
Public Notice of a Proposed Project in the City of Albuquerque

1 message

JAG JAG <jag@jagpandz.com>

Wed, Apr 15, 2026 at 6:42 PM

To: "neriholguin@gmail.com" <neriholguin@gmail.com>, "rnorman@sunpinehomes.com" <rnorman@sunpinehomes.com>, "efaust@swcp.com" <efaust@swcp.com>, "cptribby@gmail.com" <cptribby@gmail.com>

Cc: JAG JAG <jag@jagpandz.com>

April 15, 2026

Neri Holguin – West Old Town Neighborhood Association
Robert Norman – West Old Town Neighborhood Association
Elaine Faust – West Park Neighborhood Association
Calvin Tribby – West Park Neighborhood Association

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

On behalf of Jesse Martinez, we are applying for a Minor Preliminary and Final Plat approval through the Development Hearing Officer (DHO). This request allows the applicant to complete a subdivision plat application to combine four lots into two lots.

The Development Hearing Officer is expected to hear the application on May 6, 2026, beginning at 9:00 am. We have attached the Neighborhood Association form providing information regarding this request, a copy of the proposed plat, and a copy of the zone atlas map showing the site's location. 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



2210 New York Ave SW _Public Notice Inquiry Sheet Submission

1 message

Flores, Suzanna A. <Suzanna@cabq.gov>
To: "jag@jagpandz.com" <jag@jagpandz.com>

Thu, Apr 9, 2026 at 3:08 PM

PLEASE NOTE:**The neighborhood association contact information listed below is valid for 30 calendar days after today's date. You must send notice to each e-mail address listed below.**

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	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
West Old Town NA	westoldtownna@gmail.com	Neri	Holguin	neriholguin@gmail.com	2523 Carson Road NW	Albuquerque	NM	87104	5052178705	
West Old Town NA	westoldtownna@gmail.com	Robert	Norman	rnorman@sunpinehomes.com	2704 Corte Mirabal Rd NW	Albuquerque	NM	87104		9282376610
West Park NA	westparkna@gmail.com	Elaine	Faust	efaust@swcp.com	200 Gallup Avenue SW	Albuquerque	NM	87104	5052494975	
West Park NA	westparkna@gmail.com	Calvin	Tribby	ctribby@gmail.com	2223 Alhambra Ave SW	Albuquerque	NM	87104		3853438389

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- **You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.**
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie**Suzie Flores**

Senior Administrative Assistant

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

(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Thursday, April 9, 2026 2:25 PM
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

5053628903

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:

Lots 7 through 10, Westpark Addition,

Physical address of subject site:

2210 New York Ave SW

Subject site cross streets:

Rio Grande Blvd NW and Clayton St SW

Other subject site identifiers:

This site is located on the following zone atlas page:

J-13

Link for map

Captcha

 **J-13 Martinez.pdf**
1687K

[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*: 4/15/26

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* 2210 New York Ave SW
Location Description Lots 7 through 10, Block 2, West Park Subdivision
2. Property Owner* Jesse Martinez and Linda Martinez
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 (Minor or Major or Bulk Land)
- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance – EPC
- Waiver _____ (DHO or Wireless Telecommunication Facility)
- Other: _____

Summary of project/request³*:

The applicant is seeking approval of a Minor Preliminary and Final Plat. The
property owners intend on combining four (4) lots into two (2) lots.

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*: May 6, 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-13-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*:

The applicant is requesting a Determination from the DHO to allow
a 3.35' wide landscape buffer instead of a 4' wide landscape buffer.

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 May 6, 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] .3445 Acres
 2. IDO Zone District R-1
 3. Overlay Zone(s) [if applicable] VPO-2
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Single Family Residential and Vacant lots

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.

