



CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

INTER-OFFICE MEMORANDUM

May 19, 2026

TO: Klarissa J. Peña President, City Council

FROM: Timothy M. Keller, Mayor



Subject: 1522 Edith Right of Way Vacation(s)

Project# PR-2025-020155, VAC-2026-00001, VAC-2026-00002 VACATION OF PUBLIC RIGHT-OF-WAY

JAG Planning & Zoning requests the aforementioned actions within all or a portion of: Vacate the southern portion of Odelia Road NE between Edith Blvd NE and High Street NE totaling 6,064 square feet, vacate all of Clara Street NE, south of Odelia Road NE totaling 3,494 square feet, and vacate 209 square feet of High Street NE south of Odelia Road NE.

Requests: These requests seek to vacate approximately 9,767 square feet (0.22 Acres) of public street, comprising the full width of Clara Street NE, the Southern portion of Odelia Rd NE, and the western portion of High Street NE, in accordance with IDO Section 14-16-6-6(M), which governs the vacation of public easements and rights-of-way.

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


At the May 6, 2026 public meeting, the DHO (Robert L. Lucero, Jr.) recommended approval of the request to the City Council of the proposed vacation as shown on the Vacation Exhibits "VACATION EXHIBIT CLARA STREET, VACATION EXHIBIT HIGH STREET, and VACATION EXHIBIT ODELIA ROAD AND HIGH STREET", (attached) in the Planning file under Project# PR-2025-020155, based on the recommended Findings per Section 14-16-6-6(M) of the IDO.

Title/ Subject of Legislation: VACATION OF PUBLIC RIGHT -OF-WAY for 1522 Edith
Vacation: Project# 2025-020155
VAC-2026-00001 and VAC-2026-00002 VACATION OF PUBLIC RIGHT-OF-WAY, **DHO**
RECOMMENDATIONS FOR APPROVAL.

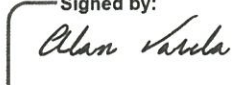
Approved:


Samantha Sengel Date
Chief Administrative Officer

Approved as to Legal Form:

DocuSigned by:
 5/25/2026 | 5:23 PM MDT
1A21D96D32C74EE...
Lauren Keefe Date
City Attorney

Recommended:

Signed by:
 5/22/2026 | 11:47 AM MDT
947D8BB6FF4C443
Alan Varela Date
Planning Director

Cover Analysis

1522 Edith - Right-of-Way Vacation

1. What is it?

These requests seek to vacate the southern portion of Odelia Road NE between Edith Blvd NE and High Street NE totaling 6,064 square feet, vacate all of Clara Street NE, south of Odelia Road NE totaling 3,494 square feet, and vacate 209 square feet of High Street NE south of Odelia Road NE.

2. What will this piece of legislation do?

This action will vacate the southern portion of Odelia Road NE between Edith Blvd NE and High Street NE totaling 6,064 square feet, vacate all of Clara Street NE, south of Odelia Road NE totaling 3,494 square feet, and vacate 209 square feet of High Street NE south of Odelia Road NE.

3. Why is this project needed?

The vacations are intended to use to the vacated land for the development of future residential units.

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

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

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

No revenue source is associated with this action.

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

If the vacation request is not approved, it would prevent the applicant from further developing the land to be used for residential purposes in the future.

7. Is this service already provided by another entity?

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

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



**OFFICIAL NOTICE OF DECISION
May 6, 2026**

Christina Cook Chavez Trustee Cook RVT
1516 S. High St. NE
Albuquerque, NM 87102-1634

Project# PR-2025-020155
Application#
VAC-2026-00001 VACATION OF PUBLIC
RIGHT-OF-WAY
VAC-2026-00002 VACATION OF PUBLIC
RIGHT-OF-WAY

LEGAL DESCRIPTION:

For all or a portion of:

**A TR OF LAND IN SE NW NW T10N R3E
SEC 16 EXC POR TO R/W CONT 21,447 SQ
FT, 4 TR OF LAND IN SEC 16 T10N R3E
zoned MX-T, located at 1522 Edith
containing approximately 0.49 acre(s).
(J-15)**

On May 6, 2026, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced applications, and recommended approval of the Vacation of Public Right-of-Way requests, based on the following Findings:

1. This is a request to vacate a portion of Odelia Road NE, between Edith Blvd. and High Street NE. The total amount to be vacated under this application is shown to be 6,064 Sq. Ft. A secondary request seeks to vacate all of Clara Street NE which includes 3,494 Sq. Ft. This project is seeking to vacate a total area of 9,558 Sq. Ft. between the two vacations. The updated ROW Vacation Exhibits depict a portion of High Street also being vacated along with Odelia Road.
2. A Sketch Plat review was completed on February 25, 2026. Review comments were provided to the applicant's team.

3. The IDO Zone District for this property is Mixed Use – Transition (MX-T) and is located within an Area of Consistency. The subject property is not shown to be located within any Major Transit Corridor, Premium Transit Corridor, or Main Street areas. The property is shown to be located within Character Protection Overlay Zone Martineztown/Santa Barbara (CPO-7).
4. Per 6-6(M)(1)(b) because the total vacated area is more than 5,000 sq. ft and because all of Clara St. is to be vacated, these applications will need to be recommended and forwarded to the City Council for approval.
5. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
6. Per 6-6(M)(3), Review and Decision Criteria, an application for a Vacation of Easement, or Public Right-of-way shall be approved if it meets any of the following criteria.

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

(Vacation of Odelia Road NE and High Street NE) This portion of Odelia Road and High Street is not used by the public for commuting since the street has existing 6' wide sidewalks that are used for pedestrians. The area between the sidewalk and the applicant's property line is what is being proposed for vacation, still allowing the public to utilize the current parts of the right-of-way that is constructed for pedestrian use.

(Vacation of Clara Street NE) In addition, there is no evidence that this portion of Clara Road had been constructed. There are no sidewalks, curb or gutters, nor is there asphalt for driving purposes, all typical of a public right-of-way. The area to the south of this portion of Santa Clara Road is not shown as being a public right-of-way, which may have been designated as right-of-way in the past, but has since been vacated as well.

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 property.

(Vacation of Odelia Road NE and High Street NE) The net benefit to the public welfare continues to revolve around reinforcing safety and clear pedestrian passage within the right-of-way. The vacation of right-of-way will be more beneficial to the public welfare and will not abridge any substantial property rights since the area proposed to be vacated appears to be excess right-of-way.

(Vacation of Clara Street NE) The net benefit to the public welfare revolves around clarifying the public maps that still show this area as being public right-of-way, but no constructed road at the site.

Official Notice of Decision

Project # PR-2025-021055 Application# VAC-2026-00001, VAC-2026-00002

Page 3 of 3

This will allow for consistency between public records and the subject site. The vacation of right-of-way will be more beneficial to the public welfare and will not abridge any substantial property rights since the area proposed to be vacated appears to be nonexistent.

7. A future Determination request must be approved permitting the existing sidewalk along High Street to remain as-is.
8. The justification letters must be revised to list the revised vacation amounts proposed along Odelia and High Street.
9. A revised Vacation Exhibit must be submitted depicting the amount of vacated right-of-way along High Street.

Sincerely,

Robert L. Lucero, Jr.

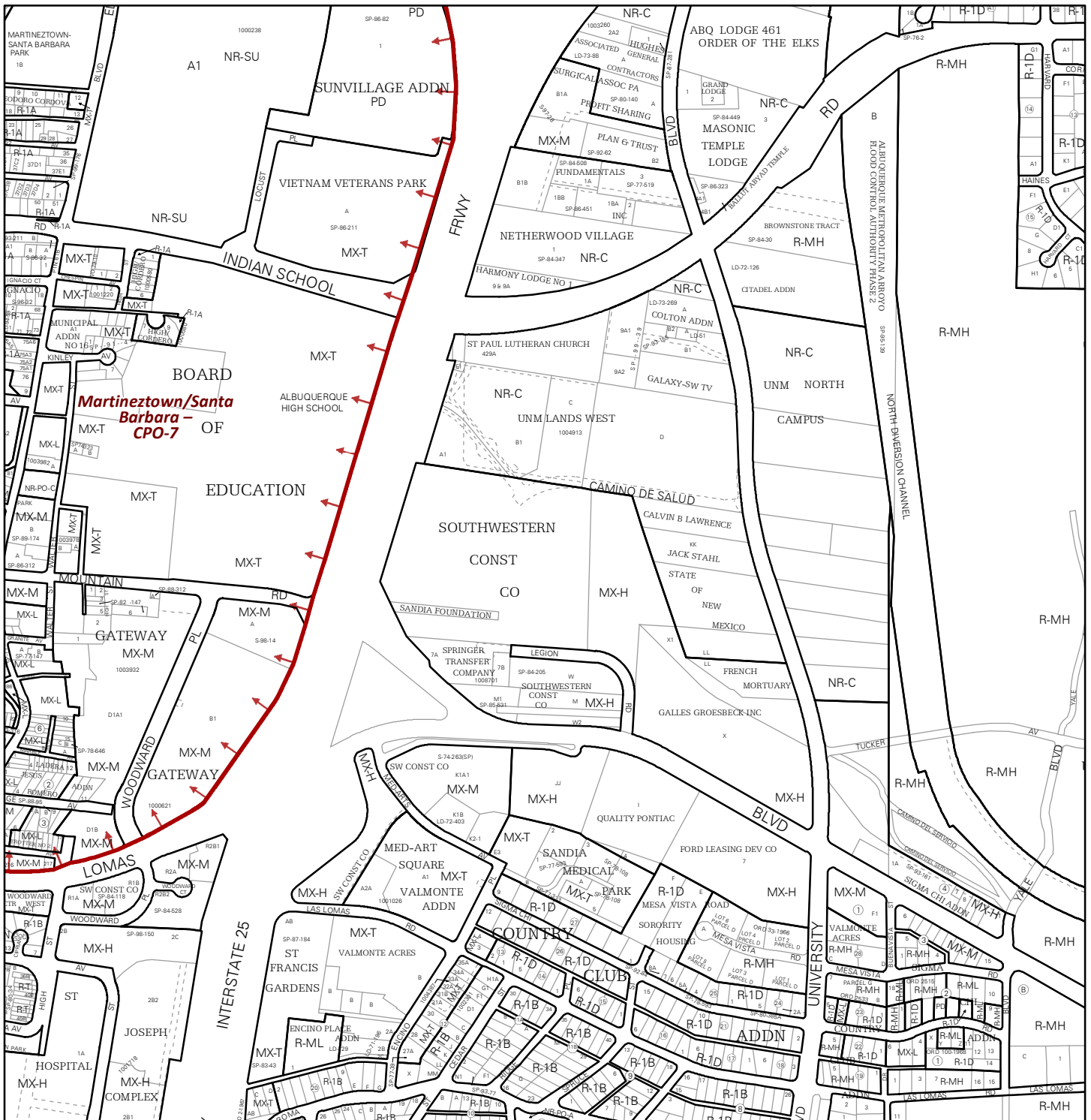
Robert L. Lucero, Jr. (May 8, 2026 12:55:29 MDT)

Robert L. Lucero, Jr.

Development Hearing Officer


RLL/jb/jr

JAG Planning & Zoning, PO Box 7857, Albuquerque, NM 87194









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

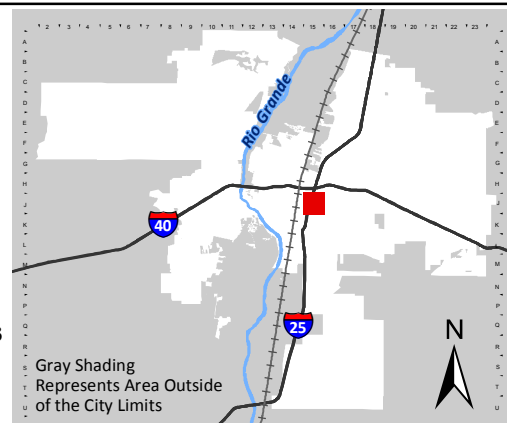
IDO Zone Atlas May 2018



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

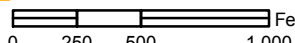
Zone Atlas Page:
J-15-Z

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



Gray Shading
Represents Area Outside
of the City Limits

N

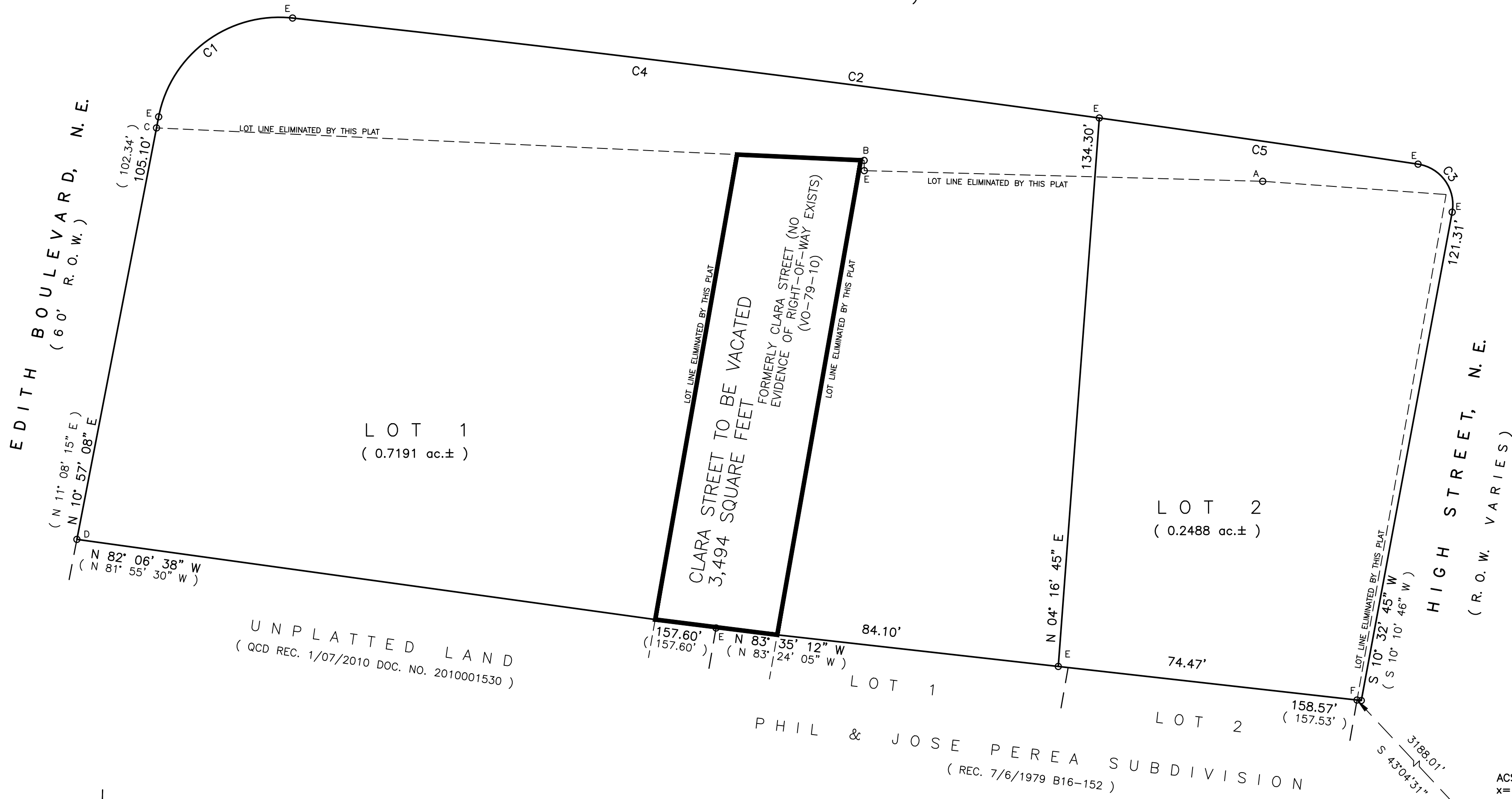


VACATION EXHIBIT
CLARA STREET

PLAT OF
LOTS 1 AND 2, LANDS OF COOK
WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2025

COUNTY CLERK RECORDING LABEL HERE

ODELIA ROAD, N. E.
(R. O. W. VARIES)

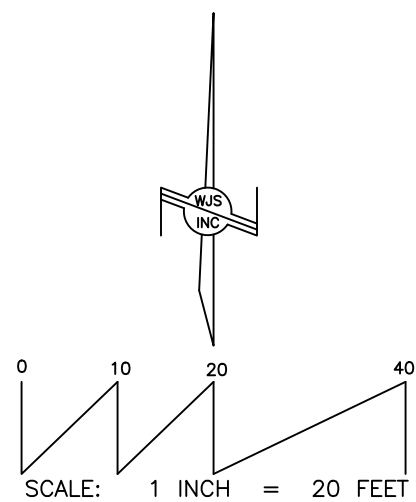


UNPLATTED LAND
(QCD REC. 1/07/2010 DOC. NO. 2010001530)

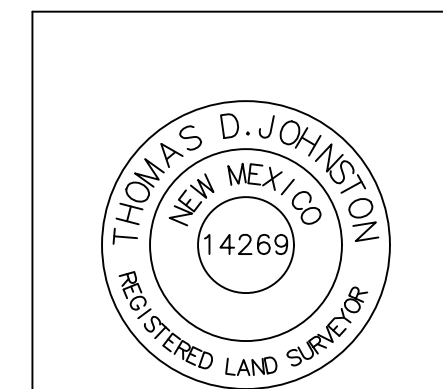
PHIL & JOSE PEREA SUBDIVISION
(REC. 7/6/1979 B16-152)

ACS MONUMENT "9-J15"
x=1,526,869.928 US SURVEY FEET
y=1,489,021.809 US SURVEY FEET
Ground-to-grid: 0.999675053
Mapping Angle: -00°13'05.60"
NMSP CENTRAL ZONE NAD 83

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	30.00'	44.65'	85° 15' 59"	N 53° 35' 08" E	40.64'
C2	6746.88'	277.18'	02° 21' 14"	S 82° 36' 16" E	277.16'
C3	10.00'	16.05'	91° 58' 24"	S 35° 26' 27" E	14.38'
C4	6746.88'	198.55'	01° 41' 10"	S 82° 56' 18" E	198.54'
C5	6746.88'	78.63'	00° 40' 04"	S 81° 45' 41" E	78.63'



- MONUMENT LEGEND:
○ = FOUND/SET MONUMENT AS NOTED:
A: FOUND #4 REBAR AND CAP "LS 12651"
B: FOUND HIGHWAY R.O.W. MARKER
C: FOUND "+" IN CONCRETE
D: FOUND NAIL AND DISK (ILLEGIBLE)
E: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
F: FOUND TAG ON FENCE "LS 11463"



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

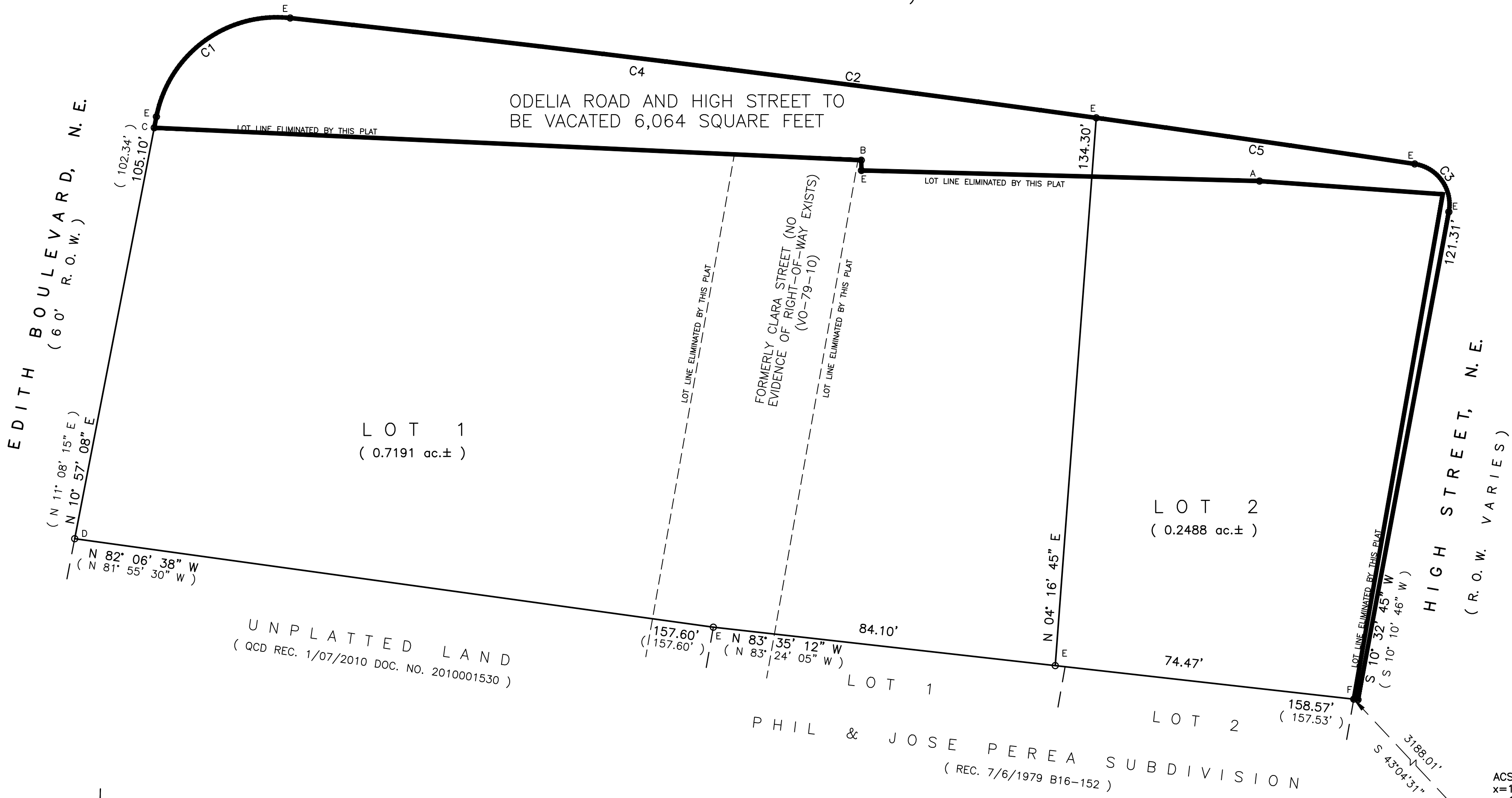
INDEXING INFORMATION FOR COUNTY CLERK OWNER: CCOOK CHRISTINA CHAVEZ TRUSTEE COOK RVT UPC: 101505803941120602 101505805641120608 LOCATION: SECTION 16, T10N, R3E	DRAWN: P A M	SCALE: 1" = 20'	FILE NO. SP-11-02-2024
	CHECKED: T D J	DRAWING NO. SP110224.DWG	EXHIBIT

VACATION EXHIBIT
ODELIA ROAD AND HIGH STREET

PLAT OF
LOTS 1 AND 2, LANDS OF COOK
WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2025

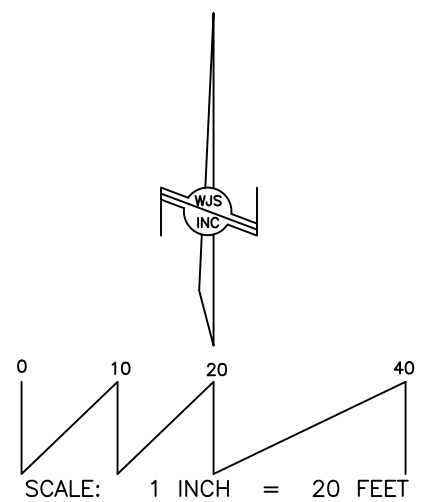
COUNTY CLERK RECORDING LABEL HERE

ODELIA ROAD, N. E.
(R. O. W. VARIES)



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	CHECKED: T D J	DRAWING NO. SP110224.DWG	21 APR 2026 EXHIBIT

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
 Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: PR-2025-020155 Hearing Date: 05-06-2026
 UNPLATTED LANDS,
 UNPLATTED/GARCIA--F M zoned
 MX-T located at 1522 EDITH
 BLVD NE containing approximately
 Project: 0.49, 0.39 acres Agenda Item No: 1

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

ENGINEERING COMMENTS:

- Hydrology has no objection to the Vacations.
- Comment - Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

APPROVED
 DENIED

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



DEVELOPMENT HEARING OFFICER

Parks and Recreation Department

Project: PR-2025-020155

Application Type: VACATIONS OF RIGHT OF WAY

Application #: VAC-2026-00001, VAC-2026-00002

JAG PLANNING & ZONING | JUANITA GARCIA agent for CRISTINA CHAVEZ COOK requests the aforementioned actions for all or a portion of: UNPLATTED LANDS, UNPLATTED/GARCIA--F M zoned MX-T located at 1522 EDITH BLVD NE containing approximately 0.49, 0.39 acres. (J-15) [Deferred from 2/25/26,3/11/26, 4/8/26]

PROPERTY OWNERS: Christina Chavez Cook

REQUEST: Vacation of a portion of Odelia Road NE (7112.71 Square Feet) & Vacate all of Clara Street NE, South of Odelia Road NE (3,494 Square Feet)

COMMENTS

05-06-2026

-No objection to the requested action.

Note: The Bikeways & Trails Facility Plan shows proposed Separated Bike Lane along Odelia Road NE. Will the proposed vacation maintain enough ROW for future development? The Odelia Rd pedestrian and bikeway facilities will create an important future connection from the Rail Trail/Downtown to the I-40 Trail and other NE trail systems.



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 5/6/2026 -- **AGENDA ITEM:** # 1

Project Number: PR-2025-020155

Application Number: VAC-2026-00001 and VAC-2026-00002

Project Name: Odelia Road NE

Request: Vacation of ROW

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

BACKGROUND INFORMATION

- The proposed Vacations of Right-of-Way were originally applied for under the old iteration of the Integrated Development Ordinance (IDO). Due to this, the review will be continued under the 2025 iteration of the IDO.
- The proposed project is seeking to vacate a portion of Odelia Road NE, between Edith Blvd and High Street NE. The total amount to be vacated under this application is shown to be 6,064 Sq. Ft. A secondary application was also applied for in order to vacate all of Santa Clara Street NE which includes 3494 Sq. Ft. This project is seeking to vacate a total area of 9,558 Sq. Ft. between the two vacations. The updated R.O.W vacation exhibits show that a portion of High Street is also to be vacated along with Odelia Rd.
- This project was last reviewed by the DHO during the February 25th 2026 Development Hearing Officer Meeting.
- The subject property is not located within any noted PT/MT/MS corridor areas and is zoned as a Mixed-Use Transition Area (MX-T). The property is shown to be wholly located within the CPO-7 (Character Protection Overlay Zone Martineztown/Santa Barbara). The subject property is located within an area of consistency and is surrounded wholly by other areas of consistency. The property is also shown to be located within the Cumulative Impacts Area.

**(See additional comments on next page)*

IDO/DPM COMMENTS

6-6(M) VACATION OF EASEMENT, PRIVATE WAY, OR PUBLIC RIGHT-OF-WAY

All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-6(M) or the DPM.

6-6(M)(1)(b) Vacation of Public Right-of-way– Council

Any public right-of-way that meets any of the following thresholds:

1. More than 500 square feet or the entire width of a platted alley.
- 2. More than 5,000 square feet or the entire width of a street, including any or all of the right-of-way.**

6-6(M)(2) Procedure

6-6(M)(2)(a) The City may retain, use, or dispose of any vacated public right-of-way in any manner that the City, in its discretion, deems appropriate.

6-6(M)(2)(b) City Planning Department staff shall refer the application to commenting agencies pursuant to Subsection 14-16-6-4(l).

6-6(M)(2)(c) Required commenting agencies pursuant to Subsection 14-16-6-4(l) shall review the application and forward any comments and a recommendation to the DHO.

6-6(M)(2)(d) The DHO shall conduct a public hearing on the application.

6-6(M)(2)(e) For a Vacation of Public or Private Easement or Private Way or for a Vacation of Public Right-of-way – DHO, the DHO shall make a decision on the application.

6-6(M)(2)(f) For a Vacation of Public Right-of-way – Council, the DHO shall make a recommendation and forward the application to City Council for inclusion on the consent agenda for approval without first going to any City Council committee.

6-6(M)(2)(g) If an application for a Vacation of Public Right-of-way is approved, all of the following requirements shall apply.

1. Within 7 days of the approval, the applicant shall coordinate with the Real Property Division of the City Department of Municipal Development and send notice of the approved vacation by First Class Mail to all abutting property owners. The letter shall include the contact information for the Real Property Division of the City Department of Municipal Development, as well as any other information as directed by the Real Property Division of the City Department of Municipal Development.

- a. Abutting property owners have 30 days from the receipt of the notice to notify the Real Property Division of the City Department of Municipal Development of the intent to purchase the vacated right-of-way, or any portion thereof, or possibly forfeit their right to do so.
 - b. Within 7 days of receipt of the notice of intent to purchase, the Real Property Division of the City Department of Municipal Development will provide the interested property owner with a purchase price for the desired portion of the vacated public right-of-way.
2. Any property owner that purchases vacated public right-of-way shall complete all of the following requirements within 1 year of the approval of the Vacation or the Vacation shall be voided:
- a. Obtain a Subdivision of Land – Minor or a Subdivision of Land – Major, as applicable, in order to combine the vacated right-of-way with their property.
 - i. The zone district boundary will be extended to the new lot lines established by the subdivision.
 - ii. In the event that there are existing utility facilities (e.g. water/sewer lines, electric lines, drainage facilities, etc.) situated on, in, or under the vacated right-of-way, the purchasing property owner shall contact any affected utility promptly following the approval of the vacation to negotiate if and under what terms the property owner grants an easement for the utilities and/or if, when, and how a relocation of the utility facilities is required.
 - a. Where there is no duly recorded easement associated with the existing utility facilities because the facilities were placed on the property in accordance with a franchise agreement between the City and the utility, the purchasing property owner, at his/her sole discretion, shall advise the utility of 1 of the following:
 1. That the property owner is willing to negotiate a grant of easement to accommodate all or a portion of the existing utility facilities on the property.
 2. That all or a portion of the existing utility facilities on the property will need to be removed and/or relocated.
 - b. Where there is a duly recorded, valid easement associated with the existing utility facilities for the use and occupancy of the property, such easement runs with the land pursuant to Subsection 14-16-6-4(W)(1).

1. In the event that the purchasing property owner wants to relocate any utility facilities to accommodate new development, the purchasing property owner shall contact the affected utility to request, coordinate, and negotiate the relocation of the utility facilities, associated costs, and any new easements that are needed.
 2. Any existing easements or newly granted easements shall be reflected on the Subdivision – Minor or Subdivision Major, as applicable, that is required pursuant to Subsection 14-16-6-6(M)(2)(f)2.a., above.
- b. Record the final plat with the Bernalillo County Assessor, pursuant to Subsection 14-6-6(K)(2)(h) or 14-16-6-6(L)(2)(g)4, as applicable.
 - c. Present and execute a quitclaim deed in a form acceptable to the City to effect the transfer of ownership after recording the final plat.
 - d. Record the executed quitclaim deed with the Bernalillo County Assessor.

6-6(M)(3) Review and Decision Criteria

An application for a Vacation of Easement, Private Way, or Public Right-of-way shall be approved if it meets any of the following criteria.

The applicant has provided justification for the review and decision criteria outlined in section 6-6(M)(3) of the IDO. The paraphrased justification provided by the applicant's team is highlighted below in green text.

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

“this portion of Odelia Road is not used by the public for commuting since the street has existing 6’ wide sidewalks that are used for pedestrians. The area between the sidewalk and the applicant’s property line is what is being proposed for vacation, still allowing the public to utilize the current parts of the right-of-way that is constructed for pedestrian use.”

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 net benefit to the public welfare continues to revolve around reinforcing safety and clear pedestrian passage within the right-of-way, which is why the applicant is only seeking a vacation of the area outside of the area dedicated for sidewalks. The vacation of right-of-way

will be more beneficial to the public welfare and will not abridge any substantial property rights since the area proposed to be vacated appears to be excess right-of-way.

GENERAL COMMENTS

- Due to the size of the proposed vacations, the application will need to be recommended to the City Council for review and approval as this application was submitted for review and approval prior to the updated 2026 IDO. The IDO has been updated since this application was originally applied for and the City Council review of Vacations has been removed from the IDO. The applicant can proceed at their own discretion, but should the applicant wish to withdraw and resubmit the application, this can be reviewed under the new IDO without the need for City Council review but would need to go through the notification and acceptance process again.
- A Minor Preliminary/Final platting application for DHO review and approval must be submitted within one year of DHO/City Council approval of the Vacation otherwise the vacation expires.
- With the updated Vacation Exhibits, there appears to be a proposal to vacate ROW along High St., which the previous Vacation Exhibits didn't depict. Planning staff defer to Transportation staff on the proposed vacation of ROW along High St., as it appears to Planning staff that there may not be adequate width of sidewalk along the frontage of the subject property along High St.
- A platting application to create the proposed plat requires the submittal and Development Hearing Officer (DHO) approval of a Minor Preliminary/Final Plat application, unless major public infrastructure is needed, and then it would be a Major plat.
- A Minor Preliminary/Final Plat application can be applied for at the ABQ-PLAN portal (click on the 'ENTER ABQ-PLAN' icon in the ABQ-PLAN webpage accessible at the following link below to enter the ABQ-PLAN portal):
<https://www.cabq.gov/planning/abq-plan/abq-plan>

Within the ABQ-PLAN webpage, there's also a link to an ABQ-PLAN Resources and FAQs webpage to access guides and tutorials to assist with creating an account and applying for applications in ABQ-PLAN (you will be applying for a 'Minor Plat Application'):
<https://www.cabq.gov/planning/abq-plan/abq-plan-resources-and-faqs>

A checklist of submittal requirements for this application is, featured in the following link:

https://documents.cabq.gov/planning/online-forms/MINOR%20PLAT_CHECKLIST.pdf

- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link:
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>
- The Plat must be created, as well as sealed and signed by a surveyor licensed in the State of New Mexico.
- All public notice requirements of IDO Section 6, Table 6-1-1 will need to be completed prior to submitting the platting application, and included in the platting application packet. For a Minor Preliminary/Final Plat, Neighborhood Associations (NA's) as identified by the Office of Neighborhood Coordination (ONC) must be notified by email of the proposed platting application. Notifications sent to the NA's must include the following:
 1. Completed notification form noting the application type, date/time of the DHO meeting, and that the DHO meeting will be held remotely via Zoom, providing the Zoom link to the meeting. A blank notification form can be obtained at the following link: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Mailed-Notice-PublicHearing-Print&Fill.pdf>
 2. Zone Atlas Map sheet with the site highlighted and labeled
 3. Copy of the Plat

In the platting application packet, in addition to including the documentation listed above, proof of email to the NA's must be included along with the ONC confirmation email with the list of NA's to contact. ONC can be contacted at: onc@cabq.gov as well as (505) 768-3334.

- Per 6-4(B) of the IDO, a Pre-Submittal Tribal Meeting request must be offered to tribal contacts on file with the Planning Department if the subject property for a Minor Preliminary/Final Plat application is located within 660 feet of Major Public Open Space and/or a tribal boundary. The subject property for this Sketch Plat is not located within this area, therefore a Pre-Submittal Tribal Meeting request will **not** be required for a future platting application on the subject property.

- All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are required on the Plat prior to the acceptance of the application file for the Plat and placement on a DHO agenda.
- The following will need to be on the final platting sheets:
Project and Application #'s, documents signed/stamped by a design professional licensed in the State of NM.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- The proposed platting action would be reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual. Here is a link to both:

https://documents.cabq.gov/planning/IDO/O-25-73/IDO_2025_Update_Effective.pdf

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

- **If infrastructure is needed**, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.
- **Demonstrate compliance with section 7 of the DPM, Table 7.2.29, regarding Sidewalk width requirements and its landscape buffer.**



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: Jacob Boylan/Jay Rodenbeck
Planning Department

DATE: 5/5/2026



Development Facilitation Team (DFT) – Review Comments

Reviewer: David Gutierrez | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2025-020155 Date: 5/06/2026 Agenda Item: #1 Zone Atlas Page: J-15
Legal Description: portion of UNPLATTED LANDS, UPLATTED/ GARCIA – F M zoned MX-T
Location: 1522 EDITH BLVD NE, approximately 0.49, 0.39 acres
Request: Vacation of a portion of Odelia Road NE (7,112.71 Square Feet) & vacate all of Santa Clara Street NE, South of Odelia Road NE (3,494 Square Feet)
 Approved No Conditions **Approved W/Conditions** **Not Approved**

Application For: VAC-2026-00001 – VACATION OF RIGHT-OF-WAY

1. There appears to be public water and sanitary sewer infrastructure located in the proposed right-of-way to be vacated. Please also coordinate with 811 to acquire line locations for public water and public sanitary sewer infrastructure. If easements exist, please show them on the proposed plat. If they do not, please grant appropriate easements for the existing infrastructure.

Comment: (Provide written response explaining how comments were addressed)

Application For: VAC-2026-00002 – VACATION OF RIGHT-OF-WAY

1. No Objection.

Comment: (Provide written response explaining how comments were addressed)

DEVELOPMENT HEARING OFFICER
TRANSPORTATION DEVELOPMENT

Project Number: 2025-020155
1522 Edith NE

AGENDA ITEM NO: 1

SUBJECT: Vacation of Right-of-Way

ENGINEERING COMMENTS:

1. No objection to the vacation.

For Platting:

2. Odelia (Indian School) is Minor arterial requires 6' sidewalk and 5'-6' Landscaping Buffer. The drawing shows adequate 6' sidewalk. Edith is local street requires 5' sidewalk and 4'-6' Landscaping Buffer. The drawing shows 4.3' sidewalk, it needs to be widened to 5'. If you are unable to provide this you may request a determination with a justification letter.
3. Any future commercial development will require an approved TCL prior to site plan or building permit. Also, a Traffic Scoping Form would need to be submitted to determine if a TIS would be required.

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

DATE: May 6, 2026

ACTION:

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

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

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
 Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: PR-2025-020155 Hearing Date: 02-25-2026
 UNPLATTED LANDS,
 UNPLATTED/GARCIA--F M zoned
 MX-T located at 1522 EDITH
 Project: BLVD NE Agenda Item No: 6

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

ENGINEERING COMMENTS:

- Hydrology has no objection to the platting action.
- Comment - Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

APPROVED
 DENIED

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



DEVELOPMENT HEARING OFFICER

Parks and Recreation Department

PR-2025-020155

VAC-2026-00001 – VACATION OF RIGHT-OF-WAY

VAC-2026-00002 - VACATION OF RIGHT-OF-WAY

SKETCH 12-10-25 (DFT)

IDO - 2025

JAG PLANNING & ZONING | JUANITA GARCIA agent for **CRISTINA CHAVEZ COOK** requests the aforementioned action(s) for all or a portion of: **UNPLATTED LANDS, UNPLATTED/GARCIA--F M** zoned **MX-T** located at **1522 EDITH BLVD NE** containing approximately **0.49, 0.39** acre(s). (J-15)

PROPERTY OWNERS: Cristina Chavez Cook

REQUEST: Vacation of a portion of Odelia Road NE (7112.71 Square Feet) & Vacate all of Santa Clara Street NE, south of Odelia Road NE (3,494 Square Feet)

COMMENTS

2-25-2026

- The Bikeways & Trails Facility Plan shows proposed Separated Bike Lane along Odelia Road NE. Will the proposed vacation maintain enough ROW for future development? The Odelia Rd pedestrian and bikeway facilities will create an important future connection from the Rail Trail/Downtown to the I-40 Trail and other NE trail systems.



