



# 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;



264



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 1/18/2026  
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1: 1,581

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**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.<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 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)<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 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)

<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\*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](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)\*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.

<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 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](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:

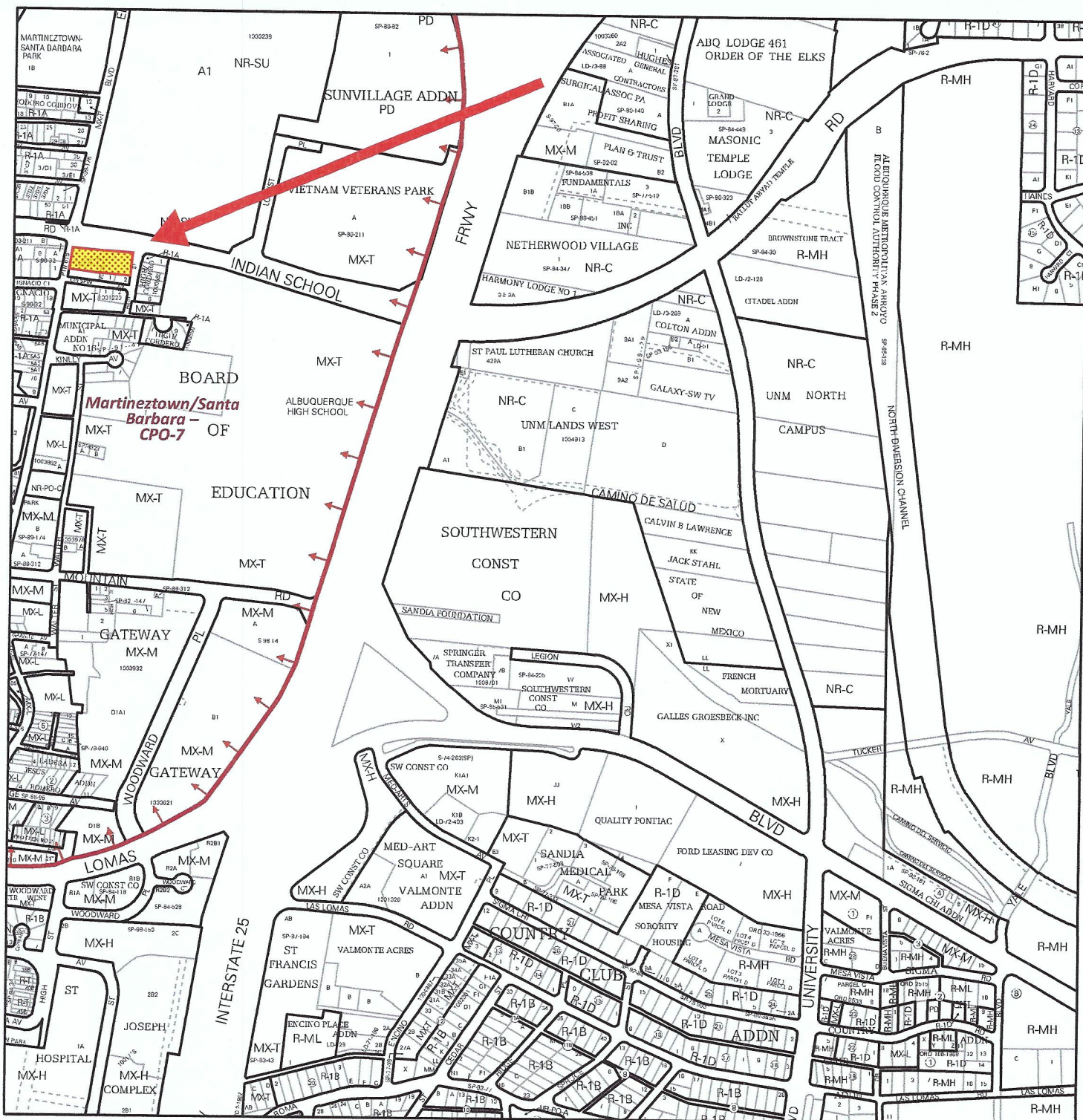
We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

**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。

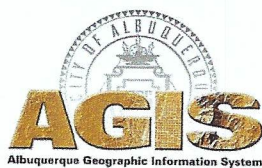
**Thông báo về cách Tiếp cận Ngôn ngữ.** Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque,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

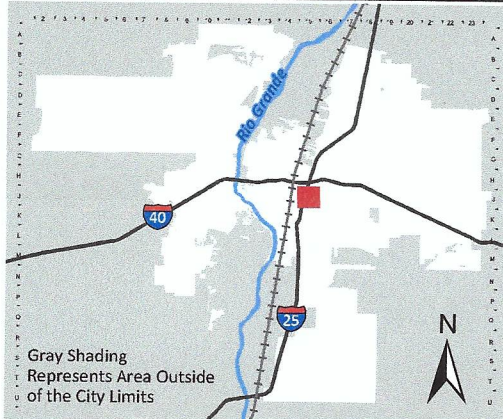


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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









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

ANTHONY GONZALEZ  
1000 UNIVERSITY BLVD NE  
ALBUQUERQUE, NM 87109-1114



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P.O. Box 7857  
Albuquerque, NM 87194

ALVARO S. SANCHEZ  
7000 20TH AVE NE  
ALBUQUERQUE, NM 87110-4104



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P.O. Box 7857  
Albuquerque, NM 87194

CARLOS MORALES  
1800 15TH AVE NE  
ALBUQUERQUE, NM 87102-5413



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Albuquerque, NM 87194

CITY OF ALBUQUERQUE  
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ALBUQUERQUE, NM 87102-1273



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Albuquerque, NM 87194

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7000 20TH AVE NE  
ALBUQUERQUE, NM 87110-4104



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Albuquerque, NM 87194

DE ZURBA YULIANA M GUTIERREZ & ZURBA  
JUAN CARLOS JR & ZURBA JUDITH  
1825 SAN JUAN AVE SW  
ALBUQUERQUE, NM 87102-2825



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P.O. Box 7857  
Albuquerque, NM 87194

GALANG ANTHONY  
3428 LOWER AZUSA RD  
TEMPLE CITY CA 91780-4129



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Albuquerque, NM 87194

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



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P.O. Box 7857  
Albuquerque, NM 87194

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



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

GUERRERO ANDRES BARRERA  
700 TURNER DR NE  
ALBUQUERQUE, NM 87122-2233



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

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



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

HENRIQUETA MARI GONZALEZ  
1000 UNIVERSITY BLVD NE  
ALBUQUERQUE, NM 87109-1114



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

ICE GUINERRE  
2322 SOUTH BLVD NE  
ALBUQUERQUE, NM 87102



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

LEWIS ANDREW TAYLOR  
2229 EDITH BLVD NE  
ALBUQUERQUE, NM 87102-3411



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

LUCERO TANQUILINO ATTN:  
ANNA GABALDON  
1803 EDITH BLVD NE  
ALBUQUERQUE, NM 87102-3411



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

LUMBRERO ORLANDO  
1525 EDITH BLVD NE  
ALBUQUERQUE, NM 87102-3411



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

MARINO PAUL M & DEBBIE K &  
MELISSA I SHIPLEY  
1220 HIGH ST NE  
ALBUQUERQUE, NM 87102-1428



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  
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Albuquerque, NM 87194

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

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& ZONING  
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Albuquerque, NM 87194

ROMERO ELIZARDO R & LORRAINE C  
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ALBUQUERQUE NM 87107

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Albuquerque, NM 87194

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ALBUQUERQUE NM 87110-6724