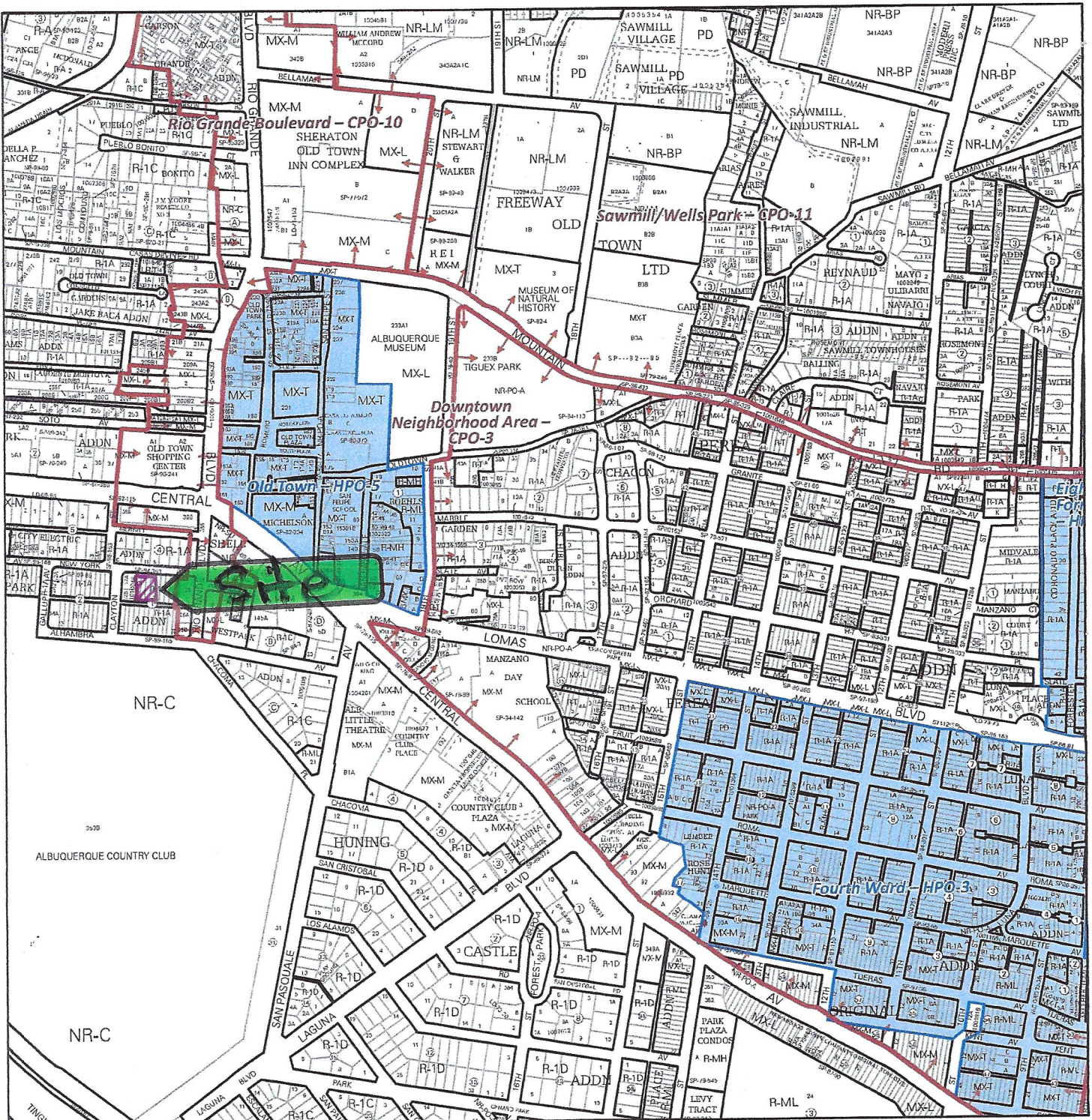
Notificación de Acceso Lingüístico.

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.

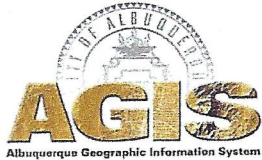
Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii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

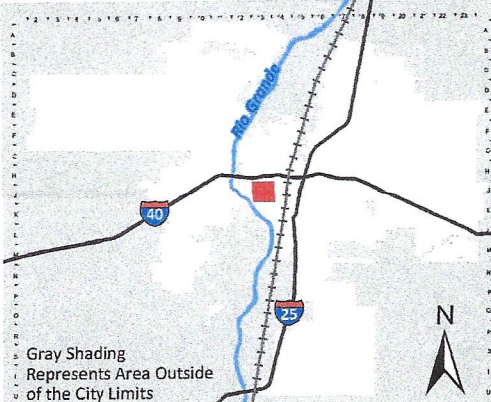
May 2018




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-13-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

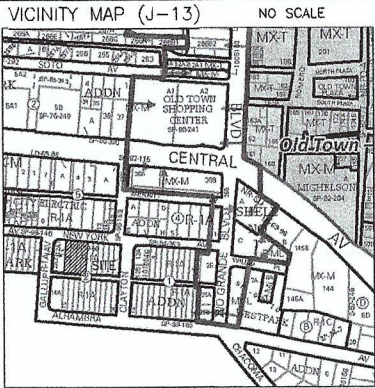


Gray Shading
Represents Area Outside
of the City Limits



Feet

0 250 500 1,000



PURPOSE OF PLAT
This plat has been prepared for the purpose of creating two lots from four existing lots.

