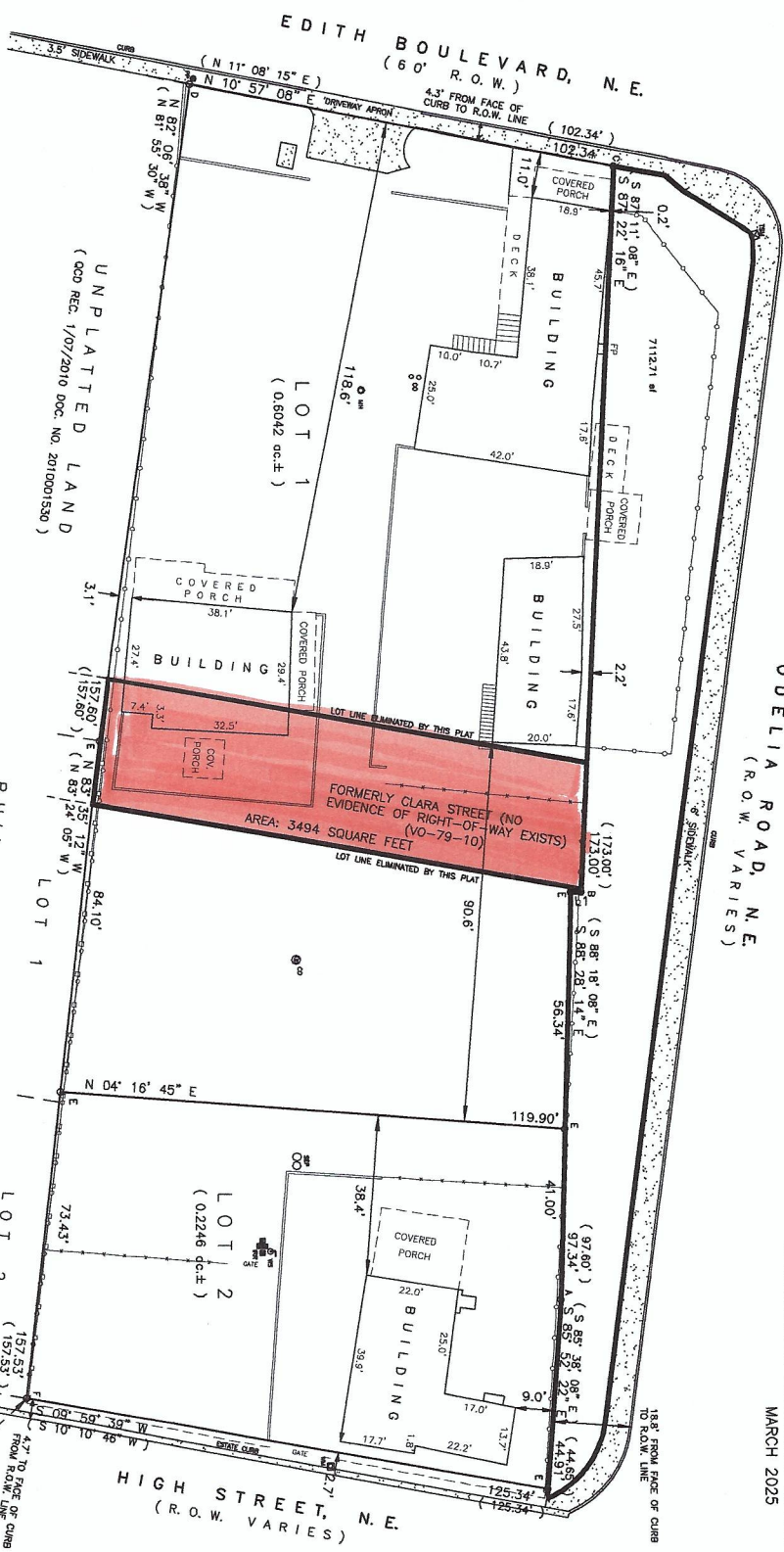
Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	02/25/2026	Scheduled	Vacation ROW

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		01/30/2026 10:54	
Associate Project Number v.1	Generic Action		01/30/2026 10:54
Screen for Completeness v.1	Generic Action		01/30/2026 11:22
Sign Posting v.1	Generic Action		01/30/2026 11:22
Verify Payment v.1	Generic Action		01/30/2026 12:27
Application Review v.1		01/30/2026 12:28	
Create and Email Advertisement v.1	Generic Action		01/30/2026 12:27
DHO Hearing v.1	Hold Hearing	01/30/2026 12:28	01/30/2026 12:28
Vacation Submittal v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
City Council Review v.1			
City Council Meeting v.1	Hold Meeting		
Notice of Decision v.1			
Print Notice of Decision v.1	Create Report		
Linked Project Plans v.1			

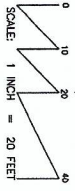
VACATION OF Santa Clara Road R.O.W. REQUEST

EXISTING CONDITIONS RIGHT-OF-WAY CALCULATION

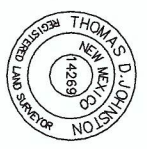
PLAT OF
LOTS 1 AND 2, LANDS OF COOK
WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2025



LINE INFORMATION			
LINE NO.	BEARING	LENGTH	AREA
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 TS 12681"
 - B = FOUND HIGHWAY R.O.W. MARKER
 - C = FOUND #4 REBAR AND CAP LEGIBLE
 - D = FOUND #4 REBAR AND CAP "VANUOHN PS 14288"
 - E = FOUND TAG ON FENCE TS 11483"