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 2/25/26 -- **AGENDA ITEM:** #6

Project Number: PR-2025-020155

Application Number: VAC-2026-00001 and VAC-2026-0002

Project Name: 1522 Edith Blvd NE

Request: Vacation of Right-of-Way

These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals. Items that need immediate attention are in **ORANGE type.*

BACKGROUND

- This application seeks to vacate an approximately 7112.71 Sq.Ft portion of the property located at 1522 Edith Blvd NE. There is also a secondary application for a Vacation of Right of way for Santa Clara St. This was vacated under VO-79-107 but was never incorporated into the property. The secondary application will finalize that vacation request.
- This project was last seen for sketch plat review on Dec. 10th 2025 under PR-2025-00390 and received comments from DFT staff related to the project.
- The subject property is not located within any noted PT/MT/MS corridor areas. The property is shown to be wholly located within the CPO-7 (Character Protection Overlay Zone Martineztown/Santa Barbara. The subject property is located within an area of consistency and is surrounded wholly by other areas of consistency. The property is also shown to be located within the Cumulative Impacts Area.

IDO/DPM COMMENTS

6-6(M) VACATION OF EASEMENT, PRIVATE WAY, OR PUBLIC RIGHT-OF-WAY

All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-6(M) or the DPM.

6-6(M)(1)(b) Vacation of Public Right-of-way– Council

Any public right-of-way that meets any of the following thresholds:

1. More than 500 square feet or the entire width of a platted alley.
2. **More than 5,000 square feet or the entire width of a street, including any or all of the right-of-way.**

6-6(M)(2) Procedure

6-6(M)(2)(a) The City may retain, use, or dispose of any vacated public right-of-way in any manner that the City, in its discretion, deems appropriate.

6-6(M)(2)(b) City Planning Department staff shall refer the application to commenting agencies pursuant to Subsection 14-16-6-4(l).

6-6(M)(2)(c) Required commenting agencies pursuant to Subsection 14-16-6-4(l) shall review the application and forward any comments and a recommendation to the DHO.

6-6(M)(2)(d) The DHO shall conduct a public hearing on the application.

6-6(M)(2)(e) For a Vacation of Public or Private Easement or Private Way or for a Vacation of Public Right-of-way – DHO, the DHO shall make a decision on the application.

6-6(M)(2)(f) For a Vacation of Public Right-of-way – Council, the DHO shall make a recommendation and forward the application to City Council for inclusion on the consent agenda for approval without first going to any City Council committee.

6-6(M)(2)(g) If an application for a Vacation of Public Right-of-way is approved, all of the following requirements shall apply.

1. Within 7 days of the approval, the applicant shall coordinate with the Real Property Division of the City Department of Municipal Development and send notice of the approved vacation by First Class Mail to all abutting property owners. The letter shall include the contact information for the Real Property Division of the City Department of Municipal Development, as well as any other information as directed by the Real Property Division of the City Department of Municipal Development.
 - a. Abutting property owners have 30 days from the receipt of the notice to notify the Real Property Division of the City Department of Municipal Development of the intent to purchase the vacated right-of-way, or any portion thereof, or possibly forfeit their right to do so.
 - b. Within 7 days of receipt of the notice of intent to purchase, the Real Property Division of the City Department of Municipal Development will provide the interested property owner with a purchase price for the desired portion of the vacated public right-of-way.
2. Any property owner that purchases vacated public right-of-way shall complete all of the following requirements within 1 year of the approval of the Vacation or the Vacation shall be voided:
 - a. Obtain a Subdivision of Land – Minor or a Subdivision of Land – Major, as applicable, in order to combine the vacated right-of-way with their property.
 - i. The zone district boundary will be extended to the new lot lines established by the subdivision.
 - ii. In the event that there are existing utility facilities (e.g. water/sewer lines, electric lines, drainage facilities, etc.) situated on, in, or under the vacated right-of-way, the purchasing property owner shall contact any affected utility promptly following the approval of the vacation to negotiate if and under what terms the property owner grants an easement for the utilities and/or if, when, and how a relocation of the utility facilities is required.

- a. Where there is no duly recorded easement associated with the existing utility facilities because the facilities were placed on the property in accordance with a franchise agreement between the City and the utility, the purchasing property owner, at his/her sole discretion, shall advise the utility of 1 of the following:
 1. That the property owner is willing to negotiate a grant of easement to accommodate all or a portion of the existing utility facilities on the property.
 2. That all or a portion of the existing utility facilities on the property will need to be removed and/or relocated.
- b. Where there is a duly recorded, valid easement associated with the existing utility facilities for the use and occupancy of the property, such easement runs with the land pursuant to Subsection 14-16-6-4(W)(1).
 1. In the event that the purchasing property owner wants to relocate any utility facilities to accommodate new development, the purchasing property owner shall contact the affected utility to request, coordinate, and negotiate the relocation of the utility facilities, associated costs, and any new easements that are needed.
 2. Any existing easements or newly granted easements shall be reflected on the Subdivision – Minor or Subdivision Major, as applicable, that is required pursuant to Subsection 14-16-6-6(M)(2)(f)2.a., above.
- b. Record the final plat with the Bernalillo County Assessor, pursuant to Subsection 14-6-6(K)(2)(h) or 14-16-6-6(L)(2)(g)4, as applicable.
- c. Present and execute a quitclaim deed in a form acceptable to the City to effect the transfer of ownership after recording the final plat.
- d. Record the executed quitclaim deed with the Bernalillo County Assessor.

6-6(M)(3) Review and Decision Criteria

An application for a Vacation of Easement, Private Way, or Public Right-of-way shall be approved if it meets any of the following criteria.

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

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 applicant has provided justification for the review criteria listed above in a letter provided alongside the submittal packet, and staff note that the revision and decision criteria were addressed, and staff have no objection to the vacations.

Staff will note that because the vacations require City Council approval (with the DHO being a recommending body), the vacations must be approved by the City Council before the later required platting application is accepted, processed, and placed on a DHO agenda.

A platting application must be submitted within 1-year of the City Council approval of the vacations per Table 6-4-3 of the IDO.

Standard Comments and Items in Compliance

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

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

In the email featuring the supplemental submittal, please note that it's a supplemental submittal for the (application type) for (project number) / (application number), note the DHO or DFT meeting it was last reviewed or heard at, and note the future DHO or DFT meeting you would like the application to be reviewed or heard at. If the supplemental submittal is more than 10 megabytes in size, the supplemental submittal will be too large to attach. In that case, please note in the email that the supplemental submittal was uploaded into the application(s) in ABQ-PLAN.

*If your application(s) **is/are approved with conditions that must be addressed with a supplemental submittal**, you must upload the supplemental submittal to the application in ABQ-PLAN, and email the supplemental submittal to the following staff to distribute the approved document(s) like the Site Plan, Plat, and/or Infrastructure for DFT staff signatures and the City Engineer signature as well in the case of approved Plats and Infrastructure Lists:*

1. Jay Rodenbeck at jrodenbeck@cabq.gov
2. Jacob Boylan at jboylan@cabq.gov
3. The lead Planner on the project, which is detailed at the bottom of the Planning memo

In the email featuring the supplemental submittal, please note that it's a supplemental submittal for the (application type) for (project number) / (application number), and note the DHO or DFT meeting it was approved with conditions at. If the supplemental submittal is more than 10 megabytes in size, the supplemental submittal will be too large to attach. In that case, please note in the email that the supplemental submittal was uploaded into the application(s) in ABQ-PLAN.

*If the DHO and/or staff have comments on your application(s) that must be addressed with a supplemental submittal, **and your application(s) is/are not approved**, you must upload the supplemental submittal to the application(s) in ABQ-PLAN, and email the supplemental submittal to PLNDRS@cabq.gov and to the relevant staff:*

****** Once approved, before a Plat or Infrastructure List will be distributed for signatures, the following must be met:***

1. *The Plat or Infrastructure List to be distributed for signatures must depict any revisions required per the conditions and/or findings featured in the Notice of Decision for the application.*
2. *All Plat or Infrastructure List sheets must be included in the submittal to be distributed for signatures; no additional documents/sheets should be included in this submittal (for example, submit a comment response letter separately).*
3. *The Plat or Infrastructure List submittal to be distributed for signatures must be featured in a single PDF.*
4. *The Plat or Infrastructure List must feature/depict the project and application numbers.*
5. *The Plat must be stamped and signed by a surveyor licensed in the State of New Mexico.*
6. *The title of the Plat or Infrastructure must follow the following naming scheme:*
 - a. *Plat: project number-application number-Plat date of approval.*
 - b. *Infrastructure List: project number_application number_IL_Approved_date of approval.*

Instructions for submitting the DXF file and associated documentation to the AGIS office at platgisreview@cabq.gov are as follows:

Certification by Albuquerque Geographic Information System (AGIS) Division of the City Planning Department of approval of digital plat submittal. Digital plat submittals shall, at a minimum, meet all of the following criteria:

- a. *Data shall be in NAD83 New Mexico State Plan Grid Coordinates or ground coordinates tied to ACS (Albuquerque Control Survey) network monumentation.*
- b. *The submittal shall disclose the coordinate system.*
- c. *The digital submittal shall include all of the following:*
 - i. *A single drawing in model space showing only parcel lines and easement lines.*
 - ii. *Only final plat data shall be provided.*
 - iii. *Parcel lines shall be in 1 separate layer.*
 - iv. *Access easement lines and all other easements that are 20 feet wide or greater shall be in a second separate layer.*
 - v. *All other easements shall be in a third separate layer.*
- d. *The digital plat submittal shall be accepted in any of the following formats:*
 - i. *DXF (Drawing Interchange Format) in ASCII (American Standard Code for Information Interchange) format.*

- ii. *Other formats directly compatible with ArcGIS Software (shapefiles or feature class within a file geodatabase) that have attributes defining which features are parcel lines, access easements, or other easements 20 feet wide or greater, and all other easements.*
- e. *A PDF (Portable Document Format) of all pages of the plat shall accompany the electronic digital plat submittal.*
- f. *The assigned Planning Department project number shall be clearly communicated, and file names shall follow this standard naming convention <DRB Project#>.file extension (.dxf, .pdf).*
- g. *The digital plat submittal shall be validated by AGIS as a condition to final sign-off, and the validation review will be performed in a timely manner. Upon approval, AGIS staff will notify the applicant via email.*



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: Jacob Boylan/Jay Rodenbeck
Planning Department

DATE: 2/24/26



Development Facilitation Team (DFT) – Review Comments

Reviewer: David Gutierrez | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2025-020155 Date: 2/25/2026 Agenda Item: #6 Zone Atlas Page: J-15

Legal Description: portion of UNPLATTED LANDS, UPLATTED/ GARCIA – F M zoned MX-T

Location: 1522 EDITH BLVD NE, Approximately 0.49, 0.39 acres

Request: Vacation of a portion of Odelia Road NE (7,112.71 Square Feet) & Vacate all of Santa Clara Street NE, South of Odelia Road NE (3,494 Square Feet)

Approved No Conditions Approved W/Conditions Not Approved

Application For: VAC-2026-00001 – VACATION OF RIGHT-OF-WAY

1. There appears to be public water and sanitary sewer infrastructure located in the proposed right-of-way to be vacated. Please also coordinate with 811 to acquire line locations for public water and public sanitary sewer infrastructure. If easements exist, please show them on the proposed plat. If they do not, please grant appropriate easements for the existing infrastructure.

Comment: (Provide written response explaining how comments were addressed)

Application For: VAC-2026-00002 – VACATION OF RIGHT-OF-WAY

1. There appears to be public water and sanitary sewer infrastructure located in the proposed right-of-way to be vacated. Please also coordinate with 811 to acquire line locations for public water and public sanitary sewer infrastructure. If easements exist, please show them on the proposed plat. If they do not, please grant appropriate easements for the existing infrastructure.

Comment: (Provide written response explaining how comments were addressed)

DEVELOPMENT HEARING OFFICER
TRANSPORTATION DEVELOPMENT

Project Number: 2025-020155
1522 Edith NE

AGENDA ITEM NO: 6

SUBJECT: Vacation of Right-of-Way

ENGINEERING COMMENTS:

1. No objection to the vacation.

For Platting:

2. Odelia (Indian School) is Minor arterial requires 6' sidewalk and 5'-6' Landscaping Buffer. The drawing shows adequate 6' sidewalk. Edith is local street requires 5' sidewalk and 4'-6' Landscaping Buffer. The drawing shows 4.3' sidewalk, it needs to be widened to 5'. If you are unable to provide this you may request a determination with a justification letter.
3. Any future commercial development will require an approved TCL prior to site plan or building permit. Also, a Traffic Scoping Form would need to be submitted to determine if a TIS would be required.

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

DATE: December 10, 2025

ACTION:

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

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

DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: PR-2025-020155 Hearing Date: 12-10-2025
1522 EDITH BLVD NE between
INDIAN SCHOOL NE and
Project: CRESPIN AVE NE Agenda Item No: 7

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Site Plan for Bldg. Permit
---	---

ENGINEERING COMMENTS:

- Hydrology has no objection to the Vacations.
- Comment – Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

APPROVED
 DENIED

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



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2025-020155

PA-2025-00390 – SKETCH

All or a portion of: Unplatted GARCIA - F M zoned MX-T, located at 1522 EDITH BLVD NE between INDIAN SCHOOL NE and CRESPIAN AVE NE containing approximately 0.83 acre(s). (J-15)

REQUEST: Proposed Vacation of Right-of-Way approximately 7,112.71 Square Feet in area

IDO – 2025

COMMENTS

12.10.2025

- No comments regarding the sketch plat.



Development Facilitation Team (DFT) – Review Comments

Reviewer: David Gutierrez | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2025-020155 Date: 12/10/2025 Agenda Item: #7 Zone Atlas Page: J-15

Legal Description: portion of unplatted GARCIA – F M zoned MX-T

Location: 1522 EDITH BLVD NE between INDIAN SCHOOL NE and CRESPIAN AVE NE, .83 acres

Request: Proposed Vacation of Right-of-way approximately 7,112.71 Square Feet in area.

Approved No Conditions

Approved W/Conditions

Not Approved

Application For: PA-2025-00390 - SKETCH

1. There appears to be public water and sanitary sewer infrastructure located in the proposed right-of-way to be vacated. Please also coordinate with 811 to acquire line locations for public water and public sanitary sewer infrastructure. If easements exists, please show them on the proposed plat. If they do not, please grant appropriate easements for the existing infrastructure.

Comment: (Provide written response explaining how comments were addressed)



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

HEARING DATE: 12/10/2025 -- **AGENDA ITEM:** #7

Project Number: PR-2025-020155

Application Number: PA-2025-00390

Project Name: 1522 Edith Blvd NE

Request: Vacation of Right-of-Way City Council

These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals. **Comment in orange require a response.*

Background

- This request is for a proposed vacation of right of way of 7,112.71 Sq. Ft. in area located on the northern portion of the property between the buildings and Indian School Rd. NE.
- The subject property is not located within any noted PT/MT/MS corridor areas. The property is shown to be wholly located within the CPO-7 (Character Protection Overlay Zone Martineztown/Santa Barbara.
- The subject property is located within an area of consistency and is surrounded wholly by other areas of consistency. The property is also shown to be located within the Cumulative Impacts Area.

IDO Comments

6-6 DECISIONS REQUIRING A PUBLIC HEARING

6-6(M) VACATION OF EASEMENT, PRIVATE WAY, OR PUBLIC RIGHT-OF-WAY

All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-6(M) or the DPM.

6-6(M)(1)(b) Vacation of Public Right-of-way – Council

Any public right-of-way that meets any of the following thresholds:

1. More than 500 square feet or the entire width of a platted alley.
2. More than 5,000 square feet or the entire width of a street, including any or all of the right-of-way.

6-6(M)(2) Procedure

6-6(M)(2)(a) The City may retain, use, or dispose of any vacated public right-of way in any manner that the City, in its discretion, deems appropriate.

6-6(M)(2)(b) City Planning Department staff shall refer the application to commenting agencies pursuant to Subsection 14-16-6-4(l).

6-6(M)(2)(c) Required commenting agencies pursuant to Subsection 14-16-6-4(l) shall review the application and forward any comments and a recommendation to the DHO.

6-6(M)(2)(d) The DHO shall conduct a public hearing on the application.

6-6(M)(2)(e) For a Vacation of Public or Private Easement or Private Way or for a Vacation of Public Right-of-way – DHO, the DHO shall make a decision on the application.

6-6(M)(2)(f) For a Vacation of Public Right-of-way – Council, the DHO shall make a recommendation and forward the application to City Council for inclusion on the consent agenda for approval without first going to any City Council committee.

6-6(M)(2)(g) If an application for a Vacation of Public Right-of-way is approved, all of the following requirements shall apply.

1. Within 7 days of the approval, the applicant shall coordinate with the Real Property Division of the City Department of Municipal Development and send notice of the approved vacation by First Class Mail to all abutting property owners. The letter shall include the contact information for the Real Property Division of the City Department of Municipal Development, as well as any other information as directed by the Real Property Division of the City Department of Municipal Development.
 - a. Abutting property owners have 30 days from the receipt of the notice to notify the Real Property Division of the City Department of Municipal Development of the intent to purchase the vacated right-of-way, or any portion thereof, or possibly forfeit their right to do so.
 - b. Within 7 days of receipt of the notice of intent to purchase, the Real Property Division of the City Department of Municipal Development will provide the interested property owner with a purchase price for the desired portion of the vacated public

right-of-way.

2. Any property owner that purchases vacated public right-of way shall complete all of the following requirements within 1 year of the approval of the Vacation or the Vacation shall be voided:
 - a. Obtain a Subdivision of Land – Minor or a Subdivision of Land – Major, as applicable, in order to combine the vacated right-of-way with their property.
 1. The zone district boundary will be extended to the new lot lines established by the subdivision.
 2. In the event that there are existing utility facilities (e.g. water/sewer lines, electric lines, drainage facilities, etc.) situated on, in, or under the vacated right-of way, the purchasing property owner shall contact any affected utility promptly following the approval of the vacation to negotiate if and under what terms the property owner grants an easement for the utilities and/or if, when, and how a relocation of the utility facilities is required.
 - a. Where there is no duly recorded easement associated with the existing utility facilities because the facilities were placed on the property in accordance with a franchise agreement between the City and the utility, the purchasing property owner, at his/her sole discretion, shall advise the utility of 1 of the following:
 1. That the property owner is willing to negotiate a grant of easement to accommodate all or a portion of the existing utility facilities on the property.
 2. That all or a portion of the existing utility facilities on the property will need to be removed and/or relocated.
 - b. Where there is a duly recorded, valid easement associated with the existing utility facilities for the use and occupancy of the property, such easement runs with the land pursuant to Subsection 14-16-6 4(W)(1).
 1. In the event that the purchasing property owner wants to relocate any utility facilities to accommodate new development, the purchasing property owner shall contact the affected utility to request, coordinate, and negotiate the relocation of the utility facilities, associated costs, and any new easements that are needed.
 2. Any existing easements or newly granted easements shall be reflected on the Subdivision – Minor or Subdivision Major, as applicable, that is required pursuant to Subsection 14-16-6-6(M)(2)(f)2.a., above.

3. Record the final plat with the Bernalillo County Assessor, pursuant to Subsection 14-6-6(K)(2)(h) or 14-16-6-6(L)(2)(g)4, as applicable.
4. Present and execute a quitclaim deed in a form acceptable to the City to effect the transfer of ownership after recording the final plat.
5. Record the executed quitclaim deed with the Bernalillo County Assessor.

6-6(M)(3) Review and Decision Criteria

An application for a Vacation of Easement, Private Way, or Public Right-of-way shall be approved if it meets any of the following criteria.

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

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.

- Per IDO section 6-6(M)(1)(b)(2) Vacation of Public Right-of-way – Council – the City Council is the approving body of a vacation of street right-of-way as depicted in this application, with the Development Hearing Officer (DHO) being a recommending body forwarding a recommendation of approval or denial to the City Council.
- There is an existing vacation that is depicted on the Sketch Plat (VO-79-10); confirmation must be provided regarding if that existing vacation is still valid. Otherwise, a Vacation of Right-of-Way – Council could also be required for the existing vacation depicted.

GENERAL AND FUTURE COMMENTS

- Following city council approval of the vacation of right of way this project will require the submittal and Development Hearing Officer (DHO) approval of a Minor Preliminary Plat application.
- A Minor Preliminary Plat application can be applied for at the ABQ-PLAN portal (click on the 'ENTER ABQ-PLAN' icon in the ABQ-PLAN webpage accessible at the following link below to enter the ABQ-PLAN portal):

<https://www.cabq.gov/planning/abq-plan/abq-plan>

Within the ABQ-PLAN webpage, there's also a link to an ABQ-PLAN Resources and FAQs webpage to access guides and tutorials to assist with creating an account and applying for applications in ABQ-PLAN (you will be applying for a 'Major Plat Application'):

<https://www.cabq.gov/planning/abq-plan/abq-plan-resources-and-faqs>

The DHO application form and Form S2 are no longer required to be included with the application submittal for a Major Preliminary/Final Plat in ABQ-PLAN. However, for reference to submittal requirements for this application, you can continue to refer to the checklist of items for this application, featured in the following link:

https://documents.cabq.gov/planning/online-forms/MAJOR%20PRELIMINARY%20PLAT_CHECKLIST.pdf

- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link:
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>
- The Plat must be created, as well as sealed and signed by a surveyor licensed in the State of New Mexico.
- All signatures from the surveyor, property owner(s), and the City Surveyor are required on a Major Preliminary Plat prior to the acceptance of the application file for the Plat and placement on a DHO agenda.
- The following will need to be on the final platting sheets:
Project and Application #'s, documents signed/stamped by a design professional licensed in the State of NM.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- The proposed platting action would be reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual. Here is a link to both:

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

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

- **If infrastructure is needed**, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.



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: Jacob Boylan
Planning Department

DATE: 12/10/2025

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

Project Number: 2025-020155

AGENDA ITEM NO: 7

Vacation of Right-of-Way
1522 Edith NE

SUBJECT: Sketch

ENGINEERING COMMENTS:

- 1- Odelia (Indian School) is Minor arterial requires 6' sidewalk and 5'-6' Landscaping Buffer. The drawing show 6' sidewalk is adequate. Edith is local street requires 5' sidewalk and 4'-6' Landscaping Buffer. The drawing show 4.3' sidewalk, it needs to be widened to 5'.
- 2- 2-Any future development will require an approved TCL prior to site plan or building permit. Also, a Traffic Scoping Form would need to be submitted to determine if a TIS would be required.

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: Sertil Kanbar, PE
Transportation Development
505-924-3909 or skanbar@cabq.gov

DATE: December 10, 2025

ACTION:

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

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



May 7, 2026

Development Hearing Officer (DHO)
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Development Hearing Officer:

JAG Planning & Zoning, agent for Cristina Chavez Cook, respectfully requests your review and recommendation of approval of a vacation of right-of-way in accordance with Section 14-16-6-6 (M) of the Integrated Development Ordinance (IDO).

Request

The applicant is requesting approval of a Vacation of Right-of-Way for the southern portion of Odelia Road NE, between Edith Blvd NE and High Street NE and also a portion of High Street NE, south of Odelia Road. The right-of-way is immediately adjacent to the applicant's property appears to be excess right-of-way. The interest in the vacation of this portion of the roadway is to allow the applicant the opportunity to utilize the area for residential purposes.

The vacation amount for Odelia is approximately 6,064 square feet and 209 square feet along High Street NE, as identified on the right-of-way exhibits. As a result of exceeding the 5,000 square foot threshold for vacation of right-of-way, this request will need City Council approval. If granted approval the applicant is prepared to submit a subdivision plat within a one-year time limit, in accordance with Section 14-16-6-6(M).

A companion application has also been submitted for the vacation of Clara Street, which appears to be part of the applicant's property. The zone atlas maps provides a vacation number, VO-79-107, but since the zone atlas map also shows the right-of-way, it appears that the vacated road was not officially incorporated into the subject property. The companion application will finalize the vacation of Clara Ave NE.

In accordance with Section 14-16-6-6(M)(3) Review and Decision Criteria for a Vacation of Right-of-Way, the criteria are met in the following manner:

14-16-6-6(M)(3)(a) - The public welfare does not require that the public right-of-way or easement be retained.

The public welfare does not require that the public right-of-way be retained. This portion of Odelia Road appears to be incorporated with the applicant's property since a fence was placed within the right-of-way, unbeknownst by the applicant. The property is part of a family estate, and the applicant is working toward resolving encroachment and subdivision issues that have existed on the property for many years.

In addition, this portion of Odelia Road appears to be excess right-of-way and appears to be a part of the applicant's property given the slope of the right-of-way. This portion of Odelia Road has a slope that is not consistent with the grading of the street. The proposed vacated area maintains a slope that would cause a substantial grade change between the subject site and the existing right-of-way, if Odelia was to be developed to the applicant's property line.

Finally, this portion of Odelia Road is not used by the public for commuting since the street has existing 6' wide sidewalks that are used for pedestrians. The area between the sidewalk and the applicant's property line is what is being proposed for vacation, still allowing the public to utilize the current parts of the right-of-way that is constructed for pedestrian use.

In regard to High Street, the vacation of right-of-way along Odelia affects the corner of Odelia and High Street, causing the need for a minor vacation of a sliver of right-of-way along High Street.

14-16-6-6(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 net benefit to the public welfare continues to revolve around reinforcing safety and clear pedestrian passage within the right-of-way, which is why the applicant is only seeking a vacation of the area outside of the area dedicated for sidewalks. The vacation of right-of-way will be more beneficial to the public welfare and will not abridge any substantial property rights since the area proposed to be vacated appears to be excess right-of-way.

Neighborhood and Adjacent Property Owner Notification

The vacation of right-of-way request will meet the applicable standards of the IDO, DPM and other City requirements. Notification requirements for this request, as specified in Table 6-1-1

of the IDO have also been met. Letters were sent to the affected neighborhood associations prior to application submission. As of date, the applicant has not heard from any of the affected neighborhood associations to determine if a meeting is to be requested.

In addition, property owners within 100 feet of this request were also notified of this request prior to the application date. Information from the City of Albuquerque Planning Department includes a list of property owners within 100 feet of the subject site and a boundary map of the property owners. As of date, the applicant has not heard from adjacent owners.

Thank you for your consideration on this matter.

Sincerely,

Juanita Garcia

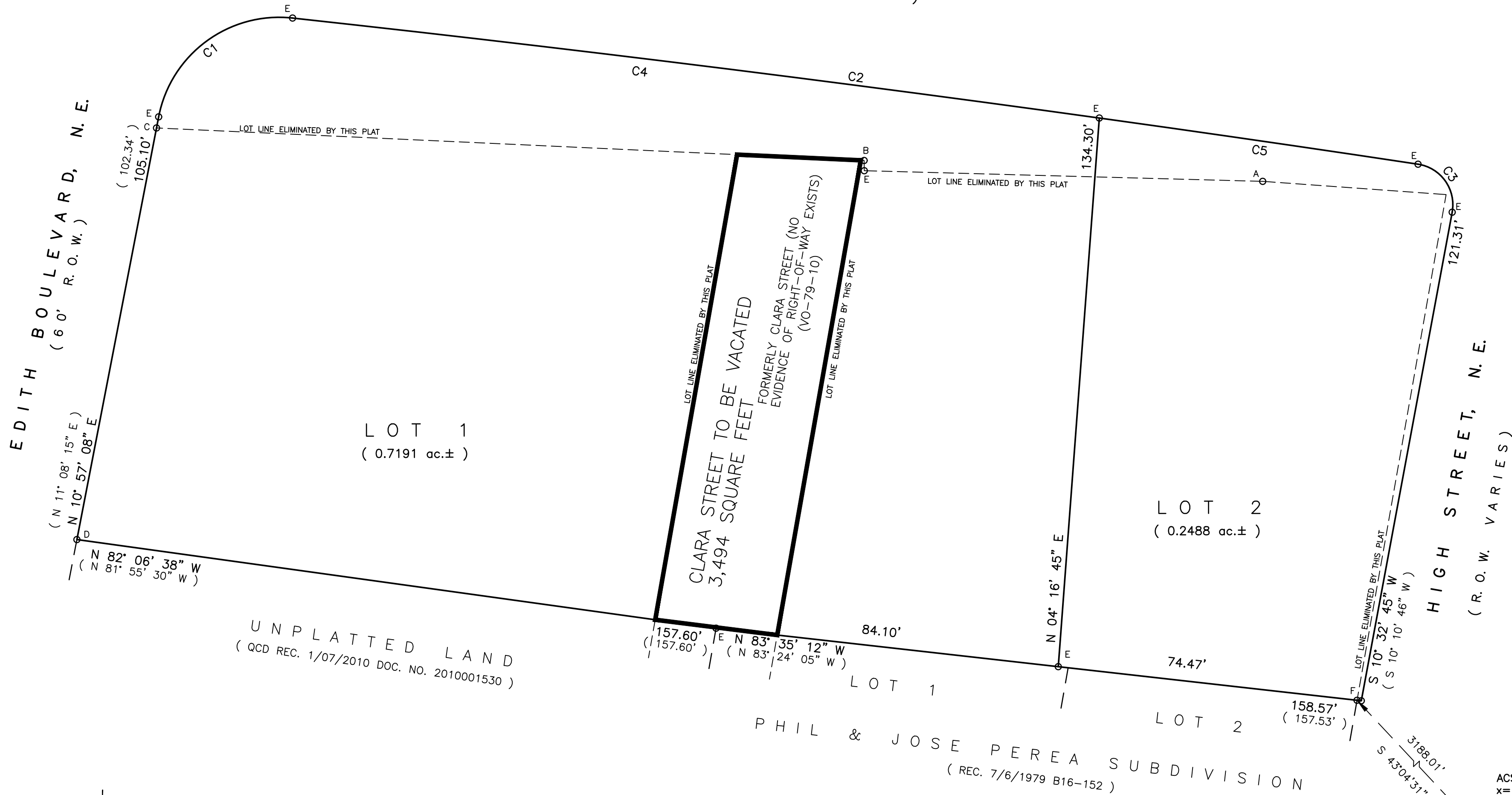
Juanita Garcia
Principal
JAG Planning and Zoning, LLC

VACATION EXHIBIT
CLARA STREET

PLAT OF
LOTS 1 AND 2, LANDS OF COOK
WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2025

COUNTY CLERK RECORDING LABEL HERE

ODELIA ROAD, N. E.
(R. O. W. VARIES)

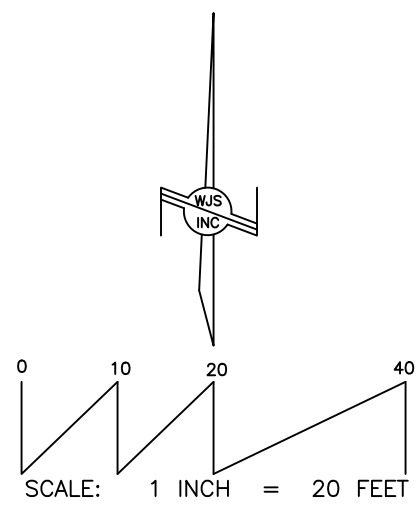


UNPLATTED LAND
(QCD REC. 1/07/2010 DOC. NO. 2010001530)

PHIL & JOSE PEREA SUBDIVISION
(REC. 7/6/1979 B16-152)

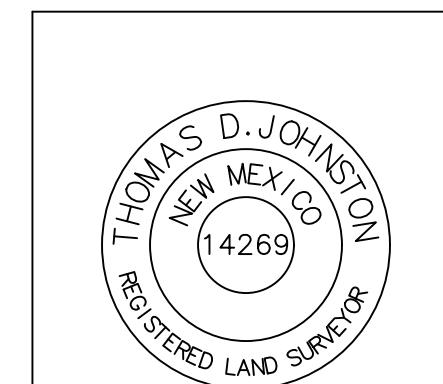
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y=1,489,021.809 US SURVEY FEET
Ground-to-grid: 0.999675053
Mapping Angle: -00°13'05.60"
NMSP CENTRAL ZONE NAD 83

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	30.00'	44.65'	85° 15' 59"	N 53° 35' 08" E	40.64'
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C5	6746.88'	78.63'	00° 40' 04"	S 81° 45' 41" E	78.63'



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

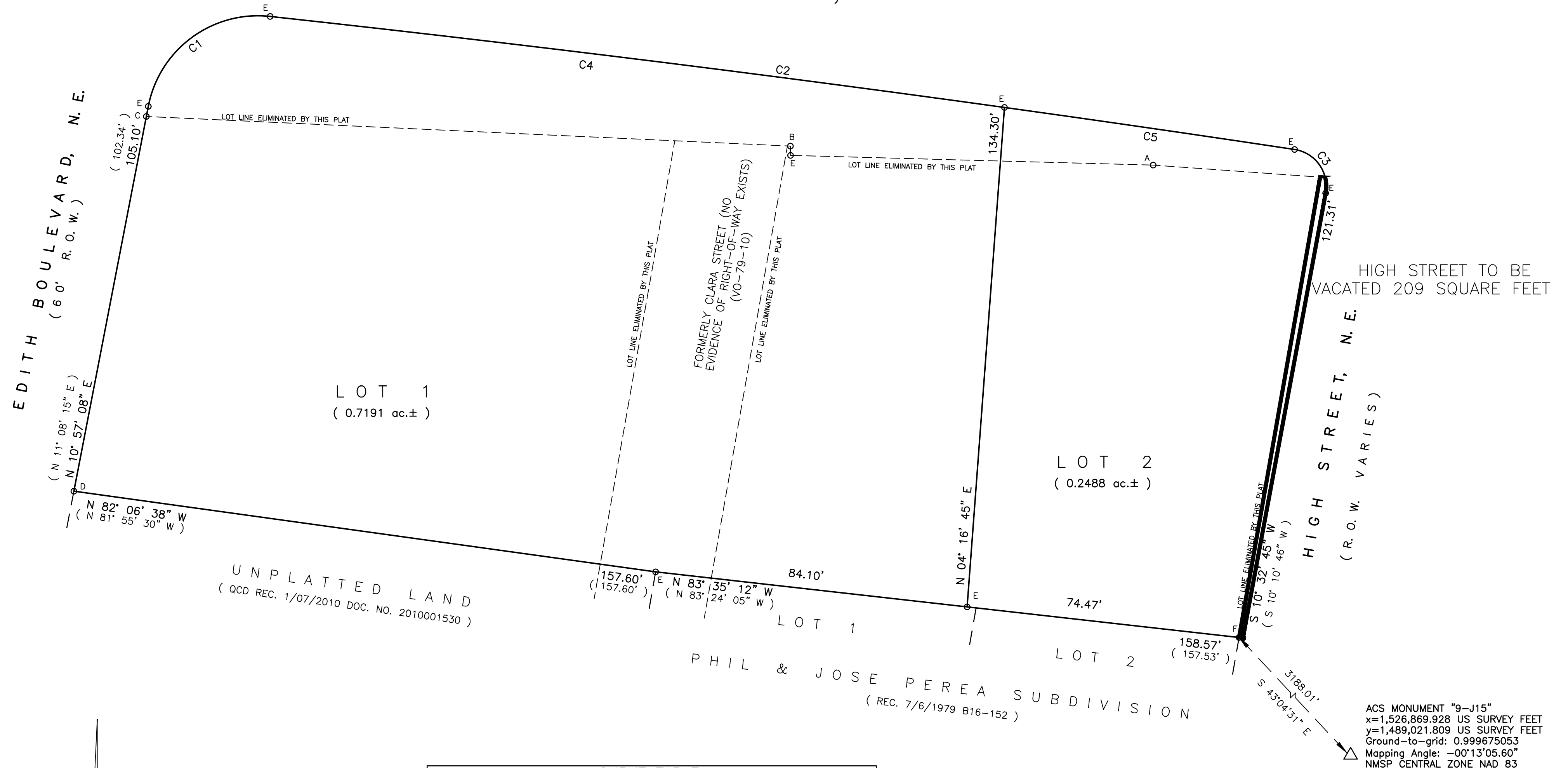
INDEXING INFORMATION FOR COUNTY CLERK OWNER: CCOOK CHRISTINA CHAVEZ TRUSTEE COOK RVT UPC: 101505803941120602 101505805641120608 LOCATION: SECTION 16, T10N, R3E	DRAWN: P A M	SCALE: 1" = 20'	FILE NO. SP-11-02-2024
	CHECKED: T D J	DRAWING NO. SP110224.DWG	EXHIBIT

VACATION EXHIBIT
HIGH STREET

PLAT OF
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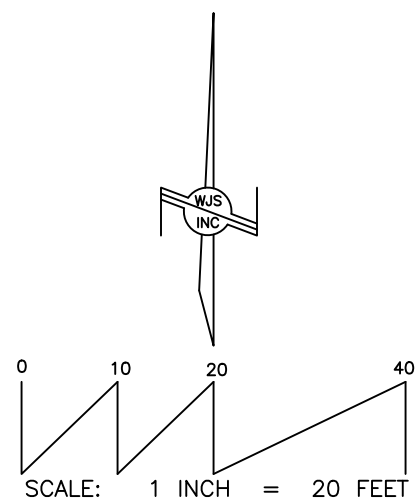
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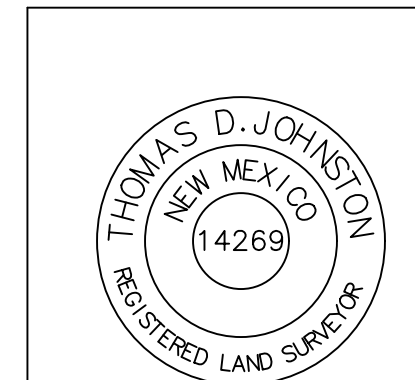
HIGH STREET TO BE
VACATED 209 SQUARE FEET

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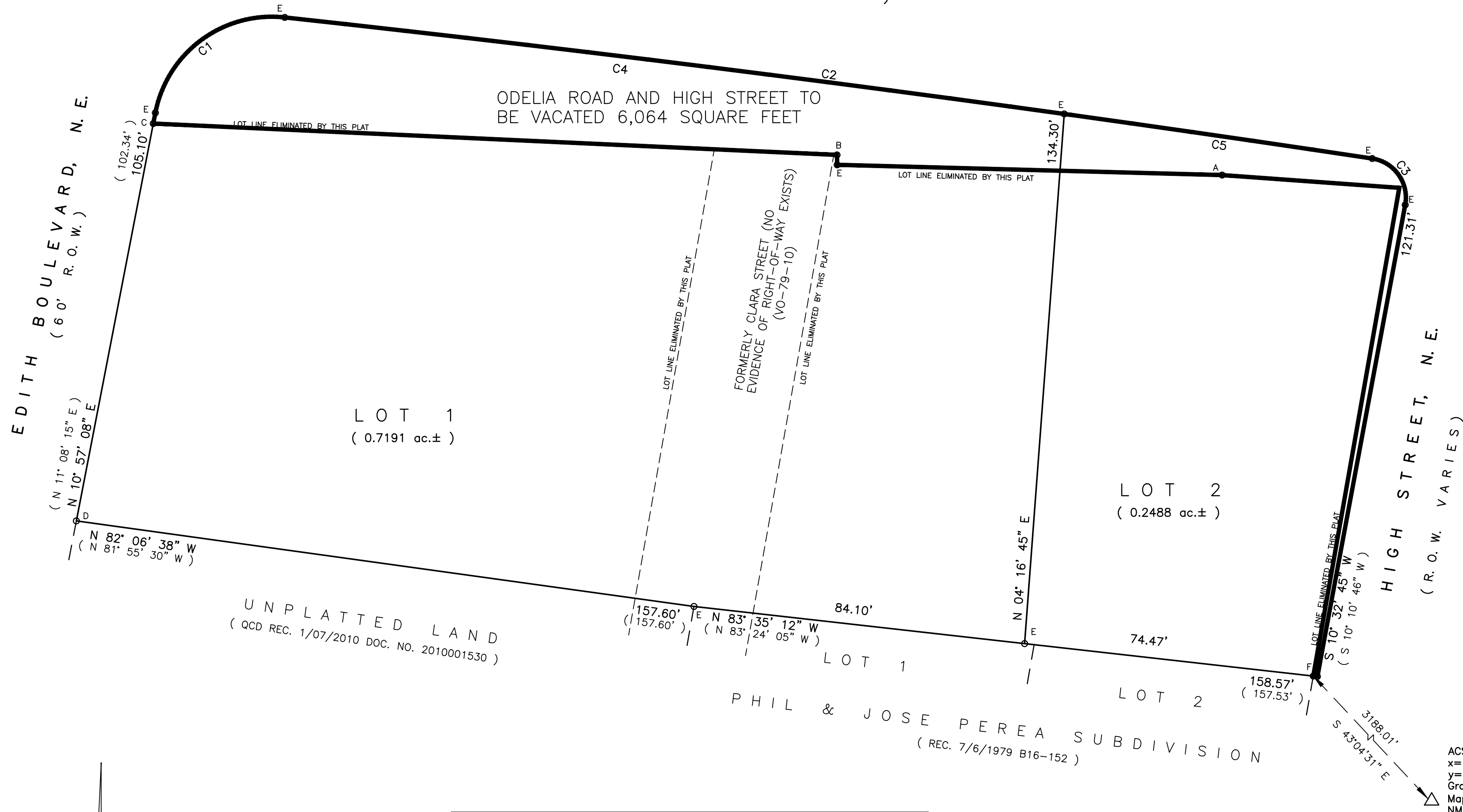
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VACATION EXHIBIT
ODELIA ROAD AND HIGH STREET

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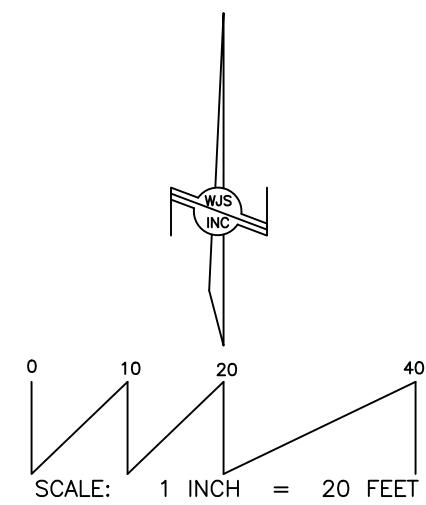


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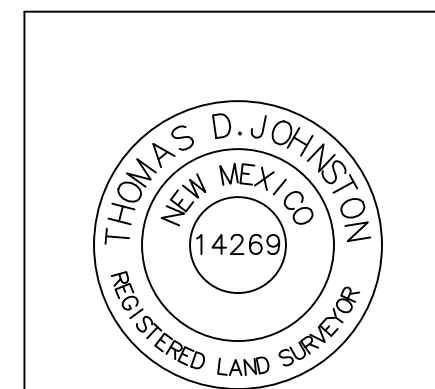
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1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK
OWNER: CCOOK CHRISTINA CHAVEZ
TRUSTEE COOK RVT
UPC: 101505803941120602
101505805641120608
LOCATION: SECTION 16, T10N, R3E

DRAWN: P A M
CHECKED: T D J
DRAWING NO.
SP110224.DWG

SCALE:
1" = 20'
21 APR 2026

FILE NO.
SP-11-02-2024
EXHIBIT



PLAN SNAPSHOT REPORT VAC-2026-00001 FOR CITY OF ALBUQUERQUE

Plan Type: Vacation	Project: PR-2025-020155 (PR-2025-020155)	App Date: 01/26/2026
Work Class: Right-of-Way	District: City of Albuquerque	Exp Date: NOT AVAILABLE
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:

Description: Vacation of a portion of Odelia Road NE (7112.71 Square Feet).