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
- Perimeter distances are field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- No property within the area of requested plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.
- The subject properties (as shown hereon) appear to lie within Zone X' (Area of reduced flood risk due to levee) as shown on the National Flood Insurance Program Flood Insurance Rate Map Number 35001C0331H Revised August 16, 2012.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
 A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
 B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
 C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
 D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.
 Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.
 Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.
 Disclaimer
 In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 1 013 058 026 244 31210

PROPERTY OWNER OF RECORD:

MARTINEZ LINDA M & MARTINEZ JESS R
 BERNALILLO COUNTY TREASURER'S OFFICE

SUBDIVISION DATA

- DRB Project No.
- Zone Atlas Index No. J-13
- Gross acreage 0.3445 Ac.
- Existing number of lots 4
- Replatted number of lots 2

COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

LOTS NUMBERED SEVEN (7), EIGHT (8), NINE (9) AND TEN (10) IN BLOCK NUMBERED TWO (2) OF WESTPARK ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 9, 1929, IN PLAT BOOK C2, PAGE 45.

FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desire of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and infeasible title in fee simple to the land subdivided.

Linda M. Martinez 03/13/2026
 Linda M. Martinez Date

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) ss

COUNTY OF BERNALILLO
 On this 13TH day of MARCH, 2026, the foregoing instrument was acknowledged by:
 Linda M. Martinez

My Commission expires NOVEMBER 27, 2027
Timothy R. Johnson
 Notary Public

STATE OF NEW MEXICO
 NOTARY PUBLIC
 Timothy R. Johnson
 Commission No. 1076496
 Expires: November 27, 2027

Jess R. Martinez 03/13/2026
 Jess R. Martinez Date

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) ss

COUNTY OF BERNALILLO
 On this 13TH day of MARCH, 2026, the foregoing instrument was acknowledged by:
 Jess R. Martinez

My Commission expires NOVEMBER 27, 2027
Timothy R. Johnson
 Notary Public

STATE OF NEW MEXICO
 NOTARY PUBLIC
 Timothy R. Johnson
 Commission No. 1076496
 Expires: November 27, 2027

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective March 12, 2022 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston 3.13.2026
 Thomas D. Johnston, N.M.P.S. No. 14269 Date

PLAT OF
LOTS 8-A AND 10-A, BLOCK 2
WESTPARK
 WITHIN PROJECTED SECTION 18, T. 10 N., R. 3 E., N.M.P.M.
 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2026

PROJECT NUMBER: PR-2025-020159
 Application Number: _____
 Utility Company Approvals:

<u>[Signature]</u> PNM Electric Services	02/10/2026 Date
<u>[Signature]</u> New Mexico Gas Company	2/2/2026 Date
<u>Thomas McClellan</u> Qwest Corporation d/b/a CenturyLink QC	02/11/2026 Date
<u>Mike Mortua</u> Comcast	02-02-2026 Date

City Approvals:
Loran N. Risenhausen, P.S. 1/30/2026
 City Surveyor Date

Hydrology _____ Date

Traffic Engineering, Transportation Division _____ Date

ABCWUA _____ Date

Parks and Recreation Department _____ Date

Kana Radtke 2/12/2026
 AMAFCA Date

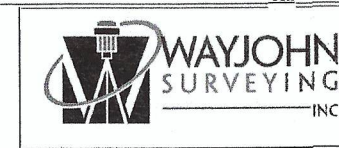
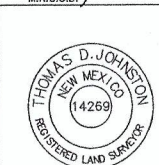
City Engineering _____ Date

Code Enforcement _____ Date

Planning Department _____ Date

M.R.G.C.D. APPROVAL
 APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation sources and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is observed of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.

