

CITY OF ALBUQUERQUE

Albuquerque, New Mexico

Office of the Mayor

INTER-OFFICE MEMORANDUM

November 22, 2024

TO: Dan Lewis President, City Council

FROM: Tim Keller, Mayor 

Subject: Avenida de Jaimito NW - Right of Way Vacation

Project# PR-2023-009652, SD-2024-00148, VACATION OF PUBLIC RIGHT-OF-WAY

JLM Living / Bedrock Investors requests the aforementioned action within all or a portion of: 72,213 square feet of a platted roadway (Avenida de Jaimito NW), zoned MX-T and located between Universe Blvd. and Unser Blvd.

Request: This is a request to vacate the entirety of a platted roadway 72,213 square feet in size (Avenida de Jaimito NW).

Per Section 14-16-6-6(M)(1)(b) of the IDO, the Development Hearing Officer (DHO) shall make a recommendation and forward the application to City Council for inclusion on the consent agenda for approval without first going to any Council committee if the vacation involves: 1) More than 500 square feet or the entire width of a platted alley; 2) More than 5000 square feet or the entire street width of a street, including any or all of the public right-of-way. The vacation of the noted street and right-of-way is over 5,000 square feet in size and the entire width of the roadway, therefore the DHO is a recommending body to City Council.

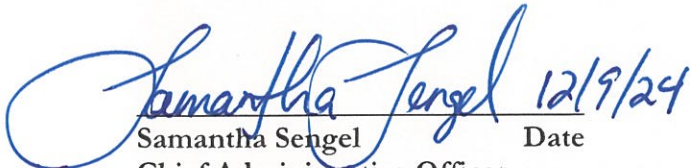
At the November 20th, 2024 public meeting, the DHO (Brennon Williams) recommended approval of the request to the City Council of the proposed vacation as shown on the Vacation Exhibit "Right-of-Way Vacation Exhibit" (attached) in the Planning file under Project# PR-2023-009652, based on the recommended Findings per Section 14-16-6-6(M) of the IDO.

Title/ Subject of Legislation: Avenida de Jaimito NW Right-of-Way Vacation

Vacation: Project# 2023-009652

SD-2024-00148 VACATION OF PUBLIC RIGHT-OF-WAY, DHO RECOMMENDATION FOR APPROVAL.


Approved:


Samantha Sengel Date
Chief Administrative Officer

Approved by Form:


1A21D96D32C74FE 11/27/2024 | 10:42 AM MST
Lauren Keefe Date
City Attorney

Recommended by:


947D8BB6EF4C443... 11/27/2024 | 10:24 AM MST
Alan Varela Date
Planning Director

Cover Analysis
Avenida de Jaimito NW Right-of-Way Vacation

1. What is it?

The vacation of the entirety of a platted roadway 72,213 square feet in size (Avenida de Jaimito NW), located between Universe Blvd. and Unser Blvd.

2. What will this piece of legislation do?

This action will vacate the 72,213 square foot square foot platted roadway.

3. Why is this project needed?

This project would be a net benefit to the community as it would be part of a larger development that would include the construction of multi-family and detached residential dwellings.

4. How much will it cost and what is the funding source?

The applicant and any interested abutting property owners shall coordinate with the Real Property Division of the City Department of Municipal Development regarding the purchase of the vacated right-of-way (should the City Council approve the Vacation).

5. Is there a revenue source associated with this contract? If so, what level of income is projected?

No revenue source is associated with this action.

6. What will happen if the project is not approved?

If this project is not approved it will negatively impact a proposed development featuring the construction of multi-family and detached residential dwellings.

7. Is this service already provided by another entity?

This service can only be provided by the City of Albuquerque.

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

JLM Living / Bedrock Investors
3839 Bee Caves Rd., Suite 205
Austin, TX 78746

Project# PR-2023-009652
Application#
SD-2024-00148 VACATION OF PUBLIC RIGHT-OF-WAY

LEGAL DESCRIPTION:

For all or a portion of:

Tract 1, UNPLATTED PARADISE HILLS zoned **MX-T** located between **AVENIDA DE JAIMITO** and **PASEO DEL NORTE** containing approximately **19.7** acre(s). **(C-10)**

On November 20th, 2024, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced application and recommended approval of the request, based on the following Findings:

1. This is a request to vacate approximately 72,213 square feet and the entirety of a platted roadway (Avenida de Jaimito NW) that is located to the south of the subject property.
2. The subject property is zoned MX-T (Mixed-Use – Transition Zone District). The proposed vacation is depicted on the Right-of-Way Vacation Exhibit on file.
3. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.
4. Pursuant to Section 14-16-6-6(M)(1)(b)(2) of the IDO, the DHO will be the recommending body to the City Council on the request because the vacation is more than 5,000 square feet or the entire width of a street, including any or all of the right-of-way.

5. Per 6-6(M)(3) of the IDO, the public welfare does not require that the public right-of-way be retained, and there is a net benefit to the public welfare because the development made possible by the Vacation is more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
6. The Vacation must be must be platted within one year of City Council approval or it will be void (see Table 6-4-3 of the IDO)

Sincerely,

Brennon Williams

[Brennon Williams \(Nov 22, 2024 10:56 MST\)](#)

Brennon Williams

Development Hearing Officer

BW/jr

Consensus Planning, Inc., 302 8th Street, Albuquerque, NM 87102







PR-2023-009652 November 20th, 2024 Notice of Decision

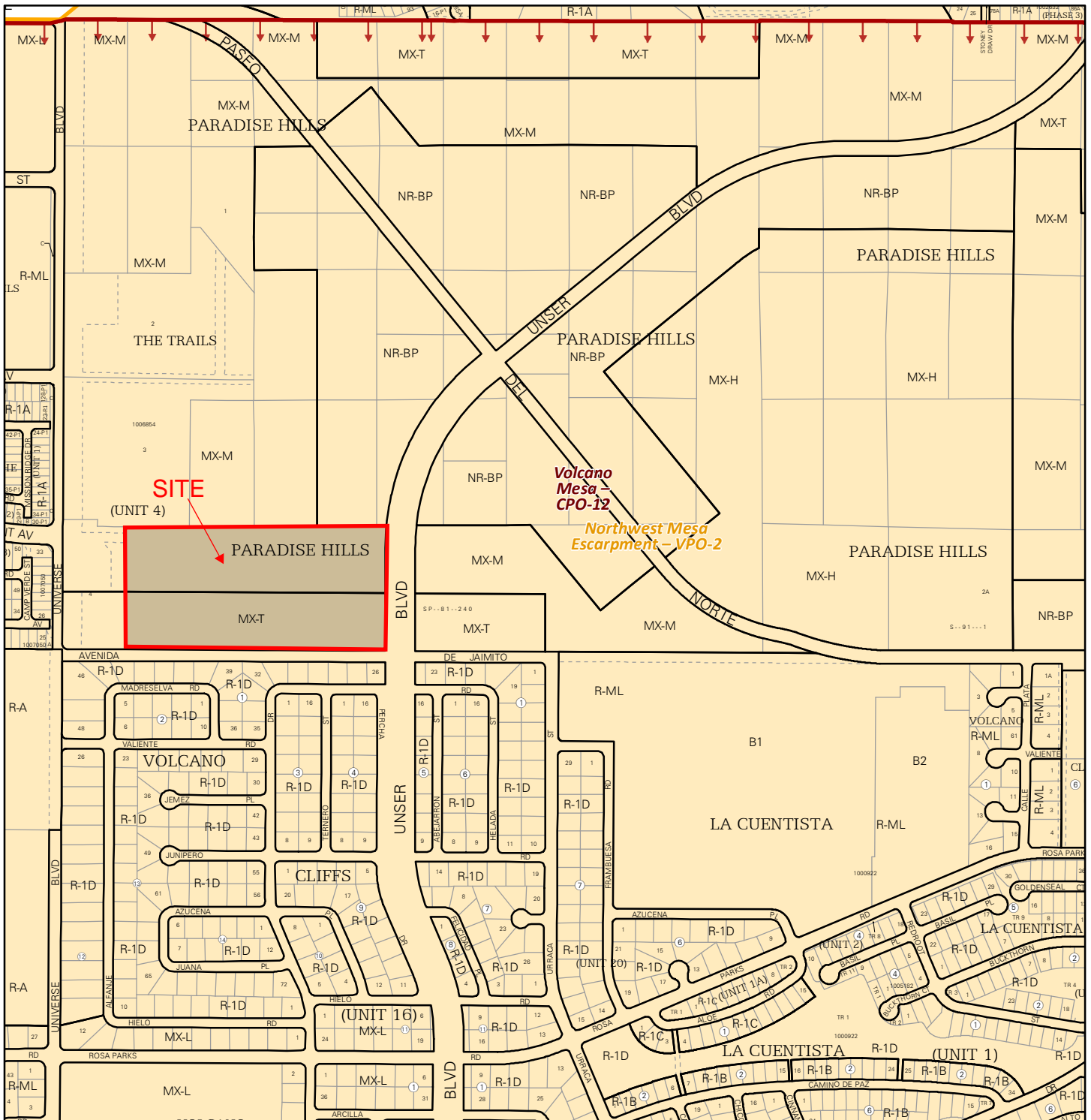
Final Audit Report

2024-11-22

Created:	2024-11-22
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAABGkdsNEsiRvfJFUBiWdvQWc1j844D4Jx

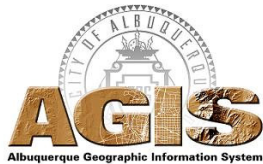
"PR-2023-009652 November 20th, 2024 Notice of Decision" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2024-11-22 - 1:42:19 AM GMT
-  Document emailed to brennonwilliams295@gmail.com for signature
2024-11-22 - 1:42:22 AM GMT
-  Email viewed by brennonwilliams295@gmail.com
2024-11-22 - 5:55:31 PM GMT
-  Signer brennonwilliams295@gmail.com entered name at signing as Brennon Williams
2024-11-22 - 5:56:18 PM GMT
-  Document e-signed by Brennon Williams (brennonwilliams295@gmail.com)
Signature Date: 2024-11-22 - 5:56:20 PM GMT - Time Source: server
-  Agreement completed.
2024-11-22 - 5:56:20 PM GMT

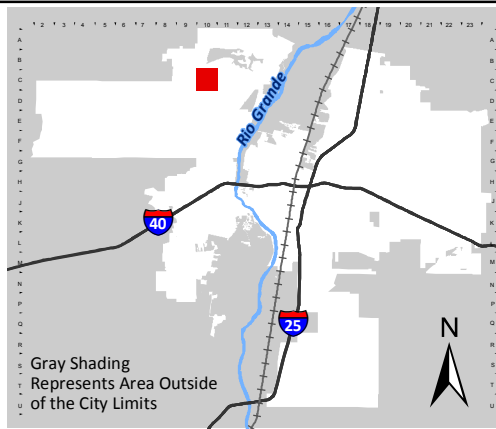


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

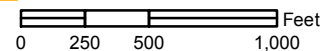


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
C-10-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





Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2023-009652 Date: 11/20/2024 Agenda Item: #1 Zone Atlas Page: C-10

Legal Description: Tract 1, Unplatted Paradise Hills

Request: Vacation of Public Right-of-Way.