Parcel: 101505805641120608	Address: 1516 Edith Blvd Ne Albuquerque, NM 87102	Zone:
101505803941120602 Main		
1522 Edith Blvd Ne Albuquerque, NM 87102		
	1522 Edith Blvd Ne Albuquerque, NM 87102 Main	

Owner Cristina Chavez Cook Mobile: (505) 710-1896	Applicant Juanita Garcia P.O. Box 7857 Albuquerque, NM 87194 Business: (505) 362-8903
--	--

Plan Custom Fields

Square Footage to be Vacated	7112.71	Alleyway or Street	Street	Vacating Entire Width	No
Detailed Vacation of Right of Way Description	The southern portion of Odelia Road NE between Edith Blvd NE and High Street NE.	Do you request an interpreter for the hearing?	No	Lot and/or Tract Number	UNPLATTED
Block Number	0000	Subdivision Name and/or Unit Number	UNPLATTED/GARCIA--F M	Legal Description	A TR OF LAND IN SE NW NW T10N R3E SEC 16 EXC POR TO R/W CONT 21,447 SQ FT, 4 TR OF LAND IN SEC 16 T10N R3E
Existing Zone District	MX-T	Zone Atlas Page(s)	J-15	Acreage	0.49, 0.34
Calculated Acreage	0.4610302, 0.39868651	Council District	2	Community Planning Area(s)	Central ABQ
Development Area(s)	Consistency	Current Land Use(s)	01 Low-density Residential	Character Protection Overlay	Martineztown/Santa Barbara – CPO-7
IDO Use Specific Standards Name	Martineztown/Santa Barbara – CPO-7, Railroad and Spur Small Area, Railroad and Spur Small Area	IDO Use Specific Standards Subsection	Paid Parking Lot or Parking Structure (Prohibitions) (4-3(D)), Commercial Uses (various) (4-3(D)), Industrial Uses (various) (4-3(E))	IDO Use Development Standards Name	Railroad and Spur Small Area
IDO Use Development Standards Subsection	Cumulative Impacts (5-2)	IDO Administration & Enforcement Name	Railroad and Spur Small Area	IDO Administration & Enforcement Subsection	Cumulative Impacts Analysis Requirements (6-4), Site Plan – EPC (6-6)
Pre-IDO Zoning District	SU-2	Pre-IDO Zoning Description	RCM	Major Street Functional Classification	3 - urban minor arterial
State or National Historic Register	F M MERCHANTILE	FEMA Flood Zone	X		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Juanita_Garcia_1/27/2026.jpg	01/26/2026 18:20	Garcia, Juanita		Uploaded via CSS

PLAN SNAPSHOT REPORT (VAC-2026-00001)

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed	Renee Zamora	01/28/2026 16:23

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00073063	Technology Fee	\$29.75	\$29.75
	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$50.00
	Vacation Right of Way - DHO/City Council	\$300.00	\$300.00
	Published Notice Fee - Legal Ad	\$75.00	\$75.00
Total for Invoice INV-00073063		\$454.75	\$454.75
Grand Total for Plan		\$454.75	\$454.75

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	02/25/2026	Scheduled	Vacation ROW

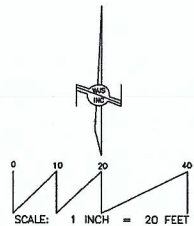
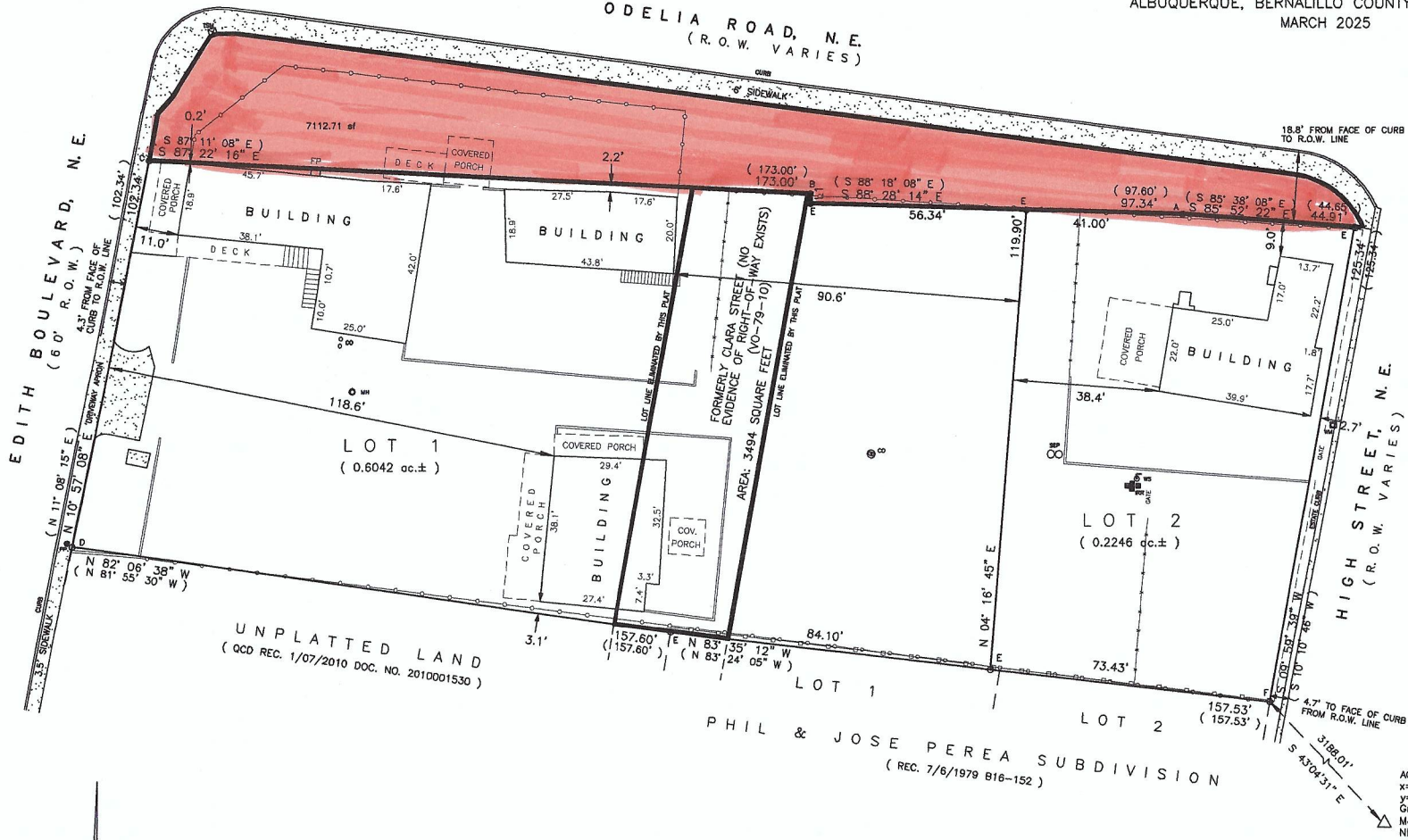
Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		01/27/2026 16:51	
Associate Project Number v.1	Generic Action		01/27/2026 16:51
Screen for Completeness v.1	Generic Action		01/28/2026 16:22
Sign Posting v.1	Generic Action		01/28/2026 16:22
Verify Payment v.1	Generic Action		01/28/2026 16:37
Application Review v.1		01/28/2026 16:37	
Create and Email Advertisement v.1	Generic Action		01/28/2026 16:37
DHO Hearing v.1	Hold Hearing	01/28/2026 16:37	01/28/2026 16:38
Vacation Submittal v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
City Council Review v.1			
City Council Meeting v.1	Hold Meeting		
Notice of Decision v.1			
Print Notice of Decision v.1	Create Report		
Linked Project Plans v.1			

ODELIA VACATION OF R.O.W REQUEST

EXISTING CONDITIONS
RIGHT-OF-WAY CALCULATION

PLAT OF
LOTS 1 AND 2, LANDS OF COOK
WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2025

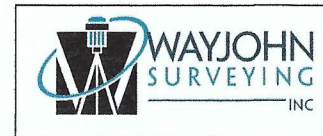
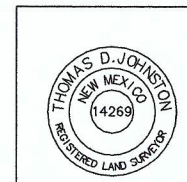
COUNTY CLERK RECORDING LABEL HERE



- MONUMENT LEGEND:**
- = FOUND/SET MONUMENT AS NOTED
 - A: FOUND #4 REBAR AND CAP "LS 12651"
 - B: FOUND HIGHWAY R.O.W. MARKER
 - C: FOUND "+" IN CONCRETE
 - D: FOUND NAIL AND DISK (ILLEGIBLE)
 - E: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
 - F: FOUND TAG ON FENCE "LS 11463"

LINE INFORMATION		
LINE NO.	BEARING	LENGTH
L1	S 00° 58' 15" E	2.50
(L1)	S 00° 47' 08" W	2.50

ACS MONUMENT "9-115"
x=1,528,869.928 US SURVEY FEET
y=1,489,021.809 US SURVEY FEET
Ground-to-grid: 0.999675053
Mapping Angle: -00°13'05.60"
NMSF CENTRAL ZONE NAD 83



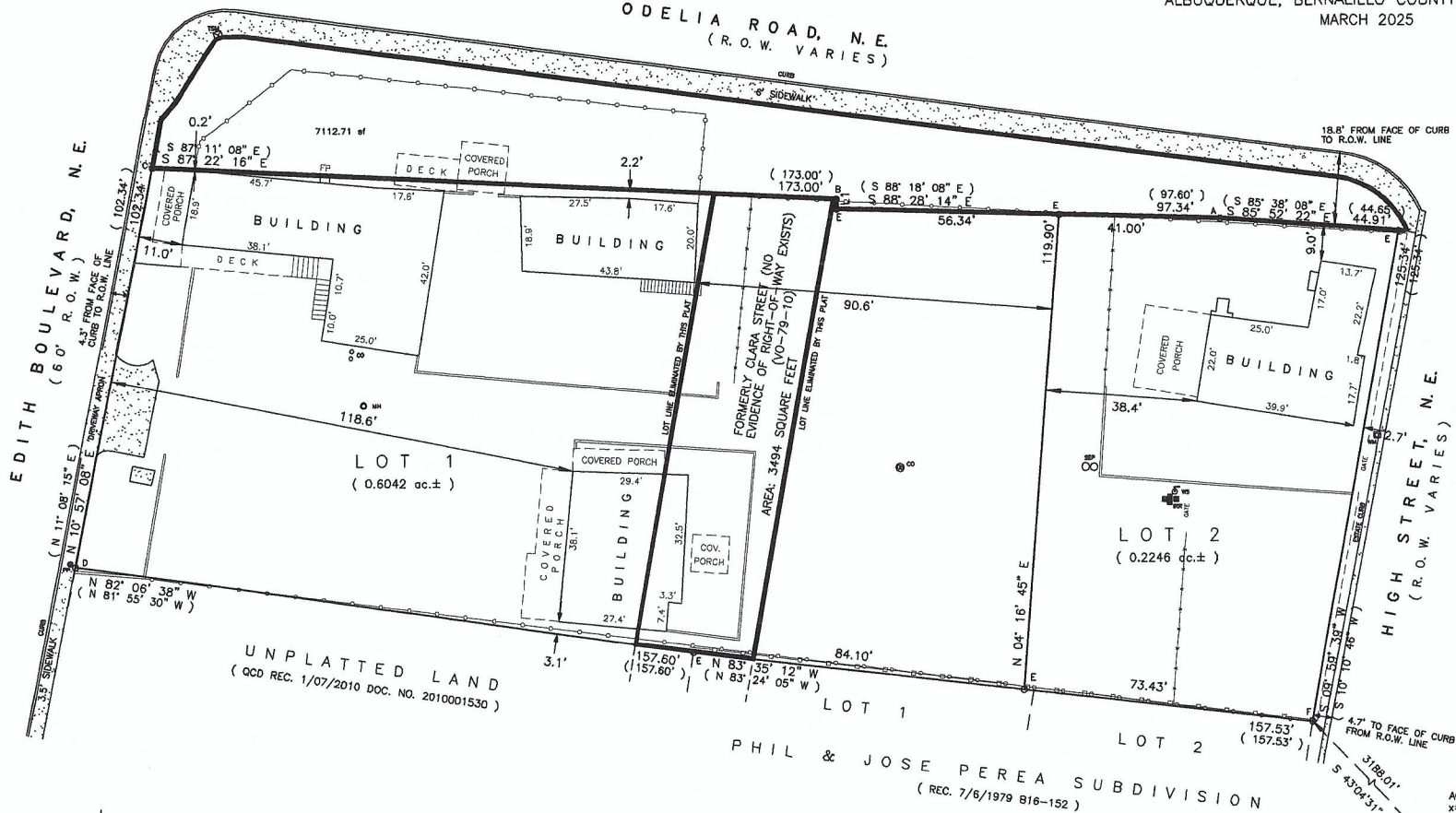
1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: CDOCK CHRISTINA CHAVEZ TRUSTEE COOK RVT UPC: 101502803941120602 1015028039541120608 LOCATION: SECTION 16, T10N, R3E	DRAWN: P A M	SCALE: 1" = 20'	FILE NO. SP-11-02-2024
	CHECKED: T D J	DRAWING NO. SP110224.DWG	20 JUN 2025 EXHIBIT

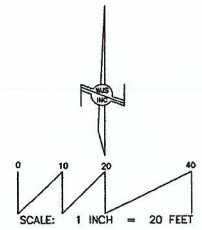
EXISTING CONDITIONS RIGHT-OF-WAY CALCULATION

PLAT OF
LOTS 1 AND 2, LANDS OF COOK
 WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
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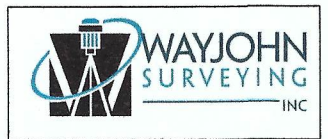


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LINE INFORMATION		
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1609 2nd STREET NW
 ALBUQUERQUE, N.M. 87102
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: COOK CHRISTINA CHAVEZ TRUSTEE: COOK RYT UPC: 101505803941120602 101505803941120608	DRAWN: P A M	SCALE: 1" = 20'	FILE NO. SP-11-02-2024
	CHECKED: T D J	DRAWING NO. SP110224.DWG	20 JUN 2025 EXHIBIT



January 26, 2026

Development Hearing Officer (DHO)
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Development Hearing Officer:

JAG Planning & Zoning, agent for Cristina Chavez Cook, respectfully requests your review and recommendation of approval of a vacation of right-of-way in accordance with Section 14-16-6-6 (M) of the Integrated Development Ordinance (IDO).

Request

The applicant is requesting approval of a Vacation of Right-of-Way for the southern portion of Odelia Road NE, between Edith Blvd NE and High Street NE. The right-of-way is immediately adjacent to the applicant's property appears to be excess right-of-way. The interest in the vacation of this portion of the roadway is to allow the applicant the opportunity to utilize the area for residential purposes.

The vacation amount is approximately 7112.71 square feet, as identified on the right-of-way exhibit. As a result of exceeding the 5,000 square foot threshold for vacation of right-of-way, this request will need City Council approval. If granted approval the applicant is prepared to submit a subdivision plat within a one-year time limit, in accordance with Section 14-16-6-6(M).

A companion application has also been submitted for the vacation of Santa Clara Street, which appears to be part of the applicant's property. The zone atlas maps provides a vacation number, VO-79-107, but since the zone atlas map also shows the right-of-way, it appears that the vacated road was not officially incorporated into the subject property. The companion application will finalize the vacation of Santa Clara Ave NE.

In accordance with Section 14-16-6-6(M)(3) Review and Decision Criteria for a Vacation of Right-of-Way, the criteria are met in the following manner:

14-16-6-6(M)(3)(a) - The public welfare does not require that the public right-of-way or easement be retained.

The public welfare does not require that the public right-of-way be retained. This portion of Odelia Road appears to be incorporated with the applicant's property since a fence was placed within the right-of-way, unbeknownst by the applicant. The property is part of a family estate, and the applicant is working toward resolving encroachment and subdivision issues that have existed on the property for many years.

In addition, this portion of Odelia Road appears to be excess right-of-way and appears to be a part of the applicant's property given the slope of the right-of-way. This portion of Odelia Road has a slope that is not consistent with the grading of the street. The proposed vacated area maintains a slope that would cause a substantial grade change between the subject site and the existing right-of-way, if Odelia was to be developed to the applicant's property line.

Finally, this portion of Odelia Road is not used by the public for commuting since the street has existing 6' wide sidewalks that are used for pedestrians. The area between the sidewalk and the applicant's property line is what is being proposed for vacation, still allowing the public to utilize the current parts of the right-of-way that is constructed for pedestrian use.

14-16-6-6(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 net benefit to the public welfare continues to revolve around reinforcing safety and clear pedestrian passage within the right-of-way, which is why the applicant is only seeking a vacation of the area outside of the area dedicated for sidewalks. The vacation of right-of-way will be more beneficial to the public welfare and will not abridge any substantial property rights since the area proposed to be vacated appears to be excess right-of-way.

Neighborhood and Adjacent Property Owner Notification

The vacation of right-of-way request will meet the applicable standards of the IDO, DPM and other City requirements. Notification requirements for this request, as specified in Table 6-1-1 of the IDO have also been met. Letters were sent to the affected neighborhood associations prior to application submission. As of date, the applicant has not heard from any of the affected neighborhood associations to determine if a meeting is to be requested.

In addition, property owners within 100 feet of this request were also notified of this request prior to the application date. Information from the City of Albuquerque Planning Department includes a list of property owners within 100 feet of the subject site and a boundary map of the property owners. As of date, the applicant has not heard from adjacent owners.

Thank you for your consideration on this matter.

Sincerely,

Juanita Garcia

Juanita Garcia
Principal
JAG Planning and Zoning, LLC

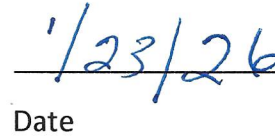


LETTER OF AUTHORIZATION

Subject Property:

I, the undersigned owner of subject property, hereby designate JAG Planning & Zoning, LLC to be my authorized representative for all Vacation of Right-of-way matters associated with this property.


Cristina Chavez Cook


Date



JAG JAG <jag@jagpandz.com>

Public Notice of a Proposed Project in the City of Albuquerque

1 message

JAG JAG <jag@jagpandz.com>

Thu, Jan 22, 2026 at 6:24 PM

To: "NaranjoLopez2010@gmail.com" <NaranjoLopez2010@gmail.com>, "salamdezia@gmail.com" <salamdezia@gmail.com>

Cc: JAG JAG <jag@jagpandz.com>

January 22, 2026

Lorreta Naranjo-Lopez – Santa Barbara Martineztown NA
Andrew Tafoya Leverett – Santa Barbara Martineztown NA

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

We are applying for a vacation of right-of-way, a portion of Odelia Road NE and a portion of Santa Clara Street NE between Edith and High, next to 1522 Edith NE and 1516 Edith NE with the Development Hearing Officer (DHO).

The applications are expected to be heard on February 25, 2026 at 9:00 am. We have attached the Neighborhood Association form that provides information regarding the request, the vacation of right-of-way exhibits that identifies the location of the street to be vacated and a copy of the Zone Atlas Map. Please don't hesitate to contact us if you would like to meet 15 days before the hearing date.

We are also available to answer any questions you may have.

Kind Regards,

Juanita and Andrew Garcia
Principals
JAG Planning & Zoning, LLC
P.O. Box 7857, Albuquerque, NM 87194
(505) 362-8903 and (505) 363-5613



 **ROW Vacation Request - Chavez Cook.pdf**
7113K

1522 Edith NE_Public Notice Inquiry Sheet Submission

1 message

Office of Neighborhood Coordination <onc@cabq.gov>
To: "jag@jagpandz.com" <jag@jagpandz.com>

Tue, Dec 23, 2025 at 11:07 AM

PLEASE NOTE:**The neighborhood association contact information listed below is valid for 30 calendar days after today's date.**

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Phone
Santa Barbara Martineztown NA	Loretta	Naranjo Lopez	naranjolopez2010@gmail.com	1127 Walter NE	Albuquerque	NM	87102	5052707716
Santa Barbara Martineztown NA	Andrew	Tafoya Leverett	salamdezia@gmail.com	1529 Edith BLVD NE	Albuquerque	NM	87102	5056152986

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

Please note the following:

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

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

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

Thank you.

**Vanessa Baca**

Manager

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

(505) 768-3331 Office

E-mail: vanessabaca@cabq.govWebsite: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Tuesday, December 23, 2025 10:58 AM
To: Office of Neighborhood Coordination <jag@jagpandz.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Hearing Officer

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

Applicant Information

Contact Name

Juanita Garcia

Telephone Number

(505) 362-8903

Email Address

jag@jagpandz.com

Company Name

JAG Planning & Zoning, LLC

Company Address

P.O. Box 7857

City

Albuquerque

State

NM

ZIP

87194

Subject Site Information

Legal description of the subject site for this project:

A TR OF LAND IN SE NW NW T10N R3E SEC 16 EXC POR TO R/W CONT 21,447 SQ FT and 1516 High ST NE, 4 TR OF LAND IN SEC 16 T10N R3E, CONTAINING APPROXIMATELY .34 ACRES.

Physical address of subject site:

[1522 Edith Blvd NE](#)

Subject site cross streets:

Indian School and Edith Blvd NE

Other subject site identifiers:

South of I-40

This site is located on the following zone atlas page:

J-15

Link for map

Captcha

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 1/23/26

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

- Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* 1522 Edith Blvd NE and 1516 High ST NE
Location Description A TR of Land in SE NW NW T10N R3E SEC 16 & 4 TR of Land in Sec 16 T10N R3E
2. Property Owner* Cristina Chavez Cook
3. Agent/Applicant* [if applicable] JAG Planning & Zoning, Juanita Garcia
4. Application Type(s)²* per IDO [Table 6-1-1](#)

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

Summary of project/request³*: _____

The applicant is seeking to vacate Public Right-of-Way- A Portion of Odelia Road NE and
a portion Santa Clara ST NE. These requests will ultimately require City Council approval.

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

- Development Hearing Officer (DHO)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time*: February 25, 2026 9:00 AM

Location*4: Via Zoom www.cabq.gov/planning/boards-commissions

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for "Boards, Commissions, and ZHE Signs."

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

Preferred project contact information:

Name: JAG Planning & Zoning, Juanita Garcia

Email: jag@jagpandz.com

Phone: (505) 362-8903

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

Online website or project page: devhelp@cabq.gov

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

1. Zone Atlas Page(s)*5 J-15-Z

2. Project Illustrations, as relevant*6

- Architectural drawings
- Elevations of the proposed building(s)
- Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

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

- Deviation(s)
- Variance(s)
- Waiver(s)

Explanation*:

No deviations, variances or waivers will be requested with this application.

4 Physical address or Zoom link

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

6 While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

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

Per amended IDO, Pre-submittal Neighborhood meeting is not required;

however, the applicant will arrange a facilitated meeting at least 15

days prior to the February 25, 2026 hearing date, if requested.

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*
- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information from IDO Zoning Map⁷:

1. Area of Property [typically in acres] .83
2. IDO Zone District MX-T
3. Overlay Zone(s) [if applicable] CPO-7
4. Center or Corridor Area [if applicable] _____

Current Land Use(s) [vacant, if none] Public Right-of-Way (Odelia RD NE and Santa Clara RD NE) adjacent to Single Family Residential.

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

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

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

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

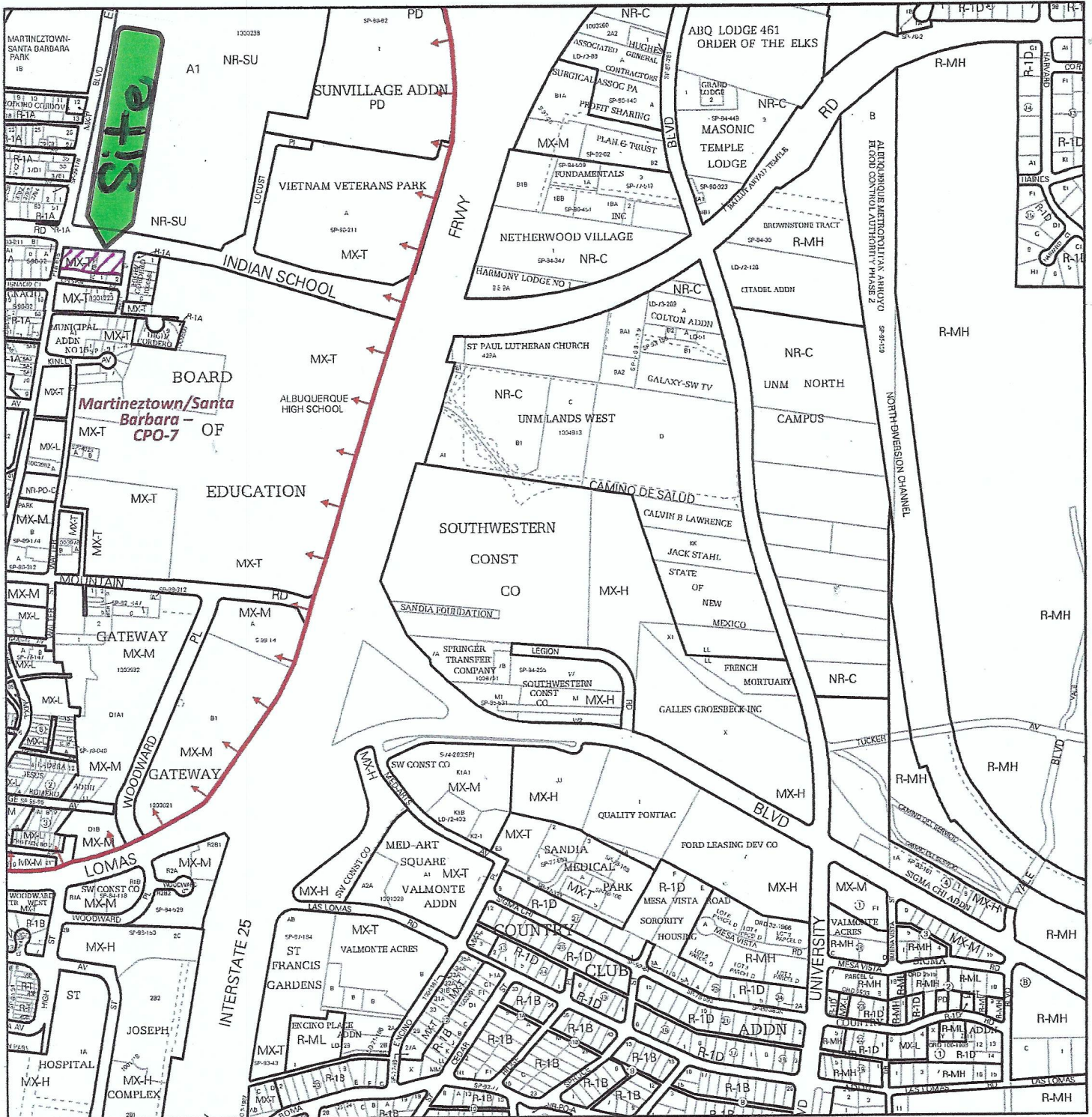
Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

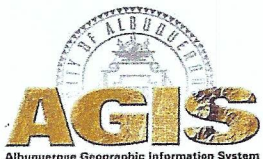
Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.



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

IDO Zone Atlas

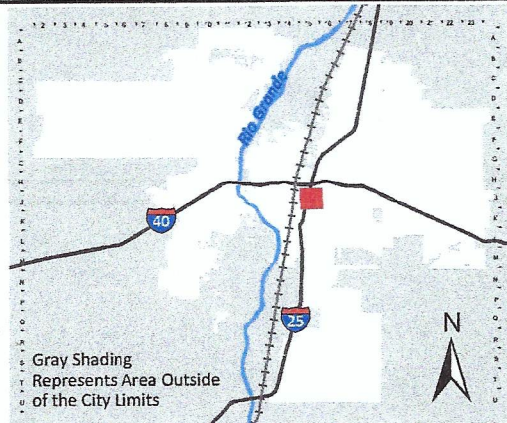
May 2018



Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-15-Z

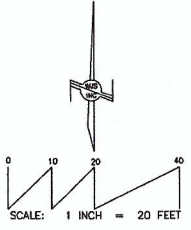
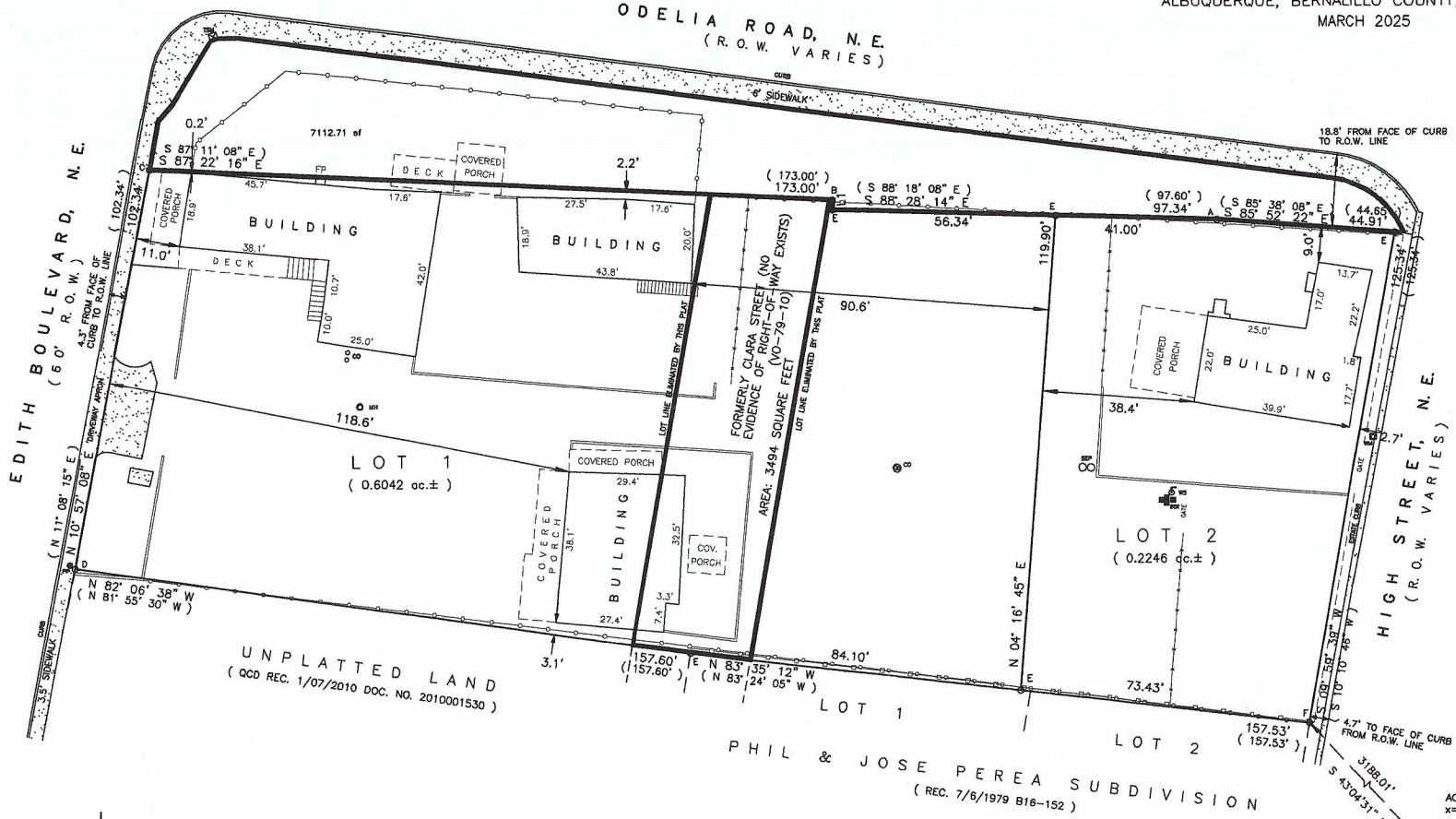
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

EXISTING CONDITIONS RIGHT-OF-WAY CALCULATION

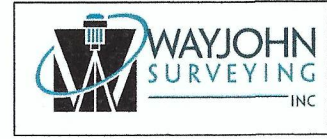
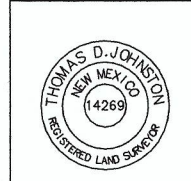
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 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2025

COUNTY CLERK RECORDING LABEL HERE



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 ALBUQUERQUE, N.M. 87102
 PHONE: (505) 255-2052 FAX: (505) 255-2887

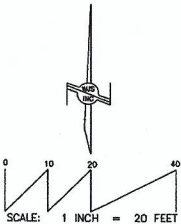
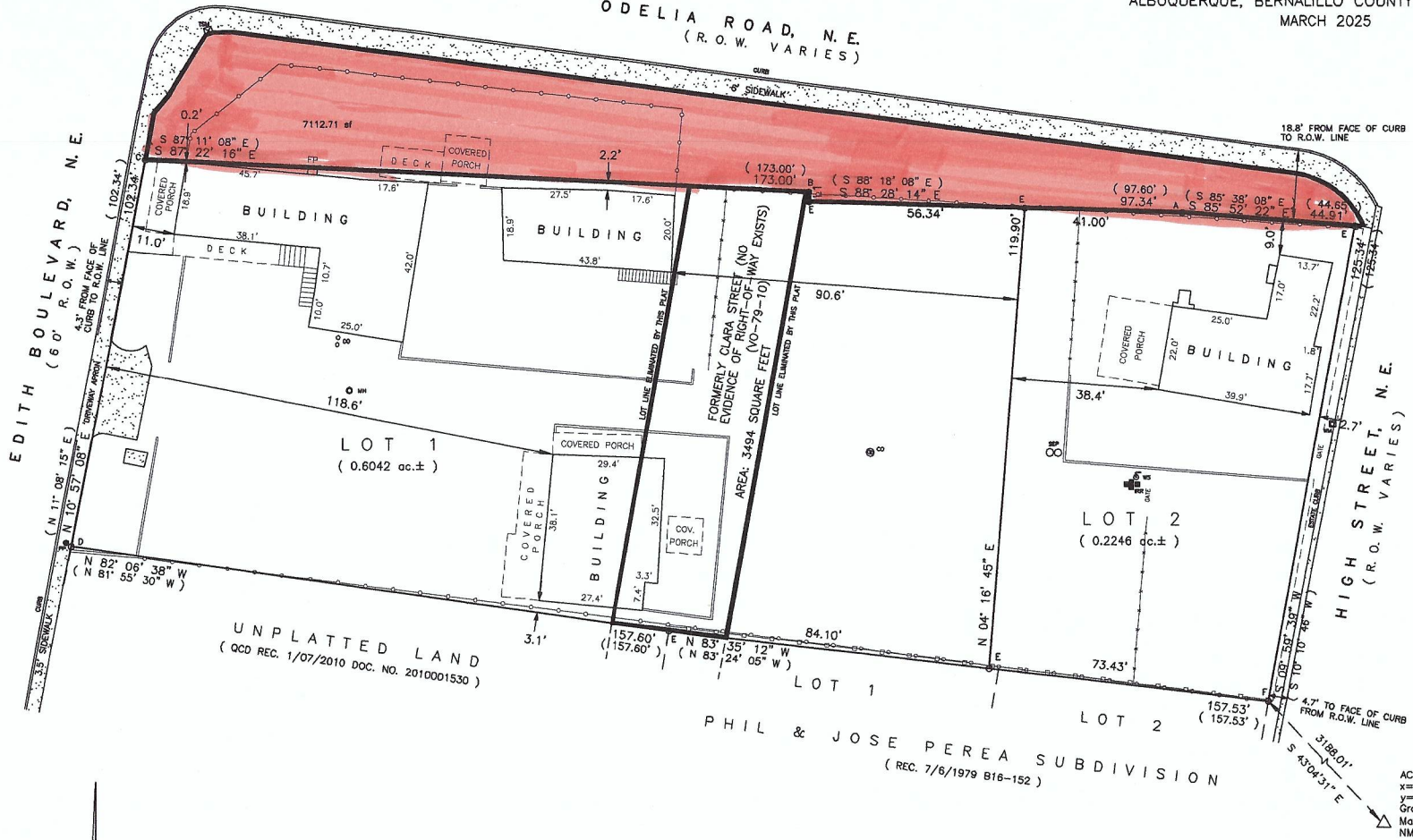
INDEXING INFORMATION FOR COUNTY CLERK	DRAWN: P A M	SCALE: 1" = 20'	FILE NO. SP-11-02-2024
OWNER: CDDK CHRISTINA CHAVEZ TRUSTEE COOK RYT	CHECKED: T D J		
LIC: 101505003941120602 101505005641120608 LOCATION: SECTION 16, T10N, R3E	DRAWING NO. SP110224.DWG	20 JUN 2025	EXHIBIT

ODELIA VACATION OF R.O.W REQUEST

EXISTING CONDITIONS
RIGHT-OF-WAY CALCULATION

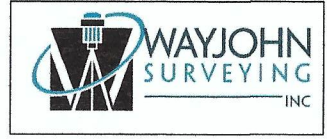
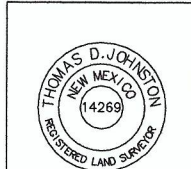
PLAT OF
LOTS 1 AND 2, LANDS OF COOK
WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2025

COUNTY CLERK RECORDING LABEL HERE



- MONUMENT LEGEND:**
- = FOUND/SET MONUMENT AS NOTED:
 - A: FOUND #4 REBAR AND CAP "LS 12851"
 - B: FOUND HIGHWAY R.O.W. MARKER
 - C: FOUND "+" IN CONCRETE
 - D: FOUND NAIL AND DISK (ILLEGIBLE)
 - E: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
 - F: FOUND TAG ON FENCE "LS 11463"

LINE INFORMATION		
LINE NO.	BEARING	LENGTH
L1	S 00° 58' 15" E	2.50'
(L1)	S 00° 47' 08" W	2.50'



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

INDEXING INFORMATION FOR COUNTY CLERK: OWNER: CCOOK CHRISTINA CHAVEZ TRUSTEE: COOK RVH UPC: 101500805641120682 101500805641120688 LOCATION: SECTION 16, T10N, R3E	DRAWN: P A M	SCALE: 1" = 20'	FILE NO. SP-11-02-2024
	CHECKED: T D J		
	DRAWING NO. SP110224.DWG	20 JUN 2025	EXHIBIT



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

HEARING DATE: 12/10/2025 -- **AGENDA ITEM:** #7

Project Number: PR-2025-020155

Application Number: PA-2025-00390

Project Name: 1522 Edith Blvd NE

Request: Vacation of Right-of-Way City Council

These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals. **Comment in orange require a response.*

Background

- This request is for a proposed vacation of right of way of 7,112.71 Sq. Ft. in area located on the northern portion of the property between the buildings and Indian School Rd. NE.
- The subject property is not located within any noted PT/MT/MS corridor areas. The property is shown to be wholly located within the CPO-7 (Character Protection Overlay Zone Martineztown/Santa Barbara.
- The subject property is located within an area of consistency and is surrounded wholly by other areas of consistency. The property is also shown to be located within the Cumulative Impacts Area.