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

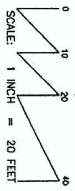
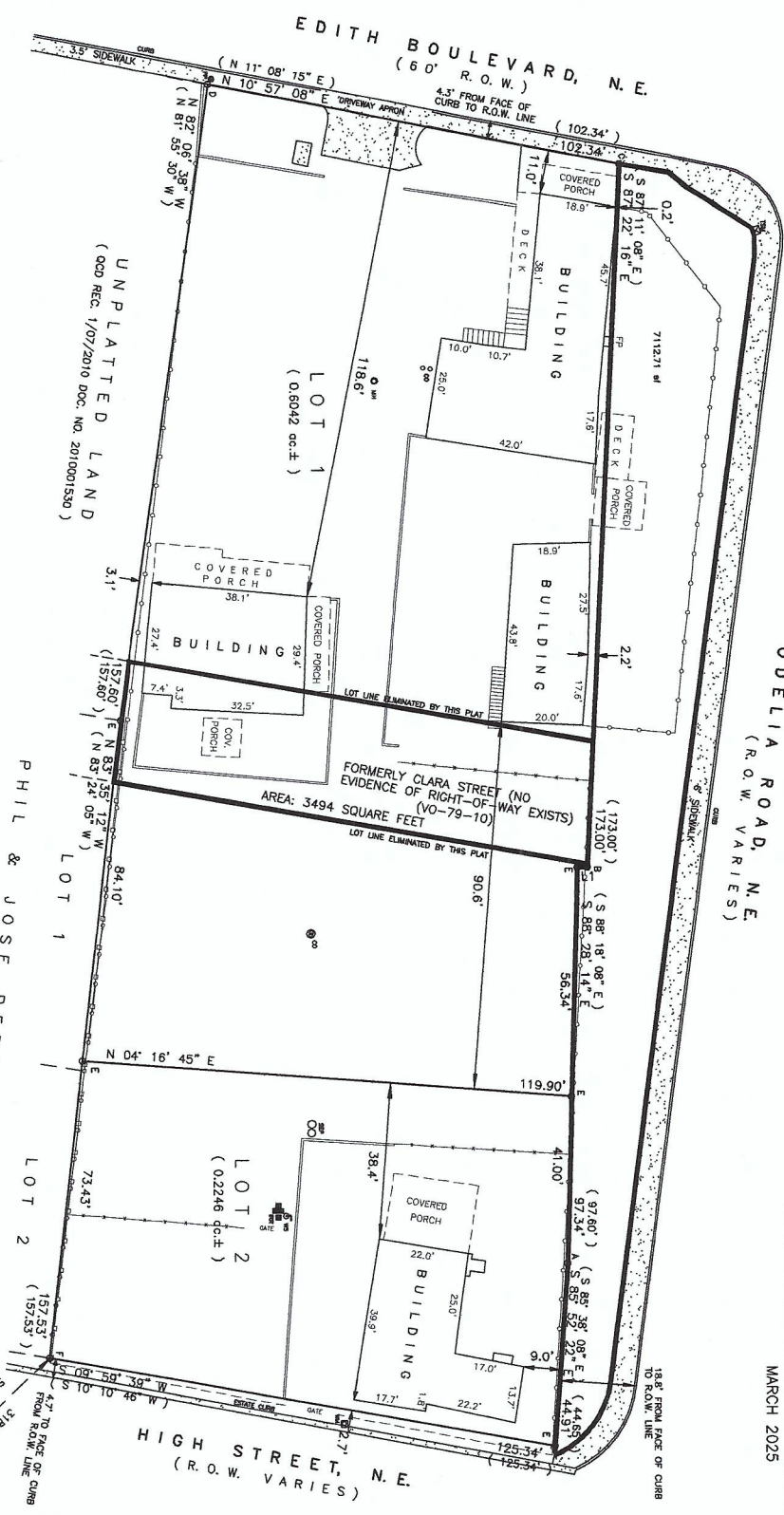
DESIGNER: P A M
CHECKED: T D J
SCALE: 1" = 20'
FILE NO: SP-11-02-2024
DRAWING NO: SP110224.DWG
EXHIBIT

AGS MONUMENT "4-15"
NAD 83 TO US SURVEY FEET
X = 1,480,021,809 US SURVEY FEET
Y = 1,480,021,809 US SURVEY FEET
Ground-to-grid: 0.9898775053
Mapping Angle: -00°13'05.60"
NAD83 CENTRAL ZONE NAD 83

EXISTING CONDITIONS RIGHT-OF-WAY CALCULATION

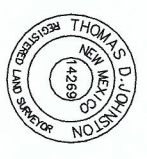
COUNTY CLERK RECORDING LABEL HERE

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



- MONUMENT LEGEND:**
- o = FOUND/SET MONUMENT AS NOTED
 - A = FOUND #4 REBAR AND CAP "LS 12851"
 - B = FOUND HIGHWAY ROW MARKER
 - C = FOUND NAIL AND DISK (LEIBEL)
 - D = SET #4 REBAR AND CAP "WAYJOHN PS 14296"
 - E = FOUND TAG ON REBAR "LS 11483"

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



WAYJOHN SURVEYING INC.

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

APPROVING AGENCY FOR COUNTY CLERK	DRAWN BY: P.A.M.	SCALE: 1" = 20'	FILE NO. SP-11-02-2024
OWNER: TRUSTEE COX INT	CHECKED BY: T.D.J.		
UPC: 1015020034112002	DRAWING NO. SP110224.DWG		
LOCATION: SECTION 16, T10N, R3E			EXHIBIT



January 26, 2026

Development Hearing Officer (DHO)
City of Albuquerque, Planning Department
600 2nd 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 a portion of Santa Clara Road NE, between Edith Blvd NE and High Street NE. The right-of-way is immediately adjacent to the applicant's property and has never been constructed as 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 3,494 square feet, as identified on the right-of-way exhibit. The proposed vacation of right-of-way does not exceed 5,000 square feet; however the request is for the entire width of the right-of-way, which requires City Council approval, as outlined in Section 14-16-6-6(M)(1)(b). 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)(2)(g).

The zone atlas map provides a vacation number, VO-79-107 in the area of Santa Clara Road, but since the zone atlas map also shows the right-of-way. It appears that a vacation of right-of-way was commenced for this portion of Santa Clara Road but may not have been officially incorporated into the subject property.

A companion application has also been submitted for the vacation of a portion of Odelia Road NE, which also appears to be part of the applicant's property. The property adjacent to this portion of Odelia Road appears to have setbacks and subdivision issues, which the applicant is

preparing to resolve. The companion application will help finalize the upcoming subdivision application.

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 around the right-of-way and structures have been 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, there is no evidence that this portion of Santa Clara Road had been constructed. There are no sidewalks, curb or gutters, nor is there asphalt for driving purposes, all typical of a public right-of-way. The area to the south of this portion of Santa Clara Road is not shown as being a public right-of-way, which may have been designated as right-of-way in the past, but has since been vacated as well.

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 revolves around clarifying the public maps that still show this area as being public right-of-way, but no constructed road at the site. This application will allow for consistency between public records and the subject site. 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 nonexistent.

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.

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

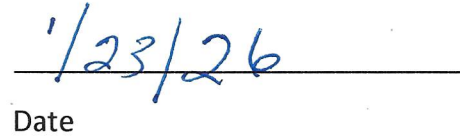


LETTER OF AUTHORIZATION

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

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" <NaranjoLopez2010@gmail.com>, "salamdezia@gmail.com" <salamdezia@gmail.com>

Cc: JAG JAG <jag@jagpandz.com>

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	naranjolopez2010@gmail.com	1127 Walter NE	Albuquerque	NM	87102	5052707716
Santa Barbara Martineztown NA	Andrew	Tafoya Leverett	salamdezia@gmail.com	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, 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.govWebsite: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Tuesday, December 23, 2025 10:58 AM
To: Office of Neighborhood Coordination <jag@jagpandz.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

Juanita Garcia

Telephone Number

(505) 362-8903

Email Address

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.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* 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)²* 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/request³*:

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)

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*: February 25, 2026 9:00 AM

Location*4: 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 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)*5 J-15-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*:
No deviations, variances or waivers will be requested with this application.