Location: between Avenida de Jaimito and Paseo Del Norte Blvd

Application For: SD-2024-00148 – VACATION OF RIGHT OF WAY

1. The Water Authority is not adverse to the proposed vacation however a adequate easement to provide a corridor for a planned sanitary sewer interceptor along this corridor is necessary prior to final plat sign off. This easement width is currently being considered with the design of the proposed infrastructure but is not finalized and sufficient width will be required prior to final sing off on the plat.

DEVELOPMENT HEARING OFFICER

Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov

DATE: 11/13/2024

AGENDA ITEM NO: 1

DHO PROJECT NUMBER:

[PR-2023-009652](#)

SD-2024-00148 Vacation of Right of Way

SKETCH PLAN 1-10-24 (DFT)

SKETCH PLAT 7-24-24 (DFT)

IDO – 2023

PROJECT NAME:

CONSENSUS PLANNING, INC. agent for JLM LIVING / BEDROCK INVESTORS requests the aforementioned action(s) for all or a portion of: Tract 1, UNPLATTED PARADISE HILLS zoned MX-T located between AVENIDA DE JAIMITO and PASEO DEL NORTE containing approximately 19.7 acre(s). (C-10)

PROPERTY OWNER:

Bedrock Investors

REQUEST:

Vacation of Public Right-of-Way

COMMENTS:

1. Code Enforcement has no comments or objections.



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

<https://www.cabq.gov/parksandrecreation>

PR-2023-009652

SD-2024-00148 – VACATION OF RIGHT OF WAY

SKETCH PLAN 1-10-24 (DFT)

SKETCH PLAT 7-24-24 (DFT)

IDO – 2023

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PROPERTY OWNERS: Bedrock Investors

REQUEST: Vacation of Public Right-of-Way

Comments

11-13-2024

No objections to the requested action.

Background

07-24-2024

Did DMD request any additional ROW per previous comments?

01-17-2024

The Long Range Bikeway System Map (LRBS) shows proposed 10' wide multi-use paved trail. Phase 1 of the City's Unser Widening project will include trail on both sides of Unser just south of Paseo del Norte. The project site is not located within the Phase I termini. Please coordinate with DMD – Jill Cuppernell. It is likely there will need to be

Comments provided by Whitney Phelan & Hannah Aulick, Senior Planner, CABQ Parks & Recreation Department. Please contact via wphelan@cabq.gov or haulick@cabq.gov or 505-768-5378 with questions or concerns.



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

<https://www.cabq.gov/parksandrecreation>

paved trail included on the infrastructure list – and it could be processed as a Procedure C for the City to build at a future date, or the applicant may be required to build. See below reference to the IDO.

5-3(D)(4) Trails

Trails shall be dedicated on alignments that connect to any planned or existing trails on adjacent properties, as necessary to serve the residents, occupants, and users of the proposed development, and shall be constructed pursuant to the DPM.

Comments provided by Whitney Phelan & Hannah Aulick, Senior Planner, CABQ Parks & Recreation Department. Please contact via wphelan@cabq.gov or haulick@cabq.gov or 505-768-5378 with questions or concerns.

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Richard Martinez, PE, Senior Engineer | 505-924-3362 richardmartinez@cabq.gov

DRB Project Number: 2023-009652 Hearing Date: 11-20-2024

Project: Vacation of Right-of-Way
Tract 1, Un-platted Paradise Hills
Avenida de Jaimito & Unser Blvd. Agenda Item No: 1

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input checked="" type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has a Preliminary Approved Concept Grading and Drainage Plan for JLM LIVING dated 09/12/2024 (Hydrotrans No. A10D003) with engineer's stamp dated 08/26/2024.
- Hydrology has no objection to the Vacation of Public R/W action.
- An approved Grading and Drainage plan is required prior to Grading Permit or Building Permit if one of these conditions is met: (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
Delegated For: _____
SIGNED: I.L. SPSP SPBP FINAL PLAT
DEFERRED TO _____

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-009652
Avenida Jaimito and Unser Blvd.

AGENDA ITEM NO: 1

SUBJECT: Vacation of Right of Way

ENGINEERING COMMENTS:

1. No objection to the vacation. Please continue coordinate with Real Property on vacation of ROW for Avenida Jaimito.
2. Prior to site plan or building permit an approved TCL will be required. Also, the Traffic Study needs to be approved.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: November 20, 2024

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 11/13/24 -- **AGENDA ITEM:** #1

Project Number: PR-2023-009652

Application Number: SD-2024-00148

Project Name: Avenida De Jaimito, west of Paseo and Unser.

Request:

Vacation of Right of Way-Council

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:

Items in **orange type** need comment or corrections.

Background:

- A Sketch Plat for the subject property was reviewed by Development Facilitation Team (DFT) staff, with comments provided to the Applicant on both 01/10/24 and 07/24/24.
- The connecting subject property consists of approximately 19.8 acres and is currently zoned MX-T. It is within CPO-13, VPO-2, and the Volcano Heights Urban Center.
- The Applicant is requesting a Vacation of Public Right-of-Way for a property located at the corner of Avenida de Jaimito and Unser Boulevard. The legal description of the site is Tract 1 (westerly portion) Summary Plat 68.75 acre Tract & 66.15 Acre Tract Paradise Hills (excluding portions out to right-of-way). The vacated section is approximately 72,213 sf or 1.6 acres.
- A zone change from MX-M to MX-T was approved by the EPC on May 16, 2024, correcting the floating zone line on the property (PR-2023-009652/RZ-2024- 00023).
*Residential Multi-Family Development was proposed and reviewed during sketch plat
- A Conditional Use for Multi-family Ground-floor Residential within the Volcano Heights Urban Center was approved on May 21, 2024 (VA-2024-00092).

- Future development must meet all applicable standards and provisions of the IDO (per the MX-L zone district) and the DPM. The following are links to both:

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>

<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>

1. Items that need to be completed or corrected

- Please explain and confirm the details of the Vacation request for the DHO.
- Confirm how utilities that were planned for Avenida de Jaimito will still be accommodated in the corridor that is being vacated. Planning seeks response from WUA.
- Clarify and confirm communications with any of the abutting property owners, along with the communication with Real Property regarding the purchase of the vacated ROW, and with DMD regarding any possible road extensions for Woodmont and/or Avenida De Jaimito.
- Please continue coordinating the purchase and sign-off with the Real Property Division of DMD.
- The Project and Application numbers must be added to the Vacation exhibit.
- The submittal included justification for the Vacation action per **6-6(M)(3)(a)**.
The public welfare does not require that the easement, private way, or public right-of-way be retained, and there is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
- A platting application for DHO review and approval must be submitted within one year of City Council approval of the Vacation, and the platting application will not be accepted and placed on a DHO agenda until/unless the City Council approves the ROW Vacation.
- A Sensitive Lands Analysis and Architectural Certificate will be needed for the next steps (platting and site development actions).
- For the future platting and development actions, compliance will be required with *Section 7 of the DPM Table 7.2.29* and the Required Improvements section from 5-4(N) of the IDO. *Regarding Sidewalk width requirements and the landscape buffer.
Verification of standards per Transportation
Unser Blvd. is a Principal Arterial and the northern half of the property is within a center. Roadway widening along the full frontage will be required to meet full build out mentioned along with curb and gutter. Along the portion within a center 10' sidewalks with 6' – 8 landscape buffers are required. Along the portion not within a center 6' sidewalks with 5' – 6' landscape buffer is required. Please list ROW width at narrowest point along frontage to ensure ROW meets required width listed in DPM.

There are proposed bike lanes along Unser, please ensure ROW will hold these and this is included in roadway widening. There is also a proposed paved trail along here. Please coordinate with Parks on whether this is planned for this side of the roadway. Paved trail can take the place of the required sidewalk.

Woodward is a proposed Major collector within a center and will require construction of the half of the roadway fronting this property including curb and gutter, required 10' sidewalk with 5' – 6' landscape buffer. Please list proposed ROW width to ensure it meets requirements listed in the DPM. There is also a proposed paved trail along here. Please coordinate with Parks on whether this is planned for this side of the roadway. Paved trail can take the place of the required sidewalk.

2. Standard Comments and Items in Compliance

- All public notice requirements of IDO Section 6, Table 6-1-1, have been completed for this submittal. Related documents are included in the submittal package.
- **Applicant/Agent to ensure all final submitted documents are sealed and signed by a design professional licensed in the State of New Mexico.*
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-platting action cannot increase any existing nonconformity or create a new nonconformity.

***Project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.*

Future Development Guidance

Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.

Future development is subject to the standards and provisions within the IDO and the DPM.

****Submitted plans should demonstrate how standards are being met.***

- ❖ **Table III: IDO Provisions for ABC Comp Plan Centers and Corridor Areas. *UC-Urban Center.**
- ❖ **3-4(N) VOLCANO MESA – CPO-13.**
- ❖ **3-6(E) NORTHWEST MESA ESCARPMENT – VPO-2.**
- ❖ **4-2 Allowed Uses, table 4-2-1, per MX-T.**
- ❖ **4-3 Use Specific Standards for 4-3(B)(8) Dwelling, Multi-family. (Reference table above).**
**The formal submittal will need to demonstrate and explain how the proposed development will meet all of those standards.*