IDO Comments

6-6 DECISIONS REQUIRING A PUBLIC HEARING

6-6(M) VACATION OF EASEMENT, PRIVATE WAY, OR PUBLIC RIGHT-OF-WAY

All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-6(M) or the DPM.

6-6(M)(1)(b) Vacation of Public Right-of-way – Council

Any public right-of-way that meets any of the following thresholds:

1. More than 500 square feet or the entire width of a platted alley.
2. More than 5,000 square feet or the entire width of a street, including any or all of the right-of-way.

6-6(M)(2) Procedure

6-6(M)(2)(a) The City may retain, use, or dispose of any vacated public right-of way in any manner that the City, in its discretion, deems appropriate.

6-6(M)(2)(b) City Planning Department staff shall refer the application to commenting agencies pursuant to Subsection 14-16-6-4(l).

6-6(M)(2)(c) Required commenting agencies pursuant to Subsection 14-16-6-4(l) shall review the application and forward any comments and a recommendation to the DHO.

6-6(M)(2)(d) The DHO shall conduct a public hearing on the application.

6-6(M)(2)(e) For a Vacation of Public or Private Easement or Private Way or for a Vacation of Public Right-of-way – DHO, the DHO shall make a decision on the application.

6-6(M)(2)(f) For a Vacation of Public Right-of-way – Council, the DHO shall make a recommendation and forward the application to City Council for inclusion on the consent agenda for approval without first going to any City Council committee.

6-6(M)(2)(g) If an application for a Vacation of Public Right-of-way is approved, all of the following requirements shall apply.

1. Within 7 days of the approval, the applicant shall coordinate with the Real Property Division of the City Department of Municipal Development and send notice of the approved vacation by First Class Mail to all abutting property owners. The letter shall include the contact information for the Real Property Division of the City Department of Municipal Development, as well as any other information as directed by the Real Property Division of the City Department of Municipal Development.
 - a. Abutting property owners have 30 days from the receipt of the notice to notify the Real Property Division of the City Department of Municipal Development of the intent to purchase the vacated right-of-way, or any portion thereof, or possibly forfeit their right to do so.
 - b. Within 7 days of receipt of the notice of intent to purchase, the Real Property Division of the City Department of Municipal Development will provide the interested property owner with a purchase price for the desired portion of the vacated public

right-of-way.

2. Any property owner that purchases vacated public right-of way shall complete all of the following requirements within 1 year of the approval of the Vacation or the Vacation shall be voided:
 - a. Obtain a Subdivision of Land – Minor or a Subdivision of Land – Major, as applicable, in order to combine the vacated right-of-way with their property.
 1. The zone district boundary will be extended to the new lot lines established by the subdivision.
 2. In the event that there are existing utility facilities (e.g. water/sewer lines, electric lines, drainage facilities, etc.) situated on, in, or under the vacated right-of way, the purchasing property owner shall contact any affected utility promptly following the approval of the vacation to negotiate if and under what terms the property owner grants an easement for the utilities and/or if, when, and how a relocation of the utility facilities is required.
 - a. Where there is no duly recorded easement associated with the existing utility facilities because the facilities were placed on the property in accordance with a franchise agreement between the City and the utility, the purchasing property owner, at his/her sole discretion, shall advise the utility of 1 of the following:
 1. That the property owner is willing to negotiate a grant of easement to accommodate all or a portion of the existing utility facilities on the property.
 2. That all or a portion of the existing utility facilities on the property will need to be removed and/or relocated.
 - b. Where there is a duly recorded, valid easement associated with the existing utility facilities for the use and occupancy of the property, such easement runs with the land pursuant to Subsection 14-16-6 4(W)(1).
 1. In the event that the purchasing property owner wants to relocate any utility facilities to accommodate new development, the purchasing property owner shall contact the affected utility to request, coordinate, and negotiate the relocation of the utility facilities, associated costs, and any new easements that are needed.
 2. Any existing easements or newly granted easements shall be reflected on the Subdivision – Minor or Subdivision Major, as applicable, that is required pursuant to Subsection 14-16-6-6(M)(2)(f)2.a., above.

3. Record the final plat with the Bernalillo County Assessor, pursuant to Subsection 14-6-6(K)(2)(h) or 14-16-6-6(L)(2)(g)4, as applicable.
4. Present and execute a quitclaim deed in a form acceptable to the City to effect the transfer of ownership after recording the final plat.
5. Record the executed quitclaim deed with the Bernalillo County Assessor.

6-6(M)(3) Review and Decision Criteria

An application for a Vacation of Easement, Private Way, or Public Right-of-way shall be approved if it meets any of the following criteria.

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

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.

- Per IDO section 6-6(M)(1)(b)(2) Vacation of Public Right-of-way – Council – the City Council is the approving body of a vacation of street right-of-way as depicted in this application, with the Development Hearing Officer (DHO) being a recommending body forwarding a recommendation of approval or denial to the City Council.
- There is an existing vacation that is depicted on the Sketch Plat (VO-79-10); confirmation must be provided regarding if that existing vacation is still valid. Otherwise, a Vacation of Right-of-Way – Council could also be required for the existing vacation depicted.

GENERAL AND FUTURE COMMENTS

- Following city council approval of the vacation of right of way this project will require the submittal and Development Hearing Officer (DHO) approval of a Minor Preliminary Plat application.
- A Minor Preliminary Plat application can be applied for at the ABQ-PLAN portal (click on the 'ENTER ABQ-PLAN' icon in the ABQ-PLAN webpage accessible at the following link below to enter the ABQ-PLAN portal):

<https://www.cabq.gov/planning/abq-plan/abq-plan>

Within the ABQ-PLAN webpage, there's also a link to an ABQ-PLAN Resources and FAQs webpage to access guides and tutorials to assist with creating an account and applying for applications in ABQ-PLAN (you will be applying for a 'Major Plat Application'):

<https://www.cabq.gov/planning/abq-plan/abq-plan-resources-and-faqs>

The DHO application form and Form S2 are no longer required to be included with the application submittal for a Major Preliminary/Final Plat in ABQ-PLAN. However, for reference to submittal requirements for this application, you can continue to refer to the checklist of items for this application, featured in the following link:

https://documents.cabq.gov/planning/online-forms/MAJOR%20PRELIMINARY%20PLAT_CHECKLIST.pdf

- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link:
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>
- The Plat must be created, as well as sealed and signed by a surveyor licensed in the State of New Mexico.
- All signatures from the surveyor, property owner(s), and the City Surveyor are required on a Major Preliminary Plat prior to the acceptance of the application file for the Plat and placement on a DHO agenda.
- The following will need to be on the final platting sheets:
Project and Application #'s, documents signed/stamped by a design professional licensed in the State of NM.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- The proposed platting action would be reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual. Here is a link to both:

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

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

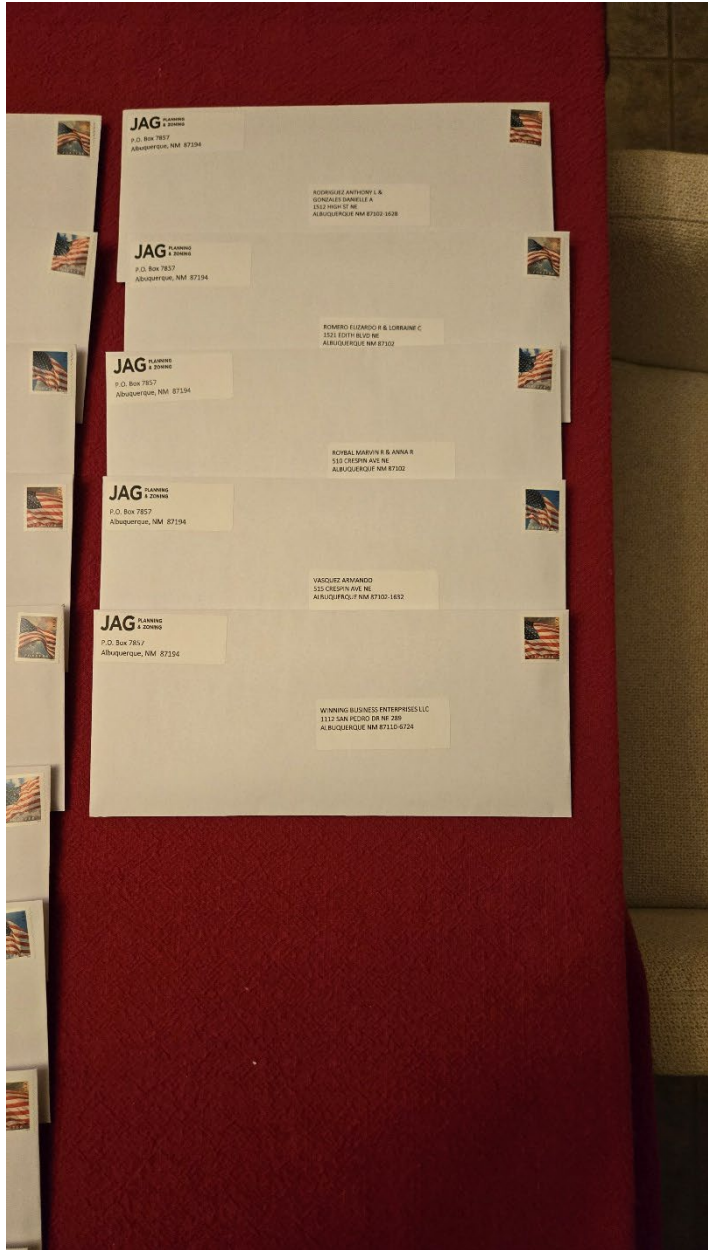
- **If infrastructure is needed**, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.



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: Jacob Boylan
Planning Department

DATE: 12/10/2025



JAG PLANNING & INVESTMENT
P.O. Box 7857
Albuquerque, NM 87134

RODRIGUEZ ANTHONY L &
GONZALES DANIELA A
1522 HIGHWAY NE
ALBUQUERQUE NM 87102-1028

JAG PLANNING & INVESTMENT
P.O. Box 7857
Albuquerque, NM 87134

ROMERO EDUARDO R & LORRAINE C
2521 10TH AVENUE NE
ALBUQUERQUE NM 87102

JAG PLANNING & INVESTMENT
P.O. Box 7857
Albuquerque, NM 87134

RODRIGUEZ MARIANO R & ANNA R
515 CEDAR AVE NE
ALBUQUERQUE NM 87102

JAG PLANNING & INVESTMENT
P.O. Box 7857
Albuquerque, NM 87134

MAGUIRE ARMANDO
525 CEDAR AVE NE
ALBUQUERQUE NM 87102-1892

JAG PLANNING & INVESTMENT
P.O. Box 7857
Albuquerque, NM 87134

WINNING BUSINESS ENTERPRISES LLC
1112 SAN PEDRO DR NE 280
ALBUQUERQUE NM 87110-6724

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

02/09/26

03/12/26

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.

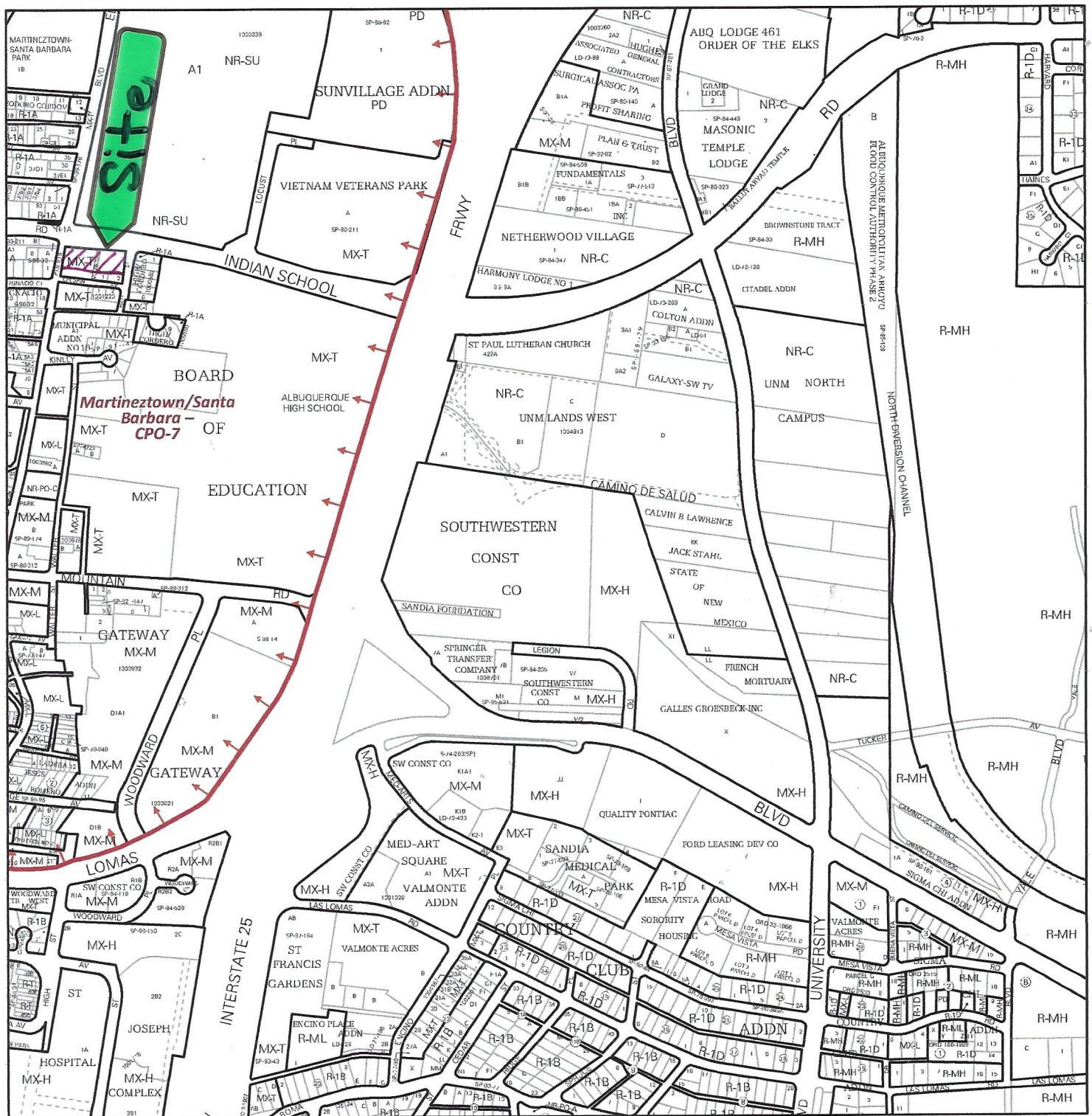
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Juanita Garcia
(Applicant or Agent)

01/26/2026
(Date)

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

PROJECT NUMBER: _____



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

IDO Zone Atlas

May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:
J-15-Z

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

Escarpment
 Petroglyph National Monument
 Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet



PLAN SNAPSHOT REPORT VAC-2026-00002 FOR CITY OF ALBUQUERQUE

Plan Type: Vacation	Project: PR-2025-020155 (PR-2025-020155)	App Date: 01/29/2026
Work Class: Right-of-Way	District: City of Albuquerque	Exp Date: NOT AVAILABLE
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:

Description: Vacate all of Santa Clara Street NE, south of Odelia Road NE (3,494 Square Feet).

Parcel: 101505805641120608	Address: 1516 Edith Blvd Ne Albuquerque, NM 87102	Zone:
101505803941120602 Main		
1522 Edith Blvd Ne Albuquerque, NM 87102		
	1522 Edith Blvd Ne Albuquerque, NM 87102 Main	

Owner Cristina Chavez Cook Mobile: (505) 710-1896	Applicant Juanita Garcia P.O. Box 7857 Albuquerque, NM 87194 Business: (505) 362-8903
--	--

Plan Custom Fields

Square Footage to be Vacated	3494	Alleyway or Street	Street	Vacating Entire Width	Yes
Detailed Vacation of Right of Way Description	Santa Clara Street NE, just south of Odelia Road NE.	Do you request an interpreter for the hearing?	No	Lot and/or Tract Number	UNPLATTED
Block Number	0000	Subdivision Name and/or Unit Number	UNPLATTED/GARCIA--F M	Legal Description	A TR OF LAND IN SE NW NW T10N R3E SEC 16 EXC POR TO R/W CONT 21,447 SQ FT, 4 TR OF LAND IN SEC 16 T10N R3E
Existing Zone District	MX-T	Zone Atlas Page(s)	J-15	Acreage	0.49, 0.34
Calculated Acreage	0.4610302, 0.39868651	Council District	2	Community Planning Area(s)	Central ABQ
Development Area(s)	Consistency	Current Land Use(s)	01 Low-density Residential	Character Protection Overlay	Martineztown/Santa Barbara – CPO-7
IDO Use Specific Standards Name	Martineztown/Santa Barbara – CPO-7, Railroad and Spur Small Area, Railroad and Spur Small Area	IDO Use Specific Standards Subsection	Paid Parking Lot or Parking Structure (Prohibitions) (4-3(D)), Commercial Uses (various) (4-3(D)), Industrial Uses (various) (4-3(E))	IDO Use Development Standards Name	Railroad and Spur Small Area
IDO Use Development Standards Subsection	Cumulative Impacts (5-2)	IDO Administration & Enforcement Name	Railroad and Spur Small Area	IDO Administration & Enforcement Subsection	Cumulative Impacts Analysis Requirements (6-4), Site Plan – EPC (6-6)
Pre-IDO Zoning District	SU-2	Pre-IDO Zoning Description	RCM	Major Street Functional Classification	3 - urban minor arterial
State or National Historic Register	F M MERCHANTILE	FEMA Flood Zone	X		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Juanita_Garcia_1/29/2026.jpg	01/29/2026 12:57	Garcia, Juanita		Uploaded via CSS

PLAN SNAPSHOT REPORT (VAC-2026-00002)

1. Submittal has been reviewed and is ready to be processed Renee Zamora 01/30/2026 11:22

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00073506	Vacation Right of Way Council	\$300.00	\$300.00
	Published Notice Fee - Legal Ad	\$75.00	\$75.00
	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$50.00
	Technology Fee	\$29.75	\$29.75
Total for Invoice INV-00073506		\$454.75	\$454.75
Grand Total for Plan		\$454.75	\$454.75

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	02/25/2026	Scheduled	Vacation ROW

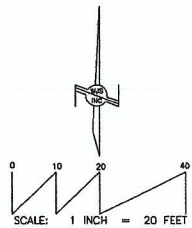
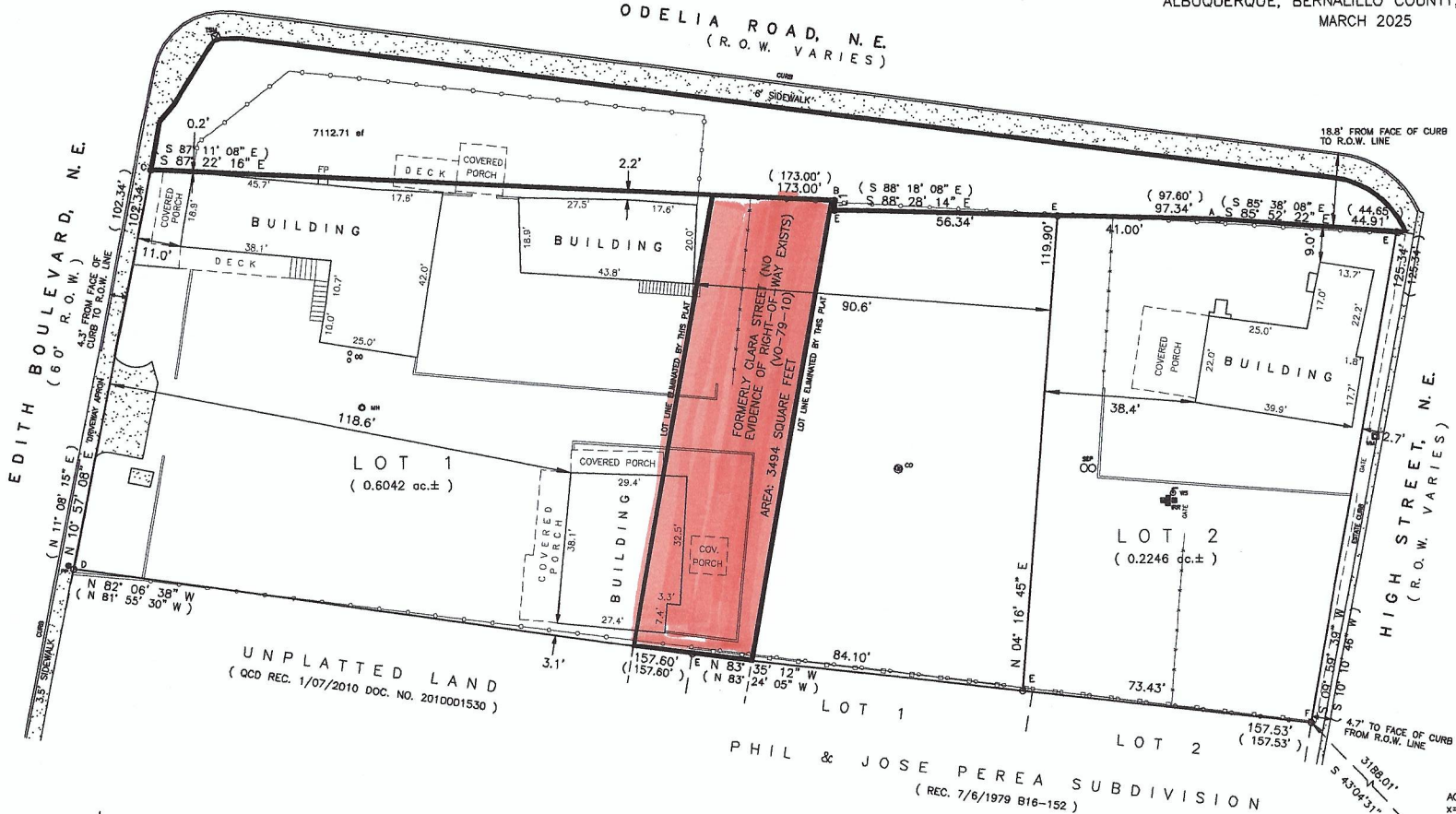
Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		01/30/2026 10:54	
Associate Project Number v.1	Generic Action		01/30/2026 10:54
Screen for Completeness v.1	Generic Action		01/30/2026 11:22
Sign Posting v.1	Generic Action		01/30/2026 11:22
Verify Payment v.1	Generic Action		01/30/2026 12:27
Application Review v.1		01/30/2026 12:28	
Create and Email Advertisement v.1	Generic Action		01/30/2026 12:27
DHO Hearing v.1	Hold Hearing	01/30/2026 12:28	01/30/2026 12:28
Vacation Submittal v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
City Council Review v.1			
City Council Meeting v.1	Hold Meeting		
Notice of Decision v.1			
Print Notice of Decision v.1	Create Report		
Linked Project Plans v.1			

VACATION OF Santa Clara Road R.O.W REQUEST

EXISTING CONDITIONS
RIGHT-OF-WAY CALCULATION

PLAT OF
LOTS 1 AND 2, LANDS OF COOK
WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
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MARCH 2025

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 - E: SET #4 REBAR AND CAP "WAYJOHN PS 14289"
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LINE INFORMATION		
LINE NO.	BEARING	LENGTH
L1	S 00° 58' 15" E	2.50'
(L1)	S 00° 47' 08" W	2.50'



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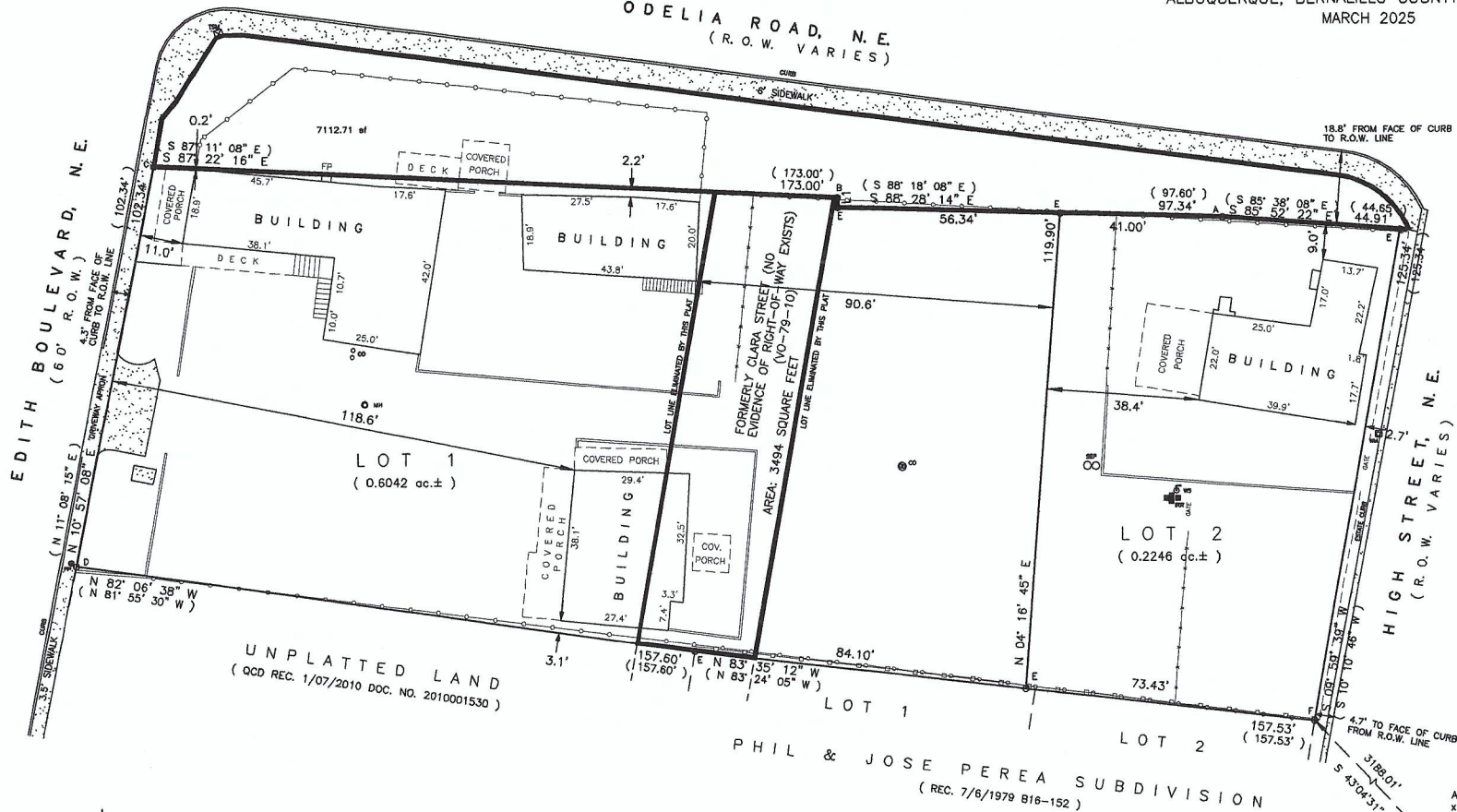
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TRUSTEE: COOK RVT
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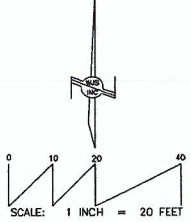
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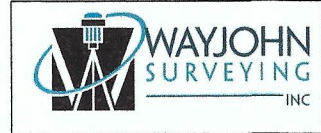


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 y=1,489,021.809 US SURVEY FEET
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 Mapping Angle: -00°13'05.60"
 NMSP CENTRAL ZONE NAD 83



- MONUMENT LEGEND:**
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 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: COOK CHRISTINA CHAVEZ TRUSTEE COOK RVT UPC: 101505805941120602 101505805941120608 LOCATION: SECTION 16, T10N, R3E	DRAWN: P A M CHECKED: T D J DRAWING NO.: SP110224.DWG	SCALE: 1" = 20' 20 JUN 2025	FILE NO.: SP-11-02-2024 EXHIBIT
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January 26, 2026

Development Hearing Officer (DHO)
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Development Hearing Officer:

JAG Planning & Zoning, agent for Cristina Chavez Cook, respectfully requests your review and recommendation of approval of a vacation of right-of-way in accordance with Section 14-16-6-6 (M) of the Integrated Development Ordinance (IDO).

Request

The applicant is requesting approval of a Vacation of Right-of-Way for a portion of Santa Clara Road NE, between Edith Blvd NE and High Street NE. The right-of-way is immediately adjacent to the applicant's property and has never been constructed as right-of-way. The interest in the vacation of this portion of the roadway is to allow the applicant the opportunity to utilize the area for residential purposes.

The vacation amount is approximately 3,494 square feet, as identified on the right-of-way exhibit. The proposed vacation of right-of-way does not exceed 5,000 square feet; however the request is for the entire width of the right-of-way, which requires City Council approval, as outlined in Section 14-16-6-6(M)(1)(b). If granted approval the applicant is prepared to submit a subdivision plat within a one-year time limit, in accordance with Section 14-16-6-6(M)(2)(g).

The zone atlas map provides a vacation number, VO-79-107 in the area of Santa Clara Road, but since the zone atlas map also shows the right-of-way. It appears that a vacation of right-of-way was commenced for this portion of Santa Clara Road but may not have been officially incorporated into the subject property.

A companion application has also been submitted for the vacation of a portion of Odelia Road NE, which also appears to be part of the applicant's property. The property adjacent to this portion of Odelia Road appears to have setbacks and subdivision issues, which the applicant is

preparing to resolve. The companion application will help finalize the upcoming subdivision application.

In accordance with Section 14-16-6-6(M)(3) Review and Decision Criteria for a Vacation of Right-of-Way, the criteria are met in the following manner:

14-16-6-6(M)(3)(a) - The public welfare does not require that the public right-of-way or easement be retained.

The public welfare does not require that the public right-of-way be retained. This portion of Odelia Road appears to be incorporated with the applicant's property since a fence was placed around the right-of-way and structures have been placed within the right-of-way, unbeknownst by the applicant. The property is part of a family estate, and the applicant is working toward resolving encroachment and subdivision issues that have existed on the property for many years.

In addition, there is no evidence that this portion of Santa Clara Road had been constructed. There are no sidewalks, curb or gutters, nor is there asphalt for driving purposes, all typical of a public right-of-way. The area to the south of this portion of Santa Clara Road is not shown as being a public right-of-way, which may have been designated as right-of-way in the past, but has since been vacated as well.

14-16-6-6(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 net benefit to the public welfare revolves around clarifying the public maps that still show this area as being public right-of-way, but no constructed road at the site. This application will allow for consistency between public records and the subject site. The vacation of right-of-way will be more beneficial to the public welfare and will not abridge any substantial property rights since the area proposed to be vacated appears to be nonexistent.

Neighborhood and Adjacent Property Owner Notification

The vacation of right-of-way request will meet the applicable standards of the IDO, DPM and other City requirements. Notification requirements for this request, as specified in Table 6-1-1 of the IDO have also been met. Letters were sent to the affected neighborhood associations

prior to application submission. As of date, the applicant has not heard from any of the affected neighborhood associations to determine if a meeting is to be requested.

In addition, property owners within 100 feet of this request were also notified of this request prior to the application date. Information from the City of Albuquerque Planning Department includes a list of property owners within 100 feet of the subject site and a boundary map of the property owners. As of date, the applicant has not heard from adjacent owners.

Thank you for your consideration on this matter.

Sincerely,

Juanita Garcia

Juanita Garcia
Principal
JAG Planning and Zoning, LLC

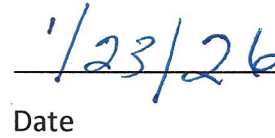


LETTER OF AUTHORIZATION

Subject Property:

I, the undersigned owner of subject property, hereby designate JAG Planning & Zoning, LLC to be my authorized representative for all Vacation of Right-of-way matters associated with this property.


Cristina Chavez Cook


Date



JAG JAG <jag@jagpandz.com>

Public Notice of a Proposed Project in the City of Albuquerque

1 message

JAG JAG <jag@jagpandz.com>

Thu, Jan 22, 2026 at 6:24 PM

To: "NaranjoLopez2010@gmail.com" <NaranjoLopez2010@gmail.com>, "salamdezia@gmail.com" <salamdezia@gmail.com>

Cc: JAG JAG <jag@jagpandz.com>

January 22, 2026

Lorreta Naranjo-Lopez – Santa Barbara Martineztown NA
Andrew Tafoya Leverett – Santa Barbara Martineztown NA

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

We are applying for a vacation of right-of-way, a portion of Odelia Road NE and a portion of Santa Clara Street NE between Edith and High, next to 1522 Edith NE and 1516 Edith NE with the Development Hearing Officer (DHO).

The applications are expected to be heard on February 25, 2026 at 9:00 am. We have attached the Neighborhood Association form that provides information regarding the request, the vacation of right-of-way exhibits that identifies the location of the street to be vacated and a copy of the Zone Atlas Map. Please don't hesitate to contact us if you would like to meet 15 days before the hearing date.

We are also available to answer any questions you may have.

Kind Regards,

Juanita and Andrew Garcia
Principals
JAG Planning & Zoning, LLC
P.O. Box 7857, Albuquerque, NM 87194
(505) 362-8903 and (505) 363-5613



 **ROW Vacation Request - Chavez Cook.pdf**
7113K

1522 Edith NE_Public Notice Inquiry Sheet Submission

1 message

Office of Neighborhood Coordination <onc@cabq.gov>
To: "jag@jagpandz.com" <jag@jagpandz.com>

Tue, Dec 23, 2025 at 11:07 AM

PLEASE NOTE:**The neighborhood association contact information listed below is valid for 30 calendar days after today's date.**

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Phone
Santa Barbara Martineztown NA	Loretta	Naranjo Lopez	naranjolopez2010@gmail.com	1127 Walter NE	Albuquerque	NM	87102	5052707716
Santa Barbara Martineztown NA	Andrew	Tafoya Leverett	salamdezia@gmail.com	1529 Edith BLVD NE	Albuquerque	NM	87102	5056152986

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

Please note the following:

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

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

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

Thank you.

**Vanessa Baca**

Manager

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

(505) 768-3331 Office

E-mail: vanessabaca@cabq.govWebsite: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Tuesday, December 23, 2025 10:58 AM
To: Office of Neighborhood Coordination <jag@jagpandz.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Hearing Officer

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

Applicant Information

Contact Name

Juanita Garcia

Telephone Number

(505) 362-8903

Email Address

jag@jagpandz.com

Company Name

JAG Planning & Zoning, LLC

Company Address

P.O. Box 7857

City

Albuquerque

State

NM

ZIP

87194

Subject Site Information

Legal description of the subject site for this project:

A TR OF LAND IN SE NW NW T10N R3E SEC 16 EXC POR TO R/W CONT 21,447 SQ FT and 1516 High ST NE, 4 TR OF LAND IN SEC 16 T10N R3E, CONTAINING APPROXIMATELY .34 ACRES.

Physical address of subject site:

[1522 Edith Blvd NE](#)

Subject site cross streets:

Indian School and Edith Blvd NE

Other subject site identifiers:

South of I-40

This site is located on the following zone atlas page:

J-15

Link for map

Captcha

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 1/23/26

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

- Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* 1522 Edith Blvd NE and 1516 High ST NE
Location Description A TR of Land in SE NW NW T10N R3E SEC 16 & 4 TR of Land in Sec 16 T10N R3E
2. Property Owner* Cristina Chavez Cook
3. Agent/Applicant* [if applicable] JAG Planning & Zoning, Juanita Garcia
4. Application Type(s)²* per IDO [Table 6-1-1](#)

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

Summary of project/request³*:

The applicant is seeking to vacate Public Right-of-Way- A Portion of Odelia Road NE and a portion Santa Clara ST NE. These requests will ultimately require City Council approval.

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

- Development Hearing Officer (DHO)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time*: February 25, 2026 9:00 AM

Location*⁴: Via Zoom www.cabq.gov/planning/boards-commissions

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for "Boards, Commissions, and ZHE Signs."

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

Preferred project contact information:

Name: JAG Planning & Zoning, Juanita Garcia

Email: jag@jagpandz.com

Phone: (505) 362-8903

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

Online website or project page: devhelp@cabq.gov

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

1. Zone Atlas Page(s)*⁵ J-15-Z

2. Project Illustrations, as relevant*⁶

- Architectural drawings
- Elevations of the proposed building(s)
- Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

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

- Deviation(s)
- Variance(s)
- Waiver(s)

Explanation*:

No deviations, variances or waivers will be requested with this application.

⁴ Physical address or Zoom link

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

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

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

Per amended IDO, Pre-submittal Neighborhood meeting is not required;

however, the applicant will arrange a facilitated meeting at least 15

days prior to the February 25, 2026 hearing date, if requested.

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*
- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information from IDO Zoning Map⁷:

1. Area of Property [typically in acres] .83
 2. IDO Zone District MX-T
 3. Overlay Zone(s) [if applicable] CPO-7
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Public Right-of-Way (Odelia RD NE and Santa Clara RD NE) adjacent to Single Family Residential.