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:

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 Map⁷:

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 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.

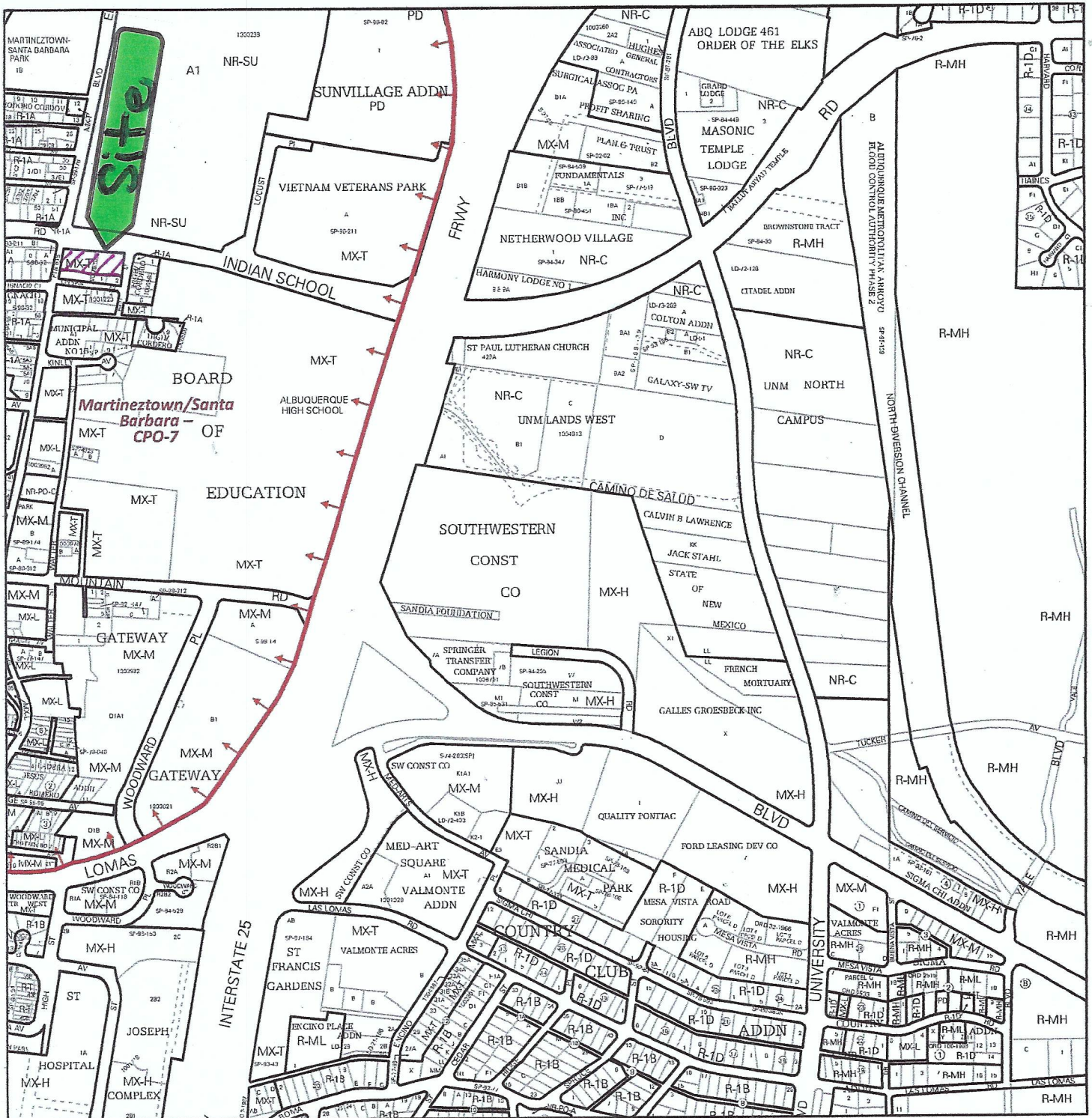
Notificación de Acceso Lingüístico.

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.

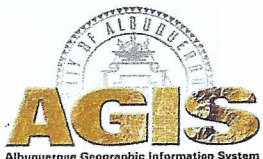
Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii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



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



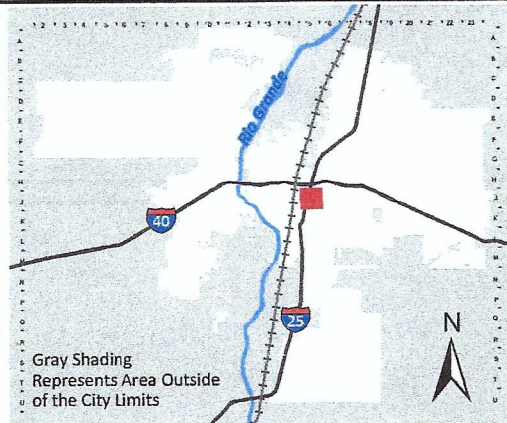
Albuquerque Geographic Information System

