


EC-21-442
CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

INTER-OFFICE MEMORANDUM

July 19, 2021

TO: Cynthia Borrego, President, City Council

FROM: Tim Keller, Mayor 

Subject: Gibson Blvd and San Mateo Blvd Alley Right of Way Vacation
Project# PR-2019-003092 SD-2021-00089 VACATION OF PUBLIC RIGHT-OF-WAY

SWCW, LLC request(s) the aforementioned action(s) for all or a portion of an alleyway located on San Mateo Boulevard approximately 230 feet north of Gibson Boulevard containing approximately .287 acre(s).


Request: This is a request to vacate a portion of an alleyway located on San Mateo Boulevard approximately 230 feet north of Gibson Boulevard a total of 3,600 square feet in size (18 x 200 linear feet).

Per Section 14-16-6-6(M) of the IDO, the Development Review Board (DRB) 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 square footage of this vacation is approximately 3,600 and is the entire width of the Alley, therefore it is a DRB recommendation to City Council.

At the June 16, 2021 public meeting, the DRB had a consensus to recommend approval of the request to the City Council of the proposed vacation as shown on Exhibit "A" (attached) in the Planning file under Project# PR- 2019-003092, based on the recommended Findings, noted in the NOD, per Section 14-16-6-6(M) of the IDO.

Title/ Subject of Legislation: Gibson Blvd and San Mateo Blvd Alley Vacation:
Project# 2019-003092
SD-2021-00089 VACATION OF PUBLIC RIGHT-OF-WAY, DRB RECOMMENDATION
FOR APPROVAL.

Approved:

 9/21/21

Sarita Nair Date
Chief Administrative Officer

Approved as to Legal Form:

DocuSigned by:
Esteban A. Aguilar, Jr. 7/29/2021 | 12:54 PM MDT
7064D000D046F4DB...

Esteban Aguilar, Jr. Date
City Attorney

Recommended:

DocuSigned by:
Brennon Williams 7/29/2021 | 12:37 PM MDT
933FF6DB14264BE...

Brennon Williams Date
Planning Director

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

SWCW LLC
6100 4th Street NW, Suite 106
Los Ranchos, NM 87107-5309

Project# PR-2019-003092
Application#
SD-2021-00089 VACATION OF RIGHT OF WAY

LEGAL DESCRIPTION:

For all or a portion of: **ALLEY WAY west of LOT 9-A REPLAT OF LOTS 9 & 10, BLOCK 32, RIDGECREST ADDITION** zoned MX-M, located at **1425 SAN MATEO BLVD between SAN MATEO BLVD and GIBSON BLVD** containing approximately 0.287 acre(s).
(L-17)

On June 16, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and recommended approval of the request based on the following Findings:

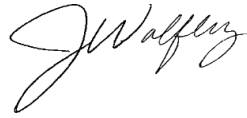
1. This is a request to vacate a portion of an alleyway located on San Mateo Boulevard approximately 230 feet north of Gibson Boulevard a total of 3,600 square feet in size (18 x 200 linear feet).
2. The applicant provided notice as required in table 6-1-1 of the IDO.
3. The applicant justified the vacation request for the right-of-way pursuant to 14-16-6-6-(M)(3) of the IDO. The alleyway and access enters San Mateo Boulevard at an acute angle, creating a public safety hazard for vehicles entering and exiting San Mateo Boulevard.
4. Pursuant to section 14-16-6-6(M)(1)(b), the DRB will be the recommending body to the City Council on the request because the vacation is more than 500 feet or the entire width of a platted alley.
5. The vacation must be must be platted within one year of final City Council approval or it will be void (see Table 6-4-3 of the IDO).
6. A turn-around shall be provided, with coordination with the Fire Marshall and Solid Waste, and added to an Infrastructure List prior to required platting action.

Official Notice of Decision

Project # PR-2019-003092 Application# SD-2021-00089

Page 2 of 2

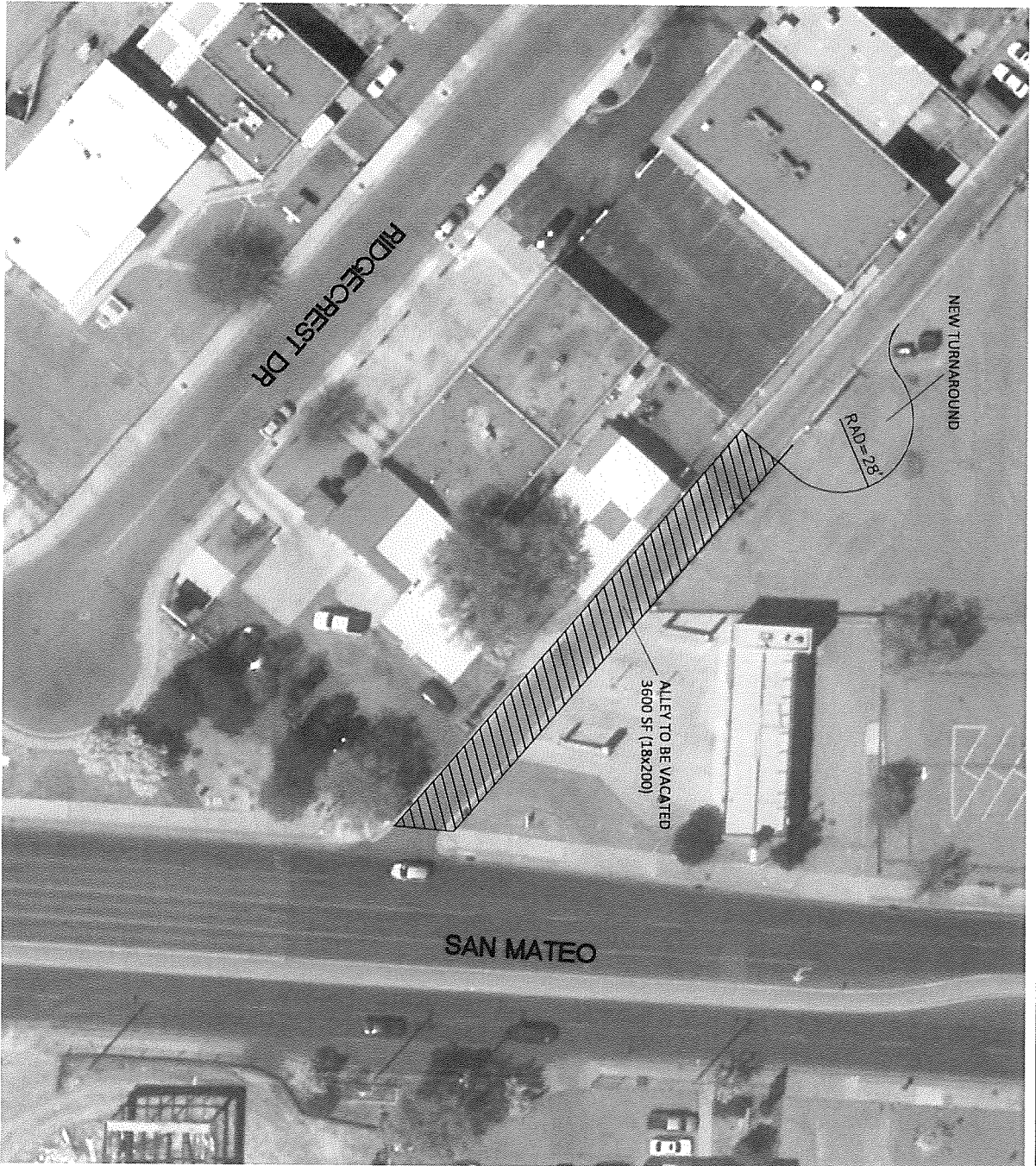
Sincerely,

A handwritten signature in black ink, appearing to read 'J. Wolfley', with a stylized, cursive script.

Jolene Wolfley
DRB Chair

JW/jr

Tierra West, LLC, 5571 Midway Park Place NE, Albuquerque, NM 87109



ALLEY VACATION EXHIBIT
9-25-19

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100



DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM

Project Number: PR-2019-003092

Application Numbers: SD-2021-00089

Project Name:

Request: Vacation of Public ROW

COMMENTS:

- The applicant has adequately justified the right-of-way vacation request pursuant to 6-6(M)(3) of the IDO as the alleyway was developed with the original development prior to the adoption of the 1976 zoning code. The alleyway and access enter San Mateo at an acute angle, creating a possible public safety hazard for vehicles entering and existing San Mateo.
- The vacation will expire within 1-year if not platted.
- The proposed vacation of the alleyway located on San Mateo Boulevard, approximately 230 feet north of Gibson Boulevard will require City Council approval, as City Council approval is required if per 6-6(M)(1)(b)(1.) of the IDO more than 500 square feet or the entire width of a platted alley is proposed to be vacated. The proposed alleyway vacation is 3,600 square feet, exceeding the 500 square feet requirement for City Council approval. Therefore, the DRB will be a recommending body for the vacation request.

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: Jay Rodenbeck
Planning Department

DATE: 6-9-21



Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Blaine Carter, P.E.
Phone: 505.415.9188

DRB Project No: PR-2019-003092	Date: 06/09/2021	Item No: #1
Zone Atlas Page: L-17	Legal Description: Lot(s) ALLEY WAY west of LOT 9-A REPLAT OF LOTS 9 & 10, BLOCK 32, RIDGECREST ADDITION zoned MX-M Location: 1425 SAN MATEO BLVD between SAN MATEO BLVD and GIBSON BLVD	
Request For: SD-2021-00089 - VACATION OF PUBLIC RIGHT-OF-WAY		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

1. No objection.
2. Water Authority infrastructure is not affected.

DEVELOPMENT REVIEW BOARD

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.