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

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

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

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

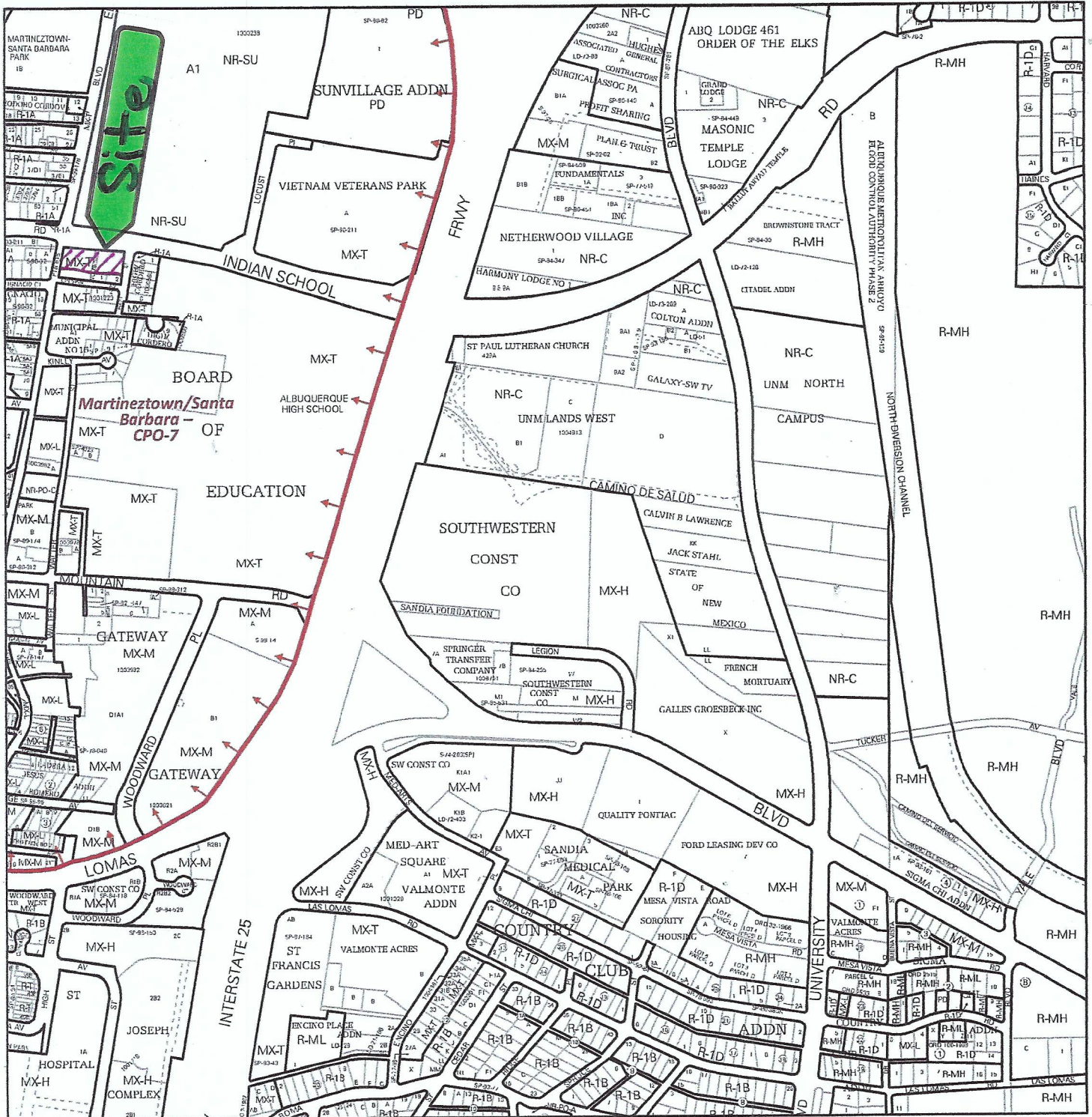
Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.



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

IDO Zone Atlas

May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
J-15-Z

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

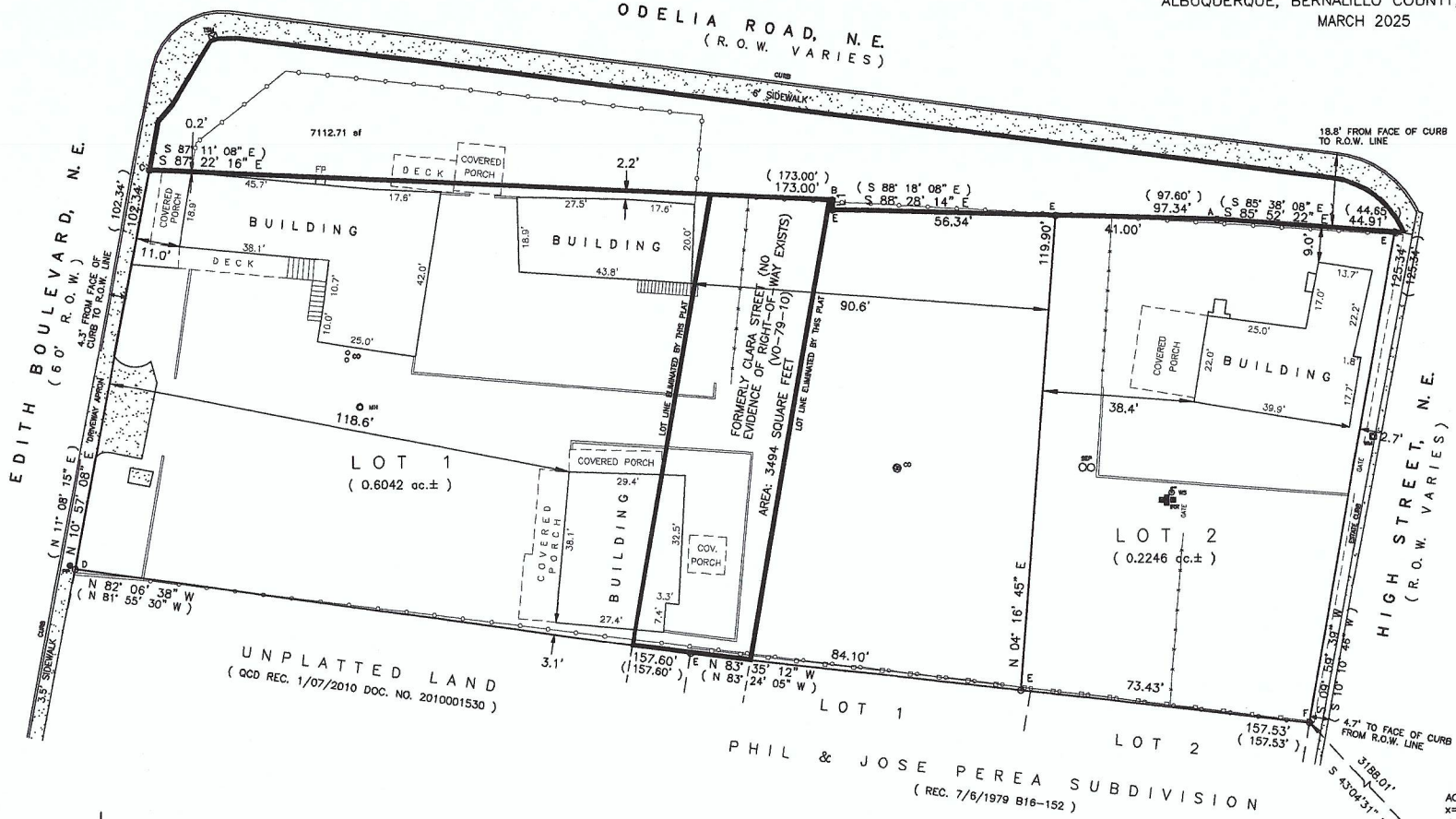
Gray Shading
Represents Area Outside
of the City Limits

0 250 500 1,000 Feet

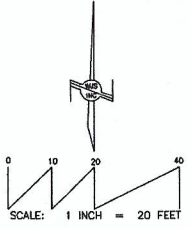
EXISTING CONDITIONS RIGHT-OF-WAY CALCULATION

PLAT OF
LOTS 1 AND 2, LANDS OF COOK
 WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2025

COUNTY CLERK RECORDING LABEL HERE

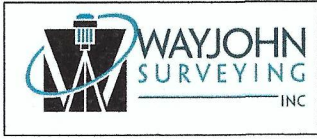
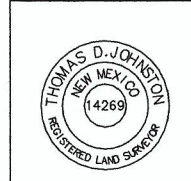


ACS MONUMENT "9-J15"
 x=1,526,869.928 US SURVEY FEET
 y=1,489,021.809 US SURVEY FEET
 Ground-to-grid: 0.999675053
 Mapping Angle: -00°13'05.60"
 NAD83 CENTRAL ZONE



- MONUMENT LEGEND:**
- o = FOUND/SET MONUMENT AS NOTED:
 - A: FOUND #4 REBAR AND CAP "LS 12651"
 - B: FOUND HIGHWAY R.O.W. MARKER
 - C: FOUND "x" IN CONCRETE
 - D: FOUND NAIL AND DISK (ILLEGIBLE)
 - E: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
 - F: FOUND TAG ON FENCE "LS 11463"

LINE NO.	BEARING	LENGTH
L1	S 00° 58' 15" E	2.50
(L1)	S 00° 47' 08" W	2.50



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

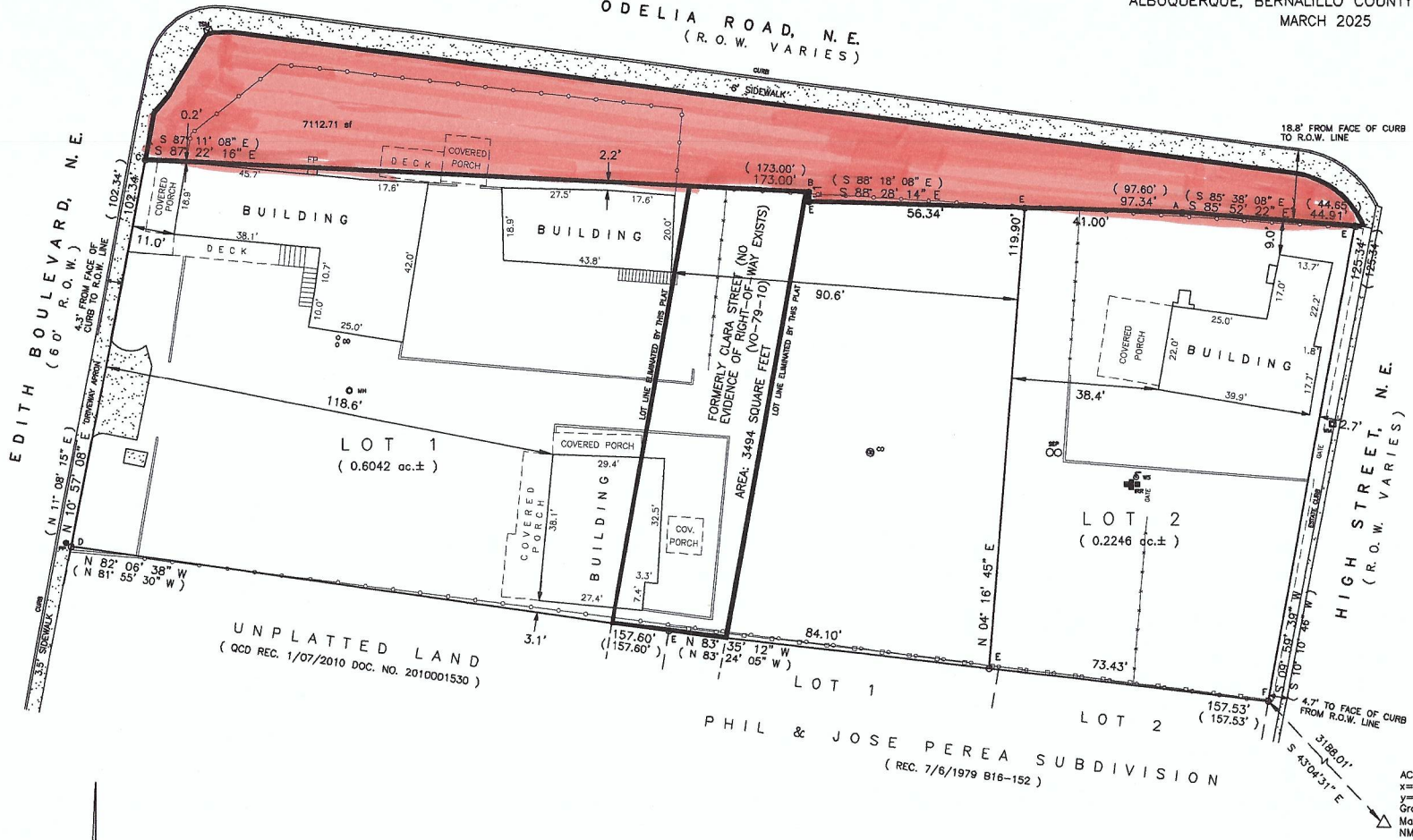
INDEXING INFORMATION FOR COUNTY CLERK	DRAWN: P A M	SCALE: 1" = 20'	FILE NO. SP-11-02-2024
OWNER: CDDK CHRISTINA CHAVEZ TRUSTEE COOK RYT UPC: 101505003941120602 101505005641120608 LOCATION: SECTION 16, T10N, R3E	CHECKED: T D J	DRAWING NO. SP110224.DWG	DATE: 20 JUN 2025

ODELIA VACATION OF R.O.W REQUEST

EXISTING CONDITIONS
RIGHT-OF-WAY CALCULATION

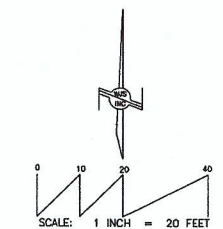
PLAT OF
LOTS 1 AND 2, LANDS OF COOK
WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2025

COUNTY CLERK RECORDING LABEL HERE



ACS MONUMENT "9-J15"
x=1,526,869.928 US SURVEY FEET
y=1,489,021.809 US SURVEY FEET
Ground-to-grid: 0.999675053
Mapping Angle: -0° 13' 05.60"
NAD83 CENTRAL ZONE NAD 83

LINE NO.	BEARING	LENGTH
L1	S 00° 58' 15" E	2.50'
(L1)	S 00° 47' 08" W	2.50'



- MONUMENT LEGEND:**
- = FOUND/SET MONUMENT AS NOTED:
 - A: FOUND #4 REBAR AND CAP "LS 12851"
 - B: FOUND HIGHWAY R.O.W. MARKER
 - C: FOUND "+" IN CONCRETE
 - D: FOUND NAIL AND DISK (ILLEGIBLE)
 - E: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
 - F: FOUND TAG ON FENCE "LS 11463"

THOMAS D. JOHNSTON
NEW MEXICO
REGISTERED LAND SURVEYOR
14269

WAYJOHN SURVEYING
INC

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

INDEXING INFORMATION FOR COUNTY CLERK:	DRAWN: P A M	SCALE:	FILE NO.
OWNER: CCOOK CHRISTINA CHAVEZ TRUSTEE COOK RV# UPC: 101500805641120682 101500805641120688 LOCATION: SECTION 16, T10N, R3E	CHECKED: T D J	1" = 20'	SP-11-02-2024
	DRAWING NO. SP110224.DWG	20 JUN 2025	EXHIBIT



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

HEARING DATE: 12/10/2025 -- **AGENDA ITEM:** #7

Project Number: PR-2025-020155

Application Number: PA-2025-00390

Project Name: 1522 Edith Blvd NE

Request: Vacation of Right-of-Way City Council

These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals. **Comment in orange require a response.*

Background

- This request is for a proposed vacation of right of way of 7,112.71 Sq. Ft. in area located on the northern portion of the property between the buildings and Indian School Rd. NE.
- The subject property is not located within any noted PT/MT/MS corridor areas. The property is shown to be wholly located within the CPO-7 (Character Protection Overlay Zone Martineztown/Santa Barbara.
- The subject property is located within an area of consistency and is surrounded wholly by other areas of consistency. The property is also shown to be located within the Cumulative Impacts Area.

IDO Comments

6-6 DECISIONS REQUIRING A PUBLIC HEARING

6-6(M) VACATION OF EASEMENT, PRIVATE WAY, OR PUBLIC RIGHT-OF-WAY

All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-6(M) or the DPM.

6-6(M)(1)(b) Vacation of Public Right-of-way – Council

Any public right-of-way that meets any of the following thresholds:

1. More than 500 square feet or the entire width of a platted alley.
2. More than 5,000 square feet or the entire width of a street, including any or all of the right-of-way.

6-6(M)(2) Procedure

6-6(M)(2)(a) The City may retain, use, or dispose of any vacated public right-of way in any manner that the City, in its discretion, deems appropriate.

6-6(M)(2)(b) City Planning Department staff shall refer the application to commenting agencies pursuant to Subsection 14-16-6-4(l).

6-6(M)(2)(c) Required commenting agencies pursuant to Subsection 14-16-6-4(l) shall review the application and forward any comments and a recommendation to the DHO.

6-6(M)(2)(d) The DHO shall conduct a public hearing on the application.

6-6(M)(2)(e) For a Vacation of Public or Private Easement or Private Way or for a Vacation of Public Right-of-way – DHO, the DHO shall make a decision on the application.

6-6(M)(2)(f) For a Vacation of Public Right-of-way – Council, the DHO shall make a recommendation and forward the application to City Council for inclusion on the consent agenda for approval without first going to any City Council committee.

6-6(M)(2)(g) If an application for a Vacation of Public Right-of-way is approved, all of the following requirements shall apply.

1. Within 7 days of the approval, the applicant shall coordinate with the Real Property Division of the City Department of Municipal Development and send notice of the approved vacation by First Class Mail to all abutting property owners. The letter shall include the contact information for the Real Property Division of the City Department of Municipal Development, as well as any other information as directed by the Real Property Division of the City Department of Municipal Development.
 - a. Abutting property owners have 30 days from the receipt of the notice to notify the Real Property Division of the City Department of Municipal Development of the intent to purchase the vacated right-of-way, or any portion thereof, or possibly forfeit their right to do so.
 - b. Within 7 days of receipt of the notice of intent to purchase, the Real Property Division of the City Department of Municipal Development will provide the interested property owner with a purchase price for the desired portion of the vacated public

right-of-way.

2. Any property owner that purchases vacated public right-of way shall complete all of the following requirements within 1 year of the approval of the Vacation or the Vacation shall be voided:
 - a. Obtain a Subdivision of Land – Minor or a Subdivision of Land – Major, as applicable, in order to combine the vacated right-of-way with their property.
 1. The zone district boundary will be extended to the new lot lines established by the subdivision.
 2. In the event that there are existing utility facilities (e.g. water/sewer lines, electric lines, drainage facilities, etc.) situated on, in, or under the vacated right-of way, the purchasing property owner shall contact any affected utility promptly following the approval of the vacation to negotiate if and under what terms the property owner grants an easement for the utilities and/or if, when, and how a relocation of the utility facilities is required.
 - a. Where there is no duly recorded easement associated with the existing utility facilities because the facilities were placed on the property in accordance with a franchise agreement between the City and the utility, the purchasing property owner, at his/her sole discretion, shall advise the utility of 1 of the following:
 1. That the property owner is willing to negotiate a grant of easement to accommodate all or a portion of the existing utility facilities on the property.
 2. That all or a portion of the existing utility facilities on the property will need to be removed and/or relocated.
 - b. Where there is a duly recorded, valid easement associated with the existing utility facilities for the use and occupancy of the property, such easement runs with the land pursuant to Subsection 14-16-6 4(W)(1).
 1. In the event that the purchasing property owner wants to relocate any utility facilities to accommodate new development, the purchasing property owner shall contact the affected utility to request, coordinate, and negotiate the relocation of the utility facilities, associated costs, and any new easements that are needed.
 2. Any existing easements or newly granted easements shall be reflected on the Subdivision – Minor or Subdivision Major, as applicable, that is required pursuant to Subsection 14-16-6-6(M)(2)(f)2.a., above.

3. Record the final plat with the Bernalillo County Assessor, pursuant to Subsection 14-6-6(K)(2)(h) or 14-16-6-6(L)(2)(g)4, as applicable.
4. Present and execute a quitclaim deed in a form acceptable to the City to effect the transfer of ownership after recording the final plat.
5. Record the executed quitclaim deed with the Bernalillo County Assessor.

6-6(M)(3) Review and Decision Criteria

An application for a Vacation of Easement, Private Way, or Public Right-of-way shall be approved if it meets any of the following criteria.

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

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.

- Per IDO section 6-6(M)(1)(b)(2) Vacation of Public Right-of-way – Council – the City Council is the approving body of a vacation of street right-of-way as depicted in this application, with the Development Hearing Officer (DHO) being a recommending body forwarding a recommendation of approval or denial to the City Council.
- There is an existing vacation that is depicted on the Sketch Plat (VO-79-10); confirmation must be provided regarding if that existing vacation is still valid. Otherwise, a Vacation of Right-of-Way – Council could also be required for the existing vacation depicted.

GENERAL AND FUTURE COMMENTS

- Following city council approval of the vacation of right of way this project will require the submittal and Development Hearing Officer (DHO) approval of a Minor Preliminary Plat application.
- A Minor Preliminary Plat application can be applied for at the ABQ-PLAN portal (click on the 'ENTER ABQ-PLAN' icon in the ABQ-PLAN webpage accessible at the following link below to enter the ABQ-PLAN portal):

<https://www.cabq.gov/planning/abq-plan/abq-plan>

Within the ABQ-PLAN webpage, there's also a link to an ABQ-PLAN Resources and FAQs webpage to access guides and tutorials to assist with creating an account and applying for applications in ABQ-PLAN (you will be applying for a 'Major Plat Application'):

<https://www.cabq.gov/planning/abq-plan/abq-plan-resources-and-faqs>

The DHO application form and Form S2 are no longer required to be included with the application submittal for a Major Preliminary/Final Plat in ABQ-PLAN. However, for reference to submittal requirements for this application, you can continue to refer to the checklist of items for this application, featured in the following link:

https://documents.cabq.gov/planning/online-forms/MAJOR%20PRELIMINARY%20PLAT_CHECKLIST.pdf

- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link:
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>
- The Plat must be created, as well as sealed and signed by a surveyor licensed in the State of New Mexico.
- All signatures from the surveyor, property owner(s), and the City Surveyor are required on a Major Preliminary Plat prior to the acceptance of the application file for the Plat and placement on a DHO agenda.
- The following will need to be on the final platting sheets:
Project and Application #'s, documents signed/stamped by a design professional licensed in the State of NM.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- The proposed platting action would be reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual. Here is a link to both:

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

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

- **If infrastructure is needed**, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.



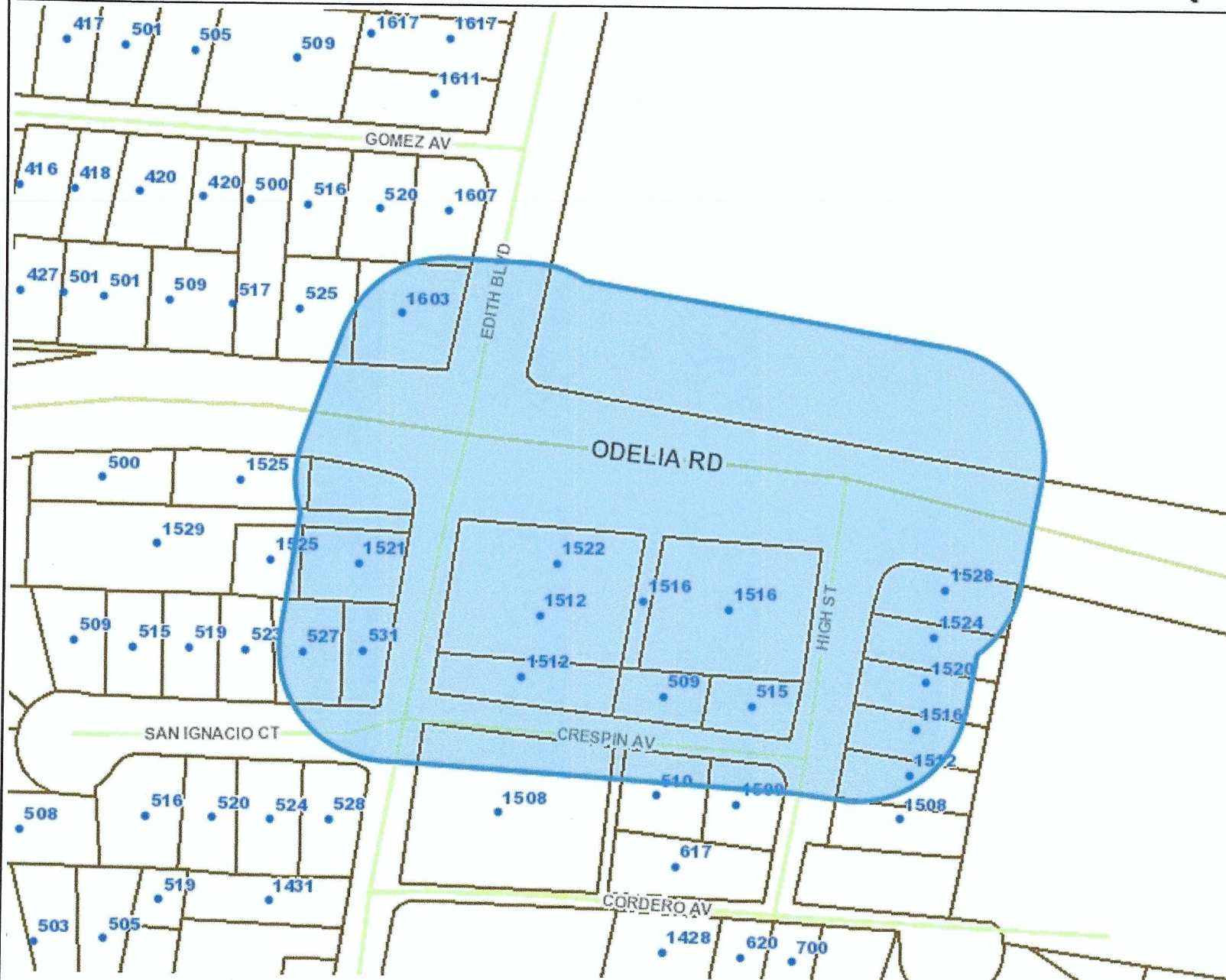
Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Jacob Boylan
Planning Department

DATE: 12/10/2025



1522 Edith Blvd NE



Legend

- Address Points
- Primary Streets
 - Freeway
 - Principal Arterial
 - Minor Arterial
 - Local Streets
 - BN and SF Railroad
- Bernalillo County Parcels

Notes

Buffer: 100 Feet
 Right-of-Way: Alleyway; Edith Boulevard NE; High Street NE; Odelia Road NE;

264 0 132 264 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
 1/18/2026 © City of Albuquerque

1:1,581

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

ARCHDIOCESE SANTA FE CEMETERY
CATHOLIC SERVICE BLDG
4000 ST JOSEPHS PL NW
ALBUQUERQUE NM 87120-1714

BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE NM 87125-0704

CANALES SERGIO & SYLVIA E
1607 EDITH BLVD NE
ALBUQUERQUE NM 87102-1613

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-1293

COOK CHRISTINA CHAVEZ TRUSTEE
COOK RVT
1522 EDITH BLVD NE
ALBUQUERQUE NM 87102-1634

DE ZUBIA SILVIA M GUTIERREZ & ZUBIA
JUAN CARLOS JR & ZUBIA JUDITH
1925 MAE AVE SW
ALBUQUERQUE NM 87105-2825

GALAVIZ ANTHONY
9428 LOWER AZUSA RD
TEMPLE CITY CA 91780-4219

GARCIA-DE-OLIVAS GRISELDA
527 SAN IGNACIO CT NE
ALBUQUERQUE NM 87102-1675

GOMEZ TERESA C
1524 HIGH ST NE
ALBUQUERQUE NM 87102-1628

GUERRERO ANDRES BARRERA
708 TURNER DR NE
ALBUQUERQUE NM 87123-2233

HARRISON LEANN
531 SAN IGNACIO CT NE
ALBUQUERQUE NM 87102-1675

HOWSMON MARK CHRISTOPHER
520 ODELIA RD NE
ALBUQUERQUE NM 87102-1520

ICE GUINEVERE
1512 EDITH BLVD NE
ALBUQUERQUE NM 87102

LEVERETT ANDREW TAFOYA
1529 EDITH BLVD NE
ALBUQUERQUE NM 87102-1611

LUCERO TANQUILINO ATTN: ANNA
GABALDON
1603 EDITH BLVD NE
ALBUQUERQUE NM 87102-1613

LUNDBERG LINDSAY
1525 EDITH BLVD NE
ALBUQUERQUE NM 87102-1611

MARINO PAUL M & DEBBIE K & MELISSA
L SHIRLEY
1520 HIGH ST NE
ALBUQUERQUE NM 87102-1628

MONTANO VALERIE L
1508 HIGH ST NE
ALBUQUERQUE NM 87102

PEREA IRENE
509 CRESPIAN AVE NE
ALBUQUERQUE NM 87102

REYES ALBERT
1516 HIGH ST NE
ALBUQUERQUE NM 87102

RODRIGUEZ ANTHONY L & GONZALES
DANIELLE A
1512 HIGH ST NE
ALBUQUERQUE NM 87102-1628

ROMERO ELIZARDO R & LORRAINE C
1521 EDITH BLVD NE
ALBUQUERQUE NM 87102

ROYBAL MARVIN R & ANNA R
510 CRESPIAN AVE NE
ALBUQUERQUE NM 87102

VASQUEZ ARMANDO
515 CRESPIAN AVE NE
ALBUQUERQUE NM 87102-1632

WINNING BUSINESS ENTERPRISES LLC
1112 SAN PEDRO DR NE 289
ALBUQUERQUE NM 87110-6724

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 1/23/26

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

- Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* 1522 Edith Blvd NE and 1516 Edith ST NE
Location Description A TR of Land in SE NW NW T10N R3E SEC 16 & 4 TR of Land in Sec 16 T10N R3E
2. Property Owner* Cristina Chavez Cook
3. Agent/Applicant* [if applicable] JAG Planning & Zoning, Juanita Garcia
4. Application Type(s)²* per IDO Table 6-1-1
 - Site Plan – EPC
 - Subdivision _____ (Minor or Major or Bulk Land)
 - Vacation Public ROW (Street) (Easement/Private Way or Public Right-of-way)
 - Variance – EPC
 - Waiver _____ (DHO or Wireless Telecommunication Facility)
 - Other: _____

Summary of project/request³*: _____

The applicant is seeking to vacate Public Right-of-Way- A Portion of Odelia Road NE and a portion Santa Clara Street NE. These requests will ultimately require City Council approval.

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

- Development Hearing Officer (DHO)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here:

<https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time*: February 25, 2026 9:00 AM

Location*4: Via Zoom www.cabq.gov/planning/boards-commissions

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for "Boards, Commissions, and ZHE Signs."

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

Preferred project contact information:

Name: JAG Planning & Zoning, Juanita Garcia

Email: jag@jagpandz.com

Phone: (505) 362-8903

Attachments:

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

Others: _____

Online website or project page: devhelp@cabq.gov

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

1. Zone Atlas Page(s)*5 J-15-Z

2. Project Illustrations, as relevant*6

Architectural drawings

Elevations of the proposed building(s)

Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

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

Deviation(s)

Variance(s)

Waiver(s)

Explanation*:

No deviations, variances or waivers will be requested with this application.

⁴ Physical address or Zoom link

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

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
Per amended IDO, Pre-submittal Neighborhood meeting is not required;

however, the applicant will arrange a facilitated meeting at least 15
days prior to the February 25, 2026 hearing date, if requested.

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*
- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information from IDO Zoning Map⁷:

1. Area of Property [typically in acres] .83
 2. IDO Zone District MX-T
 3. Overlay Zone(s) [if applicable] CPO-7
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Public Right-of-Way (Odelia Road NE and Santa Clara Street NE) adjacent to Single Family Residential.

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>
IDO Interactive Map: <https://tinyurl.com/idozoningmap>

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

Language Access Notice:

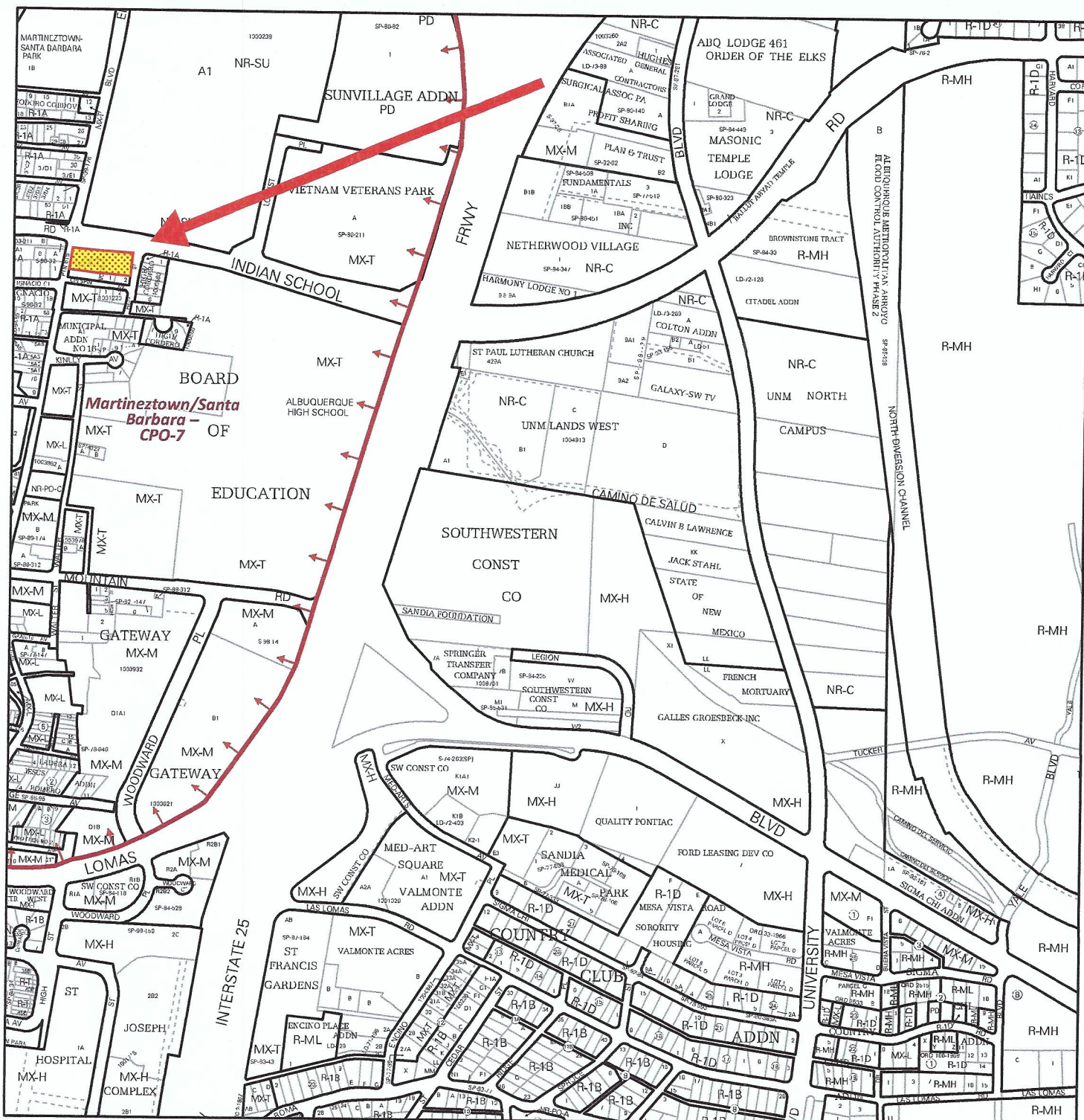
We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.
Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。 我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

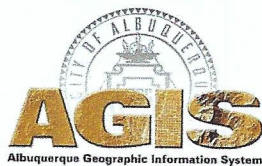
Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

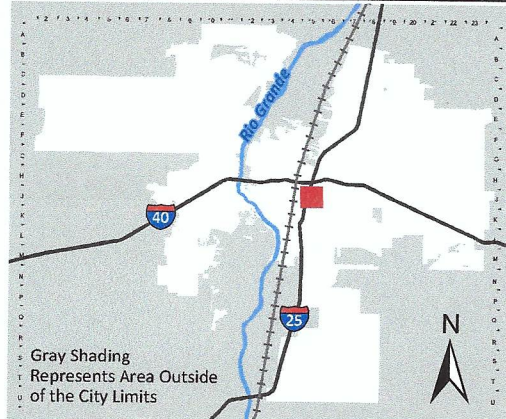


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Zone Atlas Page:
J-15-Z

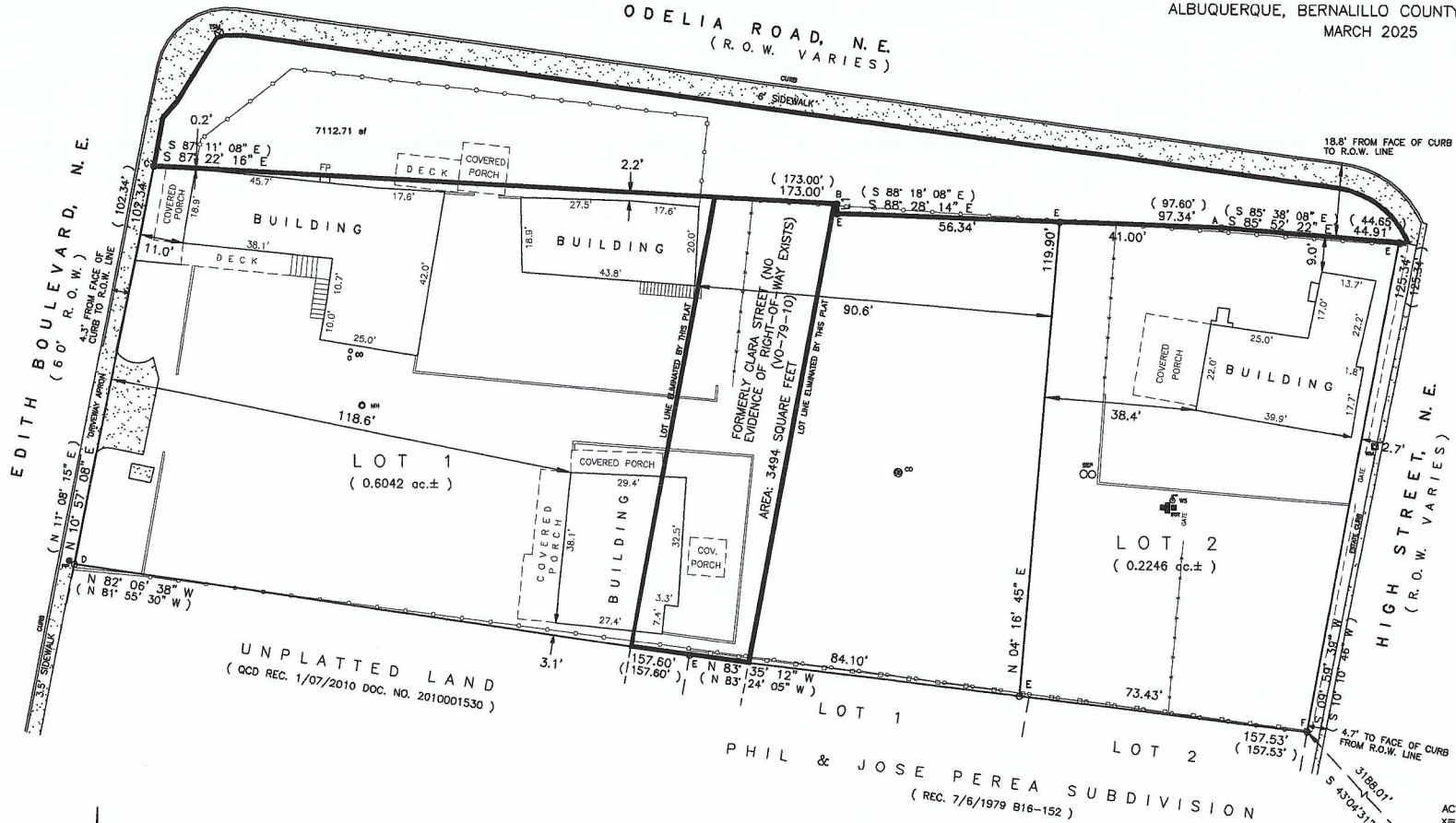
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



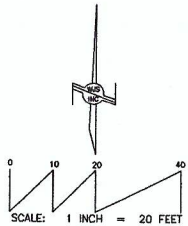
EXISTING CONDITIONS RIGHT-OF-WAY CALCULATION

