

[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\*: 02/09/2026

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(J\) 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\(J\)\(1\)\(a\)](#)

1. Subject Property Address\* 99999 Atrisco Dr NW  
Location Description 049 RIVERVIEW HTS ADDN, South of Atrisco Ln NW on east side of Atrisco
2. Property Owner\* Nicholas Nuccio, SCATTERFARM
3. Agent/Applicant\* *[if applicable]* \_\_\_\_\_
4. Application Type(s)<sup>2</sup>\* see IDO [Table 6-1-1](#)

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

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

We are requesting a sidewalk waiver. We are building a single family home on a vacant lot in an area where there are not sidewalks around the property.

5. This application will be heard 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\*: Feb. 25, 2026 - 9AM

Location\*<sup>4</sup>: ZOOM

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.

6. Where more information about the project can be found\*:

Preferred project contact information:

Name: Nicholas Nuccio

Email: nick@scatterfarm.com

Phone: 505 803 4939

Website or project page: \_\_\_\_\_

Attachments:

Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination\*

Other: \_\_\_\_\_

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

1. Zone Atlas Page(s)\*<sup>5</sup> J-11-Z

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

Architectural drawings

Elevations of the proposed building(s)

Other relevant illustrations

*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\*:

we are requesting a waiver to Albuquerque Ordinance 6-5-5-1, Sidewalk, Drive Pad, Curb and Gutter

Ordinance based on the 10 points in IDO 14-16-6-6(P)(3).

<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. Was a Pre-submittal Neighborhood Meeting held?  Yes  No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Note: If a meeting was held, the meeting report is required to be provided in the application materials.]

5. **For Site Plan Applications only\***, attach the 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 [acres] 0.07
- 2. IDO Zone District R-1C Select
- 3. Overlay Zone(s) [if applicable] none Select    Select    Select    Select
- 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant

**NOTE:** Pursuant to [IDO §14-16-6-4\(K\)](#), 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 hearing date. Requests for a facilitated meeting must be submitted through ABQ-Plan: <https://www.cabq.gov/planning/abq-plan>

**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.



Ni Nu <nick@scatterfarm.com>

**99999 Atrisco Dr NW\_Public Notice Inquiry Sheet Submission**

1 message

Office of Neighborhood Coordination <onc@cabq.gov>  
 To: "nick@scatterfarm.com" <nick@scatterfarm.com>

Tue, Feb 3, 2026 at 12:42 PM

**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	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Pat Hurley NA		Barbara	Baca	vicepresident.phna@gmail.com	636 Atrisco Drive NW	Albuquerque	NM	87105	5052696855	
Pat Hurley NA		Julie	Radoslovich	president.phna@gmail.com	235 Mezcal Circle NW	Albuquerque	NM	87105	5053524440	
Riverview Heights NA		Cynthia	Doe	cyndoe@hotmail.com	1414 Crescent Drive NW	Albuquerque	NM	87105		5059343951
Riverview Heights NA		Rhonda	Hasse	diamondgirl904@yahoo.com	1408 Crescent Drive NW	Albuquerque	NM	87105	2693398332	
South West Alliance of Neighborhoods (SWAN Coalition)		Jerry	Gallegos	jjallegoswcdg@gmail.com	6301 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
South West Alliance of Neighborhoods (SWAN Coalition)		Lorenzo	Otero	housealbchrome@gmail.com	1413 Hilda Ct NW	Albuquerque	NM	87105		5053851251
West Mesa NA		Michael	Quintana	westmesa63@gmail.com	301 63rd Street NW	Albuquerque	NM	87105	5059330277	
West Mesa NA		Lorenzo	Otero	housealbchrome@gmail.com	1413 Hilda Ct NW	Albuquerque	NM	87105		5053851251
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Jane	Baechle	jane.baechle@gmail.com	7021 Lamar Avenue NW	Albuquerque	NM	87120		5054006516

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

Please note the following:

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

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

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

Thank you,

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](mailto:suzannaflores@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

**From:** [webmaster@cabq.gov](mailto:webmaster@cabq.gov) <[webmaster@cabq.gov](mailto:webmaster@cabq.gov)>  
**Sent:** Tuesday, February 3, 2026 12:33 PM  
**To:** Office of Neighborhood Coordination <[nick@scatterfarm.com](mailto:nick@scatterfarm.com)>  
**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>  
**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Zoning Hearing Examiner

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Applicant Information

Contact Name

Nicholas Nuccio

Telephone Number

505 803 4939

Email Address

[nick@scatterfarm.com](mailto:nick@scatterfarm.com)

Company Name

scatterfarm

Company Address

[829 ponderosa ave nw](#)

City

Albuquerque

State

NM

ZIP

87107-3852

Subject Site Information

Legal description of the subject site for this project:

049 RIVERVIEW HTS ADDN

Physical address of subject site:

[99999 Atrisco Dr NW, Albuquerque, NM 87105](#)

Subject site cross streets:

On Atrisco Dr NW between La Bajada NW and Atrisco PI NW

Other subject site identifiers:

The subject property is on the east side of the street and is the vacant lot immediately south of the last house on the block.

This site is located on the following zone atlas page:

J-11-Z

[Link for map](#)

Captcha

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 [BRWDCE9946E2784\\_000700.pdf](#)  
459K



Ni Nu &lt;nick@scatterfarm.com&gt;

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**DHO Sidewalk Waiver**

1 message

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**Ni Nu** <nick@scatterfarm.com>

Mon, Feb 9, 2026 at 10:30 AM

To: vicepresident.phna@gmail.com

Bcc: president.phna@gmail.com, cyndoe@hotmail.com, diamondgirl904@yahoo.com, jgallegoswccd@gmail.com, "HOUSEALBCHROME@gmail.com" &lt;housealbchrome@gmail.com&gt;, westmesa63@gmail.com, aboard111@gmail.com, jane.baechle@gmail.com, wescona0@gmail.com

Hello,

I apologize for having to send this again, but I forgot to attach a required document.

I am the property owner of 99999 Atrisco NW (last vacant lot at the south end of Atrisco on the east side). I am in the stage of getting permit approvals to build on the site. The city requires sidewalks in all new construction unless a waiver is acquired based on the surrounding lots. Since there are no sidewalks around my property, I am hoping to waive the requirement. There will be a public hearing on ZOOM on February 25th at 9AM.

I am required to notify the neighborhood associations of the request and the meeting. I have attached the required documents to this email, including a site plan, some google maps images and the public notice form.

We have designed a very nice home for this neglected lot and although we are not putting in sidewalks, the area will be nicely landscaped and cared for creating a great improvement to what it is.

Thanks for your time again, and if anyone has any questions or concerns feel free to contact me.

nick nuccio

SCATTERFARM

C: 505 803 4939

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**5 attachments****Justification Letter.pdf**

113K

**Zone Atlas Page J-11-Z.pdf**

447K

**Public Notice.pdf**

2060K

**IDO Sections.pdf**

2562K

**Site Info.pdf**

15160K