- ❖ **5-1 Dimension Standards for MX-T.**
5-1-G Exceptions and Encroachments.
**Plans should include measurements for setback, separation, height elevations, etc.
Plans will need to demonstrate clearly how standards and requirements are being met.*
- ❖ **5-3 Access & Connectivity requirements.** Circulation and Connections.
- ❖ **5-4 Subdivision Of Land.** 5-4(K) Dedication of Land For Public Purposes, 5-4(N) Improvements Required, 5-4(P) Additional Design Criteria and Construction Standards
In addition to the standards set forth in this Section 14-16-5-4, the City shall maintain technical standards for infrastructure improvements in the DPM, pursuant to Subsection 14-16-1-7(A)(4). Such technical standards for infrastructure improvements shall contain the minimum acceptable design criteria and specifications for the construction of such improvements.
- ❖ **5-5 Parking & Loading requirements,** Table 5-5-1
**Plans will need to demonstrate compliance of parking requirements.
Provide calculation detail and any shared parking agreement information.*
- ❖ **5-6 Landscaping, Buffering, and Screening standards and requirements.**
**Plans will need to demonstrate compliance of landscaping requirements.
Provide a landscaping plan that includes calculations, buffer areas & detail.
*Be aware of several sections related to new development –
5-6-C General Landscaping, 5-6-C-2 Minimum Landscape Area, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas.*
- ❖ **5-7 Walls/Fences,** table 5-7-1. **Development requires separate permitting.*
- ❖ **5-8 for Outdoor Lighting requirements.** **Lighting plan required.*
- ❖ **5-9 Neighborhood Edges.**
- ❖ **5-11 Façade and Building design. 5-11(E) MULTI-FAMILY RESIDENTIAL DEVELOPMENT - UC.**
**Please provide detailed elevations and a detailed explanation letter and include site plan notes as to how the proposed elevation meets all applicable sections.*
- ❖ **5-12 SIGNS.** Per MX-T-signage type, and any CPO/VPO standards.
- ❖ **5-13 OPERATION AND MAINTENANCE**
- ❖ **Section 6-1, table 6-1-1 for public notice requirements.**
- ❖ **6-4-R Dedications.**
- ❖ **6-4(J)(8) Development in the Northwest Mesa Escarpment View Protection.**
- ❖ Platting actions per **6-6-K Subdivision of Land-Minor** or **6-6-L Subdivision of Land-Major.**
- ❖ **Vacations per 6-6-M.**
- ❖ **7-1 Development, Dwelling, and use definitions.**



Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Robert Webb/Jay Rodenbeck/Jolene Wolfley DATE: 11/13/24
Planning Department



November 12, 2024

Angela Gomez
Administrative Assistant Development Review Services
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

**Subject: Comments for Development Hearing Officer on
November 13, 2024
Albuquerque, Bernalillo County, District Three**

Dear Ms. Gomez:

Attached are the New Mexico Department of Transportation (NMDOT) comments on the cases that were submitted by your department for our input.

Project Number: PR-2023-009652

Case Description: Vacation of public right-of-way (Avenida de Jaimito)

Location: tract 1, un-platted Paradise Hills zoned MX-T located between Avenida De Jaimito and Paseo Del Norte

Type of Development (Residential/Commercial): Mixed

Possible Impacted NMDOT roadway(s): NM 423 (Paseo Del Norte)

Department Comments:

- NMDOT District 3 has no comments at this time.

If there are any questions, please feel free to contact Keith Thompson at 505.490.3752 or keith.thompson@dot.nm.gov

Sincerely,

**Keith
Thompson** Digitally signed by
Keith Thompson
Date: 2024.11.12
14:01:32 -07'00'

Keith Thompson, D3 Support Engineer
cc: Nancy Perea, D3 Traffic Engineer (email)
cc: Margaret Haynes, D3 Assistant Traffic Engineer (email)

**Michelle Lujan
Grisham**
Governor

Michael R. Sandoval
Cabinet Secretary

Commissioners

Jennifer Sandoval
Commissioner, Vice-Chairman
District 1

Bruce Ellis
Commissioner
District 2

**Hilma Espinoza
Chynoweth**
Commissioner
District 3

Walter G. Adams
Commissioner, Chairman
District 4

Thomas C. Taylor
Commissioner
District 5

Charles Lundstrom
Commissioner, Secretary
District 6

Emailed November 12, 2024
DHO Comments for Meeting on 11/13/2024

To: Angela Gomez, Development Review Services Hearing Monitor
City of Albuquerque

From: Jared Romero, P.E., CFM, Drainage Engineer
AMAFCA

RE: DHO COMMENTS for PR-2023-009652

Tract 1, UNPLATTED PARADISE HILLS:

ZAP: C-10

SD-2024-00148 -
VACATION OF
RIGHT OF WAY

- AMAFCA has no adverse comments to the request for vacation of ROW.

This site falls within the areas of the Volcano Heights Drainage Compilation Report (Wilson, 2011), the Upper Piedras Marcadas DMP Alternative 3 (Wilson, 2017), and the Boca Negra DMP Above Unser Blvd (Bohannon Huston, 2024) and any development on this tract must show compliance with these effective drainage plans. AMAFCA will require review of any grading plan or drainage report for the development of the tract.



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2023-009652 Date:11/13/2024 Agenda Item: #1 Zone Atlas Page: C-10

Legal Description: West Portion of Tract 1, Unplatted Paradise Hills

Request: Site plan for multi-family development, sketch plat, and vacation of right-of-way. 2. Vacation of Public Right-of-Way.

Location: between Avenida de Jaimito and Paseo Del Norte Blvd

Application For: SD-2024-00148 – VACATION OF RIGHT OF WAY

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DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 11/13/24 -- **AGENDA ITEM:** #1

Project Number: PR-2023-009652

Application Number: SD-2024-00148

Project Name: Avenida De Jaimito, west of Paseo and Unser.

Request:

Vacation of Right of Way-Council

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<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>

<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>

1. Items that need to be completed or corrected

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The public welfare does not require that the easement, private way, or public right-of-way be retained, and there is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
- A platting application for DHO review and approval must be submitted within one year of City Council approval of the Vacation, and the platting application will not be accepted and placed on a DHO agenda until/unless the City Council approves the ROW Vacation.
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Verification of standards per Transportation
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There are proposed bike lanes along Unser, please ensure ROW will hold these and this is included in roadway widening. There is also a proposed paved trail along here. Please coordinate with Parks on whether this is planned for this side of the roadway. Paved trail can take the place of the required sidewalk.

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- All public notice requirements of IDO Section 6, Table 6-1-1, have been completed for this submittal. Related documents are included in the submittal package.
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- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-platting action cannot increase any existing nonconformity or create a new nonconformity.

***Project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.*

Future Development Guidance

Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.

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****Submitted plans should demonstrate how standards are being met.***

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5-1-G Exceptions and Encroachments.
**Plans should include measurements for setback, separation, height elevations, etc.
Plans will need to demonstrate clearly how standards and requirements are being met.*
- ❖ **5-3 Access & Connectivity requirements.** Circulation and Connections.
- ❖ **5-4 Subdivision Of Land.** 5-4(K) Dedication of Land For Public Purposes, 5-4(N) Improvements Required, 5-4(P) Additional Design Criteria and Construction Standards
In addition to the standards set forth in this Section 14-16-5-4, the City shall maintain technical standards for infrastructure improvements in the DPM, pursuant to Subsection 14-16-1-7(A)(4). Such technical standards for infrastructure improvements shall contain the minimum acceptable design criteria and specifications for the construction of such improvements.
- ❖ **5-5 Parking & Loading requirements,** Table 5-5-1
**Plans will need to demonstrate compliance of parking requirements.
Provide calculation detail and any shared parking agreement information.*
- ❖ **5-6 Landscaping, Buffering, and Screening standards and requirements.**
**Plans will need to demonstrate compliance of landscaping requirements.
Provide a landscaping plan that includes calculations, buffer areas & detail.
*Be aware of several sections related to new development –
5-6-C General Landscaping, 5-6-C-2 Minimum Landscape Area, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas.*
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- ❖ **5-11 Façade and Building design. 5-11(E) MULTI-FAMILY RESIDENTIAL DEVELOPMENT - UC.**
**Please provide detailed elevations and a detailed explanation letter and include site plan notes as to how the proposed elevation meets all applicable sections.*
- ❖ **5-12 SIGNS.** Per MX-T-signage type, and any CPO/VPO standards.
- ❖ **5-13 OPERATION AND MAINTENANCE**
- ❖ **Section 6-1, table 6-1-1 for public notice requirements.**
- ❖ **6-4-R Dedications.**
- ❖ **6-4(J)(8) Development in the Northwest Mesa Escarpment View Protection.**
- ❖ Platting actions per **6-6-K Subdivision of Land-Minor** or **6-6-L Subdivision of Land-Major.**
- ❖ **Vacations per 6-6-M.**
- ❖ **7-1 Development, Dwelling, and use definitions.**



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FROM: Robert Webb/Jay Rodenbeck/Jolene Wolfley DATE: 11/13/24
Planning Department

DEVELOPMENT HEARING OFFICER

Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov

DATE: 11/13/2024

AGENDA ITEM NO: 1

DHO PROJECT NUMBER:

[PR-2023-009652](#)

SD-2024-00148 Vacation of Right of Way

SKETCH PLAN 1-10-24 (DFT)

SKETCH PLAT 7-24-24 (DFT)

IDO – 2023

PROJECT NAME:

CONSENSUS PLANNING, INC. agent for JLM LIVING / BEDROCK INVESTORS requests the aforementioned action(s) for all or a portion of: Tract 1, UNPLATTED PARADISE HILLS zoned MX-T located between AVENIDA DE JAIMITO and PASEO DEL NORTE containing approximately 19.7 acre(s). (C-10)

PROPERTY OWNER:

Bedrock Investors

REQUEST:

Vacation of Public Right-of-Way

COMMENTS:

1. Code Enforcement has no comments or objections.



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

<https://www.cabq.gov/parksandrecreation>

PR-2023-009652

SD-2024-00148 – VACATION OF RIGHT OF WAY

SKETCH PLAN 1-10-24 (DFT)

SKETCH PLAT 7-24-24 (DFT)

IDO – 2023

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PROPERTY OWNERS: Bedrock Investors

REQUEST: Vacation of Public Right-of-Way

Comments

11-13-2024

No objections to the requested action.

Background

07-24-2024

Did DMD request any additional ROW per previous comments?

01-17-2024

The Long Range Bikeway System Map (LRBS) shows proposed 10' wide multi-use paved trail. Phase 1 of the City's Unser Widening project will include trail on both sides of Unser just south of Paseo del Norte. The project site is not located within the Phase I termini. Please coordinate with DMD – Jill Cuppernell. It is likely there will need to be

Comments provided by Whitney Phelan & Hannah Aulick, Senior Planner, CABQ Parks & Recreation Department. Please contact via wphelan@cabq.gov or haulick@cabq.gov or 505-768-5378 with questions or concerns.



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

<https://www.cabq.gov/parksandrecreation>

paved trail included on the infrastructure list – and it could be processed as a Procedure C for the City to build at a future date, or the applicant may be required to build. See below reference to the IDO.

5-3(D)(4) Trails

Trails shall be dedicated on alignments that connect to any planned or existing trails on adjacent properties, as necessary to serve the residents, occupants, and users of the proposed development, and shall be constructed pursuant to the DPM.

Comments provided by Whitney Phelan & Hannah Aulick, Senior Planner, CABQ Parks & Recreation Department. Please contact via wphelan@cabq.gov or haulick@cabq.gov or 505-768-5378 with questions or concerns.