PLAT OF
LOTS 1 AND 2, LANDS OF COOK
WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2025

COUNTY CLERK RECORDING LABEL HERE

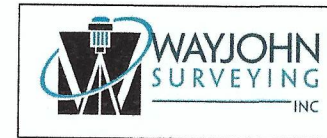
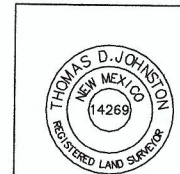


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y=1,489,021.809 US SURVEY FEET
Ground-to-grid: 0.999675053
Mapping Angle: -0°13'05.60"
NAD83 CENTRAL ZONE NAD 83



MONUMENT LEGEND:
○ = FOUND/SET MONUMENT AS NOTED.
A: FOUND #4 REBAR AND CAP "LS 12851"
B: FOUND HIGHWAY R.O.W. MARKER
C: FOUND "+-" IN CONCRETE
D: FOUND NAIL AND DISK (ILLEGIBLE)
E: SET #4 REBAR AND CAP "WAYJOHN PS 14289"
F: FOUND TAG ON FENCE "LS 11463"

LINE NO.	BEARING	LENGTH
L1	S 00° 58' 15" E	2.50'
(L1)	S 00° 47' 08" W	2.50'



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

INDEXING INFORMATION FOR COUNTY CLERK
OWNER: COOK CHRISTINA CHAVEZ
TRUSTEE COOK: RY
UPC: 101505803841120602
101505805641120608
LOCATION: SECTION 16, T10N, R3E

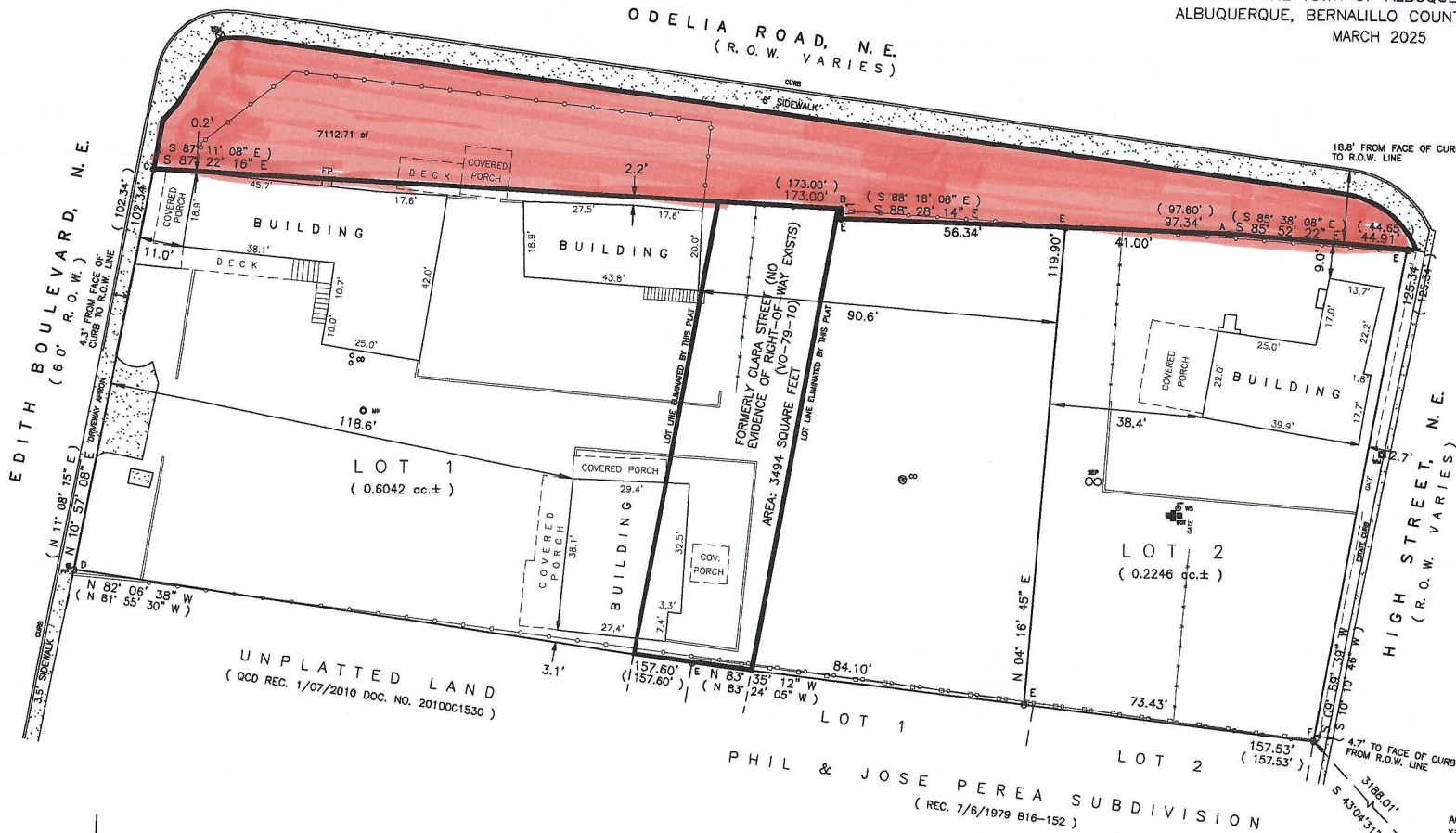
DRAWN: P A M	SCALE: 1" = 20'	FILE NO. SP-11-02-2024
CHECKED: T D J		
DRAWING NO. SP110224.DWG	20 JUN 2025	EXHIBIT

ODELIA VACATION OF R.O.W REQUEST

EXISTING CONDITIONS
RIGHT-OF-WAY CALCULATION

PLAT OF
LOTS 1 AND 2, LANDS OF COOK
WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2025

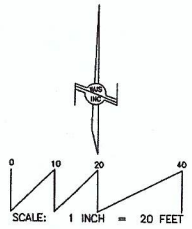
COUNTY CLERK RECORDING LABEL HERE



UNPLATTED LAND
(OCD REC. 1/07/2010 DOC. NO. 2010001530)

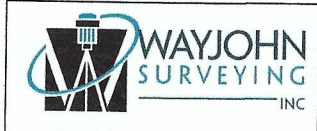
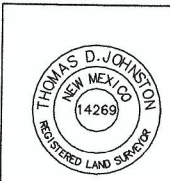
PHIL & JOSE PEREA SUBDIVISION
(REC. 7/6/1979 B16-152)

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y=1,489,021.809 US SURVEY FEET
Ground-to-grid: 0.999875053
Mapping Angle: -00°13'05.60"
NAD83



MONUMENT LEGEND:
○ = FOUND/SET MONUMENT AS NOTED:
A: FOUND #4 REBAR AND CAP "LS 12651"
B: FOUND HIGHWAY R.O.W. MARKER
C: FOUND "I" IN CONCRETE
D: FOUND NAIL AND DISK (ILLEGIBLE)
E: SET #4 REBAR AND CAP "WAYJOHN PS 14289"
F: FOUND TAG ON FENCE "LS 11463"

LINE INFORMATION		
LINE NO.	BEARING	LENGTH
L1	S 00° 58' 15" E	2.50'
(L1)	S 00° 47' 08" W	2.50'



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

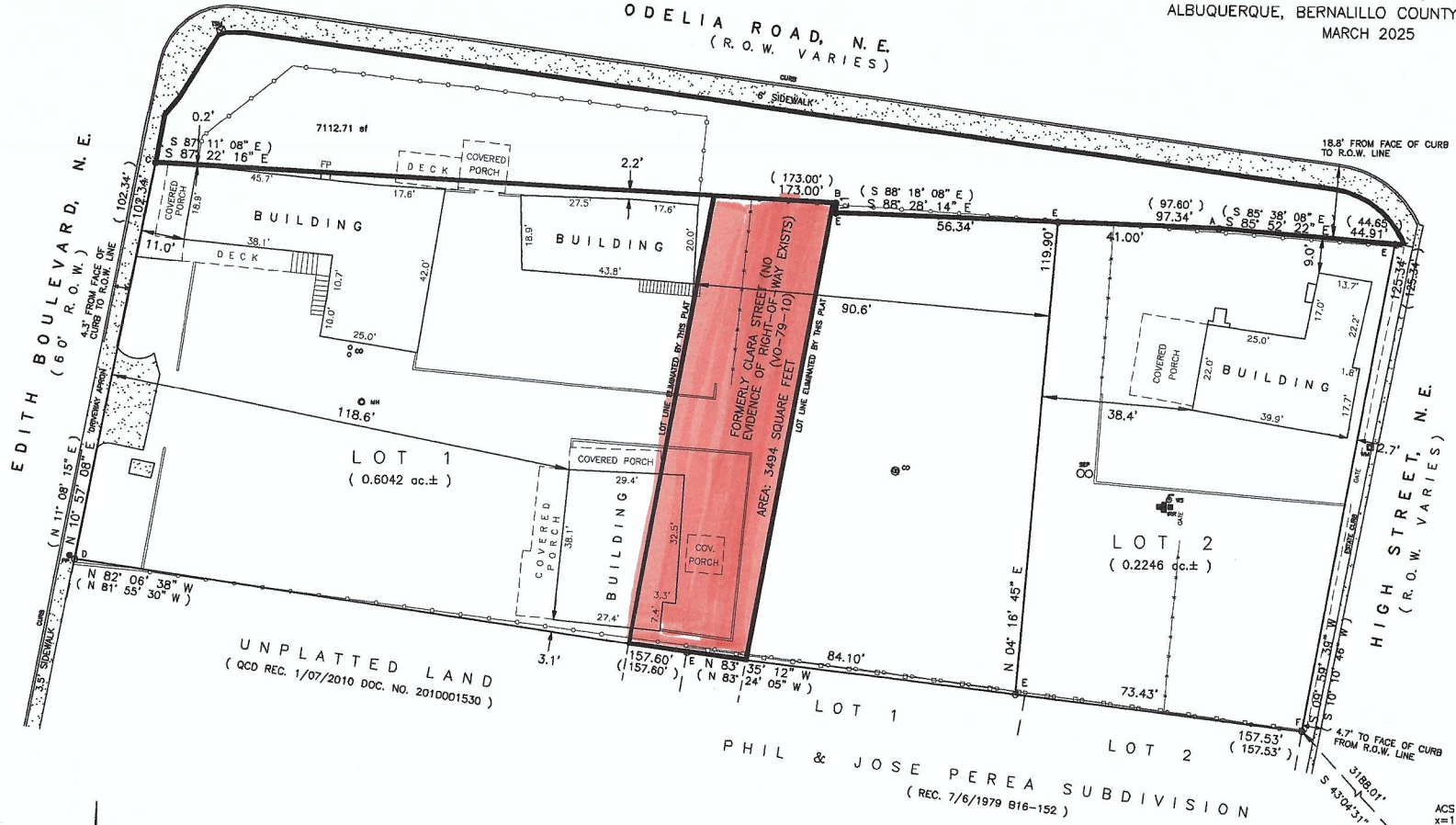
INDEXING INFORMATION FOR COUNTY CLERK: OWNER: COOK CHRISTINA CHAVEZ TRUSTEE COOK RVT UPC: 101505803941120602 101505803941120608 LOCATION: SECTION 16, T10N, R3E	DRAWN: P A M	SCALE: 1" = 20'	FILE NO. SP-11-02-2024
	CHECKED: T D J	DRAWING NO. SP110224.DWG	DATE: 20 JUN 2025

VACATION OF Santa Clara Road R.O.W REQUEST

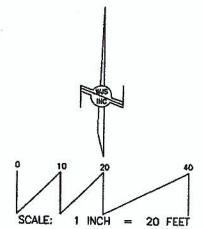
EXISTING CONDITIONS
RIGHT-OF-WAY CALCULATION

PLAT OF
LOTS 1 AND 2, LANDS OF COOK
WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2025

COUNTY CLERK RECORDING LABEL HERE



ACS MONUMENT "9-J15"
x=1,526,869.928 US SURVEY FEET
y=1,489,021.809 US SURVEY FEET
Ground-ta-grid: 0.999675053
Mapping Angle: -0° 13' 05.80"
NAD83 CENTRAL ZONE NAD 83



LINE NO.	BEARING	LENGTH
L1	S 00° 58' 15" E	2.50'
(L1)	S 00° 47' 08" W	2.50'

- MONUMENT LEGEND:
- = FOUND/SET MONUMENT AS NOTED:
 - A: FOUND #4 REBAR AND CAP "LS 12651"
 - B: FOUND HIGHWAY R.O.W. MARKER
 - C: FOUND "4" IN CONCRETE
 - D: FOUND NAIL AND DISK (ILLEGIBLE)
 - E: SET #4 REBAR AND CAP "WAYJOHN FS 14289"
 - F: FOUND TAG ON FENCE "LS 11463"

THOMAS D. JOHNSTON
NEW MEXICO
14269
REGISTERED LAND SURVEYOR

WAYJOHN SURVEYING INC

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

INDEXING INFORMATION FOR COUNTY CLERK	DRAWN: P A M	SCALE: 1" = 20'	FILE NO. SP-11-02-2024
OWNER: CCOOK CHRISTINA CHAVEZ TRUSTEE COOK R/T UPC: 1011050803941120692 1011050805641120696 LOCATION: SECTION 16, T10N, R3E	CHECKED: T D J		
	DRAWING NO. SP110224.DWG	20 JUN 2025	EXHIBIT

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

ANTHONY GONZALEZ
1000 10TH ST SW
ALBUQUERQUE, NM 87102-1114

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

ALVARO S. SANCHEZ
PO BOX 80356
ALBUQUERQUE, NM 87125-0356

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

CARLOS MORALES
1807 10TH BLVD NE
ALBUQUERQUE, NM 87102-1613

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

CITY OF ALBUQUERQUE
PO BOX 1273
ALBUQUERQUE, NM 87102-1273

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

COOK CHRISTINA CHAVEZ TRUSTEE
7000 HWY
3122 EAST BLVD NE
ALBUQUERQUE, NM 87102-1634

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

DE ZURBA YULIANA M GUTIERREZ & ZURBA
JUAN CARLOS JR & ZURBA JUDITH
1827 SAN JUAN SW
ALBUQUERQUE, NM 87102-2825

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

GALVAN ANTHONY
3428 LOWER AZUSA RD
TEMPLE CITY CA 91760-4129

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

GARCIA DE OLIVAS GISELDA
527 SAN RAMON CT NE
ALBUQUERQUE, NM 87102-1675

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

COMEZ TERESA C
1524 HIGH ST NE
ALBUQUERQUE, NM 87102-1628

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

GUERRERO ANDRES BARRERA
FOR TURNER DAIRIE
ALBUQUERQUE, NM 87122-2233

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

HUMBERTO LEON
500 CAMPBELL CT NE
ALBUQUERQUE, NM 87102-1620

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

HENRIQUETA MARIE GONZALEZ
1000 10TH ST SW
ALBUQUERQUE, NM 87102-1114

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

ICE GUINERRE
2132 SOUTH BLVD NE
ALBUQUERQUE, NM 87102

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

LEWIS ANDREW TAYLOR
2129 EDITH BLVD NE
ALBUQUERQUE, NM 87102-1611

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

LUCERO TANQUILINO ATTN:
ANNA GABRIELSON
1803 EDITH BLVD NE
ALBUQUERQUE, NM 87102-1613

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

LUMBRERO ORLANDO
1525 EDITH BLVD NE
ALBUQUERQUE, NM 87102-1611

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

MARINO PAUL M & DEBBIE K &
MELISSA L SHIPLEY
1120 HIGH ST NE
ALBUQUERQUE, NM 87102-1428

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

MONTANO VALERIE L
1308 HIGH ST NE
ALBUQUERQUE, NM 87102

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

PENA IRINE
505 CRESPIN AVE NE
ALBUQUERQUE, NM 87102

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

REYES ALBERT
1814 HIGH ST NE
ALBUQUERQUE, NM 87102

JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

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Albuquerque, NM 87194

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P.O. Box 7857
Albuquerque, NM 87194

JAG PLANNING
& ZONING
P.O. Box 7857
Albuquerque, NM 87194

RODRIGUEZ ANTHONY L &
GONZALES DANIELLE A
1512 HIGH ST NE
ALBUQUERQUE NM 87102-1528

JAG PLANNING
& ZONING
P.O. Box 7857
Albuquerque, NM 87194

ROMERO ELIZARDO R & LORRAINE C
1521 EDITH BLVD NE
ALBUQUERQUE NM 87107

JAG PLANNING
& ZONING
P.O. Box 7857
Albuquerque, NM 87194

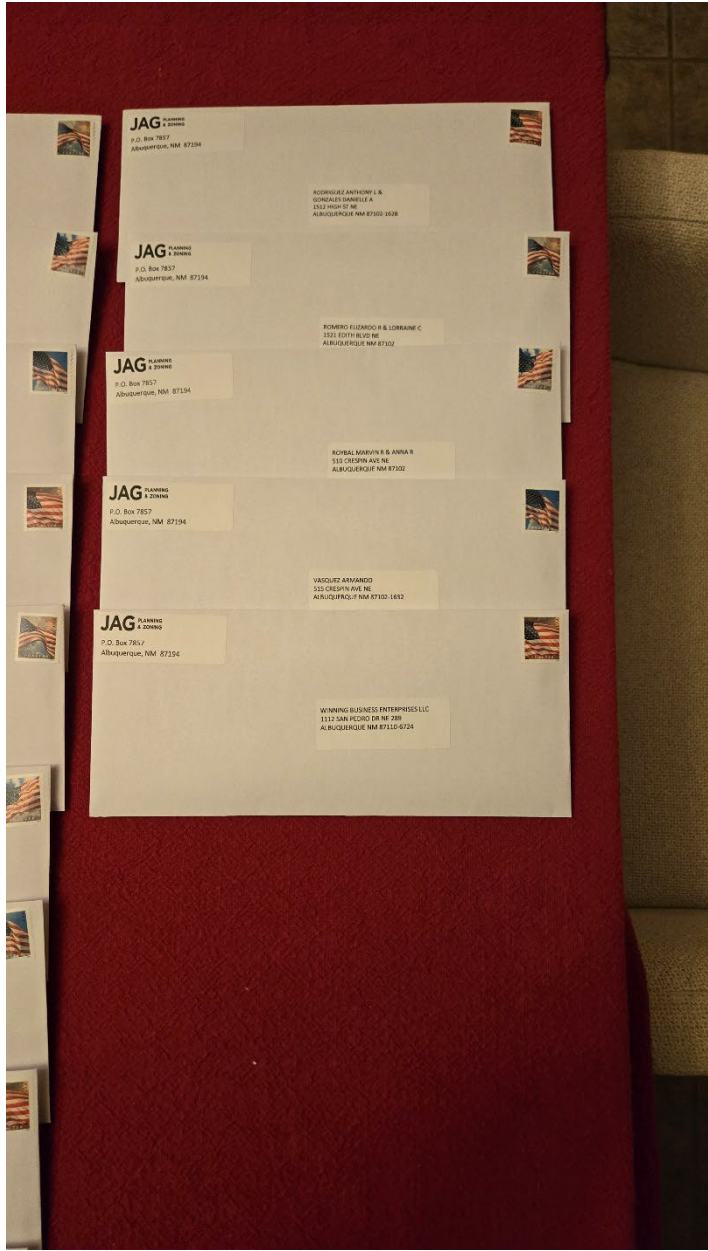
ROYBAL MARVIN R & ANNA R
510 CRESPIN AVE NE
ALBUQUERQUE NM 87102

JAG PLANNING
& ZONING
P.O. Box 7857
Albuquerque, NM 87194

VASQUEZ ARMANDO
515 CRESPIN AVE NE
ALBUQUERQUE NM 87102-1632

JAG PLANNING
& ZONING
P.O. Box 7857
Albuquerque, NM 87194

WINNING BUSINESS ENTERPRISES LLC
1112 SAN PEDRO DR NE 289
ALBUQUERQUE NM 87110-6724



JAG Planning & Design
P.O. Box 7857
Albuquerque, NM 87134

RODRIGUEZ ANTHONY L &
GONZALES DANIELLE A
1522 HIGHWAY 96
ALBUQUERQUE NM 87102-1028

JAG Planning & Design
P.O. Box 7857
Albuquerque, NM 87134

ROMERO EDUARDO R & LORRAINE C
2521 10TH AVENUE NE
ALBUQUERQUE NM 87102

JAG Planning & Design
P.O. Box 7857
Albuquerque, NM 87134

RODRIGUEZ MARIANO R & ANNA R
515 CRESPIN AVE NE
ALBUQUERQUE NM 87102

JAG Planning & Design
P.O. Box 7857
Albuquerque, NM 87134

MAGUIRE ARMANDO
525 CRESPIN AVE NE
ALBUQUERQUE, NM 87102-1892

JAG Planning & Design
P.O. Box 7857
Albuquerque, NM 87134

WINNING BUSINESS ENTERPRISES LLC
1112 SAN PEDRO DR NE 280
ALBUQUERQUE NM 87110-6724

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

02/09/26

03/12/26

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.

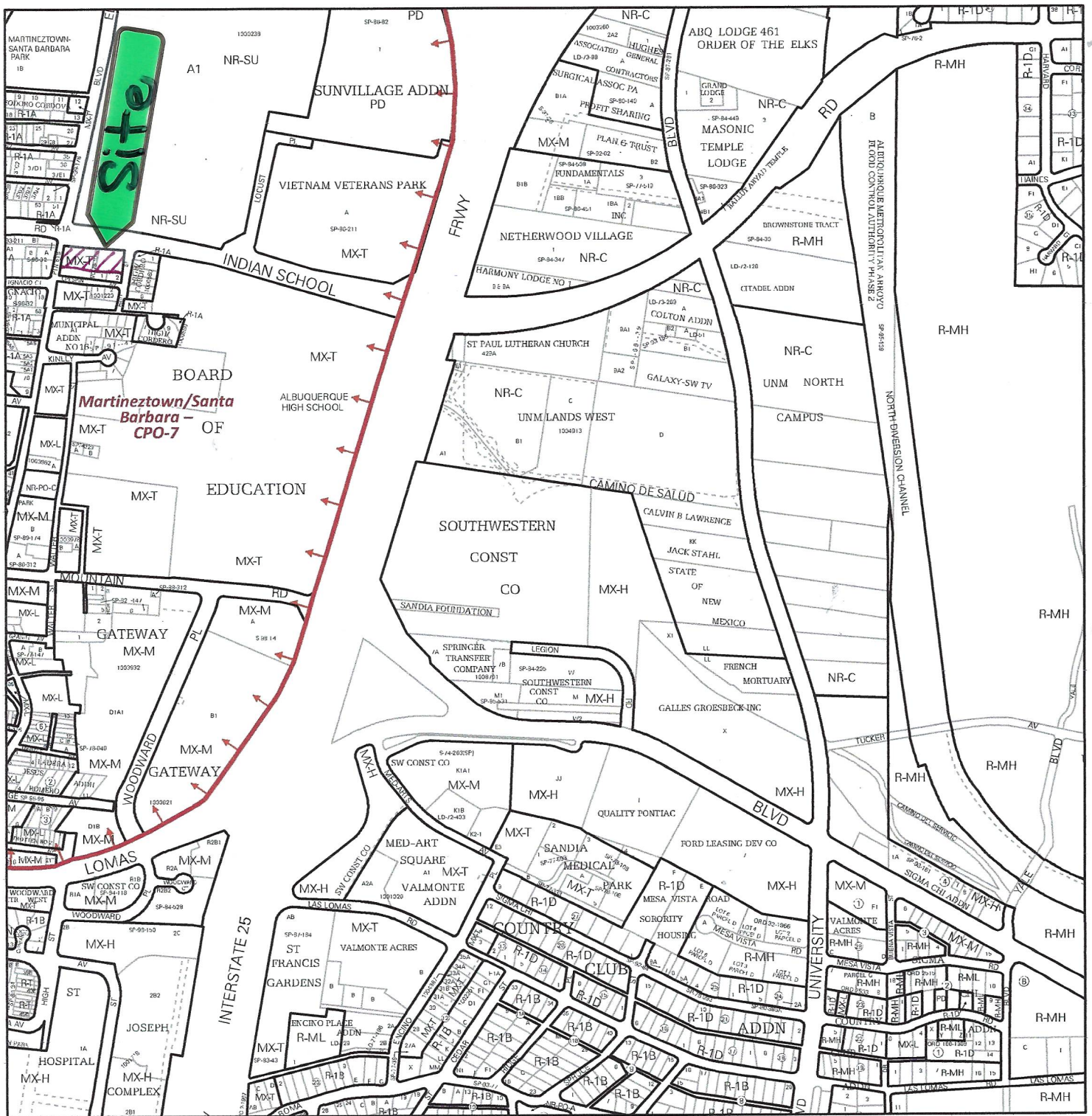
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Juanita Garcia
(Applicant or Agent)

01/26/2026
(Date)

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

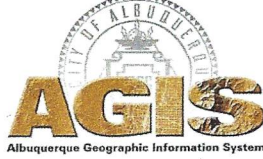
PROJECT NUMBER: _____



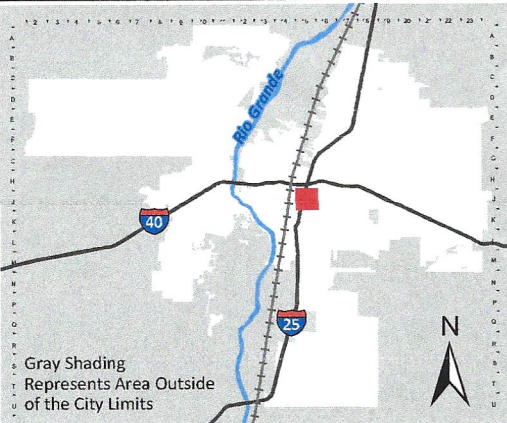
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018



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



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
J-15-Z

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

0 250 500 1,000 Feet



PLAN SNAPSHOT REPORT VAC-2026-00001 FOR CITY OF ALBUQUERQUE

Plan Type: Vacation	Project: PR-2025-020155 (PR-2025-020155)	App Date: 01/26/2026
Work Class: Right-of-Way	District: City of Albuquerque	Exp Date: NOT AVAILABLE
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:

Description: Vacation of a portion of Odelia Road NE (7112.71 Square Feet).

Parcel: 101505805641120608	Address: 1516 Edith Blvd Ne Albuquerque, NM 87102	Zone:
101505803941120602 Main		
1522 Edith Blvd Ne Albuquerque, NM 87102		
	1522 Edith Blvd Ne Albuquerque, NM 87102 Main	

Owner Cristina Chavez Cook Mobile: (505) 710-1896	Applicant Juanita Garcia P.O. Box 7857 Albuquerque, NM 87194 Business: (505) 362-8903
--	--

Plan Custom Fields

Square Footage to be Vacated	7112.71	Alleyway or Street	Street	Vacating Entire Width	No
Detailed Vacation of Right of Way Description	The southern portion of Odelia Road NE between Edith Blvd NE and High Street NE.	Do you request an interpreter for the hearing?	No	Lot and/or Tract Number	UNPLATTED
Block Number	0000	Subdivision Name and/or Unit Number	UNPLATTED/GARCIA--F M	Legal Description	A TR OF LAND IN SE NW NW T10N R3E SEC 16 EXC POR TO R/W CONT 21,447 SQ FT, 4 TR OF LAND IN SEC 16 T10N R3E
Existing Zone District	MX-T	Zone Atlas Page(s)	J-15	Acreage	0.49, 0.34
Calculated Acreage	0.4610302, 0.39868651	Council District	2	Community Planning Area(s)	Central ABQ
Development Area(s)	Consistency	Current Land Use(s)	01 Low-density Residential	Character Protection Overlay	Martineztown/Santa Barbara – CPO-7
IDO Use Specific Standards Name	Martineztown/Santa Barbara – CPO-7, Railroad and Spur Small Area, Railroad and Spur Small Area	IDO Use Specific Standards Subsection	Paid Parking Lot or Parking Structure (Prohibitions) (4-3(D)), Commercial Uses (various) (4-3(D)), Industrial Uses (various) (4-3(E))	IDO Use Development Standards Name	Railroad and Spur Small Area
IDO Use Development Standards Subsection	Cumulative Impacts (5-2)	IDO Administration & Enforcement Name	Railroad and Spur Small Area	IDO Administration & Enforcement Subsection	Cumulative Impacts Analysis Requirements (6-4), Site Plan – EPC (6-6)
Pre-IDO Zoning District	SU-2	Pre-IDO Zoning Description	RCM	Major Street Functional Classification	3 - urban minor arterial
State or National Historic Register	F M MERCHANTILE	FEMA Flood Zone	X		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Juanita_Garcia_1/27/2026.jpg	01/26/2026 18:20	Garcia, Juanita		Uploaded via CSS

PLAN SNAPSHOT REPORT (VAC-2026-00001)

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed	Renee Zamora	01/28/2026 16:23

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00073063	Technology Fee	\$29.75	\$29.75
	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$50.00
	Vacation Right of Way - DHO/City Council	\$300.00	\$300.00
	Published Notice Fee - Legal Ad	\$75.00	\$75.00
Total for Invoice INV-00073063		\$454.75	\$454.75
Grand Total for Plan		\$454.75	\$454.75

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	02/25/2026	Scheduled	Vacation ROW

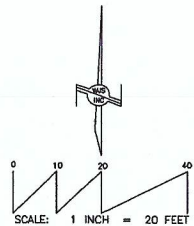
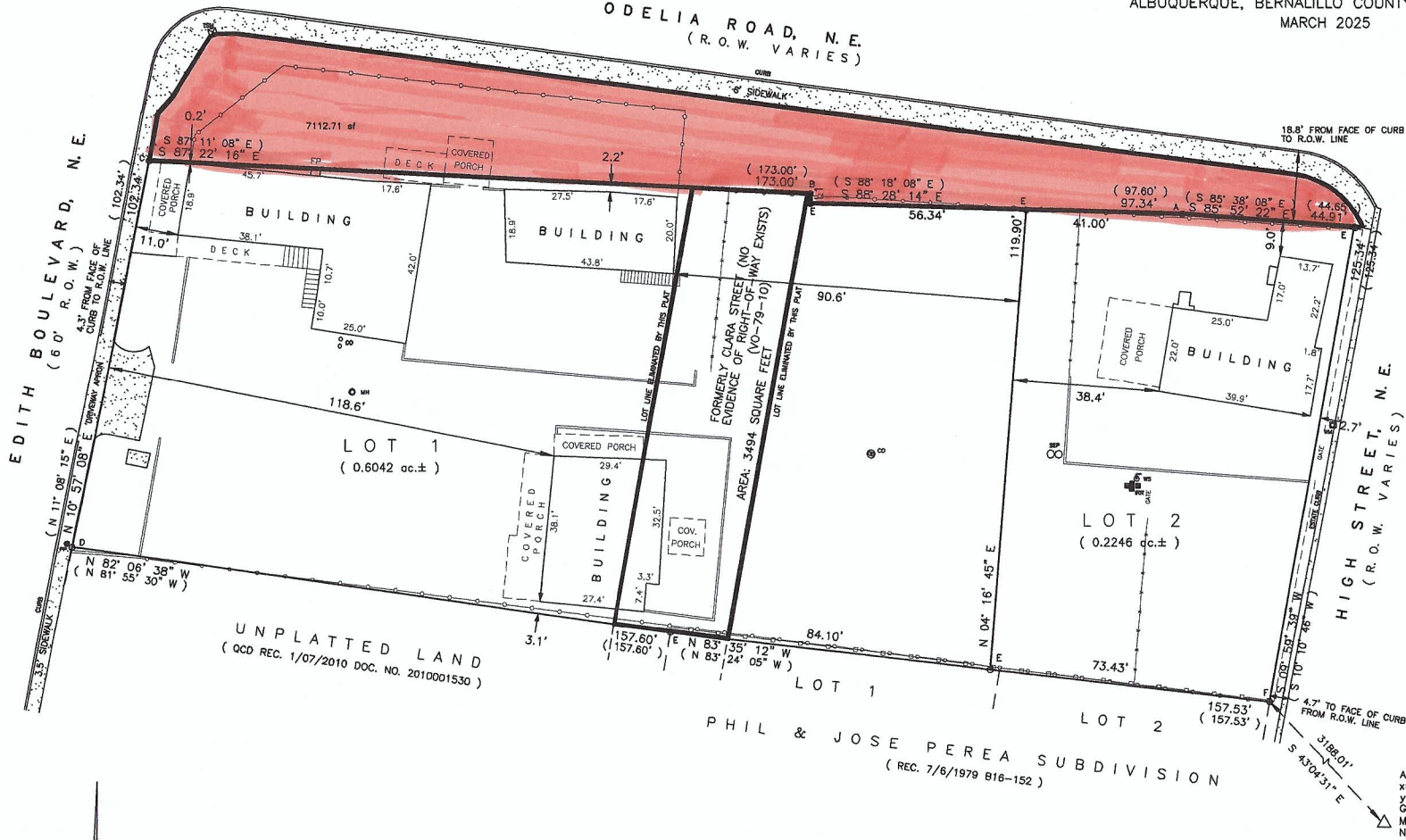
Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		01/27/2026 16:51	
Associate Project Number v.1	Generic Action		01/27/2026 16:51
Screen for Completeness v.1	Generic Action		01/28/2026 16:22
Sign Posting v.1	Generic Action		01/28/2026 16:22
Verify Payment v.1	Generic Action		01/28/2026 16:37
Application Review v.1		01/28/2026 16:37	
Create and Email Advertisement v.1	Generic Action		01/28/2026 16:37
DHO Hearing v.1	Hold Hearing	01/28/2026 16:37	01/28/2026 16:38
Vacation Submittal v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
City Council Review v.1			
City Council Meeting v.1	Hold Meeting		
Notice of Decision v.1			
Print Notice of Decision v.1	Create Report		
Linked Project Plans v.1			

ODELIA VACATION OF R.O.W REQUEST

EXISTING CONDITIONS
RIGHT-OF-WAY CALCULATION

PLAT OF
LOTS 1 AND 2, LANDS OF COOK
WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2025

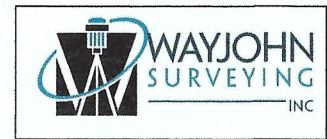
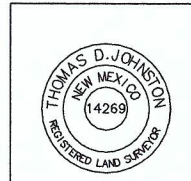
COUNTY CLERK RECORDING LABEL HERE



- MONUMENT LEGEND:**
- = FOUND/SET MONUMENT AS NOTED
 - A: FOUND #4 REBAR AND CAP "LS 12651"
 - B: FOUND HIGHWAY R.O.W. MARKER
 - C: FOUND "+" IN CONCRETE
 - D: FOUND NAIL AND DISK (ILLEGIBLE)
 - E: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
 - F: FOUND TAG ON FENCE "LS 11463"

LINE INFORMATION		
LINE NO.	BEARING	LENGTH
L1	S 00° 58' 15" E	2.50
(L1)	S 00° 47' 08" W	2.50

ACS MONUMENT "9-115"
x=1,528,869.928 US SURVEY FEET
y=1,489,021.809 US SURVEY FEET
Ground-to-grid: 0.999675053
Mapping Angle: -00°13'05.60"
NMSF CENTRAL ZONE NAD 83



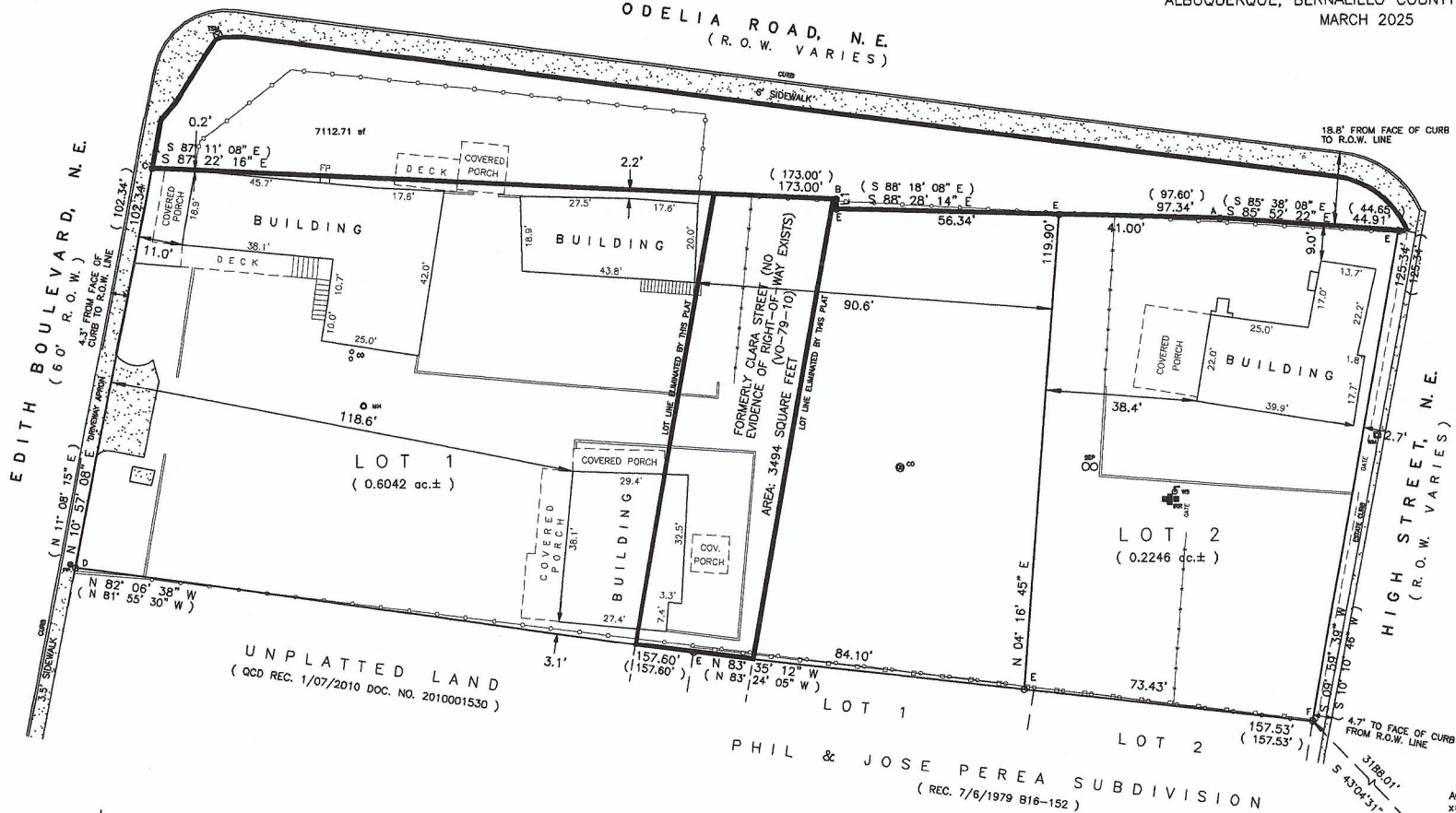
1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: CDOCK CHRISTINA CHAVEZ TRUSTEE COOK RVT UPC: 101502603941120602 1015026039541120608 LOCATION: SECTION 16, T10N, R3E	DRAWN: P A M	SCALE: 1" = 20'	FILE NO. SP-11-02-2024
	CHECKED: T D J	DRAWING NO. SP110224.DWG	20 JUN 2025 EXHIBIT

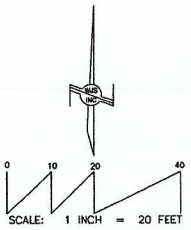
EXISTING CONDITIONS RIGHT-OF-WAY CALCULATION

PLAT OF
LOTS 1 AND 2, LANDS OF COOK
 WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2025

COUNTY CLERK RECORDING LABEL HERE

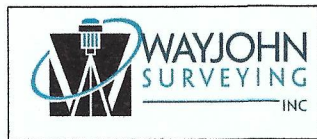


ACS MONUMENT "9-115"
 x=1,526,866.928 US SURVEY FEET
 y=1,489,021.809 US SURVEY FEET
 Ground-to-grid: 0.999675053
 Mapping Angle: -00°13'05.60"
 NMSP CENTRAL ZONE NAD 83



LINE INFORMATION		
LINE NO.	BEARING	LENGTH
L1	S 00° 58' 15" E	2.50'
(L1)	S 00° 47' 08" W	2.50'

- MONUMENT LEGEND:**
- o = FOUND/SET MONUMENT AS NOTED:
 - A: FOUND #4 REBAR AND CAP "LS 12651"
 - B: FOUND HIGHWAY R.O.W. MARKER
 - C: FOUND "4" IN CONCRETE
 - D: FOUND NAIL AND DISK (ILLEGIBLE)
 - E: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
 - F: FOUND TAG ON FENCE "LS 11463"



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

INDEXING INFORMATION FOR COUNTY CLERK OWNER: COOK CHRISTINA CHAVEZ TRUSTEE: COOK RYT UPC: 101505803941120602 101505803941120608 LOCATION: SECTION 16, T10N, R3E	DRAWN: P A M CHECKED: T D J DRAWING NO.: SP110224.DWG	SCALE: 1" = 20' DATE: 20 JUN 2025	FILE NO.: SP-11-02-2024 EXHIBIT
--	---	--------------------------------------	------------------------------------



January 26, 2026

Development Hearing Officer (DHO)
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Development Hearing Officer:

JAG Planning & Zoning, agent for Cristina Chavez Cook, respectfully requests your review and recommendation of approval of a vacation of right-of-way in accordance with Section 14-16-6-6 (M) of the Integrated Development Ordinance (IDO).

