



JAG JAG <jag@jagpandz.com>

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



 **ROW Vacation Request - Chavez Cook.pdf**
7113K

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.

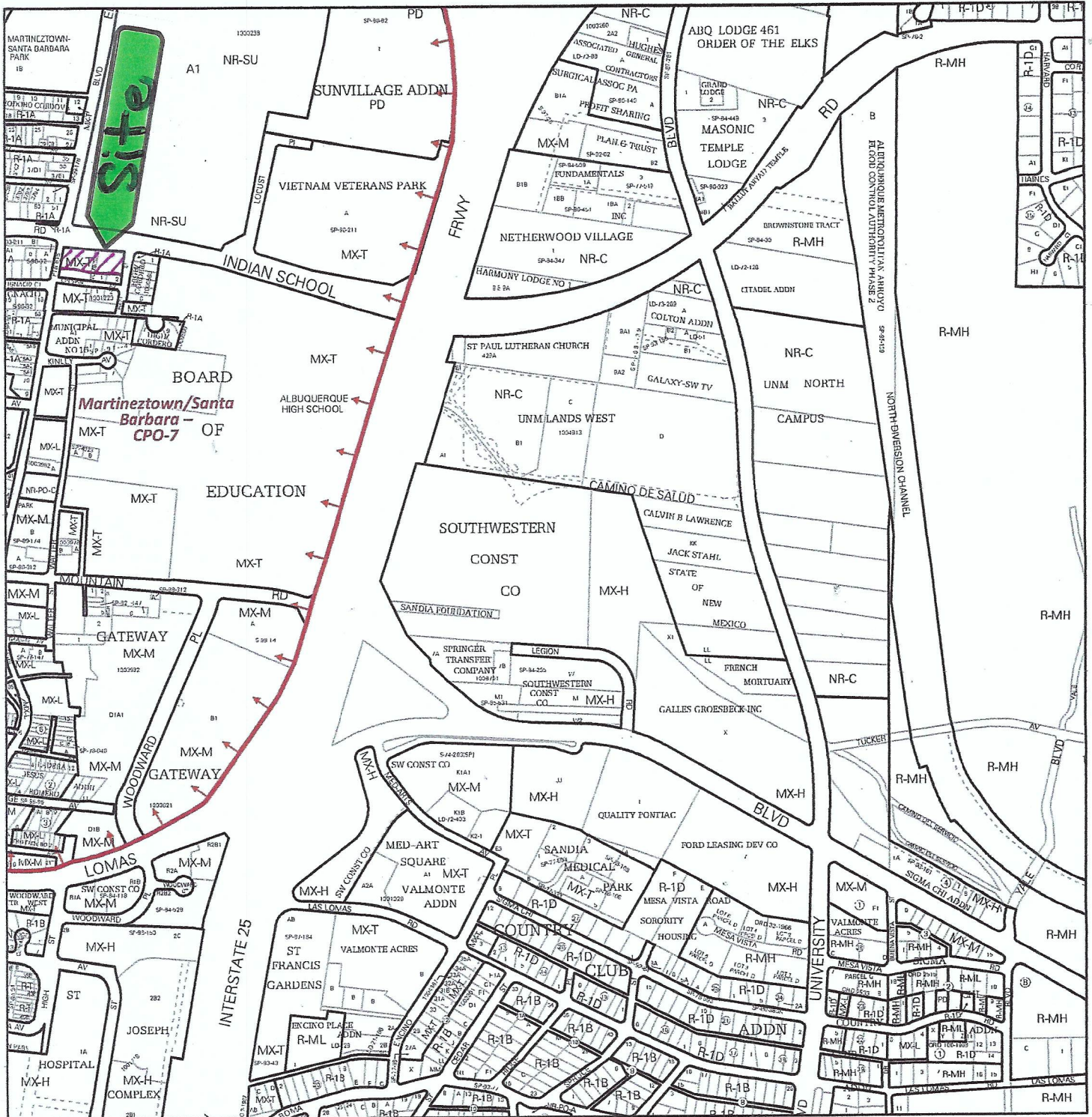
Notificación de Acceso Lingüístico.