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Richard Martinez, PE, Senior Engineer | 505-924-3362 richardmartinez@cabq.gov

DRB Project Number: 2023-009652 Hearing Date: 11-13-2024

Project: Vacation of Right-of-Way
Tract 1, Un-platted Paradise Hills
Avenida de Jaimito & Unser Blvd. Agenda Item No: 1

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input checked="" type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has a Preliminary Approved Concept Grading and Drainage Plan for JLM LIVING dated 09/12/2024 (Hydrotrans No. A10D003) with engineer's stamp dated 08/26/2024.
- Hydrology has no objection to the Vacation of Public R/W action.
- An approved Grading and Drainage plan is required prior to Grading Permit or Building Permit if one of these conditions is met: (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
Delegated For: _____
SIGNED: I.L. SPSP SPBP FINAL PLAT
DEFERRED TO _____

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-009652
Avenida Jaimito and Unser Blvd.

AGENDA ITEM NO: 1

SUBJECT: Vacation of Right of Way

ENGINEERING COMMENTS:

1. No objection to the vacation. Please continue coordinate with Real Property on vacation of ROW for Avenida Jaimito.
2. Prior to site plan or building permit an approved TCL will be required. Also, the Traffic Study needs to be approved.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: November 13, 2024

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 11/13/24 -- **AGENDA ITEM:** #1

Project Number: PR-2023-009652

Application Number: SD-2024-00148

Project Name: Avenida De Jaimito, west of Paseo and Unser.

Request:

Vacation of Right of Way-Council

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:

Items in **orange type** need comment or corrections.

Background:

- A Sketch Plat for the subject property was reviewed by Development Facilitation Team (DFT) staff, with comments provided to the Applicant on both 01/10/24 and 07/24/24.
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FROM: Robert Webb/Jay Rodenbeck/Jolene Wolfley
Planning Department

DATE: 1/12/24

Emailed November 12, 2024
DHO Comments for Meeting on 11/13/2024

To: Angela Gomez, Development Review Services Hearing Monitor
City of Albuquerque

From: Jared Romero, P.E., CFM, Drainage Engineer
AMAFCA

RE: DHO COMMENTS for PR-2023-009652

Tract 1, UNPLATTED PARADISE HILLS:

ZAP: C-10

SD-2024-00148 -
VACATION OF
RIGHT OF WAY

- AMAFCA has no adverse comments to the request for vacation of ROW.

This site falls within the areas of the Volcano Heights Drainage Compilation Report (Wilson, 2011), the Upper Piedras Marcadas DMP Alternative 3 (Wilson, 2017), and the Boca Negra DMP Above Unser Blvd (Bohannon Huston, 2024) and any development on this tract must show compliance with these effective drainage plans. AMAFCA will require review of any grading plan or drainage report for the development of the tract.



November 12, 2024

Angela Gomez
Administrative Assistant Development Review Services
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

**Subject: Comments for Development Hearing Officer on
November 13, 2024
Albuquerque, Bernalillo County, District Three**

Dear Ms. Gomez:

Attached are the New Mexico Department of Transportation (NMDOT) comments on the cases that were submitted by your department for our input.

Project Number: PR-2023-009652

Case Description: Vacation of public right-of-way (Avenida de Jaimito)

Location: tract 1, un-platted Paradise Hills zoned MX-T located between Avenida De Jaimito and Paseo Del Norte

Type of Development (Residential/Commercial): Mixed

Possible Impacted NMDOT roadway(s): NM 423 (Paseo Del Norte)

Department Comments:

- NMDOT District 3 has no comments at this time.

If there are any questions, please feel free to contact Keith Thompson at 505.490.3752 or keith.thompson@dot.nm.gov

Sincerely,

**Keith
Thompson** Digitally signed by
Keith Thompson
Date: 2024.11.12
14:01:32 -07'00'

Keith Thompson, D3 Support Engineer
cc: Nancy Perea, D3 Traffic Engineer (email)
cc: Margaret Haynes, D3 Assistant Traffic Engineer (email)

**Michelle Lujan
Grisham**
Governor

Michael R. Sandoval
Cabinet Secretary

Commissioners

Jennifer Sandoval
Commissioner, Vice-Chairman
District 1

Bruce Ellis
Commissioner
District 2

**Hilma Espinoza
Chynoweth**
Commissioner
District 3

Walter G. Adams
Commissioner, Chairman
District 4

Thomas C. Taylor
Commissioner
District 5

Charles Lundstrom
Commissioner, Secretary
District 6

VACATION DOCUMENTATION



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat (Forms PLT & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms PLT & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Waiver to DPM (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Final Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	APPEAL
	<input type="checkbox"/> Decision of DHO (Form A)

BRIEF DESCRIPTION OF REQUEST

APPLICATION INFORMATION

Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

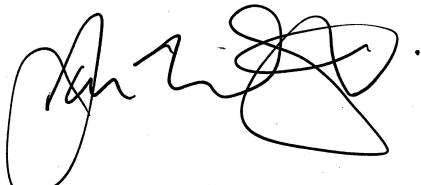
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street:	Between:	and:
----------------------	----------	------

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

I certify that the information provided in this application and supporting documents is true, correct, and complete to the best of my knowledge and belief, and that the information provided in this application and supporting documents is true, correct, and complete to the best of my knowledge.	Signature: 	Date:
	Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FORM V: VACATIONS OF EASEMENTS OR RIGHT-OF-WAY - DHO

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

_ VACATION OF RIGHT-OF-WAY - DHO**_ VACATION OF RIGHT-OF-WAY - COUNCIL**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

VACATION DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form V with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Copy of the complete document which created the easement(s)
Not required for City owned public right-of-way
- ___ 5) Drawing showing the easement or right-of-way to be vacated
- ___ 6) If easements, list number to be vacated _____
- ___ 7) Square footage to be vacated (see IDO Section 14-16-6-6(M)) _____

SUPPORTIVE DOCUMENTATION

- ___ 8) Letter of authorization from the property owner if application is submitted by an agent
- ___ 9) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- ___ 10) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
Sketch Plat Meeting, July 24, 2024 (PS-2024-00114)

PUBLIC NOTICE DOCUMENTATION

- ___ 11) Sign Posting Agreement
- ___ 12) Proof of a Pre-Submittal Neighborhood Meeting per IDO 14-16-6-4(C)
 - ___ Office of Neighborhood Coordination neighborhood meeting inquiry response
No affected Neighborhood Associations per ONC.
 - ___ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - ___ Completed neighborhood meeting request form(s)
 - ___ If a meeting was requested or held, copy of sign-in sheet and meeting notes

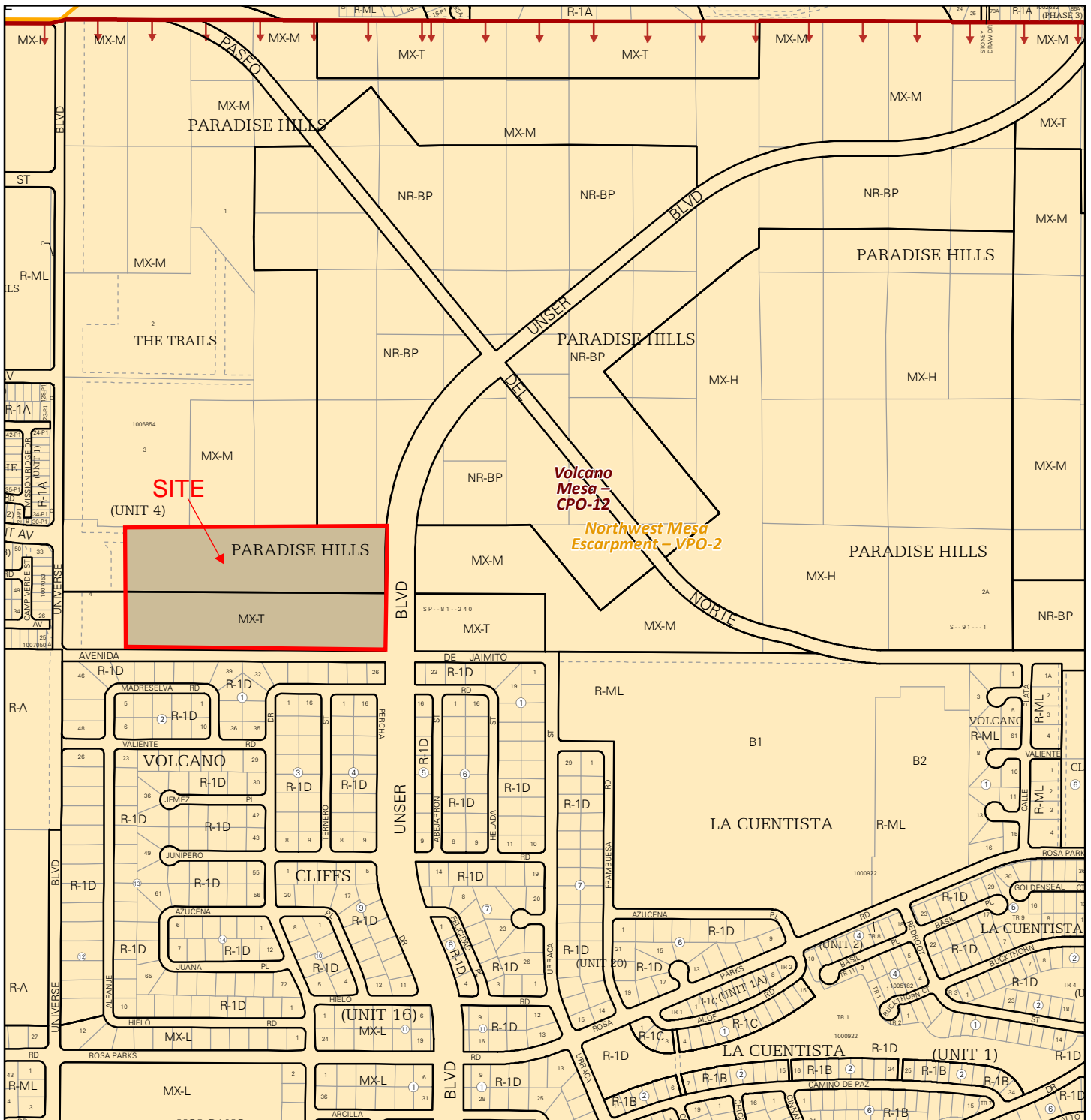
- ___ 13) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
No affected Neighborhood Associations per ONC.
 - ___ Proof of first class mailing to affected Neighborhood Association representatives and property owners within 100 feet
- ___ 14) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