Request

The applicant is requesting approval of a Vacation of Right-of-Way for the southern portion of Odelia Road NE, between Edith Blvd NE and High Street NE. The right-of-way is immediately adjacent to the applicant's property appears to be excess right-of-way. The interest in the vacation of this portion of the roadway is to allow the applicant the opportunity to utilize the area for residential purposes.

The vacation amount is approximately 7112.71 square feet, as identified on the right-of-way exhibit. As a result of exceeding the 5,000 square foot threshold for vacation of right-of-way, this request will need City Council approval. If granted approval the applicant is prepared to submit a subdivision plat within a one-year time limit, in accordance with Section 14-16-6-6(M).

A companion application has also been submitted for the vacation of Santa Clara Street, which appears to be part of the applicant's property. The zone atlas maps provides a vacation number, VO-79-107, but since the zone atlas map also shows the right-of-way, it appears that the vacated road was not officially incorporated into the subject property. The companion application will finalize the vacation of Santa Clara Ave NE.

In accordance with Section 14-16-6-6(M)(3) Review and Decision Criteria for a Vacation of Right-of-Way, the criteria are met in the following manner:

14-16-6-6(M)(3)(a) - The public welfare does not require that the public right-of-way or easement be retained.

The public welfare does not require that the public right-of-way be retained. This portion of Odelia Road appears to be incorporated with the applicant's property since a fence was placed within the right-of-way, unbeknownst by the applicant. The property is part of a family estate, and the applicant is working toward resolving encroachment and subdivision issues that have existed on the property for many years.

In addition, this portion of Odelia Road appears to be excess right-of-way and appears to be a part of the applicant's property given the slope of the right-of-way. This portion of Odelia Road has a slope that is not consistent with the grading of the street. The proposed vacated area maintains a slope that would cause a substantial grade change between the subject site and the existing right-of-way, if Odelia was to be developed to the applicant's property line.

Finally, this portion of Odelia Road is not used by the public for commuting since the street has existing 6' wide sidewalks that are used for pedestrians. The area between the sidewalk and the applicant's property line is what is being proposed for vacation, still allowing the public to utilize the current parts of the right-of-way that is constructed for pedestrian use.

14-16-6-6(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 net benefit to the public welfare continues to revolve around reinforcing safety and clear pedestrian passage within the right-of-way, which is why the applicant is only seeking a vacation of the area outside of the area dedicated for sidewalks. The vacation of right-of-way will be more beneficial to the public welfare and will not abridge any substantial property rights since the area proposed to be vacated appears to be excess right-of-way.

Neighborhood and Adjacent Property Owner Notification

The vacation of right-of-way request will meet the applicable standards of the IDO, DPM and other City requirements. Notification requirements for this request, as specified in Table 6-1-1 of the IDO have also been met. Letters were sent to the affected neighborhood associations prior to application submission. As of date, the applicant has not heard from any of the affected neighborhood associations to determine if a meeting is to be requested.

In addition, property owners within 100 feet of this request were also notified of this request prior to the application date. Information from the City of Albuquerque Planning Department includes a list of property owners within 100 feet of the subject site and a boundary map of the property owners. As of date, the applicant has not heard from adjacent owners.

Thank you for your consideration on this matter.

Sincerely,

Juanita Garcia

Juanita Garcia
Principal
JAG Planning and Zoning, LLC

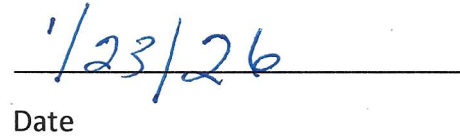


LETTER OF AUTHORIZATION

Subject Property:

I, the undersigned owner of subject property, hereby designate JAG Planning & Zoning, LLC to be my authorized representative for all Vacation of Right-of-way matters associated with this property.


Cristina Chavez Cook


Date



JAG JAG <jag@jagpandz.com>

Public Notice of a Proposed Project in the City of Albuquerque

1 message

JAG JAG <jag@jagpandz.com>

Thu, Jan 22, 2026 at 6:24 PM

To: "NaranjoLopez2010@gmail.com" <NaranjoLopez2010@gmail.com>, "salamdezia@gmail.com" <salamdezia@gmail.com>

Cc: JAG JAG <jag@jagpandz.com>

January 22, 2026

Lorreta Naranjo-Lopez – Santa Barbara Martineztown NA
Andrew Tafoya Leverett – Santa Barbara Martineztown NA

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

We are applying for a vacation of right-of-way, a portion of Odelia Road NE and a portion of Santa Clara Street NE between Edith and High, next to 1522 Edith NE and 1516 Edith NE with the Development Hearing Officer (DHO).

The applications are expected to be heard on February 25, 2026 at 9:00 am. We have attached the Neighborhood Association form that provides information regarding the request, the vacation of right-of-way exhibits that identifies the location of the street to be vacated and a copy of the Zone Atlas Map. Please don't hesitate to contact us if you would like to meet 15 days before the hearing date.

We are also available to answer any questions you may have.

Kind Regards,

Juanita and Andrew Garcia
Principals
JAG Planning & Zoning, LLC
P.O. Box 7857, Albuquerque, NM 87194
(505) 362-8903 and (505) 363-5613



 **ROW Vacation Request - Chavez Cook.pdf**
7113K

1522 Edith NE_Public Notice Inquiry Sheet Submission

1 message

Office of Neighborhood Coordination <onc@cabq.gov>
To: "jag@jagpandz.com" <jag@jagpandz.com>

Tue, Dec 23, 2025 at 11:07 AM

PLEASE NOTE:**The neighborhood association contact information listed below is valid for 30 calendar days after today's date.**

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Phone
Santa Barbara Martineztown NA	Loretta	Naranjo Lopez	naranjolopez2010@gmail.com	1127 Walter NE	Albuquerque	NM	87102	5052707716
Santa Barbara Martineztown NA	Andrew	Tafoya Leverett	salamdezia@gmail.com	1529 Edith BLVD NE	Albuquerque	NM	87102	5056152986

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

Please note the following:

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

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

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

Thank you.

**Vanessa Baca**

Manager

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

(505) 768-3331 Office

E-mail: vanessabaca@cabq.govWebsite: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Tuesday, December 23, 2025 10:58 AM
To: Office of Neighborhood Coordination <jag@jagpandz.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Hearing Officer

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

Applicant Information

Contact Name

Juanita Garcia

Telephone Number

(505) 362-8903

Email Address

jag@jagpandz.com

Company Name

JAG Planning & Zoning, LLC

Company Address

P.O. Box 7857

City

Albuquerque

State

NM

ZIP

87194

Subject Site Information

Legal description of the subject site for this project:

A TR OF LAND IN SE NW NW T10N R3E SEC 16 EXC POR TO R/W CONT 21,447 SQ FT and 1516 High ST NE, 4 TR OF LAND IN SEC 16 T10N R3E, CONTAINING APPROXIMATELY .34 ACRES.

Physical address of subject site:

[1522 Edith Blvd NE](#)

Subject site cross streets:

Indian School and Edith Blvd NE

Other subject site identifiers:

South of I-40

This site is located on the following zone atlas page:

J-15

Link for map

Captcha

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 1/23/26

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

- Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* 1522 Edith Blvd NE and 1516 High ST NE
Location Description A TR of Land in SE NW NW T10N R3E SEC 16 & 4 TR of Land in Sec 16 T10N R3E
2. Property Owner* Cristina Chavez Cook
3. Agent/Applicant* [if applicable] JAG Planning & Zoning, Juanita Garcia
4. Application Type(s)²* per IDO [Table 6-1-1](#)

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

Summary of project/request³*:

The applicant is seeking to vacate Public Right-of-Way- A Portion of Odelia Road NE and a portion Santa Clara ST NE. These requests will ultimately require City Council approval.

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

- Development Hearing Officer (DHO)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time*: February 25, 2026 9:00 AM

Location*4: Via Zoom www.cabq.gov/planning/boards-commissions

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for "Boards, Commissions, and ZHE Signs."

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

Preferred project contact information:

Name: JAG Planning & Zoning, Juanita Garcia

Email: jag@jagpandz.com

Phone: (505) 362-8903

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

Online website or project page: devhelp@cabq.gov

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

1. Zone Atlas Page(s)*5 J-15-Z

2. Project Illustrations, as relevant*6

- Architectural drawings
- Elevations of the proposed building(s)
- Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

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

- Deviation(s)
- Variance(s)
- Waiver(s)

Explanation*:

No deviations, variances or waivers will be requested with this application.

4 Physical address or Zoom link

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

6 While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

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

Per amended IDO, Pre-submittal Neighborhood meeting is not required;

however, the applicant will arrange a facilitated meeting at least 15

days prior to the February 25, 2026 hearing date, if requested.

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*
- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information from IDO Zoning Map⁷:

1. Area of Property [typically in acres] .83
 2. IDO Zone District MX-T
 3. Overlay Zone(s) [if applicable] CPO-7
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Public Right-of-Way (Odelia RD NE and Santa Clara RD NE) adjacent to Single Family Residential.

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

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

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

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

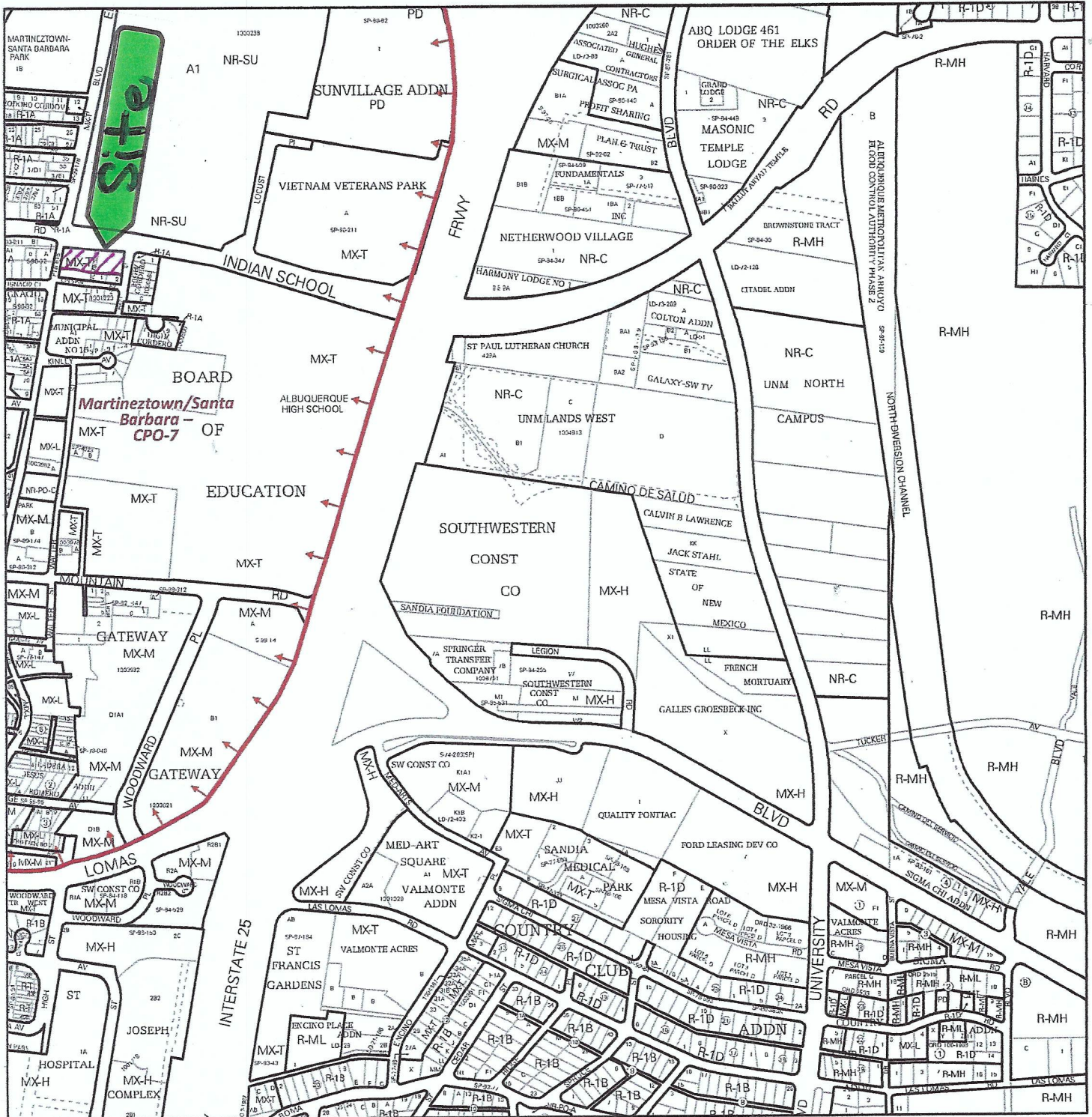
Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.



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

IDO Zone Atlas

May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
J-15-Z

----- Easement

Petroglyph National Monument

Areas Outside of City Limits

Airport Protection Overlay (APO) Zone

Character Protection Overlay (CPO) Zone

Historic Protection Overlay (HPO) Zone

View Protection Overlay (VPO) Zone

Gray Shading
Represents Area Outside
of the City Limits

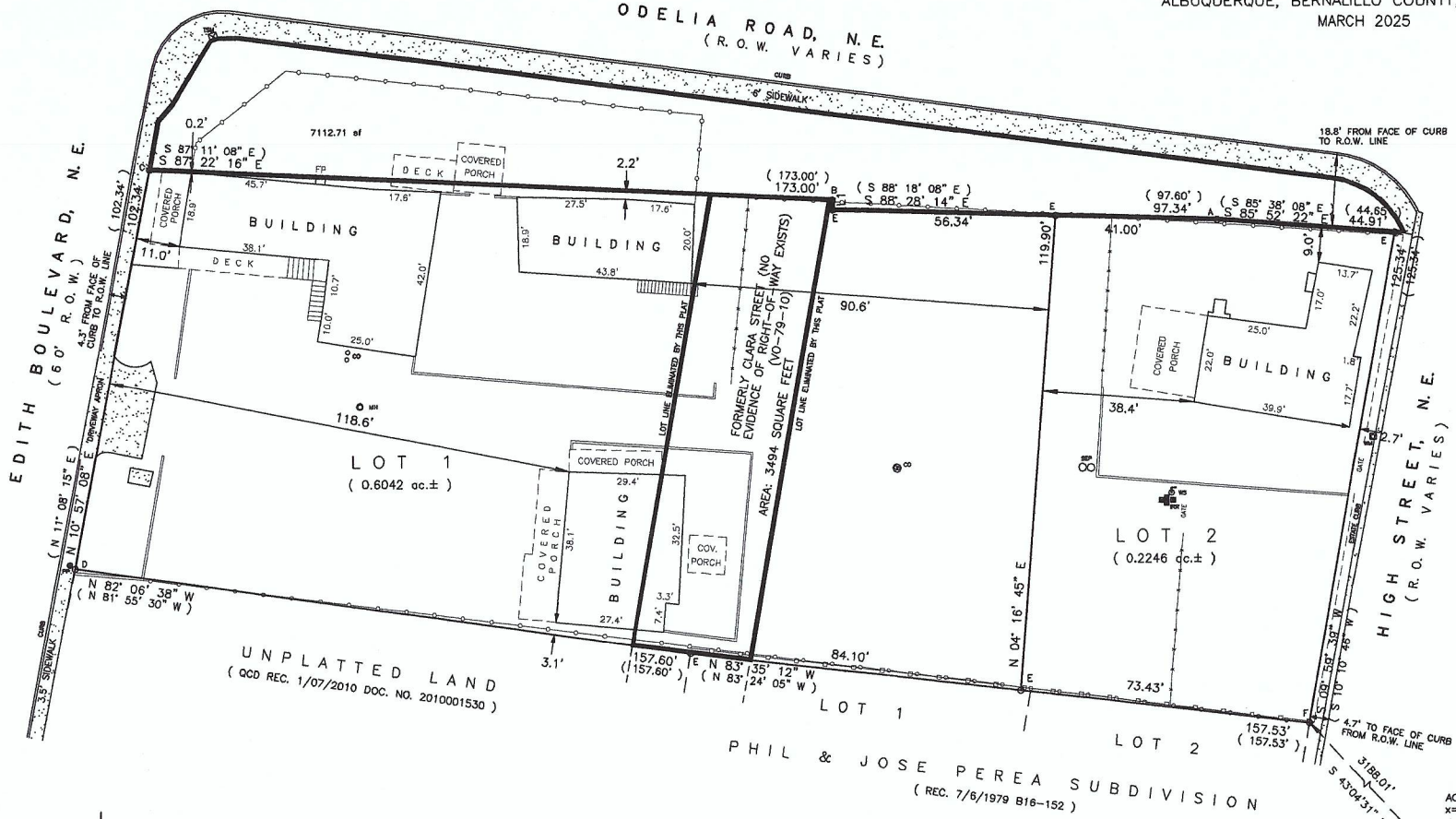
Escarpment

0 250 500 1,000 Feet

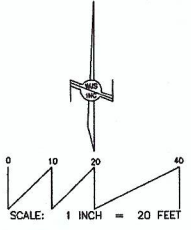
EXISTING CONDITIONS RIGHT-OF-WAY CALCULATION

PLAT OF
LOTS 1 AND 2, LANDS OF COOK
 WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2025

COUNTY CLERK RECORDING LABEL HERE

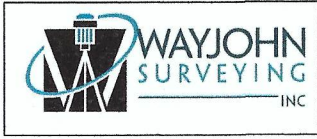
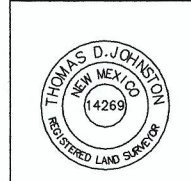


ACS MONUMENT "9-J15"
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 y=1,489,021.809 US SURVEY FEET
 Ground-to-grid: 0.999675053
 Mapping Angle: -00°13'05.60"
 NAD83 CENTRAL ZONE NAD 83



- MONUMENT LEGEND:**
- o = FOUND/SET MONUMENT AS NOTED:
 - A: FOUND #4 REBAR AND CAP "LS 12651"
 - B: FOUND HIGHWAY R.O.W. MARKER
 - C: FOUND "x" IN CONCRETE
 - D: FOUND NAIL AND DISK (ILLEGIBLE)
 - E: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
 - F: FOUND TAG ON FENCE "LS 11463"

LINE INFORMATION		
LINE NO.	BEARING	LENGTH
L1	S 00° 58' 15" E	2.50
(L1)	S 00° 47' 08" W	2.50



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

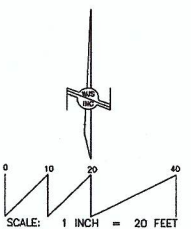
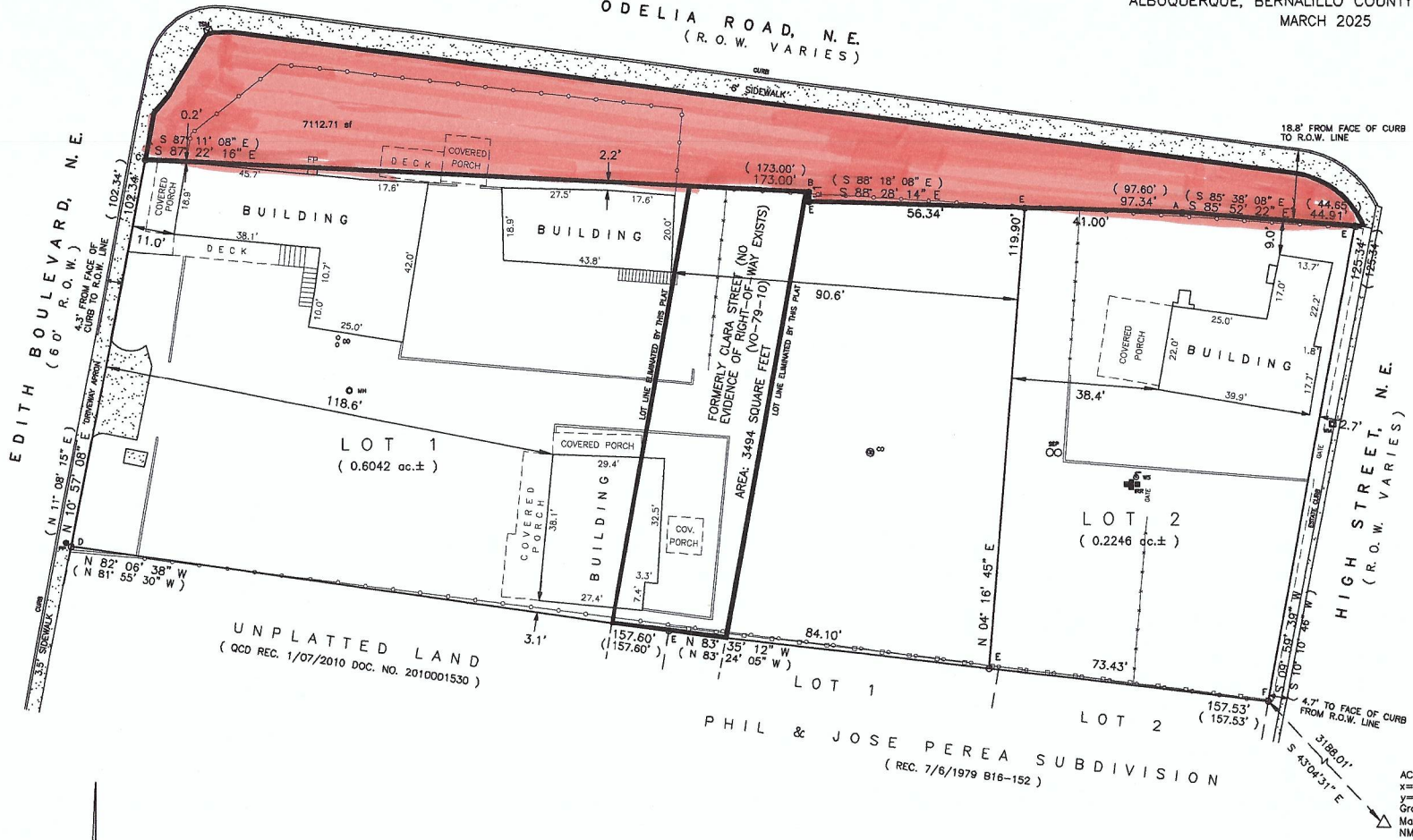
INDEXING INFORMATION FOR COUNTY CLERK	DRAWN: P A M	SCALE: 1" = 20'	FILE NO. SP-11-02-2024
OWNER: CDDK CHRISTINA CHAVEZ TRUSTEE COOK RYT	CHECKED: T D J		
LIC: 101505003941120602 101505005641120608	DRAWING NO. SP110224.DWG	20 JUN 2025	EXHIBIT
LOCATION: SECTION 16, T10N, R3E			

ODELIA VACATION OF R.O.W REQUEST

EXISTING CONDITIONS
RIGHT-OF-WAY CALCULATION

PLAT OF
LOTS 1 AND 2, LANDS OF COOK
WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2025

COUNTY CLERK RECORDING LABEL HERE



- MONUMENT LEGEND:**
- = FOUND/SET MONUMENT AS NOTED
 - A: FOUND #4 REBAR AND CAP "LS 12851"
 - B: FOUND HIGHWAY R.O.W. MARKER
 - C: FOUND "+" IN CONCRETE
 - D: FOUND NAIL AND DISK (ILLEGIBLE)
 - E: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
 - F: FOUND TAG ON FENCE "LS 11463"

LINE INFORMATION		
LINE NO.	BEARING	LENGTH
L1	S 00° 58' 15" E	2.50'
(L1)	S 00° 47' 08" W	2.50'

WAYJOHN SURVEYING INC

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

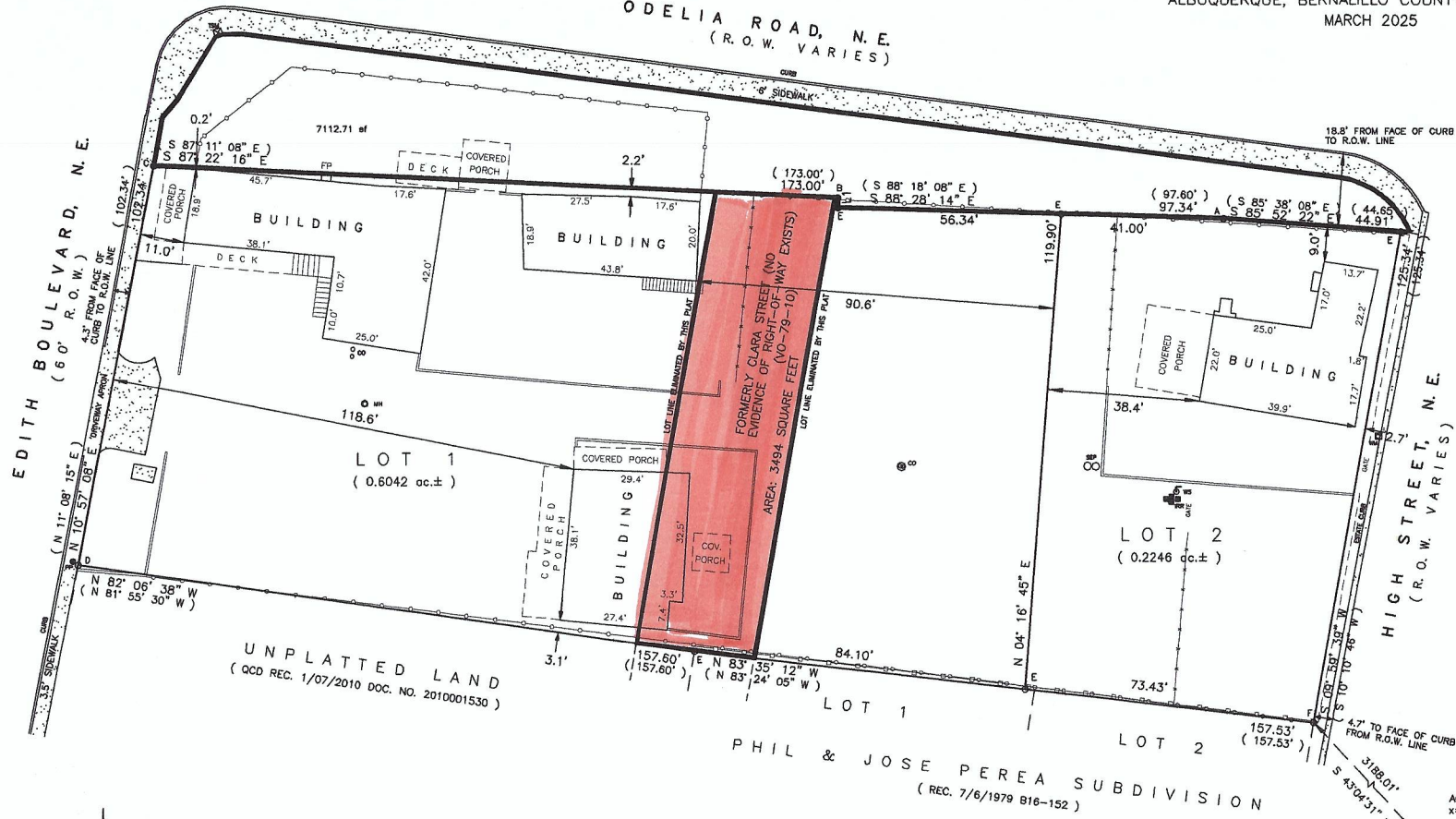
INDEXING INFORMATION FOR COUNTY CLERK:	DRAWN: P A M	SCALE: 1" = 20'	FILE NO. SP-11-02-2024
OWNER: CDOOK CHRISTINA CHAVEZ TRUSTEE COOK RV1 UPC: 101500805641120682 101500805641120688 LOCATION: SECTION 16, T10N, R3E	CHECKED: T D J	DRAWING NO. SP110224.DWG	DATE: 20 JUN 2025
			EXHIBIT

VACATION OF Santa Clara Road R.O.W REQUEST

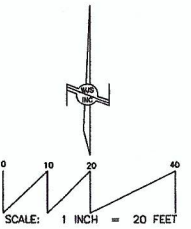
EXISTING CONDITIONS
RIGHT-OF-WAY CALCULATION

PLAT OF
LOTS 1 AND 2, LANDS OF COOK
WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2025

COUNTY CLERK RECORDING LABEL HERE



ACS MONUMENT "9-J15"
x=1,526,869.928 US SURVEY FEET
y=1,489,021.809 US SURVEY FEET
Ground-to-grid: 0.999675053
Mapping Angle: -0°13'05.60"
NAD83 CENTRAL ZONE NAD 83



LINE NO.	BEARING	LENGTH
L1	S 00° 58' 15" E	2.50'
(L1)	S 00° 47' 08" W	2.50'

- MONUMENT LEGEND:**
- o = FOUND/SET MONUMENT AS NOTED.
 - A: FOUND #4 REBAR AND CAP "LS 12851"
 - B: FOUND HIGHWAY R.O.W. MARKER
 - C: FOUND "+*" IN CONCRETE
 - D: FOUND NAIL AND DISK (ILLEGIBLE)
 - E: SET #4 REBAR AND CAP "WAYJOHN PS 14289"
 - F: FOUND TAG ON FENCE "LS 11463"

WAYJOHN SURVEYING INC.

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

INDEXING INFORMATION FOR COUNTY CLERK:	DRAWN: P A M	SCALE:	FILE NO.
OWNER: CODOCK CHRISTINA CHAVEZ TRUSTEE COOK RVT UPC: 101500805641120602 101500805641120608 LOCATION: SECTION 16, T10N, R3E	CHECKED: T D J	1" = 20'	SP-11-02-2024
	DRAWING NO. SP110224.DWG	20 JUN 2025	EXHIBIT



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

HEARING DATE: 12/10/2025 -- **AGENDA ITEM:** #7

Project Number: PR-2025-020155

Application Number: PA-2025-00390

Project Name: 1522 Edith Blvd NE

Request: Vacation of Right-of-Way City Council

These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals. **Comment in orange require a response.*

Background

- This request is for a proposed vacation of right of way of 7,112.71 Sq. Ft. in area located on the northern portion of the property between the buildings and Indian School Rd. NE.
- The subject property is not located within any noted PT/MT/MS corridor areas. The property is shown to be wholly located within the CPO-7 (Character Protection Overlay Zone Martineztown/Santa Barbara.
- The subject property is located within an area of consistency and is surrounded wholly by other areas of consistency. The property is also shown to be located within the Cumulative Impacts Area.

IDO Comments

6-6 DECISIONS REQUIRING A PUBLIC HEARING

6-6(M) VACATION OF EASEMENT, PRIVATE WAY, OR PUBLIC RIGHT-OF-WAY

All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-6(M) or the DPM.

6-6(M)(1)(b) Vacation of Public Right-of-way – Council

Any public right-of-way that meets any of the following thresholds:

1. More than 500 square feet or the entire width of a platted alley.
2. More than 5,000 square feet or the entire width of a street, including any or all of the right-of-way.

6-6(M)(2) Procedure

6-6(M)(2)(a) The City may retain, use, or dispose of any vacated public right-of way in any manner that the City, in its discretion, deems appropriate.

6-6(M)(2)(b) City Planning Department staff shall refer the application to commenting agencies pursuant to Subsection 14-16-6-4(l).

6-6(M)(2)(c) Required commenting agencies pursuant to Subsection 14-16-6-4(l) shall review the application and forward any comments and a recommendation to the DHO.

6-6(M)(2)(d) The DHO shall conduct a public hearing on the application.

6-6(M)(2)(e) For a Vacation of Public or Private Easement or Private Way or for a Vacation of Public Right-of-way – DHO, the DHO shall make a decision on the application.

6-6(M)(2)(f) For a Vacation of Public Right-of-way – Council, the DHO shall make a recommendation and forward the application to City Council for inclusion on the consent agenda for approval without first going to any City Council committee.

6-6(M)(2)(g) If an application for a Vacation of Public Right-of-way is approved, all of the following requirements shall apply.

1. Within 7 days of the approval, the applicant shall coordinate with the Real Property Division of the City Department of Municipal Development and send notice of the approved vacation by First Class Mail to all abutting property owners. The letter shall include the contact information for the Real Property Division of the City Department of Municipal Development, as well as any other information as directed by the Real Property Division of the City Department of Municipal Development.
 - a. Abutting property owners have 30 days from the receipt of the notice to notify the Real Property Division of the City Department of Municipal Development of the intent to purchase the vacated right-of-way, or any portion thereof, or possibly forfeit their right to do so.
 - b. Within 7 days of receipt of the notice of intent to purchase, the Real Property Division of the City Department of Municipal Development will provide the interested property owner with a purchase price for the desired portion of the vacated public

right-of-way.

2. Any property owner that purchases vacated public right-of way shall complete all of the following requirements within 1 year of the approval of the Vacation or the Vacation shall be voided:
 - a. Obtain a Subdivision of Land – Minor or a Subdivision of Land – Major, as applicable, in order to combine the vacated right-of-way with their property.
 1. The zone district boundary will be extended to the new lot lines established by the subdivision.
 2. In the event that there are existing utility facilities (e.g. water/sewer lines, electric lines, drainage facilities, etc.) situated on, in, or under the vacated right-of way, the purchasing property owner shall contact any affected utility promptly following the approval of the vacation to negotiate if and under what terms the property owner grants an easement for the utilities and/or if, when, and how a relocation of the utility facilities is required.
 - a. Where there is no duly recorded easement associated with the existing utility facilities because the facilities were placed on the property in accordance with a franchise agreement between the City and the utility, the purchasing property owner, at his/her sole discretion, shall advise the utility of 1 of the following:
 1. That the property owner is willing to negotiate a grant of easement to accommodate all or a portion of the existing utility facilities on the property.
 2. That all or a portion of the existing utility facilities on the property will need to be removed and/or relocated.
 - b. Where there is a duly recorded, valid easement associated with the existing utility facilities for the use and occupancy of the property, such easement runs with the land pursuant to Subsection 14-16-6 4(W)(1).
 1. In the event that the purchasing property owner wants to relocate any utility facilities to accommodate new development, the purchasing property owner shall contact the affected utility to request, coordinate, and negotiate the relocation of the utility facilities, associated costs, and any new easements that are needed.
 2. Any existing easements or newly granted easements shall be reflected on the Subdivision – Minor or Subdivision Major, as applicable, that is required pursuant to Subsection 14-16-6-6(M)(2)(f)2.a., above.

3. Record the final plat with the Bernalillo County Assessor, pursuant to Subsection 14-6-6(K)(2)(h) or 14-16-6-6(L)(2)(g)4, as applicable.
4. Present and execute a quitclaim deed in a form acceptable to the City to effect the transfer of ownership after recording the final plat.
5. Record the executed quitclaim deed with the Bernalillo County Assessor.

6-6(M)(3) Review and Decision Criteria

An application for a Vacation of Easement, Private Way, or Public Right-of-way shall be approved if it meets any of the following criteria.

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

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.

- Per IDO section 6-6(M)(1)(b)(2) Vacation of Public Right-of-way – Council – the City Council is the approving body of a vacation of street right-of-way as depicted in this application, with the Development Hearing Officer (DHO) being a recommending body forwarding a recommendation of approval or denial to the City Council.
- There is an existing vacation that is depicted on the Sketch Plat (VO-79-10); confirmation must be provided regarding if that existing vacation is still valid. Otherwise, a Vacation of Right-of-Way – Council could also be required for the existing vacation depicted.

GENERAL AND FUTURE COMMENTS

- Following city council approval of the vacation of right of way this project will require the submittal and Development Hearing Officer (DHO) approval of a Minor Preliminary Plat application.
- A Minor Preliminary Plat application can be applied for at the ABQ-PLAN portal (click on the 'ENTER ABQ-PLAN' icon in the ABQ-PLAN webpage accessible at the following link below to enter the ABQ-PLAN portal):

<https://www.cabq.gov/planning/abq-plan/abq-plan>

Within the ABQ-PLAN webpage, there's also a link to an ABQ-PLAN Resources and FAQs webpage to access guides and tutorials to assist with creating an account and applying for applications in ABQ-PLAN (you will be applying for a 'Major Plat Application'):

<https://www.cabq.gov/planning/abq-plan/abq-plan-resources-and-faqs>

The DHO application form and Form S2 are no longer required to be included with the application submittal for a Major Preliminary/Final Plat in ABQ-PLAN. However, for reference to submittal requirements for this application, you can continue to refer to the checklist of items for this application, featured in the following link:

https://documents.cabq.gov/planning/online-forms/MAJOR%20PRELIMINARY%20PLAT_CHECKLIST.pdf

- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link:
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>
- The Plat must be created, as well as sealed and signed by a surveyor licensed in the State of New Mexico.
- All signatures from the surveyor, property owner(s), and the City Surveyor are required on a Major Preliminary Plat prior to the acceptance of the application file for the Plat and placement on a DHO agenda.
- The following will need to be on the final platting sheets:
Project and Application #'s, documents signed/stamped by a design professional licensed in the State of NM.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- The proposed platting action would be reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual. Here is a link to both:

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

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

- **If infrastructure is needed**, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.