[Signature] 3/12/2026
 M.R.G.C.D. Date



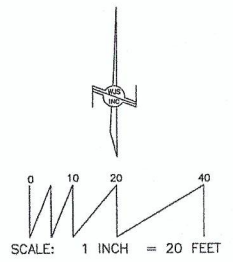
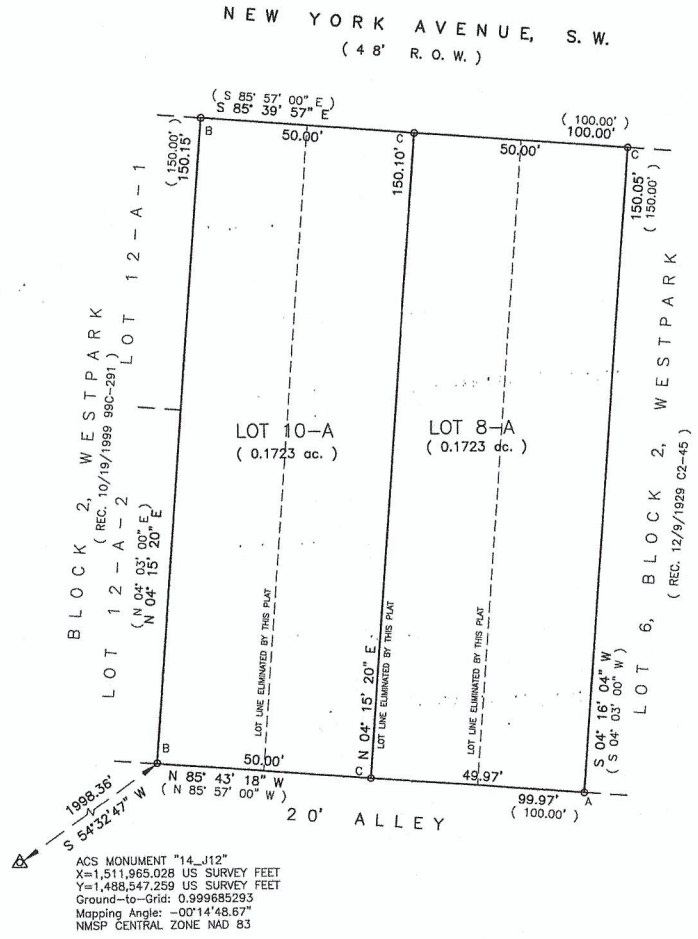
1609 2nd STREET NW
 ALBUQUERQUE, N.M. 87102
 PHONE: (505) 255-2052 FAX: (505) 255-2887

PENDING INFORMATION FOR COUNTY CLERK OWNER: MARTINEZ LINDA M & MARTINEZ JESS R UPC: 1 013 058 026 244 31210 LOCATION: SECTION 18, T10N, R3E SUBDIVISION: WESTPARK	DRAWN: P A M CHECKED: T D J DRAWING NO: SP70124.DWG	SCALE: 1" = 20' DATE: 3 MAR 2025	FILE NO: SP-7-01-2024 SHEET 1 OF 2
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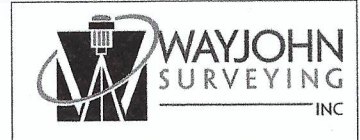
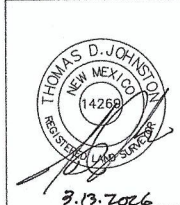
PLAT OF
LOTS 8-A AND 10-A, BLOCK 2
WESTPARK

WITHIN PROJECTED SECTION 18, T. 10 N., R. 3 E., N.M.P.M.
 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2026

COUNTY CLERK RECORDING LABEL HERE



○ FOUND/SET MONUMENT LEGEND:
 A: FOUND #4 REBAR WITH CAP "PS 7923"
 B: FOUND #4 REBAR - ILLEGIBLE CAP
 C: SET #4 REBAR AND CAP "WAYJOHN PS 14269"



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

INDEXING INFORMATION FOR COUNTY CLERK OWNER: MARTINEZ LINDA M & MARTINEZ JESS R UPC: 1 013 058 028 244 31210 LOCATION: SECTION 18, T10N, R3E SUBDIVISION: WESTPARK	DRAWN: P A M CHECKED: T D J DRAWING NO. SP70124.DWG	SCALE: 1" = 20'	FILE NO. SP-7-01-2024 SHEET 2 OF 2
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