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.

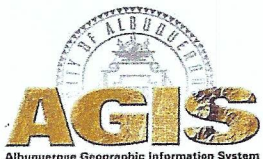
Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii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

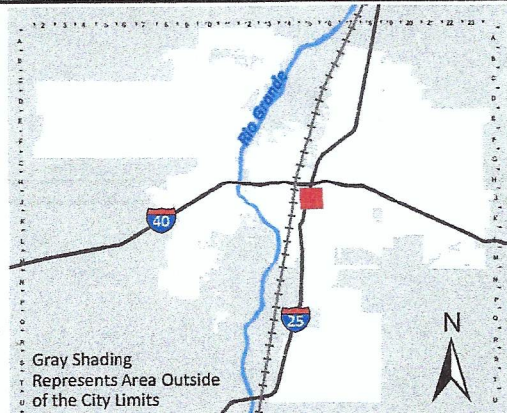


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:
J-15-Z

- Easement
- 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

- Escarpment



Gray Shading Represents Area Outside of the City Limits

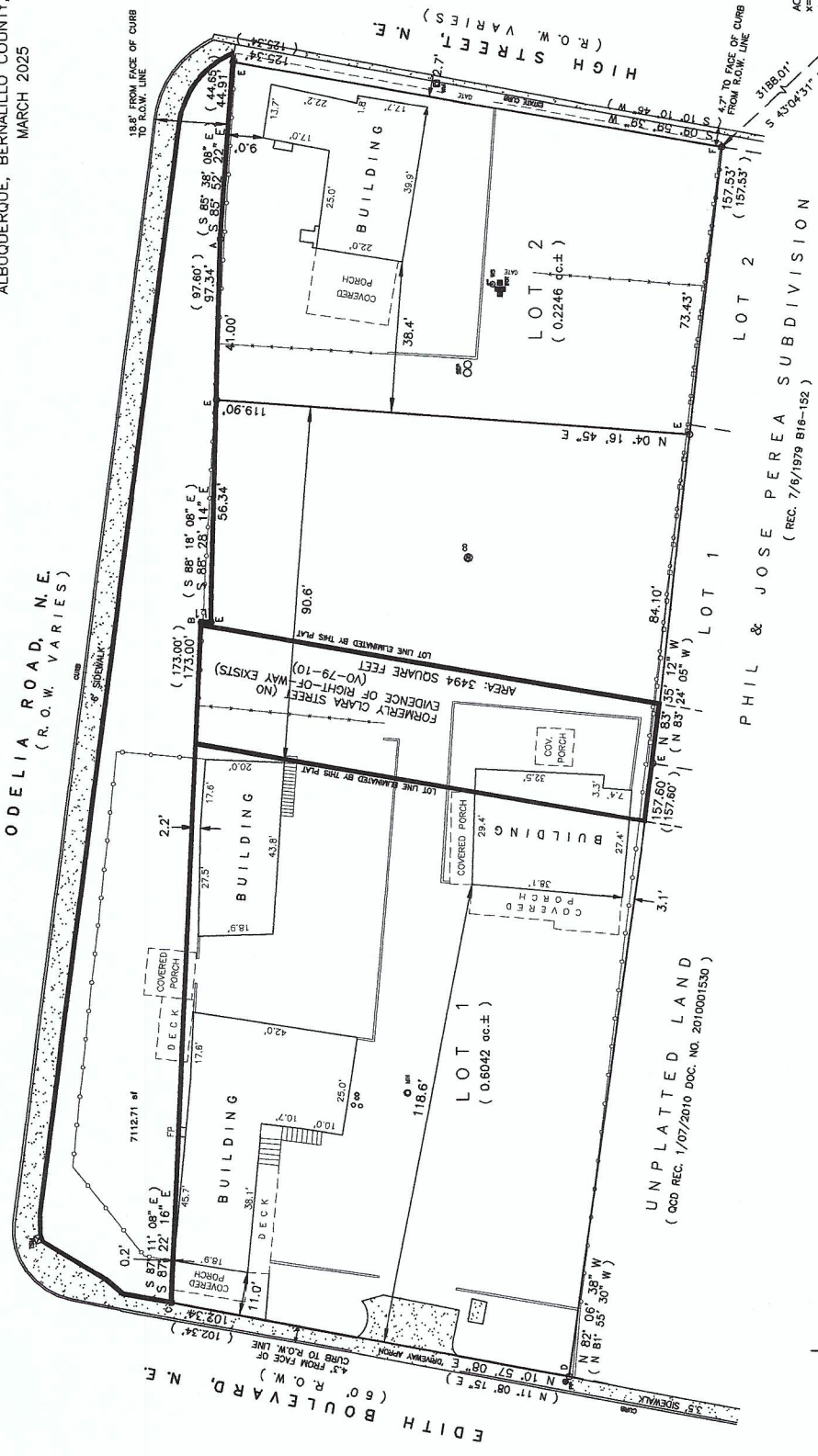



EXISTING CONDITIONS RIGHT-OF-WAY CALCULATION

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