Carl Garcia, Code Supervisor
Planning Department
505-924-3838 cagarcia@cabq.gov

DATE: 6/9/2021

AGENDA ITEM NO: 1

DRB PROJECT NUMBER:

PR-2019-003092

SD-2021-00089 – VACATION OF PUBLIC RIGHT OF WAY

PROJECT NAME:

TIERRA WEST, LLC agent for **SWCW LLC** requests the aforementioned action(s) for all or a portion of: **ALLEY WAY west of LOT 9-A REPLAT OF LOTS 9 & 10, BLOCK 32, RIDGECREST ADDITION** zoned **MX-M**, located at **1425 SAN MATEO BLVD** between **SAN MATEO BLVD** and **GIBSON BLVD** containing approximately **.287** acre(s). **(L-17)**

REQUEST:

1. VACATION OF PUBLIC RIGHT OF WAY

COMMENTS:

1. CE has no comments or objections

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-003092
Ridgecrest Alleyway

AGENDA ITEM NO: 1

SUBJECT: Vacation

ENGINEERING COMMENTS:

1. Signed approvals from all property owners adjacent to the vacated alleyway right-of-way is required.
2. The turn-around needs a 45-foot minimum radius to meet DPM standards, and an easement shall be provided for it. Otherwise, seek Solid Waste approval.
3. The opposite adjacent property owner is entitled to half of the vacated alleyway.

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: Jeanne Wolfenbarger, P.E.
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

DATE: June 9, 2021

ACTION:

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

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

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION
Ernest Armijo, PE Principal Engineer | 505-924-3986 earmijo@cabq.gov

DRB Project Number: 2019-003092 Hearing Date: 6-9-2021
Project: 1425 San Mateo Blvd, Alley
Vacation Agenda Item No: 1

<input type="checkbox"/> Sketch Plat	<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"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input checked="" type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- No objection to the vacation request
- At the time of plat, provide a cross lot drainage easement between the proposed lots; name maintenance responsibility and beneficiary.
- At time of plat, provide a grading and drainage plan for the proposed turnaround along with an infrastructure list.

RESOLUTION/COMMENTS:

Code:

Water:

Transportation:

Planning:

Parks & Rec:

☐ APPROVED
☐ DENIED

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



May 27, 2021

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

**Subject: Comments for Design Review Board on
June 9, 2021
Albuquerque, Bernalillo County, District Three**

Dear Mrs. 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-2019-003092

Case Description: Vacation of public right-of-way for proposed fire/emergency access.

Location: 1425 San Mateo Blvd SE Albuquerque, NM 87108.

Type of Development (Residential/Commercial): Commercial

Possible Impacted NMDOT roadway(s): I-25

Department Comments:

- NMDOT 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@state.nm.us

Sincerely,

Keith Thompson, D3 Engineering Support

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 May 26, 2021
DRB Comments for Meeting on 6/9/2021

To: Angela Gomez, Development Review Board Secretary
City of Albuquerque

From: Nicole M. Friedt, P.E., Development Review Engineer
AMAFCA

RE: DRB COMMENTS for PR-2019-003092

LOT 9-A REPLAT OF LOTS 9 & 10, BLOCK 32, RIDGECREST ADDITION:

ZAP: L-17

SD-2021-00089	Vacation of Public Right of Way	<ul style="list-style-type: none">• No adverse comments.
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Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Blaine Carter, P.E.
Phone: 505.415.9188

DRB Project No: PR-2019-003092	Date: 06/09/2021	Item No: #1
Zone Atlas Page: L-17	Legal Description: Lot(s) ALLEY WAY west of LOT 9-A REPLAT OF LOTS 9 & 10, BLOCK 32, RIDGECREST ADDITION zoned MX-M Location: 1425 SAN MATEO BLVD between SAN MATEO BLVD and GIBSON BLVD	
Request For: SD-2019-00210 - VACATION OF PUBLIC RIGHT-OF-WAY		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

1. No objection.
2. Water Authority infrastructure is not affected.



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input checked="" type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Vacation of Public Right- Of- Way		

APPLICATION INFORMATION		
Applicant: SWCW LLC		Phone:
Address: 6100 4th St NW Suite 106		Email:
City: Los Ranchos	State: NM	Zip: 87107-5309
Professional/Agent (if any): Tierra Wwest, LLC		Phone:
Address: 5571 Midway Park Place NE		Email: rrb@tierrawestllc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: owner	List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: LT 9-A Repl of LTS 9 & 10	Block: 32	Unit:
Subdivision/Addition: Ridgcrest ADDN	MRGCD Map No.:	UPC Code: 101705652804240802
Zone Atlas Page(s): L-17-Z	Existing Zoning: MX-M	Proposed Zoning N/A
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres):
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 1425 San Mateo Blvd	Between: San Mateo Blvd	and: Gibson Blvd
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
SP-88197		

Signature:		Date: 05-03-2021			
Printed Name: Ronald R. Bohannon, P.E.		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent			
FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:			Fee Total:		
Staff Signature:		Date:	Project #		

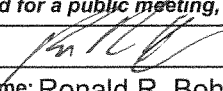
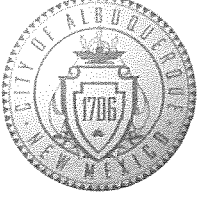
FORM V: Vacations of Easements or Right-of-way– DRB

Please refer to the DRB meeting schedules for dates and deadlines. Your attendance is required.

>> INFORMATION REQUIRED FOR ALL VACATION APPLICATIONS

- ☒ N/A Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- ☒ 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 on a CD. PDF shall be organized with the Development Review Application and this Form V at the front followed by the remaining documents in the order provided on this form.
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☐ **VACATION OF PRIVATE EASEMENT**
- ☐ **VACATION OF PUBLIC EASEMENT**
- ☐ **VACATION OF RIGHT-OF-WAY – DRB**
- ☒ **VACATION OF RIGHT-OF-WAY – COUNCIL**
- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)(3)
- ☒ N/A Copy of the complete document which created the easement(s) (7 copies, folded)
Not required for City owned public right-of-way.
- ☒ Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
- ☒ N/A If easements, list number to be vacated _____
- ☒ If right-of-way, square footage to be vacated (see IDO Section 14-16-6-6(K)) 3600 sq ft
- ☒ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- ☒ Office of Neighborhood Coordination neighborhood meeting inquiry response
- ☒ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
- ☒ N/A If a meeting was requested/held, copy of sign-in sheet and meeting notes
- ☒ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ☒ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
- ☒ Proof of emailed notice to affected Neighborhood Association representatives
- ☒ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- ☒ Sign Posting Agreement (not required for easements if IDO Section 14-16-6-6(K)(2)(a) is satisfied)

The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i>	
Signature: 	Date:
Printed Name: Ronald R. Bohannon, P.E.	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	

October 3, 2019

Ms. Maggie Gould
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: DRB SUBMITTAL
TR 2-B-1 - A PLAT OF TRS 2-A-1 AND 2-B-1A
NEW PORT INDUSTRIAL, UNIT 1
2601 BUENA VISTA DR. SE ALBUQUERQUE NM

Dear Ms. Gould:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of
AOC New Mexico LLC, pertaining to any and all submittals made to the City of
Albuquerque for the above-referenced site.

Givara Heybert
Print Name
Givara Heybert
Signature
Member
Title
11.03.19
Date



TIERRA WEST, LLC

May 4, 2021

Ms. Jolene Wolfley
Development Review Board
P.O. Box 1293
Albuquerque, NM 87103

**RE: VACATION OF PUBLIC ALLEYWAY
1425 SAN MATEO SE ALBUQUERQUE NM 87108
LT 9-A REPL OF LTS 9 & 10 BLK 32 RIDGECREST**

Dear Ms. Wolfley:

Tierra West, LLC on behalf of SSCW LLC, requests approval of the vacation of a portion of a public alleyway located on San Mateo Blvd. approximately 230 feet north of Gibson Blvd.

The proposed public alleyway to be vacated is 3600 sf (215 linear feet). A proposed 28" turnaround is being added for public and fire/emergency access. The alley way was developed with the original development prior to the adoption of the 1976 zoning code. As such the alleyway and access enters San Mateo at an acute angle create a public safety hazard for vehicles entering and exiting San Mateo. The primary intent of the vacated alleyway will remain servicing the balance of the properties to the east. The vacated portion of the alleyway will be incorporated into the old car wash and buildings south of the alleyway to start a redevelopment of that portion of the commercial. The intent it to create a complete service center for the area. The vacated area will allow for the current use for the Suds Carwash directly north of the alleyway.

Per the IDO section 14-16-6-6 (M) (3) vacation of right away we are requesting approval under the following criteria:

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

The alleyway creates an acute angle at the intersection with San Mateo and creates a safety hazard for the turning movements into and out of the alleyway. In addition the removal eliminates cut through traffic through the neighborhood.

6-6 (M) (3) (b) 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.

The vacation of the alleyway will allow the redevelopment of the adjoining properties incorporating the vacated right of way into one property. This redevelopment will start to redevelop the area promoting employment and removing blight.

5571 Midway Park Pl. NE
Albuquerque, NM 87109
fax (505) 858-1118
(505) 858-3100
tierrawestllc.com

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Bohannon', with a long horizontal flourish extending to the right.

Ronald R. Bohannon, P.E.