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



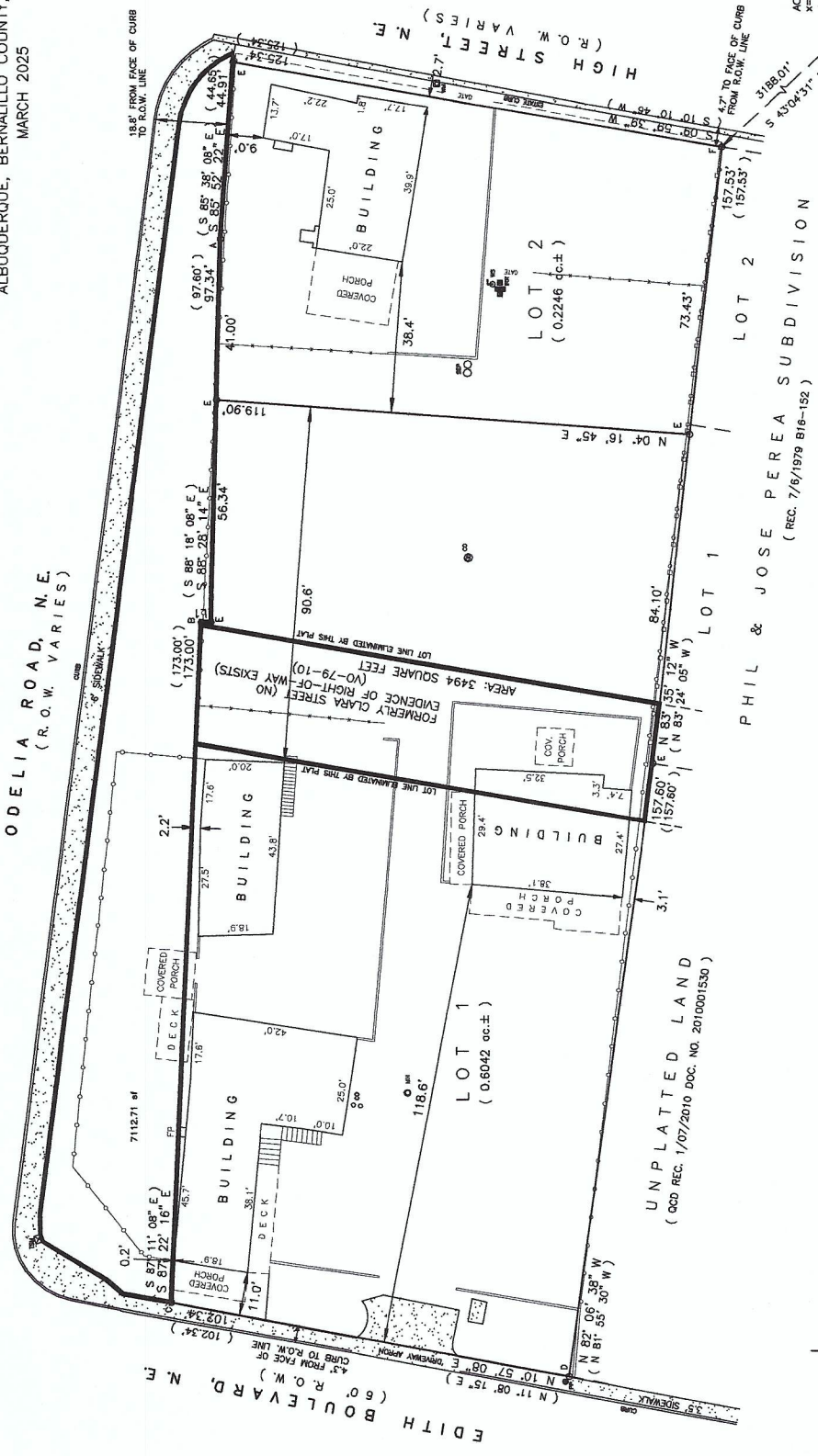
0 250 500 1,000 Feet

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

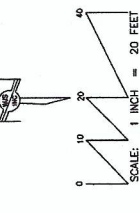
COUNTY CLERK RECORDING LABEL HERE

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



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

LINE INFORMATION	BEARING	LENGTH
LINE NO. 1	S 00° 39' 15" E	2.50'
LINE NO. 2	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"



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

DRAWN: P A M
SCALE: 1" = 20'
FILE NO. SP-11-02-2024

CHECKED: T D J
DRAWING NO. SP110224.DWG

20 JUN 2025
EXHIBIT



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.*

Background

- 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.

IDO Comments

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.

GENERAL AND FUTURE COMMENTS

- 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

- 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



1522 Edith Blvd NE



Legend

- Address Points
- Primary Streets
 - Freeway
 - Principal Arterial
 - Minor Arterial
 - Local Streets
- + BN and SF Railroad
- Bernalillo County Parcels

Notes

Buffer: 100 Feet
 Right-of-Way: Alleyway; Edith Boulevard
 NE; High Street NE; Odella Road NE;



WGS_1984_Web_Mercator_Auxiliary_Sphere
 1/18/2026
 © City of Albuquerque

1: 1,581

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ARCHDIOCESE SANTA FE CEMETERY
CATHOLIC SERVICE BLDG
4000 ST JOSEPHS PL NW
ALBUQUERQUE NM 87120-1714

BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE NM 87125-0704

CANALES SERGIO & SYLVIA E
1607 EDITH BLVD NE
ALBUQUERQUE NM 87102-1613

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-1293

COOK CHRISTINA CHAVEZ TRUSTEE
COOK RVT
1522 EDITH BLVD NE
ALBUQUERQUE NM 87102-1634

DE ZUBIA SILVIA M GUTIERREZ & ZUBIA
JUAN CARLOS JR & ZUBIA JUDITH
1925 MAE AVE SW
ALBUQUERQUE NM 87105-2825

GALAVIZ ANTHONY
9428 LOWER AZUSA RD
TEMPLE CITY CA 91780-4219

GARCIA-DE-OLIVAS GRISELDA
527 SAN IGNACIO CT NE
ALBUQUERQUE NM 87102-1675

GOMEZ TERESA C
1524 HIGH ST NE
ALBUQUERQUE NM 87102-1628

GUERRERO ANDRES BARRERA
708 TURNER DR NE
ALBUQUERQUE NM 87123-2233

HARRISON LEANN
531 SAN IGNACIO CT NE
ALBUQUERQUE NM 87102-1675

HOWSMON MARK CHRISTOPHER
520 ODELIA RD NE
ALBUQUERQUE NM 87102-1520

ICE GUINEVERE
1512 EDITH BLVD NE
ALBUQUERQUE NM 87102

LEVERETT ANDREW TAFOYA
1529 EDITH BLVD NE
ALBUQUERQUE NM 87102-1611

LUCERO TANQUILINO ATTN: ANNA
GABALDON
1603 EDITH BLVD NE
ALBUQUERQUE NM 87102-1613

LUNDBERG LINDSAY
1525 EDITH BLVD NE
ALBUQUERQUE NM 87102-1611

MARINO PAUL M & DEBBIE K & MELISSA
L SHIRLEY
1520 HIGH ST NE
ALBUQUERQUE NM 87102-1628

MONTANO VALERIE L
1508 HIGH ST NE
ALBUQUERQUE NM 87102

PEREA IRENE
509 CRESPIAN AVE NE
ALBUQUERQUE NM 87102

REYES ALBERT
1516 HIGH ST NE
ALBUQUERQUE NM 87102

RODRIGUEZ ANTHONY L & GONZALES
DANIELLE A
1512 HIGH ST NE
ALBUQUERQUE NM 87102-1628

ROMERO ELIZARDO R & LORRAINE C
1521 EDITH BLVD NE
ALBUQUERQUE NM 87102

ROYBAL MARVIN R & ANNA R
510 CRESPIAN AVE NE
ALBUQUERQUE NM 87102

VASQUEZ ARMANDO
515 CRESPIAN AVE NE
ALBUQUERQUE NM 87102-1632

WINNING BUSINESS ENTERPRISES LLC
1112 SAN PEDRO DR NE 289
ALBUQUERQUE NM 87110-6724

[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.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* 1522 Edith Blvd NE and 1516 Edith 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)²* 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/request³*: _____

The applicant is seeking to vacate Public Right-of-Way- A Portion of Odelia Road NE and a portion Santa Clara Street 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)

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*: February 25, 2026 9:00 AM

Location*4: 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 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)*5 J-15-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*:

No deviations, variances or waivers will be requested with this application.

