

[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.¹
- Property Owners within 100 feet of the Subject Property.

Information Required by [IDO §14-16-6-4\(J\)\(1\)\(a\)](#)

1. Subject Property Address* 2216 Ana Ct NW
Location Description 8 SUMMARY PLAT MURPHY ADDN, east of Vista Grande NW, North of I40
2. Property Owner* Maria Ronquillo
3. Agent/Applicant* [if applicable] Nicholas Nuccio, SCATTERFARM
4. Application Type(s)²* 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/request³*:

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)

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*: Feb. 25, 2026 - 9AM

Location*⁴: ZOOM

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.

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)*⁵ H-11-Z

2. Project Illustrations, as relevant*⁶

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).

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. 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 Map⁷:

- 1. Area of Property [acres] 0.26
- 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>

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.



Ni Nu <nick@scatterfarm.com>

2216 Ana Ct NW_Public Notice Inquiry Sheet Submission

1 message

Flores, Suzanna A. <Suzannaflores@cabq.gov>
To: "nick@scatterfarm.com" <nick@scatterfarm.com>

Fri, Feb 6, 2026 at 9:48 AM

Dear Applicant:

As of February 6, 2026 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that 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, pre-construction meetings, 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.

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, February 5, 2026 3:04 PM
To: Office of Neighborhood Coordination <nick@scatterfarm.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

Nicholas Nuccio

Telephone Number

5058034939

Email Address

nick@scatterfarm.com

Company Name

scatterfarm

Company Address

[829 ponderosa ave nw](#)

City

Albuquerque

State

NM

ZIP

87107

Subject Site Information

Legal description of the subject site for this project:

8 SUMMARY PLAT MURPHY ADDN

Physical address of subject site:

[2216 Ana Ct NW](#), Albuquerque, nm 87120

Subject site cross streets:

Vista Grande dr NW and Ana Ct NW

Other subject site identifiers:

Property is the vacant lot east of Vista Grande Dr NW on the south side of Ana Ct NW

This site is located on the following zone atlas page:

H-11-Z

[Link for map](#)

Captcha



Zone Atlas Page H-11-Z.pdf

414K