Enclosure/s

cc: Mr. Rick Voccio, PRAC LLC

JN: 2019040
RRB/jg

Kristl Walker

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Monday, April 12, 2021, 4:34 PM
To: Kristl Walker
Subject: 1425 San Mateo SE Neighborhood Meeting Inquiry
Attachments: IDOZoneAtlasPage_L-17-Z.PDF

Dear Applicant:

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Phone
Parkland Hills NA	Mary	Darling	mldarling56@yahoo.com	650 Monroe Street SE		Albuquerque	NM	87108	505
Parkland Hills NA	Robert	Leming	phnapresident@gmail.com	712 Truman Street SE		Albuquerque	NM	87108	505
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE		Albuquerque	NM	87106	505
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedyspa.com	119 Vassar Drive SE		Albuquerque	NM	87106	505
South San Pedro NA	Khadijah	Bottom	khadijahasili@vizionz.org	1200 Madeira SE	#130	Albuquerque	NM	87108	505
South San Pedro NA	Zabdiel	Aldaz	zabdiel505@gmail.com	735 Alvarado SE		Albuquerque	NM	87108	505

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Monday, April 12, 2021 12:30 PM

To: Office of Neighborhood Coordination <kwalker@tierrawestllc.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Development Review Board

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

Contact Name

Kristl Walker

Telephone Number

15058583100

Email Address

kwalker@tierrawestllc.com

Company Name

Tierra West LLC

Company Address

5571 Midway Park Pl

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

LT 9-A REPL OF LTS 9 & 10 BLK 32 RIDGECREST ADDN CONT 0.2831AC

Physical address of subject site:

1425 San Mateo SE Albuquerque NM 87108

Subject site cross streets:

San Mateo Blvd. SE and Ridgcrest DR SE

Other subject site identifiers:

Kristl Walker

From: Mail Delivery System <MAILER-DAEMON@exrmf-va-1-4.serverdata.net>
To: mldarling56@yahoo.com; phnapresident@gmail.com; zabdiel505@gmail.com
Sent: Tuesday, April 13, 2021 2:31 PM
Subject: Relayed: 2019040 DRB Vacation of Right-of-way Suds Car Wash

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

mldarling56@yahoo.com

phnapresident@gmail.com

zabdiel505@gmail.com

Subject: 2019040 DRB Vacation of Right-of-way Suds Car Wash



Message Headers

Kristl Walker

From: Mail Delivery System <Mailer-Daemon@mx126.antispamcloud.com>
To: info@willsonstudio.com
Sent: Tuesday, April 13, 2021 2:32 PM
Subject: Delivered: 2019040 DRB Vacation of Right-of-way Suds Car Wash

Your message has been delivered to the following recipients:

info@willsonstudio.com

Subject: 2019040 DRB Vacation of Right-of-way Suds Car Wash



2019040 DRB
Vacation of Righ...

Kristl Walker

From: Microsoft Outlook
To: mandy@theremedyspa.com
Sent: Tuesday, April 13, 2021 2:31 PM
Subject: Relayed: 2019040 DRB Vacation of Right-of-way Suds Car Wash

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

mandy@theremedyspa.com (mandy@theremedyspa.com)

Subject: 2019040 DRB Vacation of Right-of-way Suds Car Wash



2019040 DRB
Vacation of Righ...

Kristl Walker

From: Microsoft Outlook
To: khadijahasili@vizionz.org
Sent: Tuesday, April 13, 2021 2:31 PM
Subject: Relayed: 2019040 DRB Vacation of Right-of-way Suds Car Wash

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

khadijahasili@vizionz.org (khadijahasili@vizionz.org)

Subject: 2019040 DRB Vacation of Right-of-way Suds Car Wash



2019040 DRB
Vacation of Righ...

From: Kristl Walker
Sent: Tuesday, April 13, 2021 2:31 PM
To: 'zabdiel505@gmail.com'; 'khadijahasili@vizionz.org';
'mandy@theremedyspa.com'; 'info@willsonstudio.com';
'phnapresident@gmail.com'; 'mldarling56@yahoo.com'
Cc: Ron Bohannon ; Jaimie Garcia
Subject: 2019040 DRB Vacation of Right-of-way Suds Car Wash
Attachments: Alley Vacation-.pdf; IDOZoneAtlasPage_L-17-Z.PDF; 2019040 Leming
PH 15 day notice.pdf; 2019040 Warr D6 15 day notice.pdf; 2019040
Wilson D6 15 day notice.pdf; 2019040 Aldaz SS 15 day notice.pdf;
2019040 Bottom SS 15 day notice.pdf; 2019040 Darling PH 15 day
notice.pdf

Good afternoon

Parkland Hills NA , District 6 Coalition of Neighborhood Associations and South San
Pedro NA per IDO section 14-16-6-4(k)

Tierra West LLC is emailing per the IDO requirements a copy of the zone atlas page
and an exhibit of the property for a Vacation of public right-of-way.

Kristl Walker

Administrative Assistant

Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
505-858-3100 Office
505-858-1118 Fax
kwalker@tierrawestllc.com

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: April 13, 2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)*: Parkland Hills NA

Name of NA Representative*: Mary Darling

Email Address* or Mailing Address* of NA Representative¹: mldarwin56@yahoo.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: rrb@tierrawestllc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

TBD

Project Information Required by **IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address* 1425 San Mateo Blvd SE
Location Description LT 9-A repl of LTS 9 & 10 Ridgecrest Addn
2. Property Owner* SSCW, LLC
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)

¹ Pursuant to **IDO Subsection 14-16-6-4(K)(5)(a)**, email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- ☒ Vacation Public Right-of-way (Easement/Private Way or Public Right-of-way)
☐ Variance
☐ Waiver
☐ Zoning Map Amendment
☐ Other: _____

Summary of project/request^{3*}:

The proposed public alleyway to be vacated is 3600sf. The primary intent of the vacated alleyway will remain servicing the balance of the properties to the east.

5. This type of application will be decided by*: ☐ City Staff
OR at a public meeting or hearing by:
☐ Zoning Hearing Examiner (ZHE) ☒ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)
☐ City Council
6. Where more information about the project can be found^{4*}:
Attached to Email

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)⁵ J-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project*: N/A
☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1*: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

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:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 0.3657
- b. IDO Zone District MX-M
- c. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
- d. Center or Corridor Area [if applicable] (MT) Major Transit Corridors

2. Current Land Use(s) [vacant, if none] Commercial (Alleyway)

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: April 13, 2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)*: Parkland Hills NA

Name of NA Representative*: Robert Leming

Email Address* or Mailing Address* of NA Representative¹: phnapresident@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: rrb@tierrawestllc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

TBD

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 1425 San Mateo Blvd SE
Location Description LT 9-A repl of LTS 9 & 10 Ridgecrest Addn
2. Property Owner* SSCW, LLC
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)

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² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- ☒ Vacation Public Right-of-way (Easement/Private Way or Public Right-of-way)
☐ Variance
☐ Waiver
☐ Zoning Map Amendment
☐ Other: _____

Summary of project/request^{3*}:

The proposed public alleyway to be vacated is 3600sf. The primary intent of the vacated alleyway will remain servicing the balance of the properties to the east.

5. This type of application will be decided by*: ☐ City Staff
OR at a public meeting or hearing by:
☐ Zoning Hearing Examiner (ZHE) ☒ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)
☐ City Council
6. Where more information about the project can be found^{4*}:
Attached to Email

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)⁵ J-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project*: N/A
☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1*: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

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[Note: Items with an asterisk (*) are required.]

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- ☐ 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:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 0.3657
- b. IDO Zone District MX-M
- c. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
- d. Center or Corridor Area [if applicable] (MT) Major Transit Corridors

2. Current Land Use(s) [vacant, if none] Commercial (Alleyway)

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: April 13, 2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)*: District 6 Coalition of Neighborhood Associations

Name of NA Representative*: Mandy Warr

Email Address* or Mailing Address* of NA Representative¹: mandy@theremedyspa.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: rrb@tierrawestllc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

TBD

Project Information Required by **IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address* 1425 San Mateo Blvd SE
Location Description LT 9-A repl of LTS 9 & 10 Ridgecrest Addn
2. Property Owner* SSCW, LLC
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO **Table 6-1-1** [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)

¹ Pursuant to **IDO Subsection 14-16-6-4(K)(5)(a)**, email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- ☒ Vacation Public Right-of-way (Easement/Private Way or Public Right-of-way)
☐ Variance
☐ Waiver
☐ Zoning Map Amendment
☐ Other: _____

Summary of project/request³:

The proposed public alleyway to be vacated is 3600sf. The primary intent of the vacated alleyway will remain servicing the balance of the properties to the east.

5. This type of application will be decided by*: ☐ City Staff
OR at a public meeting or hearing by:
☐ Zoning Hearing Examiner (ZHE) ☒ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)
☐ City Council
6. Where more information about the project can be found⁴:
Attached to Email

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)⁵ J-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project*: N/A
☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)
Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1*: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

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:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 0.3657
- b. IDO Zone District MX-M
- c. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
- d. Center or Corridor Area [if applicable] (MT) Major Transit Corridors

2. Current Land Use(s) [vacant, if none] Commercial (Alleyway)

Useful Links

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<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Mary Darling- Parkland Hills NA
Robert Leming- Parkland Hills NA [Other Neighborhood Associations, if any]

Patricia Wilson - District 6 Coalition of NA

Mandy Warr- District 6 Coalition of NA

Khadijah Bottom- South San Pedro NA

Zabdiel Aldaz- South San Pedro NA

⁶ Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: April 13, 2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)*: District 6 Coalition of Neighborhood Associations

Name of NA Representative*: Patricia Wilson

Email Address* or Mailing Address* of NA Representative¹: info@willsonstudio.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: rrb@tierrawestllc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

TBD

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 1425 San Mateo Blvd SE
Location Description LT 9-A repl of LTS 9 & 10 Ridgecrest Addn
2. Property Owner* SSCW, LLC
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)

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² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- ☒ Vacation Public Right-of-way (Easement/Private Way or Public Right-of-way)
☐ Variance
☐ Waiver
☐ Zoning Map Amendment
☐ Other: _____

Summary of project/request³:

The proposed public alleyway to be vacated is 3600sf. The primary intent of the vacated alleyway will remain servicing the balance of the properties to the east.

5. This type of application will be decided by*: ☐ City Staff
OR at a public meeting or hearing by:
☐ Zoning Hearing Examiner (ZHE) ☒ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)
☐ City Council
6. Where more information about the project can be found⁴:
Attached to Email

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)⁵ J-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project*: N/A
☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1*: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

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:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 0.3657
- b. IDO Zone District MX-M
- c. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
- d. Center or Corridor Area [if applicable] (MT) Major Transit Corridors

2. Current Land Use(s) [vacant, if none] Commercial (Alleyway)

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Mary Darling- Parkland Hills NA
Cc: Robert Leming- Parkland Hills NA [Other Neighborhood Associations, if any]

Patricia Wilson - District 6 Coalition of NA

Mandy Warr- District 6 Coalition of NA

Khadijah Bottom- South San Pedro NA

Zabdiel Aldaz- South San Pedro NA

⁶ Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: April 13, 2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)*: South San Pedro NA

Name of NA Representative*: Khadijah Bottom

Email Address* or Mailing Address* of NA Representative¹: khadijahasili@vizionz.org

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: rrb@tierrawestllc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

TBD

Project Information Required by **IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address* 1425 San Mateo Blvd SE
Location Description LT 9-A repl of LTS 9 & 10 Ridgecrest Addn
2. Property Owner* SSCW, LLC
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)

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² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- ☒ Vacation Public Right-of-way (Easement/Private Way or Public Right-of-way)
☐ Variance
☐ Waiver
☐ Zoning Map Amendment
☐ Other: _____

Summary of project/request³∗:

The proposed public alleyway to be vacated is 3600sf. The primary intent of the vacated alleyway will remain servicing the balance of the properties to the east.