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:
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 Map⁷:

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 Road NE and Santa Clara Street 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 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:

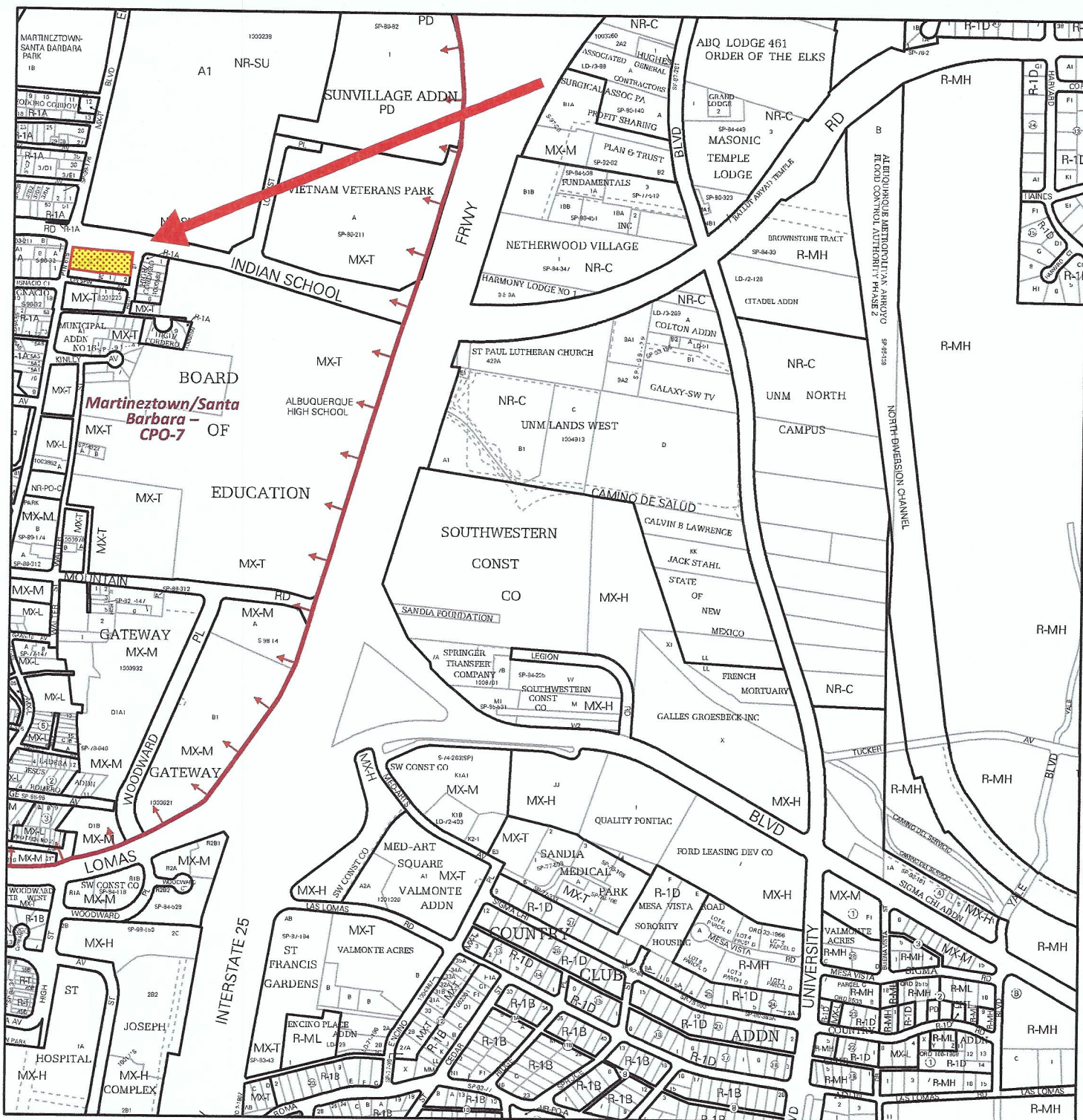
We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

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。

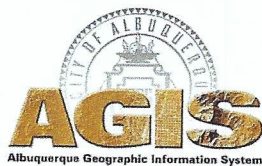
Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque,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