_ VACATION OF PRIVATE EASEMENT

_ VACATION OF PUBLIC EASEMENT

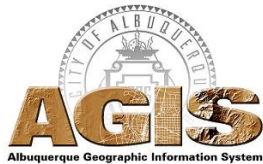
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form V with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Copy of the complete document which created the easement(s)
- ___ 5) Drawing showing the easement or right-of-way to be vacated
- ___ 6) List number to be vacated _____
- ___ 7) Letter of authorization from the property owner if application is submitted by an agent
- ___ 8) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- ___ 9) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- ___ 10) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

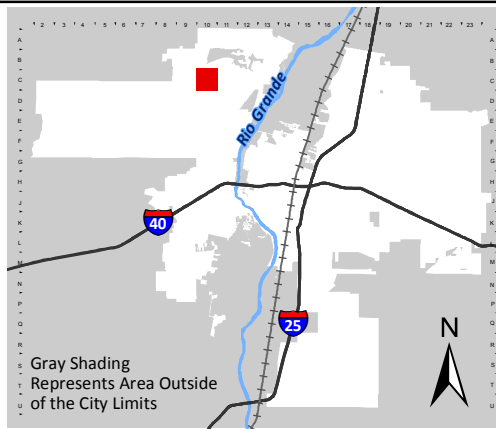


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

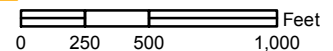


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

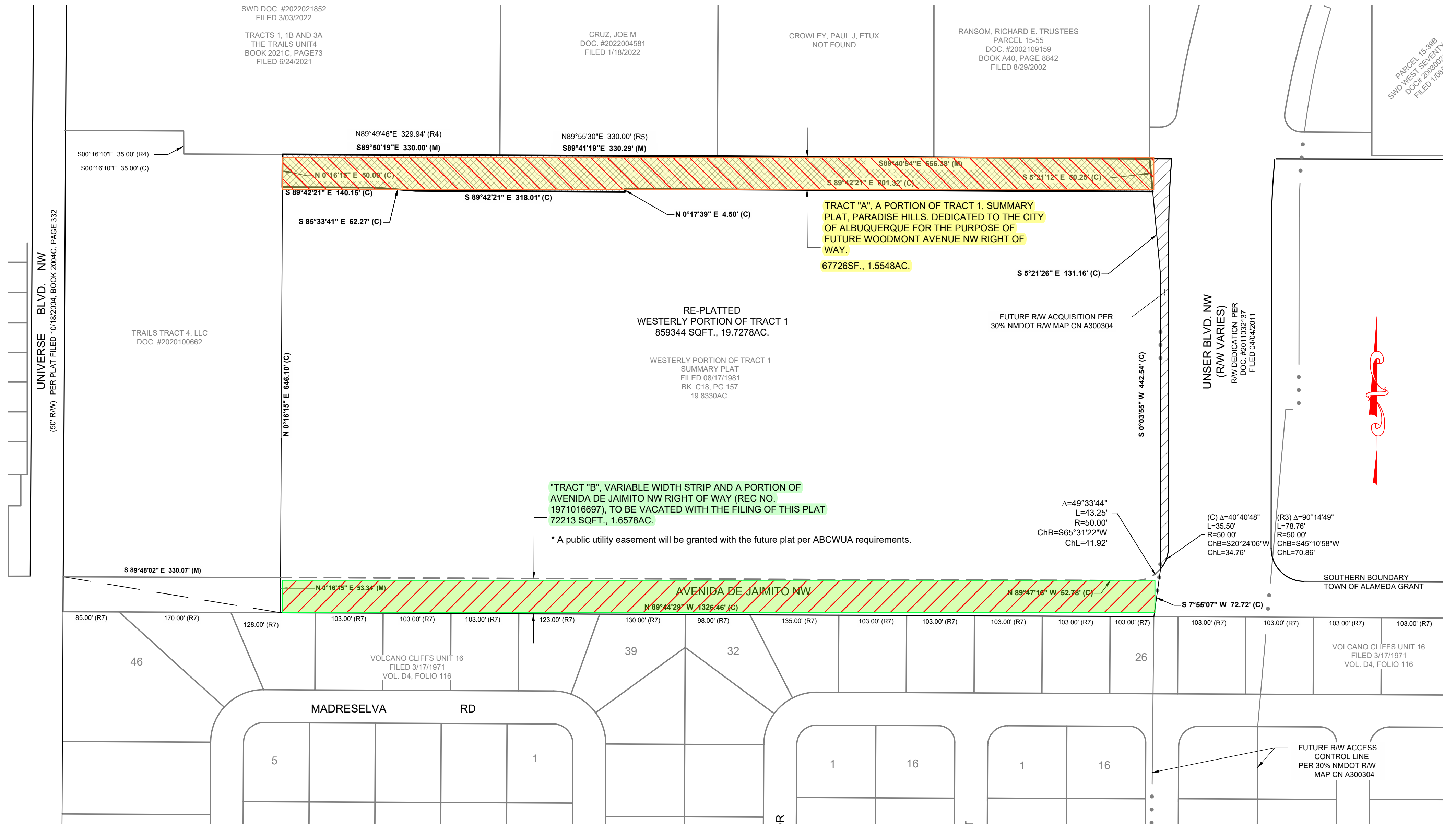


Zone Atlas Page:
C-10-Z

- 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



RIGHT OF WAY VACATION EXHIBIT
THE WESTERLY PORTION OF TRACT 1
SUMMARY PLAT, 68.75 ACRE TRACT
& 66.15 ACRE TRACT
PARADISE HILLS, TOWN OF ALAMEDA GRANT, CITY OF
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



SUPPORTIVE DOCUMENTATION

August 8, 2024

City of Albuquerque
Planning Department
Plaza del Sol, 600 2nd Street NW
Albuquerque, NM 87102

Re: Letter of Authorization for Site Plan Development

Property Owners: Bedrock Investors Limited Partnership, LLLP

Contract Purchasers: JLM Living

Agent: Consensus Planning, Inc.

Property: - 18.93 acres (+/-) located at Unser Boulevard and Avenida de Jaimito (within the Volcano Heights Urban Center)

Legal Description: *Tract 1 (westerly part) summary plat 68.75 acres tracts & 66.15 acre tract Paradise Hills (excluding parts out to right-of-way) containing 18.9 acres*

Project: +/- 232 Unit Build to Rent Multi-Family Housing Project

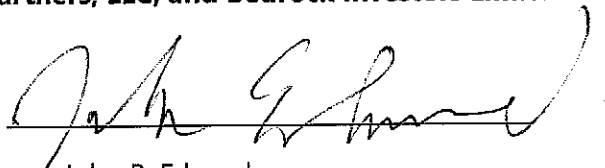
To Whom it May Concern:

The undersigned as the Owners of the Property, do hereby allow the Contract Purchaser, JLM Living to submit all required applications related to the entitlement for the subject property. The Property located at the northwest corner of Avenida de Jaimito and Unser Boulevard.

JLM Living is authorized to act as the Applicant in all submittals to the City of Albuquerque regarding the above referenced Project and Property. The Agent for the Property Owners, Consensus Planning, Inc., is also hereby authorized to represent JLM Living in such submittals. Please direct all correspondence and communication to the Applicant and our Agent for the Project.

Bedrock Partners, LLC, and Bedrock Investors Limited Partnership, LLLP:

Signature:



Printed Name: John B. Edward

Title: Manger of Bedrock Edward Management LLC & BI Management LLC General Partner.

August 7, 2024

City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Re: Agent Authorization Letter – Applicant

To Whom it May Concern:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as agent for JLM Living for the property located at the northwest corner of Avenida de Jaimito and Unser Boulevard. JLM Living is the contract purchaser and Bedrock Investors, LLC is the property owner. The property is legally described as *Tract 1 (westerly port) summary plat 68.75 acres tracts & 66.15 acre tract Paradise Hills (excluding parts out to right-of-way) containing 18.9 acres*. The agents are authorized to represent JLM Living in meetings with City of Albuquerque staff, neighborhood associations, and approval bodies.

Sincerely,

Signature: *Mark Skipalis*

Printed Name: Mark Skipalis

Title: Director of Construction



October 3, 2024

Robert Lucero
Development Hearing Officer
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Landscape Architecture
Urban Design
Planning Services

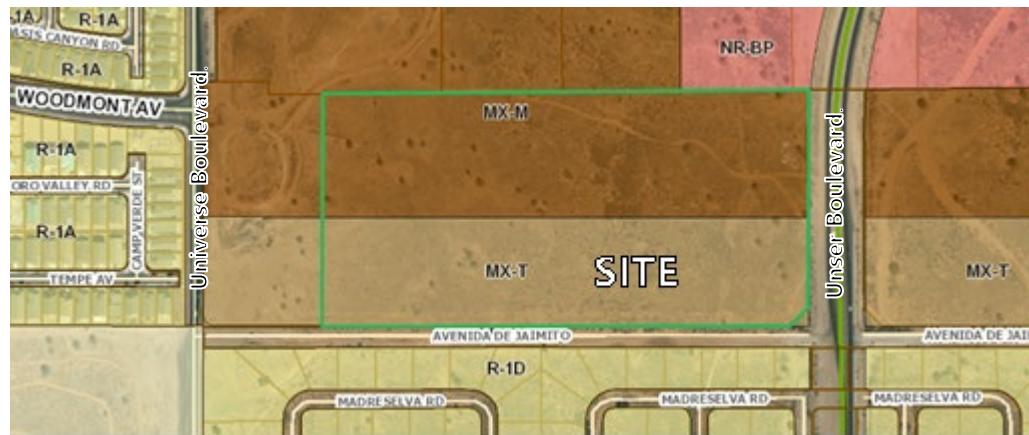
302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

RE: Vacation of Public Right-of-Way Request

Dear Mr. Lucero,

The purpose of this letter is to request a Vacation of Public Right-of-Way by the DHO for a property located at the corner of Avenida de Jaimito and Unser Boulevard. The legal description of the site is *Tract 1 (westerly portion) Summary Plat 68.75 acre Tract & 66.15 Acre Tract Paradise Hills (excluding portions out to right-of-way)*.



BACKGROUND

A zone change from MX-M to MX-T was approved by the EPC on May 16, 2024, correcting the floating zone line on the property (PR-2023-009652/RZ-2024-00023). A Conditional Use for Multi-family Ground-floor Residential within the Volcano Heights Urban Center was approved on May 21, 2024 (VA-2024-00092). The proposed vacation, plat, and site design were submitted for sketch plat review on January 10, 2024 (PS-2023-00211) and July 24, 2024 (PS-2024-00114).