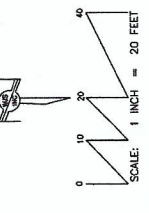
COUNTY CLERK RECORDING LABEL HERE

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: 0.989676053
Mapping Angle: -01° 13' 05.83"
NAD83 CENTRAL ZONE, NAD 83

LINE INFORMATION	BEARING	LENGTH
LINE NO. 1	S 00° 39' 16" 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
EXHIBIT

REGISTERED LAND SURVEYOR
NEW MEXICO
14269

INDUSTRY INFORMATION FOR COUNTY CLERK
OWNER: COOK, CHRISTINA CHAVEZ
TRUSTEE: COOK, RYAN
UPC: 101826505541120208
LOCATION: SECTION 16, T10N, R3E

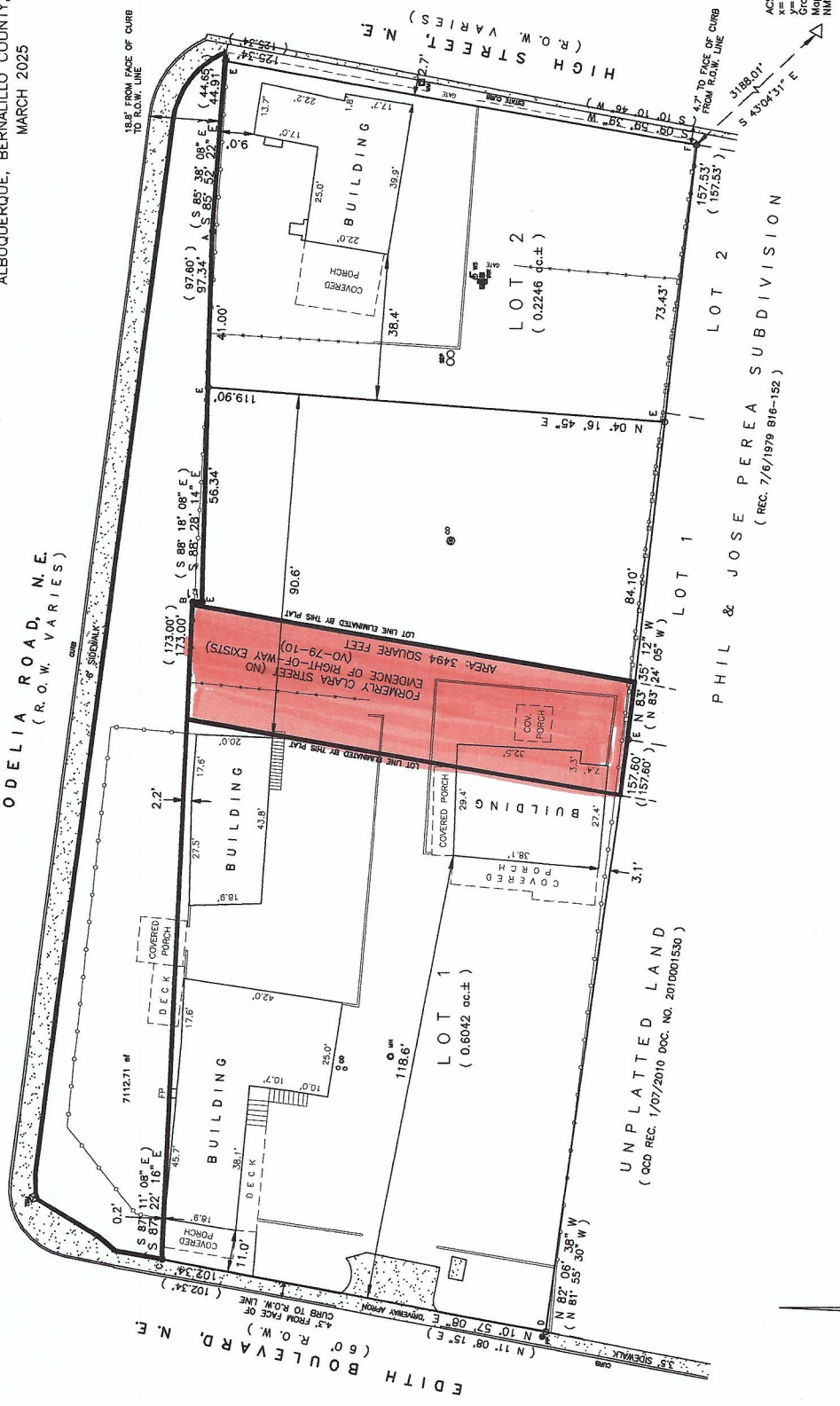
VACATION OF Santa Clara Road R.O.W REQUEST