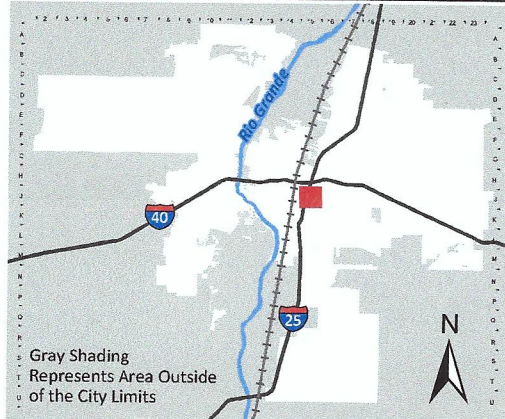


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
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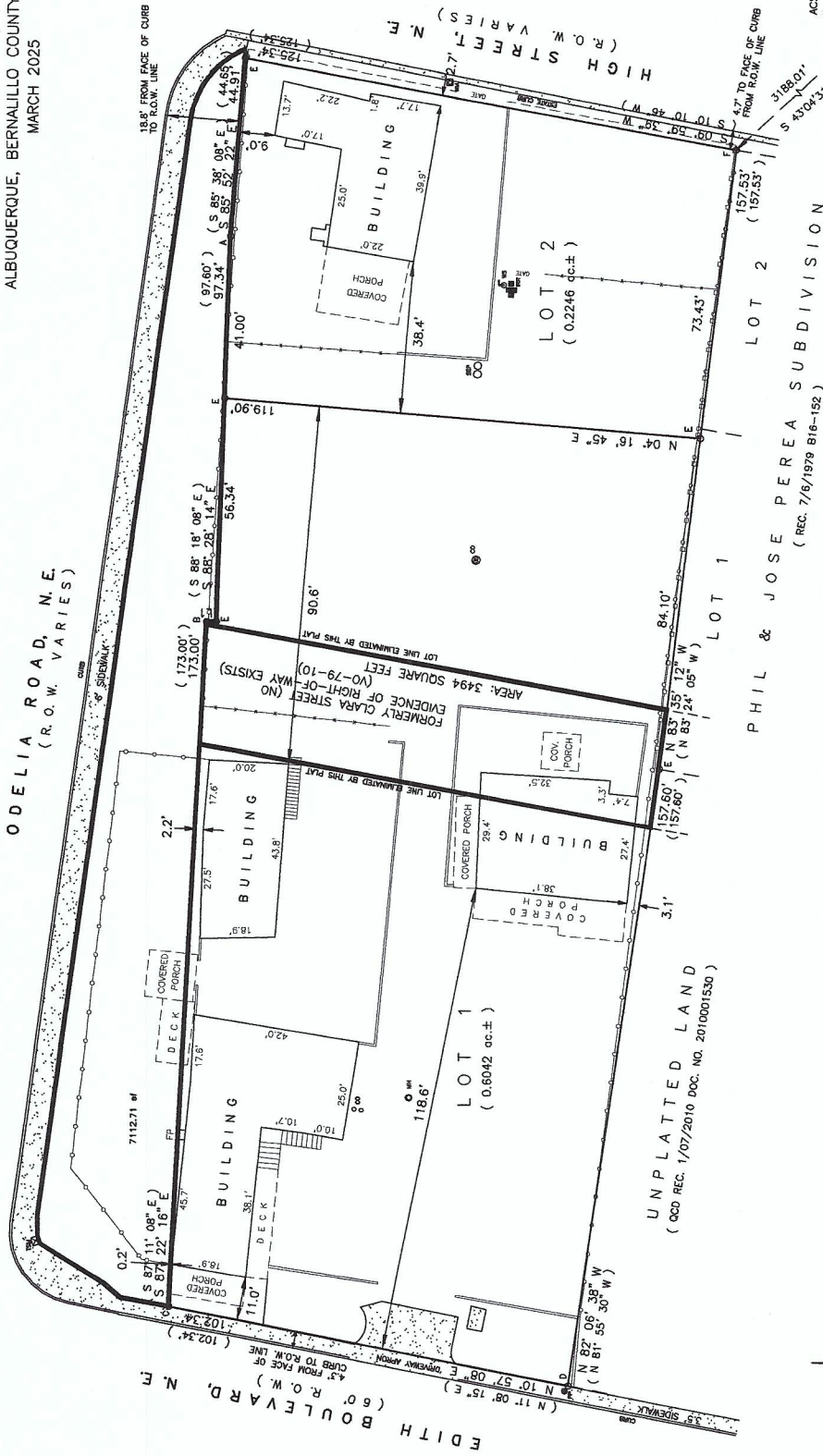


EXISTING CONDITIONS RIGHT-OF-WAY CALCULATION

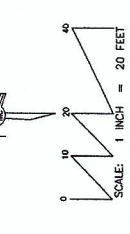
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WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2025

COUNTY CLERK RECORDING LABEL HERE

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



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



ACS MONUMENT "9-115"
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 NAD 83 to NAD 83
 NAD 83
 NAD 83

WAYJOHN SURVEYING INC.

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

MEETING INFORMATION FOR COUNTY CLERK
 OWNER: PHILIP & JOSE PEREA
 UIC: 10150803841128002
 DATE: 11/15/2024
 LOCATION: SECTION 16, T10N, R3E

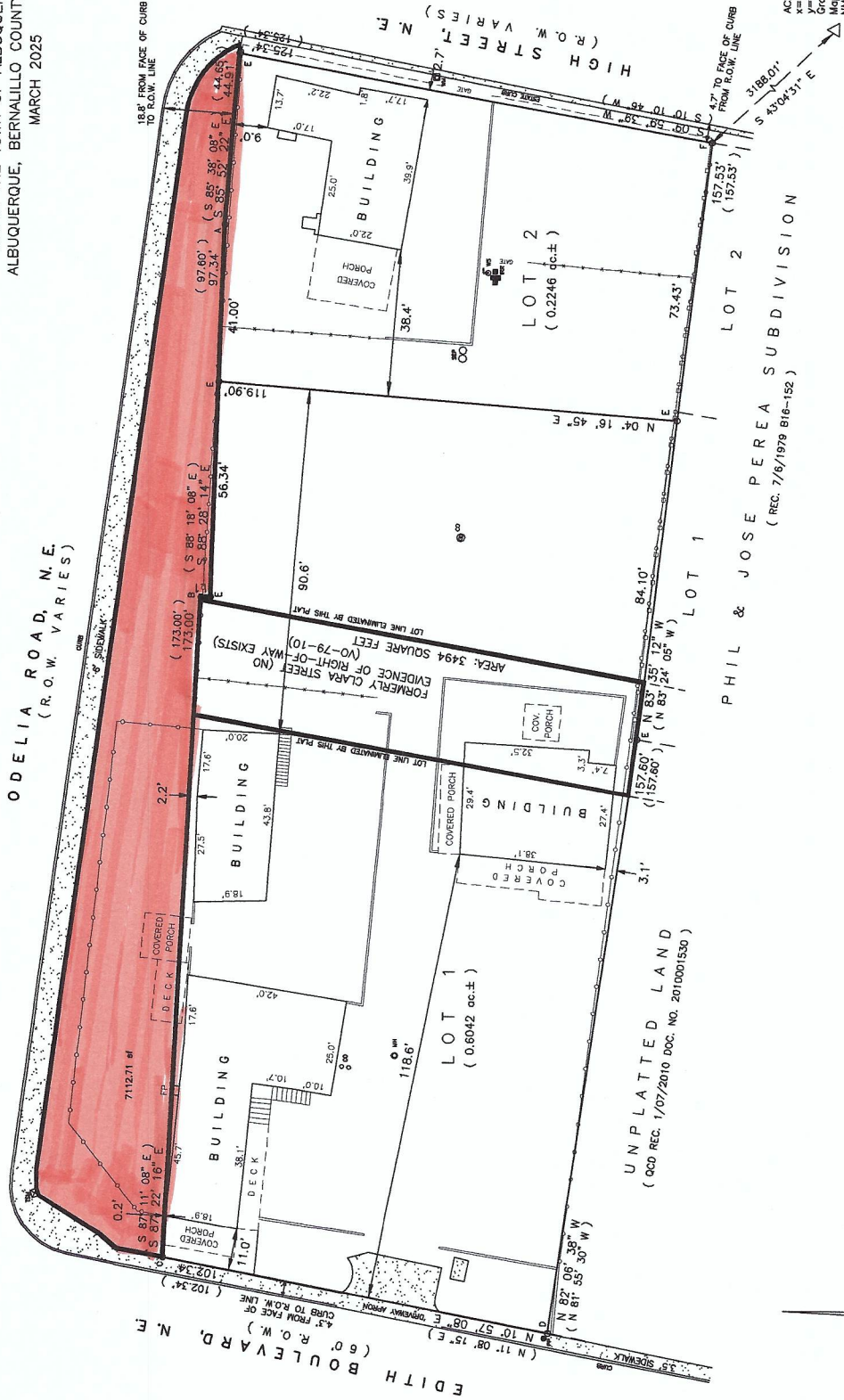
DRAWN: P A M
 CHECKED: T D J
 SCALE: 1" = 20'
 FILE NO. SP-11-02-2024

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



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

WAYJOHN SURVEYING, INC.