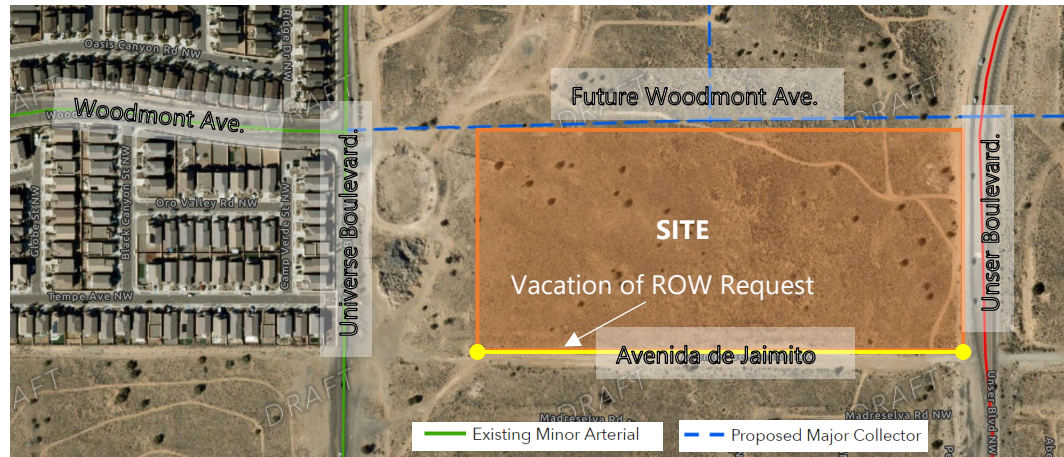
PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES
Ken Romig, ASLA

EXISTING CONDITIONS

The subject property consists of approximately 19.8 acres and zoned MX-T. The northern portion of the site is within the Volcano Heights Urban Center. The site is located west of Unser Boulevard and north of Avenida de Jaimito and is currently vacant. Woodmont Avenue is anticipated to extend from Universe Boulevard along the northern perimeter of the site as a major collector, providing access to Unser Boulevard. Unser Boulevard is designated an Urban Principal Arterial and is a limited access roadway as designated by the Mid-Region Council of Governments (MRCOG).



MRCOG Long Range Roadway System Updates Map

REQUEST

The Applicant is requesting approval for a Vacation of Right-of-Way of Avenida de Jaimito. The vacated section is approximately 72,213 sf or 1.6 acres. The Vacation will allow a shift of the site boundary to the south, allowing for 47 feet of Right-of-Way dedication on the northern boundary for the future Woodmont Avenue. The dedicated land totals approximately 67,726 sf or 1.5 acres. The site boundaries will be adjusted with a future plat to reflect the vacation of Avenida de Jaimito and the dedication of Woodmont Avenue. The plat will also create a new public utility easement for a new 20-foot sewer line to be coordinate with the ABCWUA.

The vacation of right-of-way is proposed along the subject property, resuming at the southwestern corner of the site. This will allow for a secondary emergency access and provide a connection to Universe Boulevard from the subject property and adjacent properties to the west (see attached Vacation Exhibit).

6-6(L)(3) REVIEW AND DECISION CRITERIA

The following responds to the criteria for approval of Vacation of Public Right-of-Way.



Vacation of Public Right-of-Way 6-6(M)(3):

6-6(M)(3)(a) *The public welfare does not require that the easement, private way, or public right-of-way be retained.*

Applicant Response: The public welfare does not require the retention of the Avenida de Jaimito public right-of-way because there is no access permitted to Unser Boulevard there is no access to the adjacent platted lots on the south side of the street. The western portion of Avenida de Jaimito will continue to provide access to Universe Boulevard. The property to the west will maintain access to the right-of-way along its southern boundary, which is not part of this Vacation request. In addition to the lack of access, the vacated Avenida de Jaimito is encumbered by a future public sewer line easement, which will be granted along the south edge of the property at preliminary plat per ABCWUA requirements.

6-6-(M)(3)(a) *There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.*

Applicant Response: There is a net benefit to the public welfare because the development of the property for a build-to-rent housing development and the dedication of needed right-of-way for Woodmont Avenue is clearly more beneficial to the public than the minor detriment resulting from the Vacation of Avenida de Jaimito, which is a dead end at Unser with no access. The development of this site will provide approximately 240 additional housing units, which contributes to the City's goal of increasing housing units citywide.

The Vacation will balance the required dedication of right-of-way for Woodmont Avenue, which clearly benefits the area because it will establish the alignment and installation of the future corridor and as identified in the *Mid-Region Council of Governments (MRCOG) 2016 Roadway Access Modification Policies for the Albuquerque Metropolitan Planning Area with Inventory of Roadway Access Limitations Report*, as an intersection with the limited access Unser Boulevard.

The development of Woodmont Avenue will contribute to the roadway improvements along Unser Boulevard as part of the City's Unser Widening Project. Woodmont Avenue is designated a Major Collector with a bike lane, providing a connection from The Trails community, located west of Universe Boulevard east to Unser Boulevard and onto Paseo del Norte.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. It is entirely publicly owned by the City of Albuquerque and the needed sewer line corridor will be accommodated with an easement. Adjacent property owners do not have any



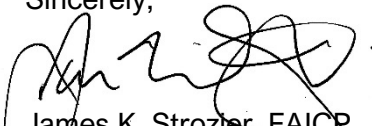
access to Avenida de Jaimito since these lots back up to the street. They were notified of the Vacation, and, to date, there are no objections to this request.

CONCLUSION

Based on the above justification that Avenida de Jaimito will not negatively impact the public welfare and that there is a net benefit to the community by allowing for a housing development and dedication of right-of-way for Woodmont Avenue, the Applicant has provided justification for approval of the Vacation of Public Right-of-Way.

We respectfully request that the Development Hearing Officer approve this request for full approval by City Council.

Sincerely,



James K. Strozler, FAICP
Principal

Attached: Avenida de Jaimito Vacation of Right-of-Way Exhibit

PUBLIC NOTICE DOCUMENTATION

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

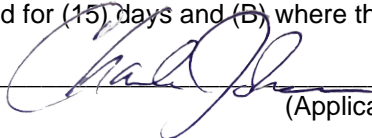
4. TIME

Signs must be posted from October 15, 2024 To November 18, 2024

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.



(Applicant or Agent)

October 4, 2024
(Date)

I issued 2 signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____



99999 AVENIDA DE JAIMITO NW_ Neighborhood Meeting Inquiry Sheet Submission

From Flores, Suzanna A. <Suzannaflores@cabq.gov>

Date Tue 10/1/2024 4:21 PM

To Charlene Johnson <Johnson@consensusplanning.com>

Dear Applicant:

As of October 1, 2024 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: Tuesday, October 1, 2024 11:23 AM
To: Office of Neighborhood Coordination <johnson@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:

Development Hearing Officer

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

Contact Name

Charlene Johnson

Telephone Number

5057649801

Email Address

johnson@consensusplanning.com

Legal description of the subject site for this project:

TR 1 (W'LY PORT) SUMMARY PLAT 68.75 ACRE TR & 66.15 ACRE TRPARADISE HILLS (EXCL PORTS OUT TO R/W) CONT 18.9341 AC

Physical address of subject site:

99999 AVENIDA DE JAIMITO NW

Subject site cross streets:

Southwest corner of Unser and Avenida de Jaimito

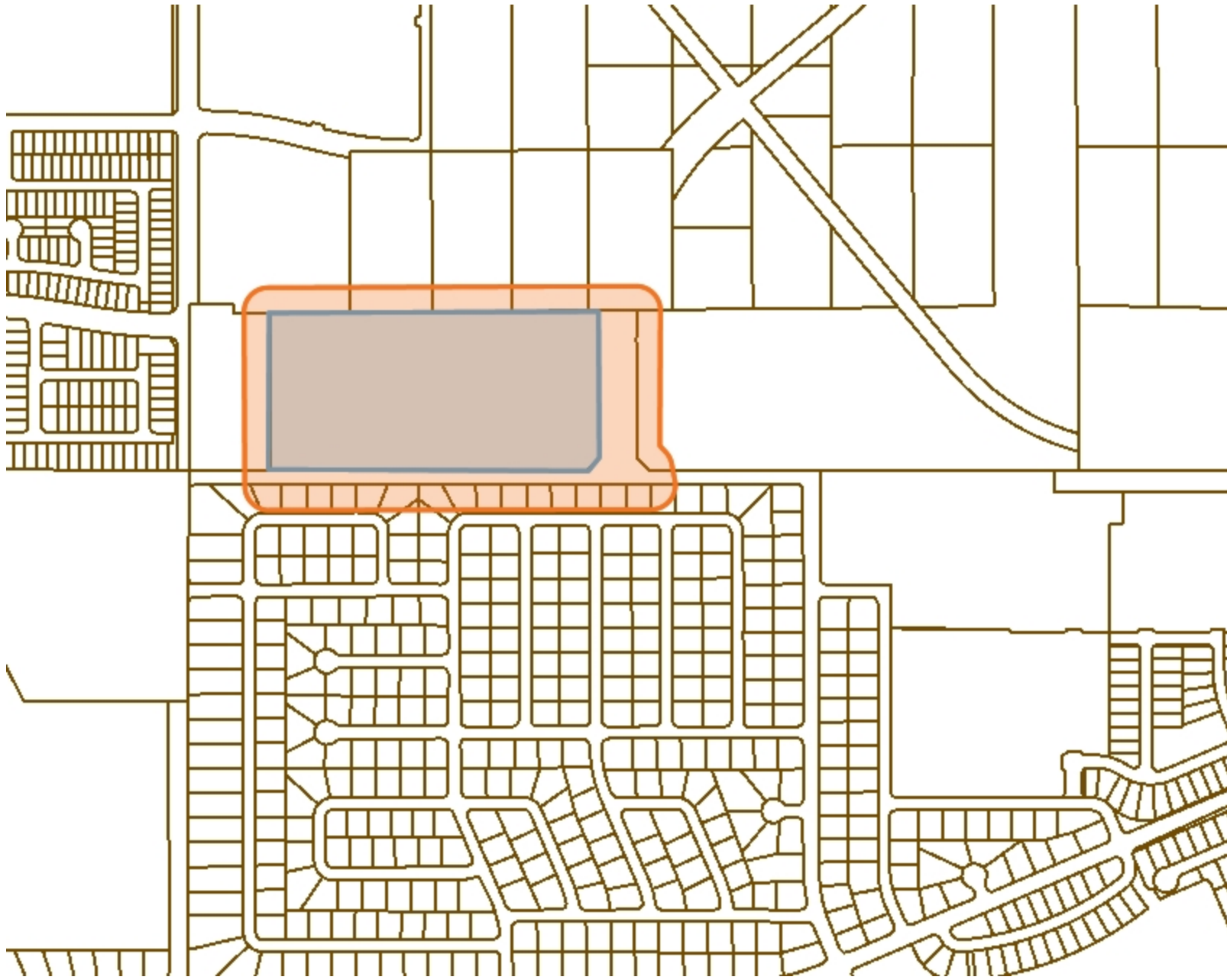
Other subject site identifiers:

Captcha


x



City of Albuquerque



Legend

-  Bernalillo County Parcels
- Municipal Limits**
-  Corrales
-  Edgewood
-  Los Ranchos
-  Rio Rancho
-  Tijeras
-  UNINCORPORATED

Notes

100-foot buffer

1,202 0 601 1,202 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
10/3/2024 © City of Albuquerque

1: 7,212

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

100-Foot Buffer Property Owner Addresses**Owner****Owner Address****Owner Address 2**

LOMELI AUGUSTIN TRUSTEE LOMELI FAMILY TRUST
MILLER BETTY
JASTRAM JONATHAN R & JANET R

123 N SALINAS ST
1560 CEDAR CREST DR
5400 ARABIAN DR NW

SANTA BARBARA CA 93103-2827
FORNEY TX 75126-1397
ALBUQUERQUE NM 87120

CARRIAGA DAVID E & BEATRICE E & STEVE D
CITY OF ALBUQUERQUE

6452 EDITH BLVD NE
PO BOX 1293

ALBUQUERQUE NM 87107-5917
ALBUQUERQUE NM 87103-2248

SONATA TRAILS LAND LLC

8201 GOLF COURSE RD NW SUITE D3-338

ALBUQUERQUE NM 87120-5842

LOMELI AUGUSTIN TRUSTEE LOMELI FAMILY TRUST

123 N SALINAS ST

SANTA BARBARA CA 93103-2827

PACHECO SILVANO M & HUIZAR LIZETH

612 KENTUCKY ST SE

ALBUQUERQUE NM 87108-3837

MCT DEVELOPMENT INC

7451 PAN AMERICAN FWY NE

ALBUQUERQUE NM 87109

RACHELSON HERBERT TRUSTEE RACHELSON TR
CITY OF ALBUQUERQUE
CITY OF ALBUQUERQUE
ROMERO EZEQUIEL P
CITY OF ALBUQUERQUE
ROMERO EZEQUIEL P

573 EVERGREEN LN
PO BOX 1293
PO BOX 1293
2538 RAMIREZ RD SW
PO BOX 1293
2538 RAMIREZ RD SW

TAOS NM 87571-6434
ALBUQUERQUE NM 87103-2248
ALBUQUERQUE NM 87103-2248
ALBUQUERQUE NM 87105-4150
ALBUQUERQUE NM 87103-2248
ALBUQUERQUE NM 87105-4150

TURRI MICHAEL V & JOHNESE M TRUSTEES TURRI LVT
J & A CRUZ HOLDINGS LLC
JALSWAL KRISHNA & ANJU C

HC 70 BOX 38
3616 SAN YGNACIO RD SW
11720 PINO AVE NE

OCATE NM 87734-9705
ALBUQUERQUE NM 87121-3400
ALBUQUERQUE NM 87122

CARRIAGA DAVID E & BEATRICE E & STEVE D
CROWLEY PAUL J ETUX
STOREY GILBERT JR & BARBARA
LUJAN MICHAEL L & LISA M

6452 EDITH BLVD NE
15 OLD WESTON RD
8819 MENDOCINO CT NE
8804 CORALITA CT NE

ALBUQUERQUE NM 87107-5917
WAYLAND MA 01778-2123
ALBUQUERQUE NM 87122
ALBUQUERQUE NM 87122-1211

BEDROCK INVESTORS LIMITED C/O GERALD GOLD

1509 HARVARD CT NE

ALBUQUERQUE NM 87106-3712

RANSOM RICHARD E TRUSTEES RICHARD & CECILIA RANSOM RVT
ONTIVEROS ADRIAN JESUS

PO BOX 7457
6232 MESQUITE DR NW

ALBUQUERQUE NM 87194-7457
ALBUQUERQUE NM 87120-2583

BEDROCK INVESTORS LIMITED C/O GERALD GOLD

1509 HARVARD CT NE

ALBUQUERQUE NM 87106-3712

SONATA TRAILS LAND LLC

8201 GOLF COURSE RD NW SUITE D3-338

ALBUQUERQUE NM 87120-5842



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type:
Decision-making Body:
Pre-Application meeting required: [] Yes [] No
Neighborhood meeting required: [] Yes [] No
Mailed Notice required: [] Yes [] No
Electronic Mail required: [] Yes [] No
Is this a Site Plan Application: [] Yes [] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application:
Name of property owner:
Name of applicant:
Date, time, and place of public meeting or hearing, if applicable:
Address, phone number, or website for additional information:
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[] Zone Atlas page indicating subject property.
[] Drawings, elevations, or other illustrations of this request.
[] Summary of pre-submittal neighborhood meeting, if applicable.
[] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT:
PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(K).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

[Handwritten Signature] (Applicant signature) _____ (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO §14-16-6-9(B)(3) and may lead to a denial of your application.



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- 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.

Vacation of Right-of-Way exhibit included in notification.

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'inaaszil 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 nihihgii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

[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*: _____

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):

- | | |
|--|---|
| <input type="checkbox"/> Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination. ¹
<input type="checkbox"/> Property Owners within 100 feet of the Subject Property. | No neighborhood associations within 660 feet of subject property. |
|--|---|

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

1. Subject Property Address* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant* [if applicable] _____
4. Application Type(s)²* per IDO [Table 6-1-1](#)
 - Site Plan – EPC
 - Subdivision _____ (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*:

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*: _____

Location*⁴: _____

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: _____

Email: _____

Phone: _____

Attachments:

- Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination*
- Others: _____

Online website or project page: _____

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

1. Zone Atlas Page(s)*⁵ _____

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*:

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:

[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] _____
- 2. IDO Zone District _____
- 3. Overlay Zone(s) [if applicable] _____
- 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____

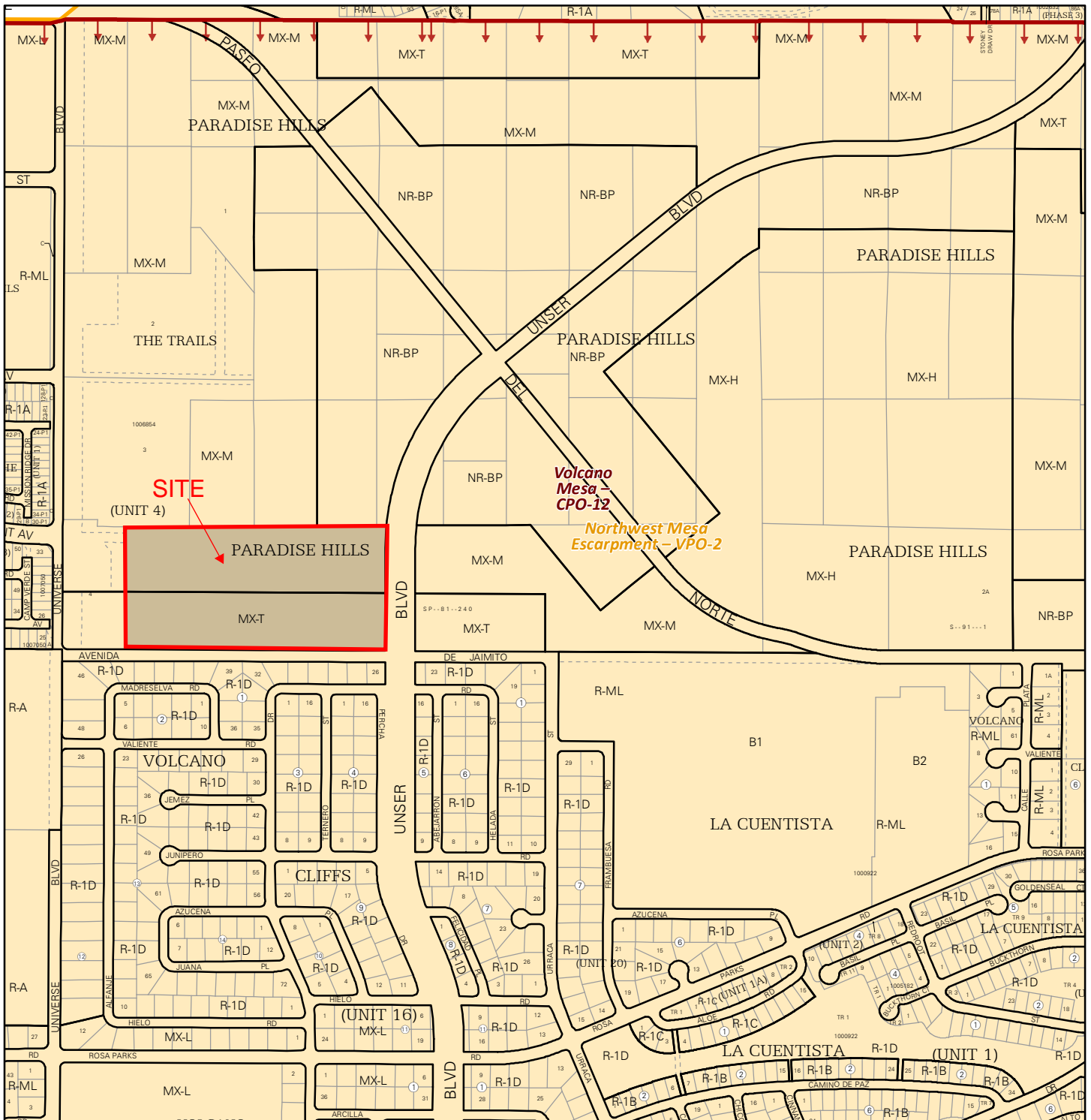
NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. 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>

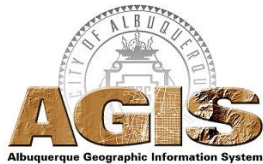
IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

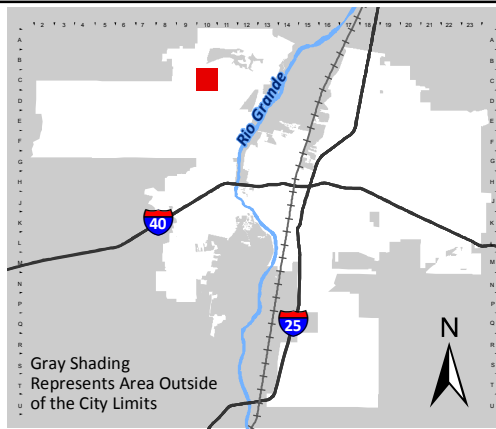


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

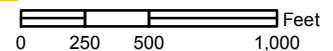


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
C-10-Z

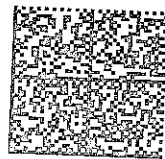
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