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

COUNTY CLERK RECORDING LABEL HERE

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



ACE MONUMENT "9-115"
x=1,526,889.928 US SURVEY FEET
y=1,489,021.809 US SURVEY FEET
Ground-10-grid: 0.999675053
Mapping Angle: -001° 13' 05.60"
NAD83 CENTRAL ZONE NAD 83

WAYJOHN SURVEYING INC

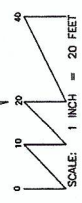
1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

THOMAS D. JOHNSTON
NEW MEXICO
REGISTERED LAND SURVEYOR
(14269)

INDICATING INFORMATION FOR COUNTY CLERK:
OWNER: CCOOK CHRISTINA CHAVEZ
PROFESSIONAL SEAL NO. 14269
UPC: 101030808641125008
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

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



- MONUMENT LEGEND:
- O = FOUND/SET MONUMENT AS NOTED:
 - F = FOUND HIGHWAY P.O.W. MARKER
 - B = FOUND BURNED P.O.W. MARKER
 - C = FOUND 4" IN CONCRETE
 - D = FOUND 4" IN CONCRETE
 - E = FOUND 4" IN CONCRETE
 - F = FOUND 4" IN CONCRETE
 - G = FOUND 4" IN CONCRETE
 - H = FOUND 4" IN CONCRETE
 - I = FOUND 4" IN CONCRETE
 - J = FOUND 4" IN CONCRETE
 - K = FOUND 4" IN CONCRETE
 - L = FOUND 4" IN CONCRETE
 - M = FOUND 4" IN CONCRETE
 - N = FOUND 4" IN CONCRETE
 - O = FOUND 4" IN CONCRETE
 - P = FOUND 4" IN CONCRETE
 - Q = FOUND 4" IN CONCRETE
 - R = FOUND 4" IN CONCRETE
 - S = FOUND 4" IN CONCRETE
 - T = FOUND 4" IN CONCRETE
 - U = FOUND 4" IN CONCRETE
 - V = FOUND 4" IN CONCRETE
 - W = FOUND 4" IN CONCRETE
 - X = FOUND 4" IN CONCRETE
 - Y = FOUND 4" IN CONCRETE
 - Z = FOUND 4" IN CONCRETE