5. This type of application will be decided by[∗]: ☐ City Staff
OR at a public meeting or hearing by:
☐ Zoning Hearing Examiner (ZHE) ☒ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)
☐ City Council
6. Where more information about the project can be found^{∗4}:
Attached to Email

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)⁵ J-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant[∗]: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project[∗]: N/A
☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)
Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1[∗]: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

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Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 0.3657
- b. IDO Zone District MX-M
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2. Current Land Use(s) [vacant, if none] Commercial (Alleyway)

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Mary Darling- Parkland Hills NA
Cc: Robert Leming- Parkland Hills NA [Other Neighborhood Associations, if any]

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Khadijah Bottom- South San Pedro NA

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[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: April 13, 2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)*: South San Pedro NA

Name of NA Representative*: Zabdiel Aldaz

Email Address* or Mailing Address* of NA Representative¹: zabdiel505@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: rrb@tierrawestllc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

TBD

Project Information Required by **IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address* 1425 San Mateo Blvd SE
Location Description LT 9-A repl of LTS 9 & 10 Ridgecrest Addn
2. Property Owner* SSCW, LLC
3. Agent/Applicant* *[if applicable]* Tierra West, LLC
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
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[Note: Items with an asterisk (*) are required.]

- ☒ Vacation Public Right-of-way (Easement/Private Way or Public Right-of-way)
☐ Variance
☐ Waiver
☐ Zoning Map Amendment
☐ Other: _____

Summary of project/request³:

The proposed public alleyway to be vacated is 3600sf. The primary intent of the vacated alleyway will remain servicing the balance of the properties to the east.

5. This type of application will be decided by*: ☐ City Staff
OR at a public meeting or hearing by:
☐ Zoning Hearing Examiner (ZHE) ☒ Development Review Board (DRB)
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☐ City Council
6. Where more information about the project can be found⁴:
Attached to Email

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)⁵ J-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project*: N/A
☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1*: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

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:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 0.3657
- b. IDO Zone District MX-M
- c. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
- d. Center or Corridor Area [if applicable] (MT) Major Transit Corridors

2. Current Land Use(s) [vacant, if none] Commercial (Alleyway)

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Mary Darling- Parkland Hills NA
Cc: Robert Leming- Parkland Hills NA [Other Neighborhood Associations, if any]

Patricia Wilson - District 6 Coalition of NA

Mandy Warr- District 6 Coalition of NA

Khadijah Bottom- South San Pedro NA

Zabdiel Aldaz- South San Pedro NA

⁶ Available here: <https://tinyurl.com/idozoningmap>

Kristl Walker

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Monday, April 12, 2021 4:34 PM
To: Kristl Walker
Subject: 1425 San Mateo SE Neighborhood Meeting Inquiry
Attachments: IDOZoneAtlasPage_L-17-Z.PDF

Dear Applicant:

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Phone
Parkland Hills NA	Mary	Darling	mldarling56@yahoo.com	650 Monroe Street SE		Albuquerque	NM	87108	505-241-1111
Parkland Hills NA	Robert	Leming	phnapresident@gmail.com	712 Truman Street SE		Albuquerque	NM	87108	505-241-1111
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE		Albuquerque	NM	87106	505-241-1111
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedyspa.com	119 Vassar Drive SE		Albuquerque	NM	87106	505-241-1111
South San Pedro NA	Khadijah	Bottom	khadijahsili@vizionz.org	1200 Madeira SE	#130	Albuquerque	NM	87108	505-241-1111
South San Pedro NA	Zabdiel	Aldaz	zabdiel505@gmail.com	735 Alvarado SE		Albuquerque	NM	87108	505-241-1111

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

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

<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, 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.

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102

505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Monday, April 12, 2021 12:30 PM
To: Office of Neighborhood Coordination <kwalker@tierrawestllc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:
Development Review Board

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

Contact Name

Kristl Walker

Telephone Number

15058583100

Email Address

kwalker@tierrawestllc.com

Company Name

Tierra West LLC

Company Address

5571 Midway Park Pl

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

LT 9-A REPL OF LTS 9 & 10 BLK 32 RIDGECREST ADDN CONT 0.2831AC

Physical address of subject site:

1425 San Mateo SE Albuquerque NM 87108

Subject site cross streets:

San Mateo Blvd. SE and Ridgecrest DR SE

Other subject site identifiers:

This site is located on the following zone atlas page:
L-17-Z

From: Kristl Walker
Sent: Tuesday, May 4, 2021 11:31 AM
To: 'mldarling56@yahoo.com'; 'phnapresident@gmail.com';
'info@willsonstudio.com'; 'mandy@theremedyspa.com';
'khadijahasili@vizionz.org'; 'zabdiel505@gmail.com'
Cc: Ron Bohannon ; Jaimie Garcia
Subject: 2019040 Suds Car Wash Vacation of Right-of-Way Submittal

Good Morning-

Parkland Hills NA, District 6 Coalition of NA, South San Pedro NA - Per
IDO section 14-16-6-4(k) Public Notice:

Tierra West, LLC is emailing per the IDO requirement a copy of the
Vacation of Right-of-Way Approval Submittal which was submitted May 4,
2021.

Attached below is a link with a copy of the submittal package on the
Vacation of Right-of-Way Approval Submittal for Suds Car Wash Alleyway.

<http://ftpserver.tierrawestllc.com/>

User ID:
2019040

Password:
Neighbor123

Kristl Walker
Administrative Assistant
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
505-858-3100 Office
505-858-1118 Fax
kwalker@tierrawestllc.com

Kristl Walker

From: Mail Delivery System <Mailer-Daemon@mx157.antispamcloud.com>
To: info@willsonstudio.com
Sent: Tuesday, May 4, 2021 11:32 AM
Subject: Delivered: 2019040 Suds Car Wash Vacation of Right-of-Way Submittal

Your message has been delivered to the following recipients:

info@willsonstudio.com

Subject: 2019040 Suds Car Wash Vacation of Right-of-Way Submittal



2019040 Suds Car
Wash Vacation...

Kristl Walker

From: Mail Delivery System <MAILER-DAEMON@exrmf-va-1-2.serverdata.net>
To: phnapresident@gmail.com; zabdiel505@gmail.com; mldarling56@yahoo.com
Sent: Tuesday, May 4, 2021 11:32 AM
Subject: Relayed: 2019040 Suds Car Wash Vacation of Right-of-Way Submittal

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

phnapresident@gmail.com

zabdiel505@gmail.com

mldarling56@yahoo.com

Subject: 2019040 Suds Car Wash Vacation of Right-of-Way Submittal



Message Headers

Kristl Walker

From: Microsoft Outlook
To: mandy@theremedyspa.com
Sent: Tuesday, May 4, 2021 11:31 AM
Subject: Relayed: 2019040 Suds Car Wash Vacation of Right-of-Way Submittal

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

mandy@theremedyspa.com (mandy@theremedyspa.com)

Subject: 2019040 Suds Car Wash Vacation of Right-of-Way Submittal



2019040 Suds Car
Wash Vacation...

Kristl Walker

From: Microsoft Outlook
To: khadijahasili@vizionz.org
Sent: Tuesday, May 4, 2021 11:31 AM
Subject: Relayed: 2019040 Suds Car Wash Vacation of Right-of-Way Submittal

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

khadijahasili@vizionz.org (khadijahasili@vizionz.org)

Subject: 2019040 Suds Car Wash Vacation of Right-of-Way Submittal



2019040 Suds Car
Wash Vacation...

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: May 4, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: Parkland Hills NA

Name of NA Representative*: Mary Darling

Email Address* or Mailing Address* of NA Representative¹: 650 Monroe Street SE, Albuquerque, NM 87108

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 1425 San Mateo Blvd SE
Location Description LT 9-A repl of LTS 9 & 10 Ridgecrest Addn
2. Property Owner* SSCW, LLC
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☒ Vacation Public Right-of-way (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*: _____

The proposed public alleyway to be vacated is 3600sf. The primary intent of the vacated alleyway will remain servicing the balance of the properties to the east.

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Review Board (DRB)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time*: May 12, 2021 9:00am

Location*³: Zoom Meeting

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*⁴:

<http://ftpserver.tierrawestllc.com/> user name: 2019040 Password: Neighbor123

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*⁵ J-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

N/A

Explanation*:

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:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

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 [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.3657
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
 4. Center or Corridor Area [if applicable] (MT) Major Transit Corridors
- Current Land Use(s) [vacant, if none] Commercial (Alleyway)

NOTE: Pursuant to IDO Subsection 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 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Mary Darling - Parkland Hills NA
Cc: Robert Leming - Parkland Hills NA [Other Neighborhood Associations, if any]
Patricia Wilson - District 6 Coalition of NA
Mandy Warr - District 6 Coalition of NA
Khadijah Bottom - South San Pedro NA
Zabdiel Aldaz - South San Pedro NA

⁶ Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: May 4, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: Parkland Hills NA

Name of NA Representative*: Robert Leming

Email Address* or Mailing Address* of NA Representative¹: 712 Truman Street SE, Albuquerque, NM 87108

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 1425 San Mateo Blvd SE
Location Description LT 9-A repl of LTS 9 & 10 Ridgecrest Addn
2. Property Owner* SSCW, LLC
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☒ Vacation Public Right-of-way (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*: _____

The proposed public alleyway to be vacated is 3600sf. The primary intent of the vacated alleyway will remain servicing the balance of the properties to the east.