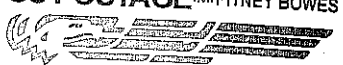


ensus Planning, Inc.
02 8th Street NW
querque, NM 87102

JALSWAL KRISHNA & ANJU C
11720 PINO AVE NE
ALBUQUERQUE NM 87122

FIRST-CLASS

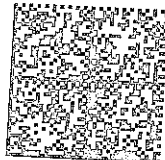



US POSTAGETM PITNEY BOWES

ZIP 87102 \$ 000.69⁰
02 7H
0006057985 OCT 04 2024

ensus Planning, Inc.
8th Street NW
erque, NM 87102

TURRI MICHAEL V & JOHNESE M
TRUSTEES TURRI LVT
HC 70 BOX 38
OCATE NM 87734-9705

FIRST-CLASS

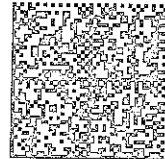


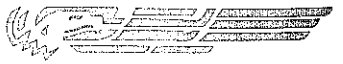
US POSTAGETM PITNEY BOWES

ZIP 87102 \$ 000.69⁰
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ensus Planning, Inc.
8th Street NW
erque, NM 87102

ROMERO EZEQUIEL P
2538 RAMIREZ RD SW
ALBUQUERQUE NM 87105-4150

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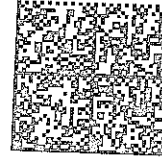


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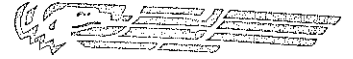
nsus Planning, Inc.
8th Street NW
erque, NM 87102

RANSOM RICHARD E TRUSTEES
RICHARD & CECILIA RANSOM RVT
PO BOX 7457
ALBUQUERQUE NM 87194-7457

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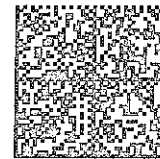


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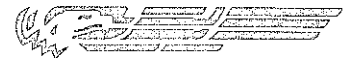
nsus Planning, Inc.
2 8th Street NW
querque, NM 87102

ROMERO EZEQUIEL P
2538 RAMIREZ RD SW
ALBUQUERQUE NM 87105-4150

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erque, NM 87102

STOREY GILBERT JR & BARBARA
8819 MENDOCINO CT NE
ALBUQUERQUE NM 87122

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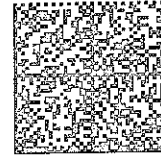
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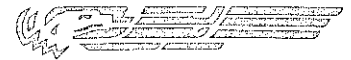
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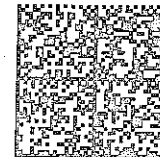


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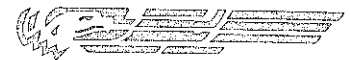
SONATA TRAILS LAND LLC
8201 GOLF COURSE RD NW SUITE
D3-338
ALBUQUERQUE NM 87120-5842

ensus Planning, Inc.
02 8th Street NW
querque, NM 87102

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CARRIAGA DAVID E & BEATRICE E &
STEVE D
6452 EDITH BLVD NE
ALBUQUERQUE NM 87107-5917

ensus Planning, Inc.
2 8th Street NW
uquerque, NM 87102

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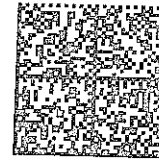


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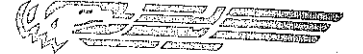
RACHELSON HERBERT TRUSTEE
RACHELSON TR
573 EVERGREEN LN
TAOS NM 87571-6434

nsus Planning, Inc.
8th Street NW
erque, NM 87102

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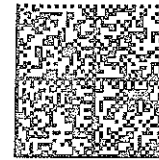


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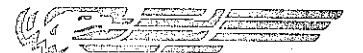
BEDROCK INVESTORS LIMITED C/O
GERALD GOLD
1509 HARVARD CT NE
ALBUQUERQUE NM 87106-3712

nsus Planning, Inc.
8th Street NW
erque, NM 87102

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CROWLEY PAUL J ETUX
15 OLD WESTON RD
WAYLAND MA 01778-2123

ns Planning, Inc.
th Street NW
rque, NM 87102

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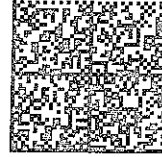
ZIP 87102 \$ 000.69⁰
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PACHECO SILVANO M & HUIZAR
LIZETH
612 KENTUCKY ST SE
ALBUQUERQUE NM 87108-3837

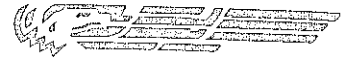
nsus Planning, Inc.
2 8th Street NW
uerque, NM 87102

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

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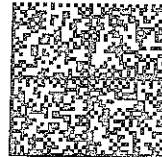


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nsus Planning, Inc.
2 8th Street NW
uerque, NM 87102

ONTIVEROS ADRIAN JESUS
6232 MESQUITE DR NW
ALBUQUERQUE NM 87120-2583

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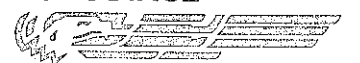
nsus Planning, Inc.
02 8th Street NW
uerque, NM 87102

CARRIAGA DAVID E & BEATRICE E &
STEVE D

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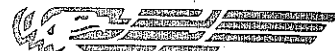
msus Planning, Inc.
8th Street NW
erque, NM 87102

BEDROCK INVESTORS LIMITED C/O
GERALD GOLD
1509 HARVARD CT NE
ALBUQUERQUE NM 87106-3712

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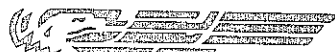
msus Planning, Inc.
8th Street NW
erque, NM 87102

LUJAN MICHAEL L & LISA M
8804 CORALITA CT NE
ALBUQUERQUE NM 87122-1211

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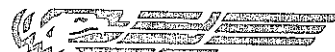
msus Planning, Inc.
8th Street NW
erque, NM 87102

MILLER BETTY
1560 CEDAR CREST DR
FORNEY TX 75126-1397

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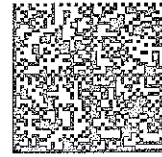
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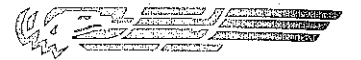
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2 8th Street NW
uerque, NM 87102

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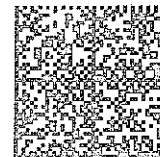


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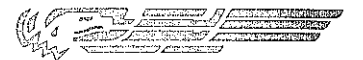
LOMELI AUGUSTIN TRUSTEE LOMELI
FAMILY TRUST
123 N SALINAS ST
SANTA BARBARA CA 93103-2827

nsus Planning, Inc.
2 8th Street NW
uerque, NM 87102

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ZIP 87102 \$ 000.69⁰
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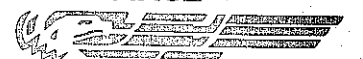
J & A CRUZ HOLDINGS LLC
3616 SAN YGNACIO RD SW
ALBUQUERQUE NM 87121-3400

nsus Planning, Inc.
2 8th Street NW
uerque, NM 87102

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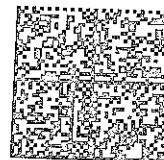


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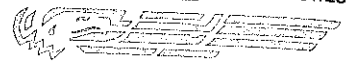
LOMELI AUGUSTIN TRUSTEE LOMELI
FAMILY TRUST
123 N SALINAS ST
SANTA BARBARA CA 93103-2827

ensus Planning, Inc.
2 8th Street NW
uquerque, NM 87102

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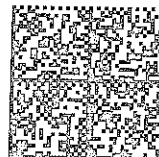


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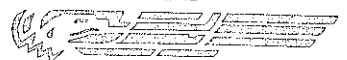
JASTRAM JONATHAN R & JANET R
5400 ARABIAN DR NW
ALBUQUERQUE NM 87120

ensus Planning, Inc.
8th Street NW
erque, NM 87102

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ZIP 87102 \$ 000.69⁰
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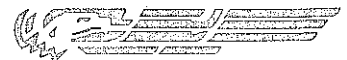
SONATA TRAILS LAND LLC
8201 GOLF COURSE RD NW SUITE
D3-338
ALBUQUERQUE NM 87120-5842

ensus Planning, Inc.
02 8th Street NW
querque, NM 87102

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0006057985 OCT 04 2024

MCT DEVELOPMENT INC
7451 PAN AMERICAN FWY NE
ALBUQUERQUE NM 87109

Oct 14, 2024 at 3:07:58 PM

N 3894342 E 343217

Unser Blvd NW

Albuquerque NM 87114

United States

REQUEST

APPROVAL FOR VACATION of PUBLIC RIGHT of
WAY for AVENIDA de JAIMITO

The Development Hearing Officer (DHO) of the City of Albuquerque will hold a public hearing in the Plaza Del Sol Hearing Room, Basement, Plaza Del Sol Building 600, 2nd St. NW and remotely VIA ZOOM on Oct 30, 2024 @ 9:00 am and such additional dates as may duly be established. The Zoom Meeting invitation link and information can be obtained on the agenda for the DHO meeting featuring this case, which is located on the DHO webpage at:

<https://www.cabq.gov/planning/boards-commissions/>

All persons have a right to appear at or attend such hearing. For information on this case or instruction on filing written comments, you may call the City Planning Department Development Review at 505-924-3946.

Required to be posted from Oct 15 to Nov 15, 2024

By (applicant/agent) CONSENSUS PLANNING Phone 505 764-9801

REFER TO FILE # PR-2023-009652 / SD-2024-00148

It is illegal for an unauthorized person to remove or tamper with this sign (7-14-42) Revised Ordinances of Albuquerque NM 1994

Revision December 2022

Oct 14, 2024 at 3:09:28 PM
N 3894333 E 343197
Avenue de Jaimito
Albuquerque NM 87114
United States

REQUEST

APPROVAL FOR VACATION of PUBLIC
RIGHT of WAY for AVENIDA de JAIMITO

The Development Hearing Officer (DHO) of the City of Albuquerque will hold a public hearing in the Plaza Del Sol Hearing Room, Basement, Plaza Del Sol Building 600, 2nd St. NW and remotely VIA ZOOM on OCT. 30, 2024 @ 9:00 am and such additional dates as may duly be established. The Zoom Meeting invitation link and information can be obtained on the agenda for the DHO meeting featuring this case, which is located on the DHO webpage at:

<https://www.cabq.gov/planning/boards-commissions/>

All persons have a right to appear at or attend such hearing. For information on this case or instruction on filing written comments, you may call the City Planning Department Development Review at 505-924-3946.

Required to be posted from Oct 15 to Nov 15, 2024

By (applicant/agent) CONSENSUS PLANNING Phone 505 764 980

REFER TO FILE # PR-2023-009652 / SD-2024-00148

It is illegal for an unauthorized person to remove or tamper with this sign (7-14-42) Revised Ordinances of Albuquerque NM 1994

Revision December 2022