1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2062 FAX: (505) 255-2887

THOMAS D. JOHNSTON
NEW MEXICO
(4269)
REGISTERED LAND SURVEYOR

MAPPING INFORMATION FOR COUNTY CLERK:
OWNER: CDDAK CHRISTINA SERVICE
TRUSTEE: COOK RAY
UPC: 10130302041120826
LOCATION: SECTION 16, T10N, R3E

DRAWN: P A M
CHECKED: T D J
SCALE: 1" = 20'
FILE NO.: SP-11-02-2024
DRAWING NO.: SP110224.DWG
DATE: 20 JUN 2025
EXHIBIT

MONUMENT LEGEND:

- o = FOUND/SET MONUMENT AS NOTED
- A = FOUND #4 REBAR AND CAP "LS 12851"
- B = FOUND #4 REBAR AND CAP "LS 12851"
- C = FOUND #4 REBAR AND CAP "LS 12851"
- D = FOUND #4 REBAR AND CAP "LS 12851"
- E = FOUND #4 REBAR AND CAP "LS 12851"
- F = FOUND #4 REBAR AND CAP "LS 12851"

SCALE: 1 INCH = 20 FEET

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

ANTHONY GONZALEZ
1000 1ST ST SW
ALBUQUERQUE, NM 87102-1114

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

ALVARO GONZALEZ
7000 20TH AVE
ALBUQUERQUE, NM 87125-4104

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

CARLOS RAMOS & STUART
1807 15TH BLVD NE
ALBUQUERQUE, NM 87102-1613

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

CITY OF ALBUQUERQUE
PO BOX 1273
ALBUQUERQUE, NM 87102-1283

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

COOK CHRISTINA CHAVEZ TRUSTEE
7000 20TH
3122 15TH BLVD NE
ALBUQUERQUE, NM 87102-1614

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

DE ZUNIGA MELBA M GUTIERREZ & ZURBA
JUAN CARLOS JR & ZURBA JUDITH
1827 SAN JUAN AVE SW
ALBUQUERQUE, NM 87102-1825

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

GALVAN ANTHONY
3428 LOWER AZUSA RD
TEMPLE CITY CA 91760-4119

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

GARCIA DE OLIVAS GISELDA
527 SAN RAMON CT NE
ALBUQUERQUE, NM 87102-1675

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

COMER TERESA C
1524 HIGH ST NE
ALBUQUERQUE, NM 87102-1628

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

GUERRERO ANDRES BARRERA
FOR TURNER DARRIE
ALBUQUERQUE, NM 87122-2233

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

HUMBERTO LARA
500 CAMPBELL CT NE
ALBUQUERQUE, NM 87102-1620

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

HENRIQUETA NUNEZ GONZALEZ
1000 1ST ST SW
ALBUQUERQUE, NM 87102-1114

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

ICE GUINERRE
2132 15TH BLVD NE
ALBUQUERQUE, NM 87102-1612

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

LEWIS ANDREW TAYLOR
3129 15TH BLVD NE
ALBUQUERQUE, NM 87102-1611

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

LUCERO TANQUILINO ATTN:
ANNA GABALDON
1803 15TH BLVD NE
ALBUQUERQUE, NM 87102-1613

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

LUMBRERO ORLANDO
1525 15TH BLVD NE
ALBUQUERQUE, NM 87102-1611

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

MARINO PAUL M & DEBBIE K &
MELISSA I SHIPLEY
1120 HIGH ST NE
ALBUQUERQUE, NM 87102-1628

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

MONTANO VALERIE L
1308 HIGH ST NE
ALBUQUERQUE, NM 87102

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

PENA IRINE
505 CRESPIN AVE NE
ALBUQUERQUE, NM 87102

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

REYES ALBERT
1814 HIGH ST NE
ALBUQUERQUE, NM 87102

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

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JAG PLANNING
& ZONING
P.O. Box 7857
Albuquerque, NM 87194