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Review Board (DRB)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time*: May 12, 2021 9:00am

Location*³: Zoom Meeting

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*⁴:

<http://ftpserver.tierrawestllc.com/> user name: 2019040 Password: Neighbor123

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*⁵ J-10-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

N/A

Explanation*:

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:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

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 [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.3657
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
 4. Center or Corridor Area [if applicable] (MT) Major Transit Corridors
- Current Land Use(s) [vacant, if none] Commercial (Alleyway)

NOTE: Pursuant to IDO Subsection 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 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Mary Darling - Parkland Hills NA
Cc: Robert Leming - Parkland Hills NA [Other Neighborhood Associations, if any]
Patricia Wilson - District 6 Coalition of NA
Mandy Warr - District 6 Coalition of NA
Khadijah Bottom - South San Pedro NA
Zabdiel Aldaz - South San Pedro NA

⁶ Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: May 4, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: District 6 Coalition of Neighborhood Associations

Name of NA Representative*: Patricia Wilson

Email Address* or Mailing Address* of NA Representative¹: 505 Dartmouth Drive SE, Albuquerque, NM 87106

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 1425 San Mateo Blvd SE
Location Description LT 9-A repl of LTS 9 & 10 Ridgecrest Addn
2. Property Owner* SSCW, LLC
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☒ Vacation Public Right-of-way (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*: _____

The proposed public alleyway to be vacated is 3600sf. The primary intent of the vacated alleyway will remain servicing the balance of the properties to the east.

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Review Board (DRB)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time*: May 12, 2021 9:00am

Location*³: Zoom Meeting

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*⁴:

<http://ftpserver.tierrawestllc.com/> user name: 2019040 Password: Neighbor123

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*⁵ J-10-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

N/A

Explanation*:

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:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

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- ☐ 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 [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.3657
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
 4. Center or Corridor Area [if applicable] (MT) Major Transit Corridors
- Current Land Use(s) [vacant, if none] Commercial (Alleyway)

NOTE: Pursuant to IDO Subsection 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 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

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<https://tinyurl.com/IDOzoningmap>

Mary Darling - Parkland Hills NA
Cc: Robert Leming - Parkland Hills NA [Other Neighborhood Associations, if any]
Patricia Wilson - District 6 Coalition of NA
Mandy Warr - District 6 Coalition of NA
Khadijah Bottom - South San Pedro NA
Zabdiel Aldaz - South San Pedro NA

⁶ Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: May 4, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: District 6 Coalition of Neighborhood Associations

Name of NA Representative*: Mandy Warr

Email Address* or Mailing Address* of NA Representative¹: 119 Vassar Drive SE, Albuquerque, NM 87106

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 1425 San Mateo Blvd SE
Location Description LT 9-A repl of LTS 9 & 10 Ridgecrest Addn
2. Property Owner* SSCW, LLC
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☒ Vacation Public Right-of-way (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*: _____

The proposed public alleyway to be vacated is 3600sf. The primary intent of the vacated alleyway will remain servicing the balance of the properties to the east.

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE) ☒ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)

Date/Time*: May 12, 2021 9:00am

Location*³: Zoom Meeting

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*⁴:

<http://ftpserver.tierrawestllc.com/> user name: 2019040 Password: Neighbor123

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*⁵ J-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s) N/A

Explanation*:

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:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

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 [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.3657
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
 4. Center or Corridor Area [if applicable] (MT) Major Transit Corridors
- Current Land Use(s) [vacant, if none] Commercial (Alleyway)

NOTE: Pursuant to IDO Subsection 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 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

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Mary Darling - Parkland Hills NA
Cc: Robert Leming - Parkland Hills NA [Other Neighborhood Associations, if any]
Patricia Wilson - District 6 Coalition of NA
Mandy Warr - District 6 Coalition of NA
Khadijah Bottom - South San Pedro NA
Zabdiel Aldaz - South San Pedro NA

⁶ Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: May 4, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: South San Pedro NA

Name of NA Representative*: Khadijah Bottom

Email Address* or Mailing Address* of NA Representative¹: 1200 Madeira SE #130, Albuquerque, NM 87108

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 1425 San Mateo Blvd SE
Location Description LT 9-A repl of LTS 9 & 10 Ridgecrest Addn
2. Property Owner* SSCW, LLC
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☒ Vacation Public Right-of-way (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*: _____

The proposed public alleyway to be vacated is 3600sf. The primary intent of the vacated alleyway will remain servicing the balance of the properties to the east.

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Review Board (DRB)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time*: May 12, 2021 9:00am

Location*³: Zoom Meeting

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*⁴:

<http://ftpserver.tierrawestllc.com/> user name: 2019040 Password: Neighbor123

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*⁵ J-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

N/A

Explanation*:

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:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

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 [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.3657
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
 4. Center or Corridor Area [if applicable] (MT) Major Transit Corridors
- Current Land Use(s) [vacant, if none] Commercial (Alleyway)

NOTE: Pursuant to IDO Subsection 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 505-924-3955.

Useful Links

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Mary Darling - Parkland Hills NA
Cc: Robert Leming - Parkland Hills NA [Other Neighborhood Associations, if any]
Patricia Wilson - District 6 Coalition of NA
Mandy Warr - District 6 Coalition of NA
Khadijah Bottom - South San Pedro NA
Zabdiel Aldaz - South San Pedro NA

⁶ Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: May 4, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: South San Pedro NA

Name of NA Representative*: Zabdiel Aldaz

Email Address* or Mailing Address* of NA Representative¹: 735 Alvarado SE, Albuquerque, NM 87108

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 1425 San Mateo Blvd SE
Location Description LT 9-A repl of LTS 9 & 10 Ridgecrest Addn
2. Property Owner* SSCW, LLC
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☒ Vacation Public Right-of-way (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*: _____

The proposed public alleyway to be vacated is 3600sf. The primary intent of the vacated alleyway will remain servicing the balance of the properties to the east.

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Review Board (DRB)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time*: May 12, 2021 9:00am

Location*³: Zoom Meeting

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*⁴:

<http://ftpserver.tierrawestllc.com/> user name: 2019040 Password: Neighbor123

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*⁵ J-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

N/A

Explanation*:

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:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

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- ☐ 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 [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.3657
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
 4. Center or Corridor Area [if applicable] (MT) Major Transit Corridors
- Current Land Use(s) [vacant, if none] Commercial (Alleyway)

NOTE: Pursuant to IDO Subsection 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 505-924-3955.

Useful Links

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Mary Darling - Parkland Hills NA
Cc: Robert Leming - Parkland Hills NA [Other Neighborhood Associations, if any]
Patricia Wilson - District 6 Coalition of NA
Mandy Warr - District 6 Coalition of NA
Khadijah Bottom - South San Pedro NA
Zabdiel Aldaz - South San Pedro NA

⁶ Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: May 4, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: Parkland Hills NA

Name of NA Representative*: Mary Darling

Email Address* or Mailing Address* of NA Representative¹: mldarwin56@yahoo.com

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 1425 San Mateo Blvd SE
Location Description LT 9-A repl of LTS 9 & 10 Ridgcrest Addn
2. Property Owner* SSCW, LLC
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☒ Vacation Public Right-of-way (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²:

The proposed public alleyway to be vacated is 3600sf. The primary intent of the vacated alleyway will remain servicing the balance of the properties to the east.

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE) ☒ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)

Date/Time*: May 12, 2021 9:00am

Location*³: Zoom Meeting

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*⁴:

<http://ftpserver.tierrawestllc.com/> user name: 2019040 Password: Neighbor123

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*⁵ J-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s) N/A

Explanation*:

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:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

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 [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.3657
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
 4. Center or Corridor Area [if applicable] (MT) Major Transit Corridors
- Current Land Use(s) [vacant, if none] Commercial (Alleyway)

NOTE: Pursuant to IDO Subsection 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 505-924-3955.

Useful Links

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Mary Darling - Parkland Hills NA
Cc: Robert Leming - Parkland Hills NA [Other Neighborhood Associations, if any]
Patricia Wilson - District 6 Coalition of NA
Mandy Warr - District 6 Coalition of NA
Khadijah Bottom - South San Pedro NA
Zabdiel Aldaz - South San Pedro NA

⁶ Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: May 4, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: Parkland Hills NA

Name of NA Representative*: Robert Leming

Email Address* or Mailing Address* of NA Representative¹: phnapresident@gmail.com

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 1425 San Mateo Blvd SE
Location Description LT 9-A repl of LTS 9 & 10 Ridgecrest Addn
2. Property Owner* SSCW, LLC
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☒ Vacation Public Right-of-way (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*: _____

The proposed public alleyway to be vacated is 3600sf. The primary intent of the vacated alleyway will remain servicing the balance of the properties to the east.

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² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Review Board (DRB)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time*: May 12, 2021 9:00am

Location*³: Zoom Meeting

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*⁴:

<http://ftpserver.tierrawestllc.com/> user name: 2019040 Password: Neighbor123

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*⁵ J-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

N/A

Explanation*:

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:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

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[Note: Items with an asterisk (*) are required.]

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- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.3657
 2. IDO Zone District MX-M
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Mary Darling - Parkland Hills NA
Cc: Robert Leming - Parkland Hills NA [Other Neighborhood Associations, if any]
Patricia Wilson - District 6 Coalition of NA
Mandy Warr - District 6 Coalition of NA
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Zabdiel Aldaz - South San Pedro NA

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**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: May 4, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: District 6 Coalition of Neighborhood Associations

Name of NA Representative*: Mandy Warr

Email Address* or Mailing Address* of NA Representative¹: mandy@theremedyspa.com

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 1425 San Mateo Blvd SE
Location Description LT 9-A repl of LTS 9 & 10 Ridgecrest Addn
2. Property Owner* SSCW, LLC
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 - ☐ Conditional Use Approval
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Summary of project/request²*: _____

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Date/Time*: May 12, 2021 9:00am

Location*³: Zoom Meeting

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*⁴:

<http://ftpserver.tierrawestllc.com/> user name: 2019040 Password: Neighbor123

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

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3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

N/A

Explanation*:

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:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

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- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
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Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.3657
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Mary Darling - Parkland Hills NA
Cc: Robert Leming - Parkland Hills NA [Other Neighborhood Associations, if any]
Patricia Wilson - District 6 Coalition of NA
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Zabdiel Aldaz - South San Pedro NA

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[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: May 4, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)*: District 6 Coalition of Neighborhood Associations

Name of NA Representative*: Patricia Wilson

Email Address* or Mailing Address* of NA Representative¹: info@willsonstudio.com

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 1425 San Mateo Blvd SE
Location Description LT 9-A repl of LTS 9 & 10 Ridgecrest Addn
2. Property Owner* SSCW, LLC
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☒ Vacation Public Right-of-way (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²:

The proposed public alleyway to be vacated is 3600sf. The primary intent of the vacated alleyway will remain servicing the balance of the properties to the east.

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Review Board (DRB)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time*: May 12, 2021 9:00am

Location*³: Zoom Meeting

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*⁴:

<http://ftpserver.tierrawestllc.com/> user name: 2019040 Password: Neighbor123

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*⁵ J-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

N/A

Explanation*:

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:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

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 [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.3657
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
 4. Center or Corridor Area [if applicable] (MT) Major Transit Corridors
- Current Land Use(s) [vacant, if none] Commercial (Alleyway)

NOTE: Pursuant to IDO Subsection 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 505-924-3955.

Useful Links

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IDO Interactive Map

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Mary Darling - Parkland Hills NA
Cc: Robert Leming - Parkland Hills NA [Other Neighborhood Associations, if any]
Patricia Wilson - District 6 Coalition of NA
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Khadijah Bottom - South San Pedro NA
Zabdiel Aldaz - South San Pedro NA

⁶ Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
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Date of Notice*: May 4, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: South San Pedro NA

Name of NA Representative*: Khadijah Bottom

Email Address* or Mailing Address* of NA Representative¹: khadijahasili@vizionz.org

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 1425 San Mateo Blvd SE
Location Description LT 9-A repl of LTS 9 & 10 Ridgecrest Addn
2. Property Owner* SSCW, LLC
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
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 - ☐ Subdivision _____ (Minor or Major)
 - ☒ Vacation Public Right-of-way (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
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Summary of project/request²*: _____

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☒ Development Review Board (DRB)

☐ Landmarks Commission (LC)

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Date/Time*: May 12, 2021 9:00am

Location*³: Zoom Meeting

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*⁴:

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☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

N/A

Explanation*:

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:

³ Physical address or Zoom link

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Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.3657
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Mary Darling - Parkland Hills NA
Cc: Robert Leming - Parkland Hills NA _____ [Other Neighborhood Associations, if any]
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Mandy Warr - District 6 Coalition of NA
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Zabdiel Aldaz - South San Pedro NA

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This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: South San Pedro NA

Name of NA Representative*: Zabdiel Aldaz

Email Address* or Mailing Address* of NA Representative¹: zabdiel505@gmail.com

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 1425 San Mateo Blvd SE
Location Description LT 9-A repl of LTS 9 & 10 Ridgecrest Addn
2. Property Owner* SSCW, LLC
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 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*: _____

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☐ Zoning Hearing Examiner (ZHE)

☒ Development Review Board (DRB)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time*: May 12, 2021 9:00am

Location*³: Zoom Meeting

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*⁴:

<http://ftpserver.tierrawestllc.com/> user name: 2019040 Password: Neighbor123

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*⁵ J-10-Z
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3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

N/A

Explanation*:

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:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

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- ☐ 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 [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.3657
 2. IDO Zone District MX-M
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NOTE: Pursuant to IDO Subsection 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 505-924-3955.

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Cc: Robert Leming - Parkland Hills NA [Other Neighborhood Associations, if any]
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Mandy Warr - District 6 Coalition of NA
Khadijah Bottom - South San Pedro NA
Zabdiel Aldaz - South San Pedro NA

⁶ Available here: <https://tinyurl.com/idozoningmap>



1425 San Mateo SE



Legend

□ Bernalillo County Parcels



Notes

Buffer: 195 Ft.
Row San Mateo: 95 Ft.

436 0 218 436 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
5/4/2021 © City of Albuquerque

1: 2,614

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

✓ VAMANOS PEST LLC
5901J WYOMING BLVD NE NO. 311
ALBUQUERQUE NM 87109-3866

✓ RIDGECREST CHRISTIAN CHURCH
5300 EASTERN AVE SE
ALBUQUERQUE NM 87108-4702

✓ RIDGECREST CHRISTIAN CHURCH
5300 EASTERN AVE SE
ALBUQUERQUE NM 87108-4702

✓ EXPECT A MIRACLE MINISTRIES
PO BOX 12892
ALBUQUERQUE NM 87195-2892

✓ EXPECT A MIRACLE MINISTRIES
PO BOX 12892
ALBUQUERQUE NM 87195-2892

✓ SSCW LLC
5901J WYOMING BLVD NE NO. 311
ALBUQUERQUE NM 87109-3866

✓ FLYNN GREGG B
8100 WYOMING BLVD NE #401
ALBUQUERQUE NM 87113-1946

✓ RIDGECREST CHRISTIAN CHURCH
5300 EASTERN AVE SE
ALBUQUERQUE NM 87108-4702

✓ RIDGECREST CHRISTIAN CHURCH
5300 EASTERN AVE SE
ALBUQUERQUE NM 87108-4702

✓ MMJ PROPERTIES LLC & NUNEZ MARIO
& NUNEZ JENNIFER MGRS
5003 SOUTHERN AVE SE
ALBUQUERQUE NM 87108-3541

✓ MCCLAIN RAIMUND & YU KRISTINA
2010 RIDGECREST DR SE
ALBUQUERQUE NM 87108-5227

✓ RIDGECREST CHRISTIAN CHURCH
5300 EASTERN AVE SE
ALBUQUERQUE NM 87108-4702

✓ MCDONALDS REAL ESTATE COMPANY
ONE MCDONALDS PLAZA
OAK BROOK IL 60523-1928

✓ VAMANOS PEST LLC
5901J WYOMING BLVD NE NO. 311
ALBUQUERQUE NM 87109-3866

✓ ROBINSON ROBERT L & LISA M
1408 SAN MATEO BLVD SE
ALBUQUERQUE NM 87108

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: May 4, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: VAMANOS PEST LLC

Mailing Address*: 5901J WYOMING BLVD NE NO. 311, ALBUQUERQUE NM 87109-3866

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

1. Subject Property Address* 1425 San Mateo Blvd SE
Location Description LT 9-A repl of LTS 9 & 10 Ridgecrest Addn
2. Property Owner* SSCW, LLC
3. Agent/Applicant* *[if applicable]* Tierra West, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☒ Vacation Public Right-of-way (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request¹*:

The propsed public alleyway to be vacated is 3600sf. The Primary intent of the vacated will remain servicing the balance of the properties to the east.

5. This application will be decided at a public meeting or hearing by*:
 - ☐ Zoning Hearing Examiner (ZHE)
 - ☒ Development Review Board (DRB)
 - ☐ Landmarks Commission (LC)
 - ☐ Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: May 12, 2021 9:00am

Location*²: Zoom Meeting

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*³:
<http://ftpservers.tierrawestllc.com/> user name: 2019040 Password: Neighbor123

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

1. Zone Atlas Page(s)*⁴ J-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s) N/A

Explanation*:

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:

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.*
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² Physical address or Zoom link

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[Note: Items with an asterisk (*) are required.]

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
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 - ☐ Total gross floor area of proposed project.
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Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 0.3657
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- Current Land Use(s) [vacant, if none] Commercial (Alleyway)
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NOTE: Pursuant to [IDO Subsection 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 505-924-3955.

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Property Owner within 100 feet*: SSCW LLC

Mailing Address*: 5901J WYOMING BLVD NE NO. 311, ALBUQUERQUE NM 87109-3866

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

1. Subject Property Address* 1425 San Mateo Blvd SE
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Explanation*:

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Property Owner within 100 feet*: ROBINSON ROBERT L & LISA M

Mailing Address*: 1408 SAN MATEO BLVD SE, ALBUQUERQUE NM 87108

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

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 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☒ Vacation Public Right-of-way (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request¹*:

The propsed public alleyway to be vacated is 3600sf. The Primary intent of the vacated will remain servicing the balance of the properties to the east.

5. This application will be decided at a public meeting or hearing by*:
 - ☐ Zoning Hearing Examiner (ZHE)
 - ☒ Development Review Board (DRB)
 - ☐ Landmarks Commission (LC)
 - ☐ Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: May 12, 2021 9:00am

Location*²: Zoom Meeting

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*³:
<http://ftpservers.tierrawestllc.com/> user name: 2019040 Password: Neighbor123

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

1. Zone Atlas Page(s)*⁴ J-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s) N/A

Explanation*:

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:

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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- ☐ 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 0.3657
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
 4. Center or Corridor Area [if applicable] (MT) Major Transit Corridors
- Current Land Use(s) [vacant, if none] Commercial (Alleyway)
-

NOTE: Pursuant to [IDO Subsection 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 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: May 4, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: RIDGECREST CHRISTIAN CHURCH

Mailing Address*: 5300 EASTERN AVE SE, ALBUQUERQUE NM 87108-4702

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

1. Subject Property Address* 1425 San Mateo Blvd SE
Location Description LT 9-A repl of LTS 9 & 10 Ridgecrest Addn
2. Property Owner* SSCW, LLC
3. Agent/Applicant* *[if applicable]* Tierra West, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☒ Vacation Public Right-of-way (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request¹*:

The propsed public alleyway to be vacated is 3600sf. The Primary intent of the vacated will remain servicing the balance of the properties to the east.

5. This application will be decided at a public meeting or hearing by*:
 - ☐ Zoning Hearing Examiner (ZHE)
 - ☒ Development Review Board (DRB)
 - ☐ Landmarks Commission (LC)
 - ☐ Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: May 12, 2021 9:00am

Location*²: Zoom Meeting

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*³:
<http://ftpservers.tierrawestllc.com/> user name: 2019040 Password: Neighbor123

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

1. Zone Atlas Page(s)*⁴ J-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s) N/A

Explanation*:

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:

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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- ☐ 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 0.3657
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
 4. Center or Corridor Area [if applicable] (MT) Major Transit Corridors
- Current Land Use(s) [vacant, if none] Commercial (Alleyway)
-

NOTE: Pursuant to [IDO Subsection 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 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: May 4, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: MMJ PROPERTIES LLC & NUNEZ MARIO & NUNEZ JENNIFER MGRS

Mailing Address*: 5003 SOUTHERN AVE SE, ALBUQUERQUE NM 87108-3541

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

1. Subject Property Address* 1425 San Mateo Blvd SE
Location Description LT 9-A repl of LTS 9 & 10 Ridgecrest Addn
2. Property Owner* SSCW, LLC
3. Agent/Applicant* *[if applicable]* Tierra West, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☒ Vacation Public Right-of-way (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request¹*:

The propsed public alleyway to be vacated is 3600sf. The Primary intent of the vacated will remain servicing the balance of the properties to the east.