RODRIGUEZ ANTHONY L &
GONZALES DANIELLE A
1512 HIGH ST NE
ALBUQUERQUE NM 87102-1528

JAG PLANNING
& ZONING
P.O. Box 7857
Albuquerque, NM 87194

ROMERO ELIZARDO R & LORRAINE C
1521 EDITH BLVD NE
ALBUQUERQUE NM 87107

JAG PLANNING
& ZONING
P.O. Box 7857
Albuquerque, NM 87194

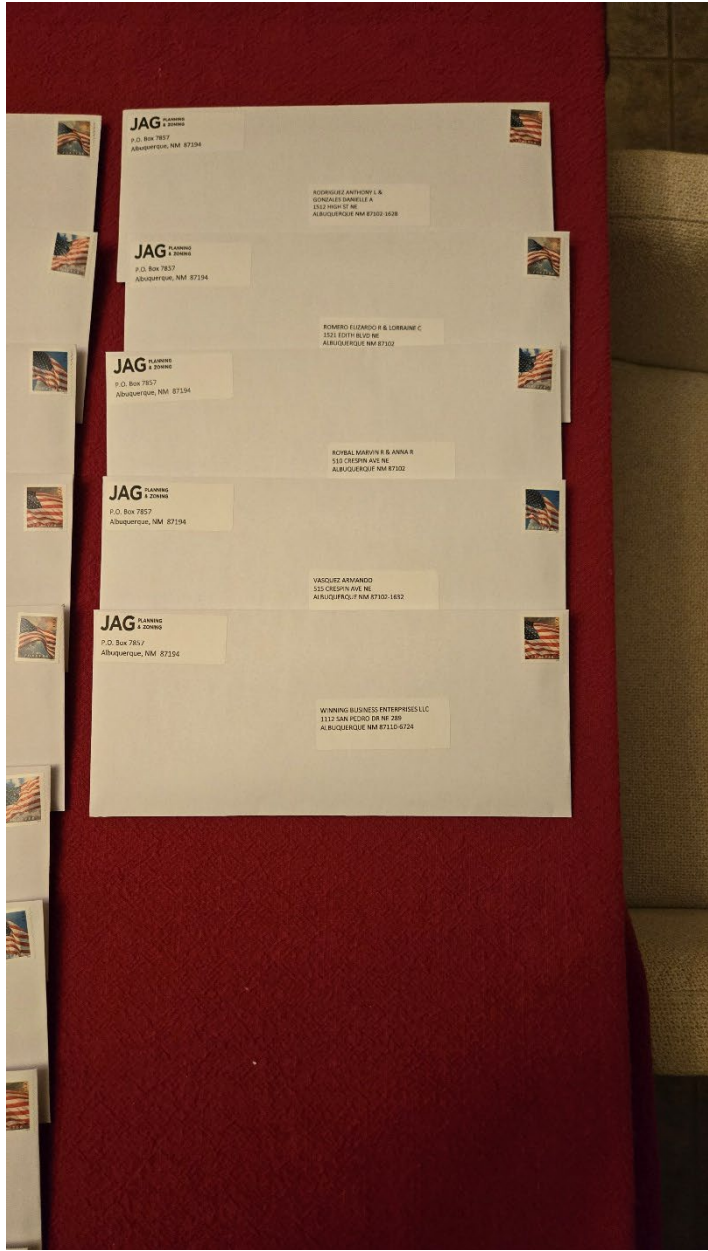
ROYBAL MARVIN R & ANNA R
510 CRESPIN AVE NE
ALBUQUERQUE NM 87102

JAG PLANNING
& ZONING
P.O. Box 7857
Albuquerque, NM 87194

VASQUEZ ARMANDO
515 CRESPIN AVE NE
ALBUQUERQUE NM 87102-1632

JAG PLANNING
& ZONING
P.O. Box 7857
Albuquerque, NM 87194

WINNING BUSINESS ENTERPRISES LLC
1112 SAN PEDRO DR NE 289
ALBUQUERQUE NM 87110-6724



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

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

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

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

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

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

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

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

JAG PLANNING & INVESTING
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.

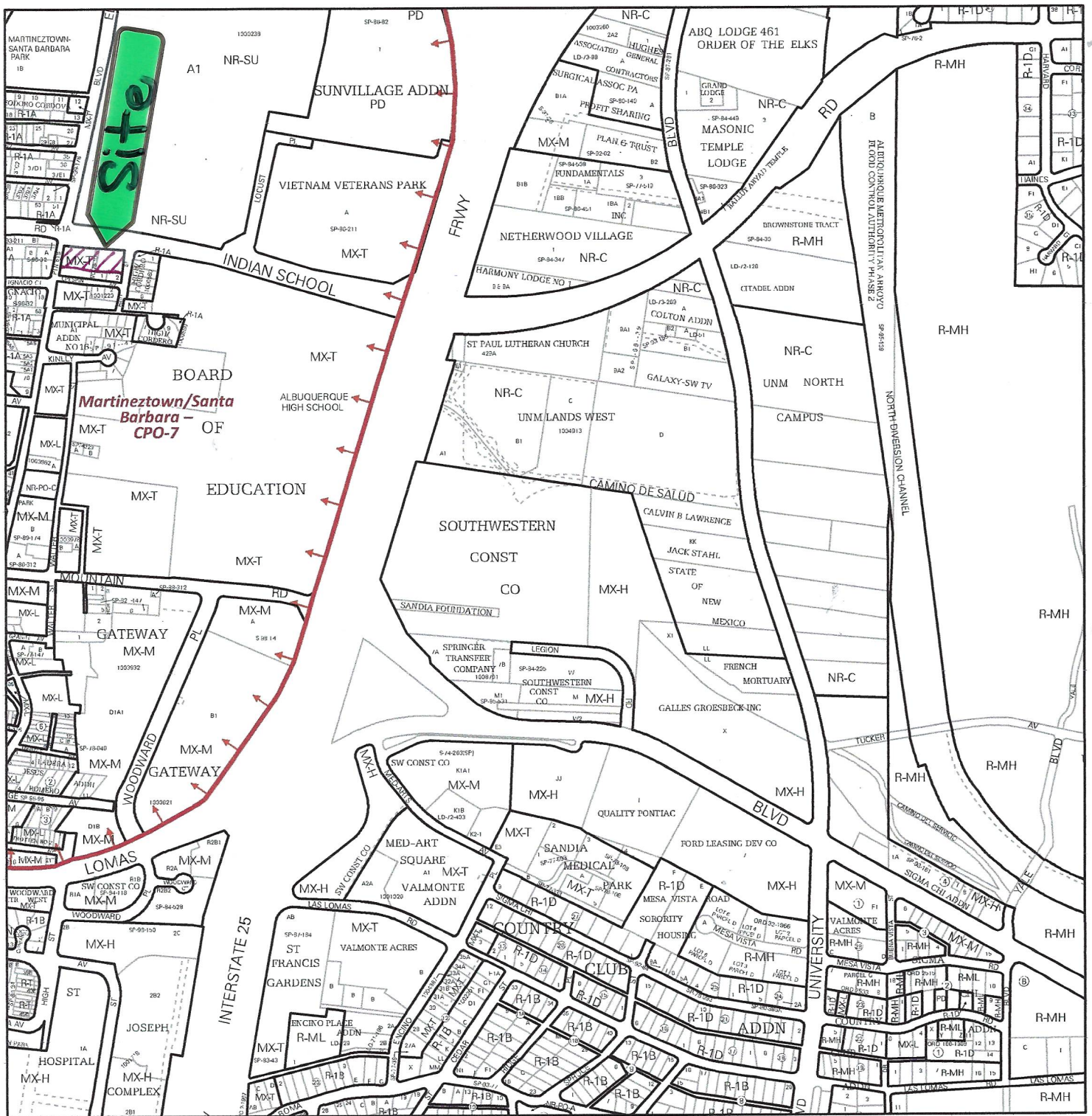
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Juanita Garcia
(Applicant or Agent)

01/26/2026
(Date)

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

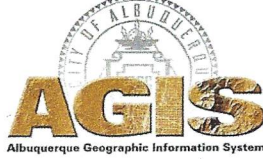
PROJECT NUMBER: _____



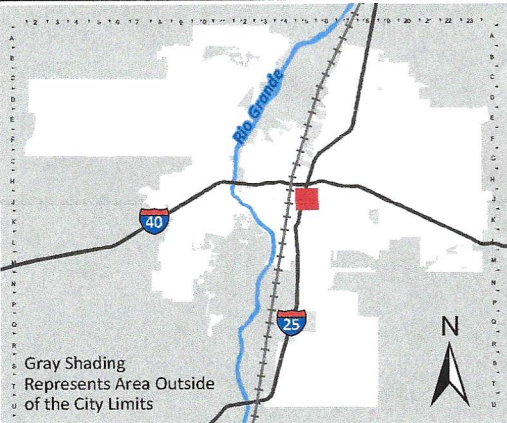
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018



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



Gray Shading
Represents Area Outside
of the City Limits

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

0 250 500 1,000 Feet