5. This application will be decided at a public meeting or hearing by*:
 - ☐ Zoning Hearing Examiner (ZHE)
 - ☒ Development Review Board (DRB)
 - ☐ Landmarks Commission (LC)
 - ☐ Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: May 12, 2021 9:00am

Location*²: Zoom Meeting

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*³:
<http://ftpservers.tierrawestllc.com/> user name: 2019040 Password: Neighbor123

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

1. Zone Atlas Page(s)*⁴ J-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s) N/A

Explanation*:

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:

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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- ☐ 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 0.3657
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
 4. Center or Corridor Area [if applicable] (MT) Major Transit Corridors
- Current Land Use(s) [vacant, if none] Commercial (Alleyway)
-

NOTE: Pursuant to [IDO Subsection 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 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: May 4, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: MCDONALDS REAL ESTATE COMPANY

Mailing Address*: ONE MCDONALDS PLAZA, OAK BROOK IL 60523-1928

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

1. Subject Property Address* 1425 San Mateo Blvd SE
Location Description LT 9-A repl of LTS 9 & 10 Ridgecrest Addn
2. Property Owner* SSCW, LLC
3. Agent/Applicant* *[if applicable]* Tierra West, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☒ Vacation Public Right-of-way (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request¹*:

The propsed public alleyway to be vacated is 3600sf. The Primary intent of the vacated will remain servicing the balance of the properties to the east.

5. This application will be decided at a public meeting or hearing by*:
 - ☐ Zoning Hearing Examiner (ZHE)
 - ☒ Development Review Board (DRB)
 - ☐ Landmarks Commission (LC)
 - ☐ Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: May 12, 2021 9:00am

Location*²: Zoom Meeting

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*³:
<http://ftpservers.tierrawestllc.com/> user name: 2019040 Password: Neighbor123

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

1. Zone Atlas Page(s)*⁴ J-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s) N/A

Explanation*:

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:

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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- ☐ 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 0.3657
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
 4. Center or Corridor Area [if applicable] (MT) Major Transit Corridors
- Current Land Use(s) [vacant, if none] Commercial (Alleyway)
-

NOTE: Pursuant to [IDO Subsection 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 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: May 4, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: MCCLAIN RAIMUND & YU KRISTINA

Mailing Address*: 2010 RIDGECREST DR SE, ALBUQUERQUE NM 87108-5227

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

1. Subject Property Address* 1425 San Mateo Blvd SE
Location Description LT 9-A repl of LTS 9 & 10 Ridgcrest Addn
2. Property Owner* SSCW, LLC
3. Agent/Applicant* *[if applicable]* Tierra West, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☒ Vacation Public Right-of-way (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request¹*:

The propsed public alleyway to be vacated is 3600sf. The Primary intent of the vacated will remain servicing the balance of the properties to the east.

5. This application will be decided at a public meeting or hearing by*:
 - ☐ Zoning Hearing Examiner (ZHE)
 - ☒ Development Review Board (DRB)
 - ☐ Landmarks Commission (LC)
 - ☐ Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: May 12, 2021 9:00am

Location*²: Zoom Meeting

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*³:
<http://ftpservers.tierrawestllc.com/> user name: 2019040 Password: Neighbor123

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

1. Zone Atlas Page(s)*⁴ J-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s) N/A

Explanation*:

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:

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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

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[Note: Items with an asterisk (*) are required.]

- ☐ 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 0.3657
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
 4. Center or Corridor Area [if applicable] (MT) Major Transit Corridors
- Current Land Use(s) [vacant, if none] Commercial (Alleyway)
-

NOTE: Pursuant to [IDO Subsection 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 505-924-3955.

Useful Links

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<https://ido.abc-zone.com/>

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⁵ Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: May 4, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: FLYNN GREGG B

Mailing Address*: 8100 WYOMING BLVD NE #401, ALBUQUERQUE NM 87113-1946

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

1. Subject Property Address* 1425 San Mateo Blvd SE
Location Description LT 9-A repl of LTS 9 & 10 Ridgecrest Addn
2. Property Owner* SSCW, LLC
3. Agent/Applicant* *[if applicable]* Tierra West, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
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 - ☐ Permit _____ (Carport or Wall/Fence – Major)
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 - ☒ Vacation Public Right-of-way (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request¹*:

The propsed public alleyway to be vacated is 3600sf. The Primary intent of the vacated will remain servicing the balance of the properties to the east.

5. This application will be decided at a public meeting or hearing by*:
- | | |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input checked="" type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input type="checkbox"/> Environmental Planning Commission (EPC) |

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: May 12, 2021 9:00am

Location*²: Zoom Meeting

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*³:
<http://ftpservers.tierrawestllc.com/> user name: 2019040 Password: Neighbor123

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

1. Zone Atlas Page(s)*⁴ J-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s) N/A

Explanation*:

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:

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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- ☐ 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 0.3657
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
 4. Center or Corridor Area [if applicable] (MT) Major Transit Corridors
- Current Land Use(s) [vacant, if none] Commercial (Alleyway)
-

NOTE: Pursuant to [IDO Subsection 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 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

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⁵ Available here: <https://tinyurl.com/idozoningmap>

5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



VAMANOS PEST LLC
5901J WYOMING BLVD NE NO. 311
ALBUQUERQUE NM 87109-3866

ALBUQUERQUE NM 87109

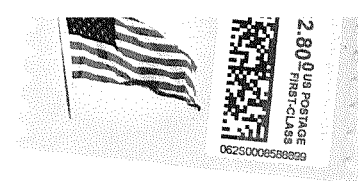


06250008588899

80 US POSTAGE
FIRST-CLASS

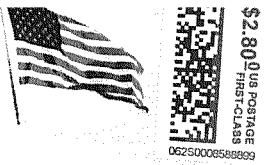
RIDGECREST CHRISTIAN CHURCH
5300 EASTERN AVE SE
ALBUQUERQUE NM 87108-4702

ALBUQUERQUE NM 87109



ROBINSON ROBERT L & LISA M
1408 SAN MATEO BLVD SE
ALBUQUERQUE NM 87108

ALBUQUERQUE NM 87109



MCDONALDS REAL ESTATE COMPANY
ONE MCDONALDS PLAZA
OAK BROOK IL 60523-1928

5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



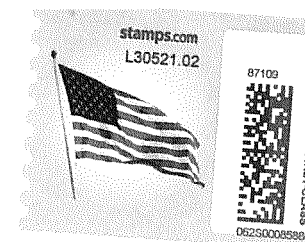
✓ MCCLAIN RAIMUND & YU KRISTINA
2010 RIDGECREST DR SE
ALBUQUERQUE NM 87108-5227

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

MMJ PROPERTIES LLC & NUNEZ MARIO
& NUNEZ JENNIFER MGRS
5003 SOUTHERN AVE SE
ALBUQUERQUE NM 87108-3541



TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



✓ EXPECT A MIRACLE MINISTRIES
PO BOX 12892
ALBUQUERQUE NM 87195-2892

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

✓SSCW LLC
5901J WYOMING BLVD NE NO. 311
ALBUQUERQUE NM 87109-3866

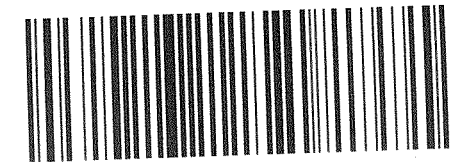


TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



FLYNN GREGG B
8100 WYOMING BLVD NE #401
ALBUQUERQUE NM 87113-1946

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



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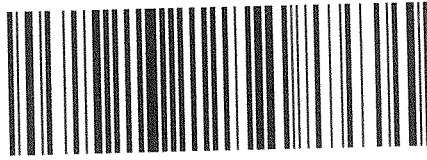
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$ 2.80
Total Postage and Fees	\$ 9.25
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Street and Apt. No.	South San Pedro NA
City, State, Zip+4®	1200 Madeira SE #130 Albuquerque, NM 87108
PS Form 3800, A	

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TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

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Postage	\$ 2.80
Total	\$ 9.25

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Street and Apt. No. **South San Pedro NA**
City, State, ZIP+4® **735 Alvarado SE**
Albuquerque, NM 87108

PS Form 3800, 7/10

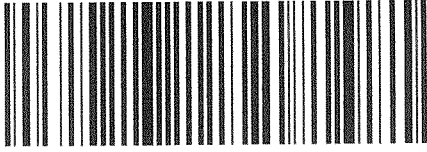
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87109
\$9.25 U.S. POSTAGE
FIRST-CLASS
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☐ Adult Signature Required \$ _____

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Postage \$ 2.80

Total Postage and Fees \$ _____

Sent To Mary Darling

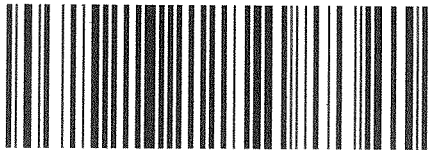
9.25 Parkland Hills NA

Street and Apt. No.,
City, State, ZIP+4®
650 Monroe Street SE
Albuquerque, NM 87108

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TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



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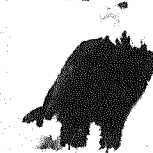
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Postage	
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Total Postage and Fee	
\$	9.25

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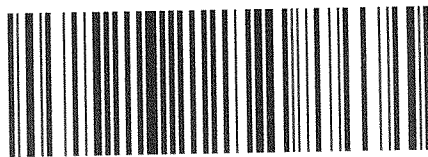
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Street and Apt. No.	Parkland Hills NA
City, State, ZIP+4®	712 Truman Street SE Albuquerque, NM 87108

PS Form 3800, A

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☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

Postage \$ **2.60**

Total Postage and Fees \$ **9.25**

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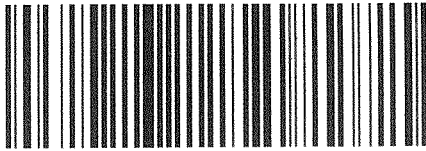
Patricia Wilson

District 6 Coalition of NA
505 Dartmouth Drive SE
Albuquerque, NM 87106

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5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

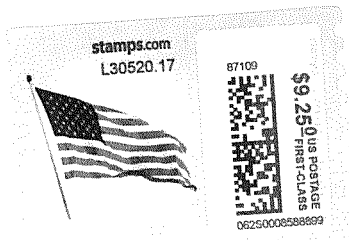
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☐ Adult Signature Required

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☐ Adult Signature Restricted Delivery

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Postage

\$ 2.80

Total Postage and Fees

\$ 6.25

Sent To

Mandy Warr

Street and Apt. No.,

District 6 Coalition of NA

City, State, ZIP+4®

119 Vassar Drive SE

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Albuquerque, NM 87106

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Albuquerque, NM 87106

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☐ Adult Signature Required \$
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Postage \$ 2.80
Total Postage and Fees \$ 9.25

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City, State, ZIP+4®

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District 6 Coalition of NA
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Albuquerque, NM 87106

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Total Postage and Fees \$ 9.25

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Robert Leming
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Albuquerque, NM 87108

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Total Postage and Fees \$ 9.25

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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ 2.80
Total Postage and Fees \$ 9.25

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Mary Darling
Parkland Hills NA
650 Monroe Street SE
Albuquerque, NM 87108

PS Form 3800, April 2019

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 _____ To _____

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)

5/4/2021

(Date)

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

PROJECT NUMBER: _____



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2019-003092

Application No. SD-2021-00089

TO:

☒ Planning Department/Chair

☒ Hydrology

☒ Transportation Development

☒ ABCWUA

☒ Code Enforcement

☒ Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: 6-11-2021 HEARING DATE OF DEFERRAL: 6-9-2021

SUBMITTAL

DESCRIPTION: Revised exhibit, updated justification letter, rescinded objection letter from Ridgcrest Christian Church to

be added to the record.

CONTACT NAME: Ronald R. Bohannon

TELEPHONE: 505-858-3100 EMAIL: rrb@tierrawestllc.com

JW

TIERRA WEST, LLC

June 10, 2021

Ms. Jolene Wolfley
Development Review Board
P.O. Box 1293
Albuquerque, NM 87103

**RE: VACATION OF PUBLIC ALLEYWAY
1425 SAN MATEO SE ALBUQUERQUE NM 87108
LT 9-A REPL OF LTS 9 & 10 BLK 32 RIDGECREST**

Dear Ms. Wolfley:

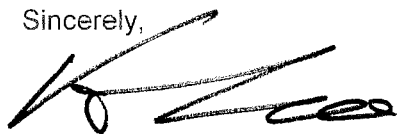
Tierra West, LLC on behalf of SSCW LLC, requests approval of the vacation of a portion of a public alleyway located on San Mateo Blvd. approximately 230 feet north of Gibson Blvd. The proposed public alleyway to be vacated is 3600 sf. (18 linear feet x 200 feet wide).

A deferral from the June 9th DRB hearing was requested to address comments received from an adjacent owner. Previously, a proposed 28" turnaround was to be added for fire/emergency access but due to an objection by the Ridgecrest Christian Church the turnaround has been removed. In its place, two gates with Knox boxes were added, one at each end of the alley for fire/emergency access. A letter from the Ridgecrest Christian Church rescinding their objection is attached to be added to the record. A new exhibit is also attached for your review.

The alleyway was developed with the original development prior to the adoption of the 1976 zoning code. As such the alleyway and access enters San Mateo at an acute angle and creates a public safety hazard for vehicles entering and exiting San Mateo. The primary intent of the portion of alleyway that will remain is to service the balance of the properties to the west. The vacated portion of the alleyway will be incorporated into the adjacent old car wash on the north and the buildings south of the alleyway to start a redevelopment of that portion of the existing commercial uses. The intent is to create a complete service center for the area. The vacated area will allow for the current use for the Suds Carwash directly north of the alleyway.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, P. E.

Enclosure/s

cc: Mr. Rick Voccio, PRAC LLC

JN: 2019040
RRB/jg

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com



ALLEY VACATION EXHIBIT

3-16-21

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100



Kizito Wijenje
EXECUTIVE DIRECTOR

June 1, 2021

MEMORANDUM

To: Development Review Board
c/o Angela Gomez, Administrative Assistant, DRB Board

Cc: Kizito Wijenje AICP, Executive Director, APS Capital Master Plan
Karen Alarid, Executive Director, APS Facility Design & Construction
Amanda Velarde, Director, APS Real Estate
John Valdez, AICP, Facilities Master Planner, State of NM Public Schools Facilities Authority
Kalyn Finnell, AICP, Senior Planner Manager, APS Capital Master Plan

From: Rachel Hertzman, AICP, Planner II, APS Capital Master Plan

Re: CABQ Development Review Board Cases to be heard on June 9, 2021, Case 1 of 4, PR #2019-003092

1. Project #2019-003092

- a. DRB Description: SD-2021-00089 – Vacation of Public Right of Way.
- b. Site Information: Ridgecrest Addition, Lot 9-A Replat of Lots 9 & 10, Block 32.
- c. Site Location: 1425 San Mateo Blvd., between San Mateo Blvd. and Gibson Blvd.
- d. Request Description: Vacation of Public Right of Way.
- e. Case comments: No comments, approximately 0.3 miles from Whittier Elementary School.



Kizito Wijenje
EXECUTIVE DIRECTOR

June 1, 2021

MEMORANDUM

To: Development Review Board
c/o Angela Gomez, Administrative Assistant, DRB Board

Cc: Kizito Wijenje AICP, Executive Director, APS Capital Master Plan
Karen Alarid, Executive Director, APS Facility Design & Construction
Amanda Velarde, Director, APS Real Estate
John Valdez, AICP, Facilities Master Planner, State of NM Public Schools Facilities Authority
Kalyn Finnell, AICP, Senior Planner Manager, APS Capital Master Plan

From: Rachel Hertzman, AICP, Planner II, APS Capital Master Plan

Re: CABQ Development Review Board Cases to be heard on June 9, 2021, Case 1 of 4, PR #2019-003092

1. Project #2019-003092

- a. DRB Description: SD-2021-00089 – Vacation of Public Right of Way.
- b. Site Information: Ridgecrest Addition, Lot 9-A Replat of Lots 9 & 10, Block 32.
- c. Site Location: 1425 San Mateo Blvd., between San Mateo Blvd. and Gibson Blvd.
- d. Request Description: Vacation of Public Right of Way.
- e. Case comments: No comments, approximately 0.3 miles from Whittier Elementary School.

**City of Albuquerque Department of Municipal Development
Comments for DRB Hearing on 6/9/2021**

PR – 2019-003092

SD – 2021-00089 – Vacation of Right of Way

Transportation and Drainage Section

No Comments

**City of Albuquerque Department of Municipal Development
Comments for DRB Hearing on 6/9/2021**

PR – 2019-003092

SD – 2021-00089 – Vacation of Right of Way

Transportation and Drainage Section

No Comments



**PNM Comments
Development Review Board
Public Meeting to be Held on June 09, 2021**

PNM comments for PR-2019-003092 / SD-2021-00089 Vacation of Public Right of Way (San Mateo Blvd and Gibson Blvd SE)

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. Any existing PNM easements and facilities need to be reflected on the Subdivision Plat.
3. The applicant needs to contact the PNM New Service Delivery Department to coordinate electric service regarding this project now. Please submit a service application at www.pnm.com/erequest for PNM to review.
4. PNM has existing facilities within or abutting the alley.
5. Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.
6. If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM at www.pnm.com/erequest for PNM to review.



**PNM Comments
Development Review Board
Public Meeting to be Held on June 09, 2021**

PNM comments for PR-2019-003092 / SD-2021-00089 Vacation of Public Right of Way (San Mateo Blvd and Gibson Blvd SE)

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. Any existing PNM easements and facilities need to be reflected on the Subdivision Plat.
3. The applicant needs to contact the PNM New Service Delivery Department to coordinate electric service regarding this project now. Please submit a service application at www.pnm.com/erequest for PNM to review.
4. PNM has existing facilities within or abutting the alley.
5. Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.
6. If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM at www.pnm.com/erequest for PNM to review.



DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2019-003092

SD-2021-00089 – VACATION OF PUBLIC RIGHT OF WAY

TIERRA WEST, LLC agent for SWCW LLC requests the aforementioned action(s) for all or a portion of: ALLEY WAY west of LOT 9-A REPLAT OF LOTS 9 & 10, BLOCK 32, RIDGECREST ADDITION zoned MX-M, located at 1425 SAN MATEO BLVD between SAN MATEO BLVD and GIBSON BLVD containing approximately .287 acre(s). (L-17)

PROPERTY OWNERS: SSCW, LLC

REQUEST: VACATION OF PUBLIC RIGHT OF WAY

06-09-2021

No objection to the requested vacation.

Ridgecrest Christian Church

5300 Eastern Ave SE
Albuquerque, NM 87108

City of Albuquerque
Development Review Board, et. al
P.O. Box 1293
Albuquerque, NM 87103

June 4, 2021

RE: SP-88197, vacation of portion of an alley

To Whom it May Concern:

This letter follows the scheduled online meeting of May 12, 2021, that was canceled due to technical issues. However, the Ridgecrest Christian Church, "Church", representatives, Betty Merritt and Sherril Coulter sent emails to Angela Gomez at the City of Albuquerque, stating that the Church objected to the proposed vacation of the alley as described in Development Review Board Application dated May 3, 2021; and referenced above.

After meeting with the property owners that are working with Tierra West, LLC on this proposal and presenting new information that shows there is no separate public parking area as previously thought, there is no need for a new turnaround for the public as shown in the proposal. Specifically, after this vacation the alley will terminate before it reaches its present exit to San Mateo Blvd. The remaining alley will consist solely of property that is part of the now existing alley and there will be no requirement to use, in any way, land presently owned by Ridgecrest Christian Church. With this understanding we rescind our objection to this vacation of the alleyway as shown in the diagram (approx. 3600 sf) and give our approval.

Furthermore, the Church has no interest in purchasing the section of this alleyway that is to be vacation that is adjacent to the Church property and assign our acquisition rights to the other property owner.

Sincerely,



Jake Tausch, Elder
Ridgecrest Christian Church



Sherril Coulter, Chairman
Board of Trustees
Ridgecrest Christian Church



Betty Merritt
Ridgecrest Christian Church