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: Jacob Boylan
Planning Department

DATE: 12/10/2025



JAG
P.O. Box 7827
Abingdon, MD 21714

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NO UNLATCHING
NO UNLATCHING

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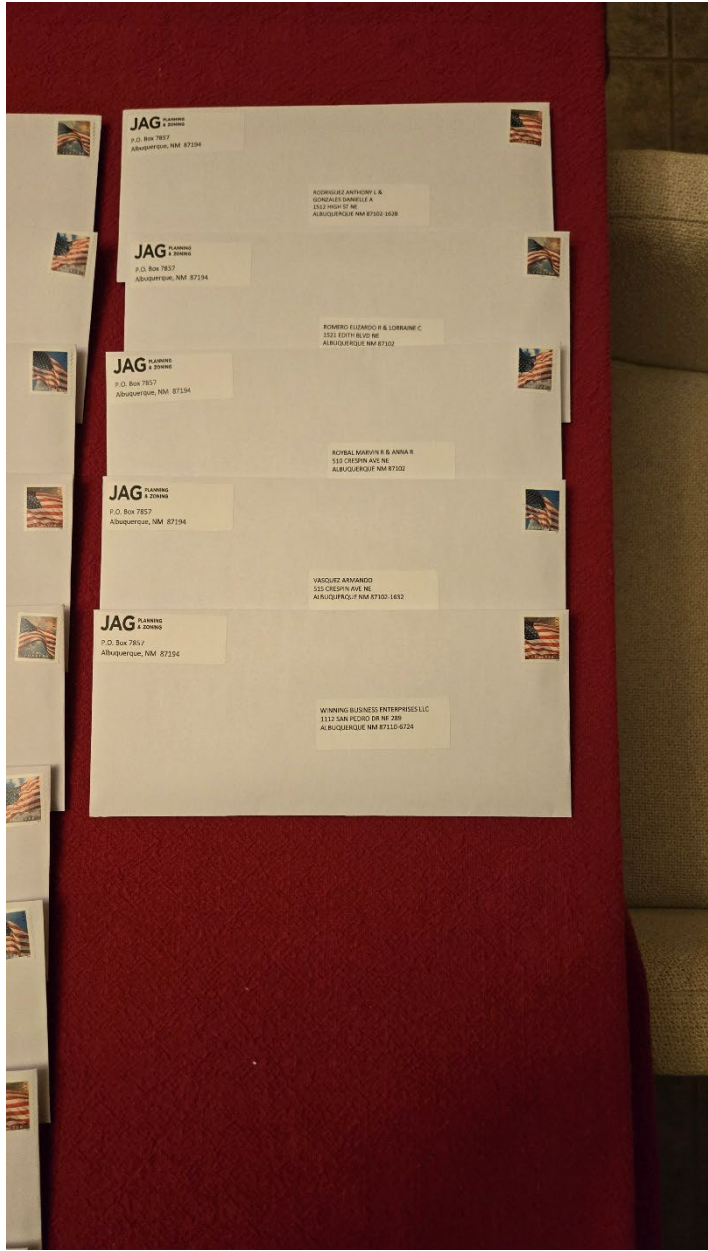
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SIGN POSTING AGREEMENT

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

02/09/26

03/12/26

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.

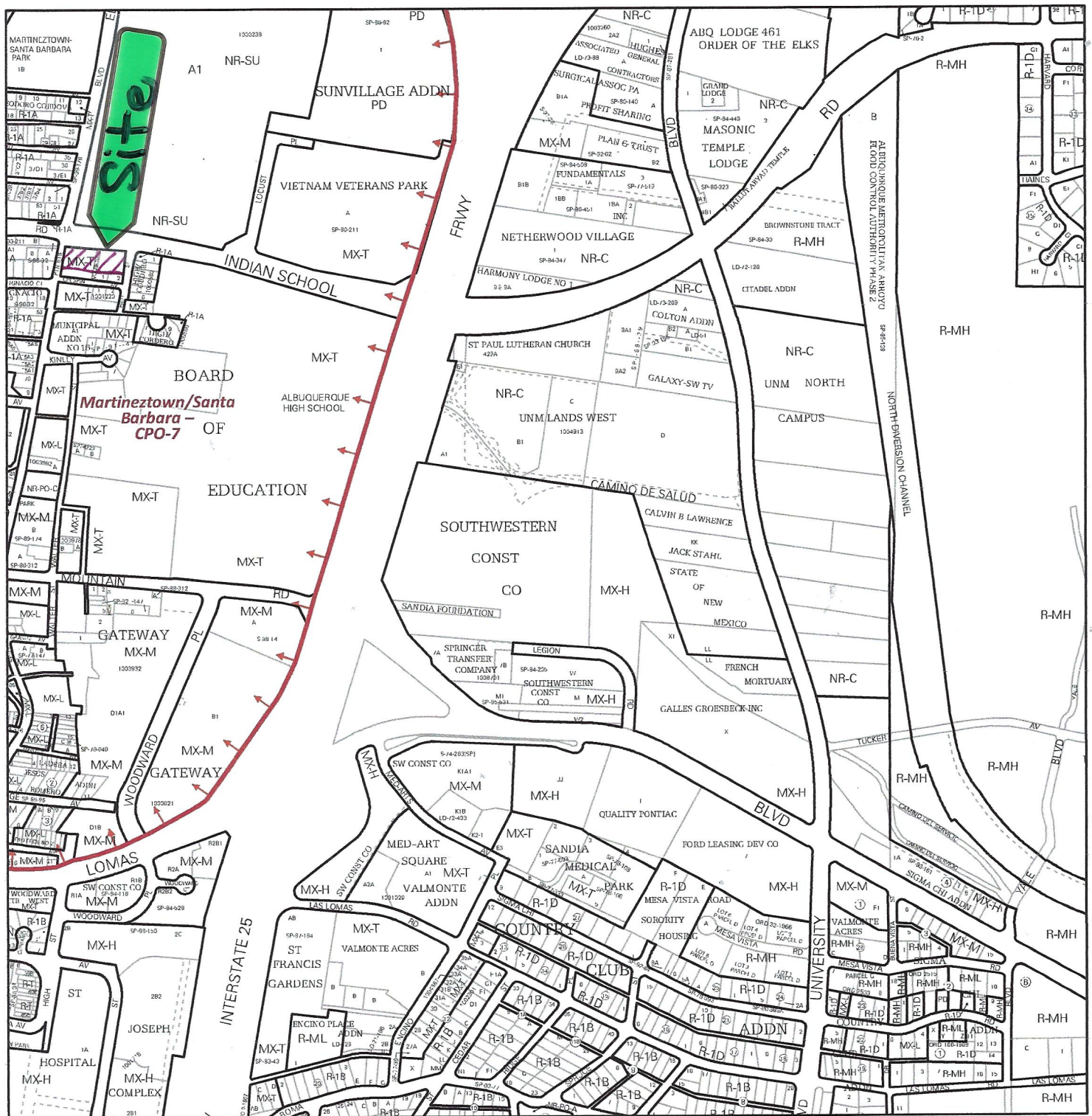
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Juanita Garcia
(Applicant or Agent)

01/26/2026
(Date)

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

PROJECT NUMBER: _____



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

IDO Zone Atlas

May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:
J-15-Z

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

Gray Shading Represents Area Outside of the City Limits

N

0 250 500 1,000 Feet



PLAN SNAPSHOT REPORT VAC-2026-00002 FOR CITY OF ALBUQUERQUE

Plan Type: Vacation	Project: PR-2025-020155 (PR-2025-020155)	App Date: 01/29/2026
Work Class: Right-of-Way	District: City of Albuquerque	Exp Date: NOT AVAILABLE
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:

Description: Vacate all of Santa Clara Street NE, south of Odelia Road NE (3,494 Square Feet).

Parcel: 101505805641120608	Address: 1516 Edith Blvd Ne Albuquerque, NM 87102	Zone:
101505803941120602 Main		
1522 Edith Blvd Ne Albuquerque, NM 87102		
	1522 Edith Blvd Ne Main Albuquerque, NM 87102	

Owner Cristina Chavez Cook Mobile: (505) 710-1896	Applicant Juanita Garcia P.O. Box 7857 Albuquerque, NM 87194 Business: (505) 362-8903
--	--

Plan Custom Fields

Square Footage to be Vacated	3494	Alleyway or Street	Street	Vacating Entire Width	Yes
Detailed Vacation of Right of Way Description	Santa Clara Street NE, just south of Odelia Road NE.	Do you request an interpreter for the hearing?	No	Lot and/or Tract Number	UNPLATTED
Block Number	0000	Subdivision Name and/or Unit Number	UNPLATTED/GARCIA--F M	Legal Description	A TR OF LAND IN SE NW NW T10N R3E SEC 16 EXC POR TO R/W CONT 21,447 SQ FT, 4 TR OF LAND IN SEC 16 T10N R3E
Existing Zone District	MX-T	Zone Atlas Page(s)	J-15	Acreage	0.49, 0.34
Calculated Acreage	0.4610302, 0.39868651	Council District	2	Community Planning Area(s)	Central ABQ
Development Area(s)	Consistency	Current Land Use(s)	01 Low-density Residential	Character Protection Overlay	Martineztown/Santa Barbara – CPO-7
IDO Use Specific Standards Name	Martineztown/Santa Barbara – CPO-7, Railroad and Spur Small Area, Railroad and Spur Small Area	IDO Use Specific Standards Subsection	Paid Parking Lot or Parking Structure (Prohibitions) (4-3(D)), Commercial Uses (various) (4-3(D)), Industrial Uses (various) (4-3(E))	IDO Use Development Standards Name	Railroad and Spur Small Area
IDO Use Development Standards Subsection	Cumulative Impacts (5-2)	IDO Administration & Enforcement Name	Railroad and Spur Small Area	IDO Administration & Enforcement Subsection	Cumulative Impacts Analysis Requirements (6-4), Site Plan – EPC (6-6)
Pre-IDO Zoning District	SU-2	Pre-IDO Zoning Description	RCM	Major Street Functional Classification	3 - urban minor arterial
State or National Historic Register	F M MERCHANTILE	FEMA Flood Zone	X		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Juanita_Garcia_1/29/2026.jpg	01/29/2026 12:57	Garcia, Juanita		Uploaded via CSS

PLAN SNAPSHOT REPORT (VAC-2026-00002)

1. Submittal has been reviewed and is ready to be processed Renee Zamora 01/30/2026 11:22

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00073506	Vacation Right of Way Council	\$300.00	\$300.00
	Published Notice Fee - Legal Ad	\$75.00	\$75.00
	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$50.00
	Technology Fee	\$29.75	\$29.75
Total for Invoice INV-00073506		\$454.75	\$454.75
Grand Total for Plan		\$454.75	\$454.75

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	02/25/2026	Scheduled	Vacation ROW

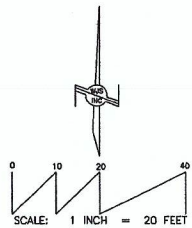
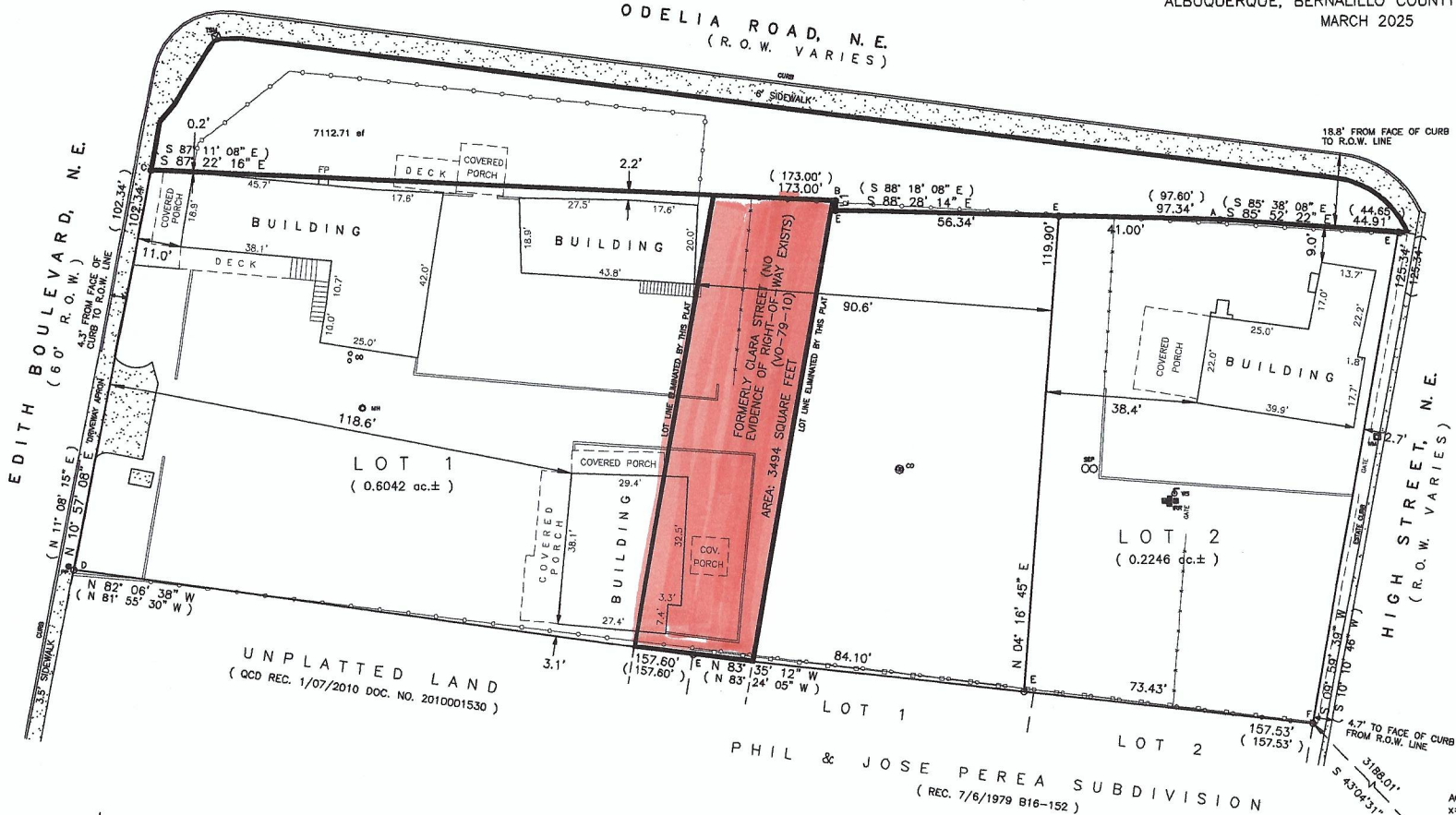
Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		01/30/2026 10:54	
Associate Project Number v.1	Generic Action		01/30/2026 10:54
Screen for Completeness v.1	Generic Action		01/30/2026 11:22
Sign Posting v.1	Generic Action		01/30/2026 11:22
Verify Payment v.1	Generic Action		01/30/2026 12:27
Application Review v.1		01/30/2026 12:28	
Create and Email Advertisement v.1	Generic Action		01/30/2026 12:27
DHO Hearing v.1	Hold Hearing	01/30/2026 12:28	01/30/2026 12:28
Vacation Submittal v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
City Council Review v.1			
City Council Meeting v.1	Hold Meeting		
Notice of Decision v.1			
Print Notice of Decision v.1	Create Report		
Linked Project Plans v.1			

VACATION OF Santa Clara Road R.O.W. REQUEST

EXISTING CONDITIONS
RIGHT-OF-WAY CALCULATION

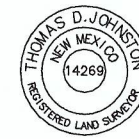
PLAT OF
LOTS 1 AND 2, LANDS OF COOK
WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2025

COUNTY CLERK RECORDING LABEL HERE



- MONUMENT LEGEND:
- o = FOUND/SET MONUMENT AS NOTED:
 - A: FOUND #4 REBAR AND CAP "LS 12651"
 - B: FOUND HIGHWAY R.O.W. MARKER
 - C: FOUND "4" IN CONCRETE
 - D: FOUND NAIL AND DISK (ILLEGIBLE)
 - E: SET #4 REBAR AND CAP "WAYJOHN PS 14289"
 - F: FOUND TAG ON FENCE "LS 11463"

LINE INFORMATION		
LINE NO.	BEARING	LENGTH
L1	S 00° 58' 15" E	2.50'
(L1)	S 00° 47' 08" W	2.50'



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

INDEXING INFORMATION FOR COUNTY CLERK
OWNER: COOK CHRISTINA CHAVEZ
TRUSTEE: COOK RVT
UPC: 101505803841120602
101505803841120608
LOCATION: SECTION 16, T10N, R3E

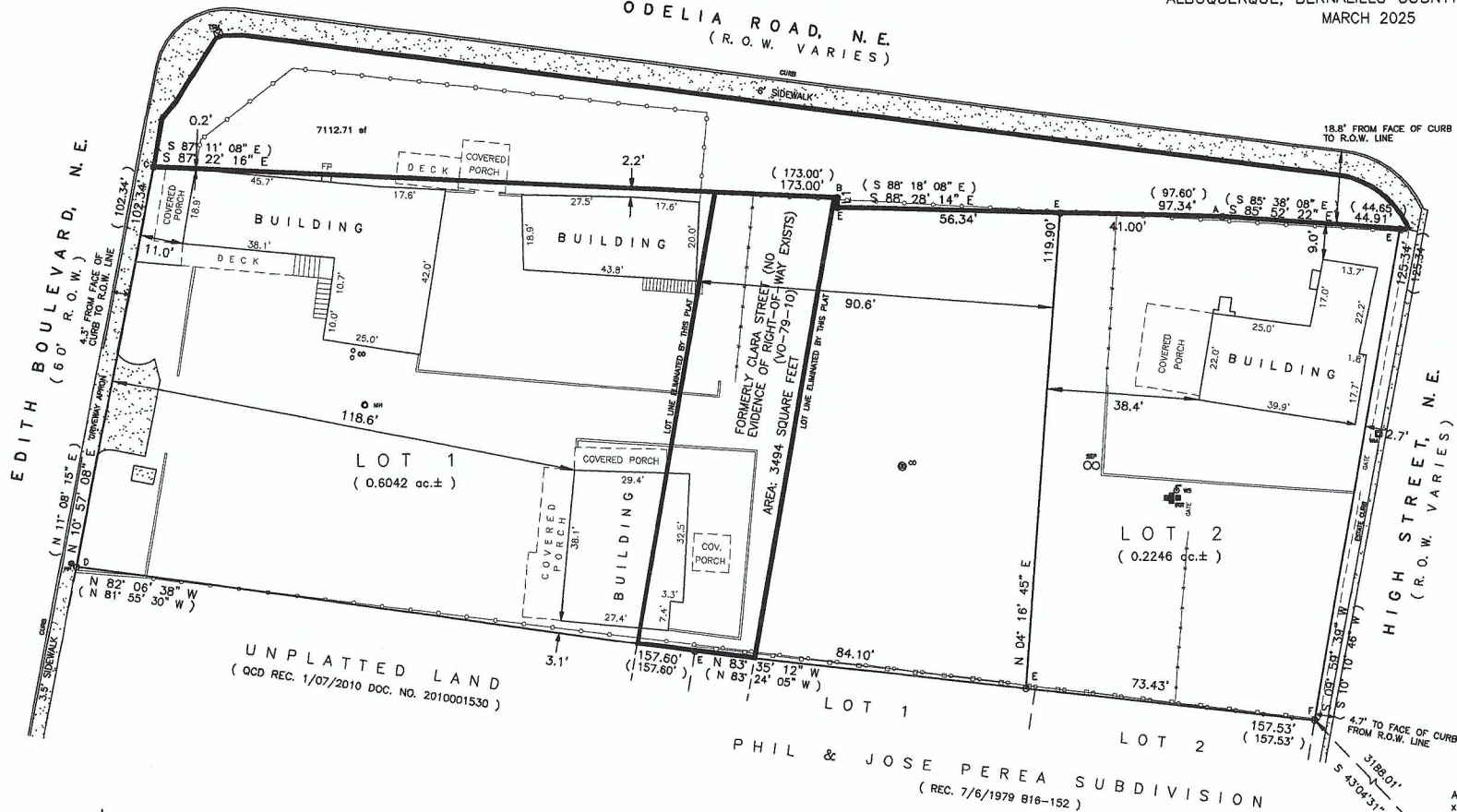
DRAWN: P A M
CHECKED: TDJ
DRAWING NO.: SP110224.DWG

SCALE: 1" = 20'
FILE NO.: SP-11-02-2024
EXHIBIT

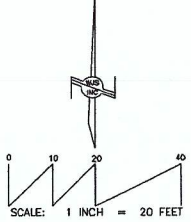
EXISTING CONDITIONS RIGHT-OF-WAY CALCULATION

PLAT OF
LOTS 1 AND 2, LANDS OF COOK
 WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2025

COUNTY CLERK RECORDING LABEL HERE

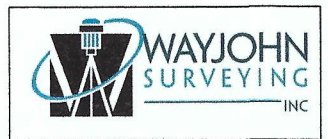
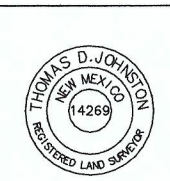


ACS MONUMENT "9-115"
 x=1,526,869.928 US SURVEY FEET
 y=1,489,021.809 US SURVEY FEET
 Ground-to-grid: 0.999675053
 Mapping Angle: -00°13'05.60"
 NMSP CENTRAL ZONE NAD 83



- MONUMENT LEGEND:**
- o = FOUND/SET MONUMENT AS NOTED:
 - A: FOUND #4 REBAR AND CAP "LS 12851"
 - B: FOUND HIGHWAY R.O.W. MARKER
 - C: FOUND "4" IN CONCRETE
 - D: FOUND NAIL AND DISK (ILLEGIBLE)
 - E: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
 - F: FOUND TAG ON FENCE "LS 11463"

LINE INFORMATION		
LINE NO.	BEARING	LENGTH
L1	S 00° 58' 15" E	2.50'
(L1)	S 00° 47' 08" W	2.50'



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

INDEXING INFORMATION FOR COUNTY CLERK OWNER: COOK CHRISTINA CHAVEZ TRUSTEE COOK RVT UPC: 101505805941120602 101505805941120608 LOCATION: SECTION 16, T10N, R3E	DRAWN: P A M CHECKED: T D J DRAWING NO.: SP110224.DWG	SCALE: 1" = 20' 20 JUN 2025	FILE NO.: SP-11-02-2024 EXHIBIT
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January 26, 2026

Development Hearing Officer (DHO)
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Development Hearing Officer:

JAG Planning & Zoning, agent for Cristina Chavez Cook, respectfully requests your review and recommendation of approval of a vacation of right-of-way in accordance with Section 14-16-6-6 (M) of the Integrated Development Ordinance (IDO).

Request

The applicant is requesting approval of a Vacation of Right-of-Way for a portion of Santa Clara Road NE, between Edith Blvd NE and High Street NE. The right-of-way is immediately adjacent to the applicant's property and has never been constructed as right-of-way. The interest in the vacation of this portion of the roadway is to allow the applicant the opportunity to utilize the area for residential purposes.

The vacation amount is approximately 3,494 square feet, as identified on the right-of-way exhibit. The proposed vacation of right-of-way does not exceed 5,000 square feet; however the request is for the entire width of the right-of-way, which requires City Council approval, as outlined in Section 14-16-6-6(M)(1)(b). If granted approval the applicant is prepared to submit a subdivision plat within a one-year time limit, in accordance with Section 14-16-6-6(M)(2)(g).

The zone atlas map provides a vacation number, VO-79-107 in the area of Santa Clara Road, but since the zone atlas map also shows the right-of-way. It appears that a vacation of right-of-way was commenced for this portion of Santa Clara Road but may not have been officially incorporated into the subject property.

A companion application has also been submitted for the vacation of a portion of Odelia Road NE, which also appears to be part of the applicant's property. The property adjacent to this portion of Odelia Road appears to have setbacks and subdivision issues, which the applicant is

preparing to resolve. The companion application will help finalize the upcoming subdivision application.

In accordance with Section 14-16-6-6(M)(3) Review and Decision Criteria for a Vacation of Right-of-Way, the criteria are met in the following manner:

14-16-6-6(M)(3)(a) - The public welfare does not require that the public right-of-way or easement be retained.

The public welfare does not require that the public right-of-way be retained. This portion of Odelia Road appears to be incorporated with the applicant's property since a fence was placed around the right-of-way and structures have been placed within the right-of-way, unbeknownst by the applicant. The property is part of a family estate, and the applicant is working toward resolving encroachment and subdivision issues that have existed on the property for many years.

In addition, there is no evidence that this portion of Santa Clara Road had been constructed. There are no sidewalks, curb or gutters, nor is there asphalt for driving purposes, all typical of a public right-of-way. The area to the south of this portion of Santa Clara Road is not shown as being a public right-of-way, which may have been designated as right-of-way in the past, but has since been vacated as well.

14-16-6-6(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 net benefit to the public welfare revolves around clarifying the public maps that still show this area as being public right-of-way, but no constructed road at the site. This application will allow for consistency between public records and the subject site. The vacation of right-of-way will be more beneficial to the public welfare and will not abridge any substantial property rights since the area proposed to be vacated appears to be nonexistent.

Neighborhood and Adjacent Property Owner Notification

The vacation of right-of-way request will meet the applicable standards of the IDO, DPM and other City requirements. Notification requirements for this request, as specified in Table 6-1-1 of the IDO have also been met. Letters were sent to the affected neighborhood associations

prior to application submission. As of date, the applicant has not heard from any of the affected neighborhood associations to determine if a meeting is to be requested.

In addition, property owners within 100 feet of this request were also notified of this request prior to the application date. Information from the City of Albuquerque Planning Department includes a list of property owners within 100 feet of the subject site and a boundary map of the property owners. As of date, the applicant has not heard from adjacent owners.

Thank you for your consideration on this matter.

Sincerely,

Juanita Garcia

Juanita Garcia
Principal
JAG Planning and Zoning, LLC

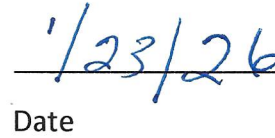


LETTER OF AUTHORIZATION

Subject Property:

I, the undersigned owner of subject property, hereby designate JAG Planning & Zoning, LLC to be my authorized representative for all Vacation of Right-of-way matters associated with this property.


Cristina Chavez Cook


Date



JAG JAG <jag@jagpandz.com>

Public Notice of a Proposed Project in the City of Albuquerque

1 message

JAG JAG <jag@jagpandz.com>

Thu, Jan 22, 2026 at 6:24 PM

To: "NaranjoLopez2010@gmail.com" <NaranjoLopez2010@gmail.com>, "salamdezia@gmail.com" <salamdezia@gmail.com>

Cc: JAG JAG <jag@jagpandz.com>

January 22, 2026

Lorreta Naranjo-Lopez – Santa Barbara Martineztown NA
Andrew Tafoya Leverett – Santa Barbara Martineztown NA

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

We are applying for a vacation of right-of-way, a portion of Odelia Road NE and a portion of Santa Clara Street NE between Edith and High, next to 1522 Edith NE and 1516 Edith NE with the Development Hearing Officer (DHO).

The applications are expected to be heard on February 25, 2026 at 9:00 am. We have attached the Neighborhood Association form that provides information regarding the request, the vacation of right-of-way exhibits that identifies the location of the street to be vacated and a copy of the Zone Atlas Map. Please don't hesitate to contact us if you would like to meet 15 days before the hearing date.

We are also available to answer any questions you may have.

Kind Regards,

Juanita and Andrew Garcia
Principals
JAG Planning & Zoning, LLC
P.O. Box 7857, Albuquerque, NM 87194
(505) 362-8903 and (505) 363-5613



 **ROW Vacation Request - Chavez Cook.pdf**
7113K

1522 Edith NE_Public Notice Inquiry Sheet Submission

1 message

Office of Neighborhood Coordination <onc@cabq.gov>
To: "jag@jagpandz.com" <jag@jagpandz.com>

Tue, Dec 23, 2025 at 11:07 AM

PLEASE NOTE:**The neighborhood association contact information listed below is valid for 30 calendar days after today's date.**

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Phone
Santa Barbara Martineztown NA	Loretta	Naranjo Lopez	naranjolopez2010@gmail.com	1127 Walter NE	Albuquerque	NM	87102	5052707716
Santa Barbara Martineztown NA	Andrew	Tafoya Leverett	salamdezia@gmail.com	1529 Edith BLVD NE	Albuquerque	NM	87102	5056152986

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

Please note the following:

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

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

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

Thank you.

**Vanessa Baca**

Manager

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

(505) 768-3331 Office

E-mail: vanessabaca@cabq.govWebsite: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Tuesday, December 23, 2025 10:58 AM
To: Office of Neighborhood Coordination <jag@jagpandz.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Hearing Officer

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

Applicant Information

Contact Name

Juanita Garcia

Telephone Number

(505) 362-8903

Email Address

jag@jagpandz.com

Company Name

JAG Planning & Zoning, LLC

Company Address

P.O. Box 7857

City

Albuquerque

State

NM

ZIP

87194

Subject Site Information

Legal description of the subject site for this project:

A TR OF LAND IN SE NW NW T10N R3E SEC 16 EXC POR TO R/W CONT 21,447 SQ FT and 1516 High ST NE, 4 TR OF LAND IN SEC 16 T10N R3E, CONTAINING APPROXIMATELY .34 ACRES.

Physical address of subject site:

[1522 Edith Blvd NE](#)

Subject site cross streets:

Indian School and Edith Blvd NE

Other subject site identifiers:

South of I-40

This site is located on the following zone atlas page:

J-15

Link for map

Captcha

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 1/23/26

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

- Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* 1522 Edith Blvd NE and 1516 High ST NE
Location Description A TR of Land in SE NW NW T10N R3E SEC 16 & 4 TR of Land in Sec 16 T10N R3E
2. Property Owner* Cristina Chavez Cook
3. Agent/Applicant* [if applicable] JAG Planning & Zoning, Juanita Garcia
4. Application Type(s)²* per IDO [Table 6-1-1](#)

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

Summary of project/request³*: _____

The applicant is seeking to vacate Public Right-of-Way- A Portion of Odelia Road NE and
a portion Santa Clara ST NE. These requests will ultimately require City Council approval.

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

- Development Hearing Officer (DHO)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time*: February 25, 2026 9:00 AM

Location*4: Via Zoom www.cabq.gov/planning/boards-commissions

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for "Boards, Commissions, and ZHE Signs."

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

Preferred project contact information:

Name: JAG Planning & Zoning, Juanita Garcia

Email: jag@jagpandz.com

Phone: (505) 362-8903

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

Online website or project page: devhelp@cabq.gov

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

1. Zone Atlas Page(s)*5 J-15-Z

2. Project Illustrations, as relevant*6

- Architectural drawings
- Elevations of the proposed building(s)
- Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

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

- Deviation(s)
- Variance(s)
- Waiver(s)

Explanation*:
No deviations, variances or waivers will be requested with this application.

4 Physical address or Zoom link

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

6 While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

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

Per amended IDO, Pre-submittal Neighborhood meeting is not required;

however, the applicant will arrange a facilitated meeting at least 15

days prior to the February 25, 2026 hearing date, if requested.

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*
- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information from IDO Zoning Map⁷:

1. Area of Property [typically in acres] .83
 2. IDO Zone District MX-T
 3. Overlay Zone(s) [if applicable] CPO-7
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Public Right-of-Way (Odelia RD NE and Santa Clara RD NE) adjacent to Single Family Residential.

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

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

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

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

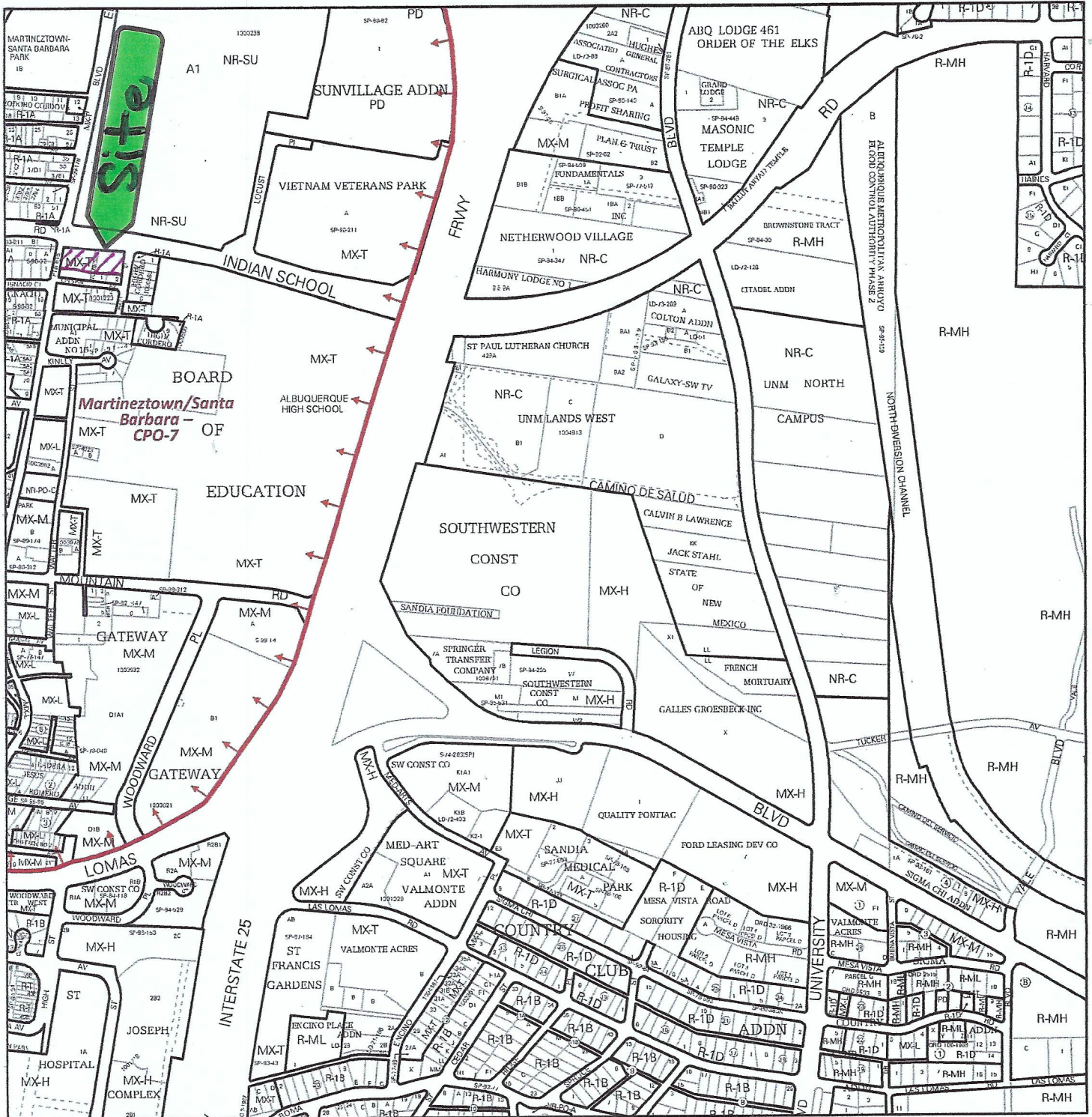
Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

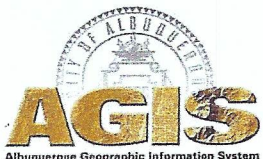
Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.



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

IDO Zone Atlas

May 2018



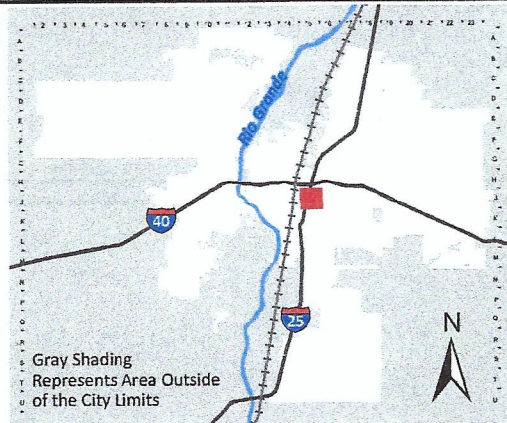
Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).


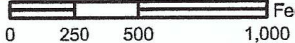
Zone Atlas Page:

J-15-Z



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

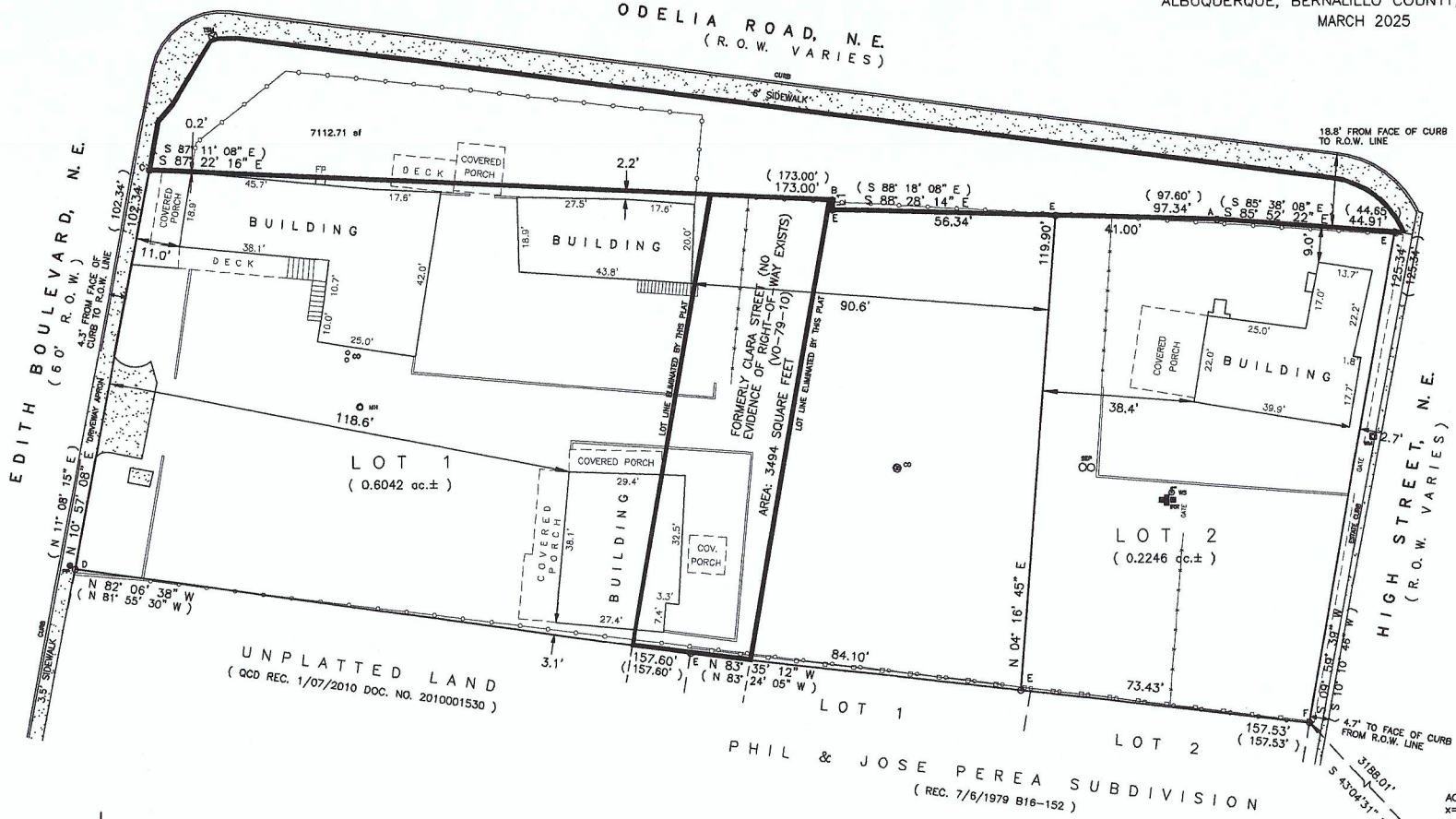
Gray Shading Represents Area Outside of the City Limits

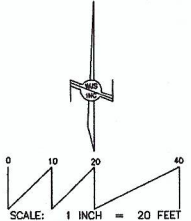
EXISTING CONDITIONS RIGHT-OF-WAY CALCULATION

PLAT OF
LOTS 1 AND 2, LANDS OF COOK
 WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2025

COUNTY CLERK RECORDING LABEL HERE

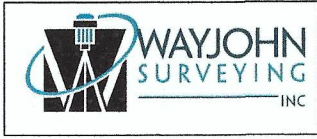
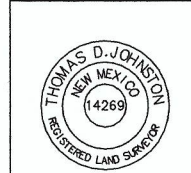


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 y=1,489,021.809 US SURVEY FEET
 Ground-to-grid: 0.999675053
 Mapping Angle: -00°13'05.60"
 NAD83 CENTRAL ZONE NAD 83



- MONUMENT LEGEND:**
- o = FOUND/SET MONUMENT AS NOTED:
 - A: FOUND #4 REBAR AND CAP "LS 12651"
 - B: FOUND HIGHWAY R.O.W. MARKER
 - C: FOUND "x" IN CONCRETE
 - D: FOUND NAIL AND DISK (ILLEGIBLE)
 - E: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
 - F: FOUND TAG ON FENCE "LS 11463"

LINE NO.	BEARING	LENGTH
L1	S 00° 58' 15" E	2.50
(L1)	S 00° 47' 08" W	2.50



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

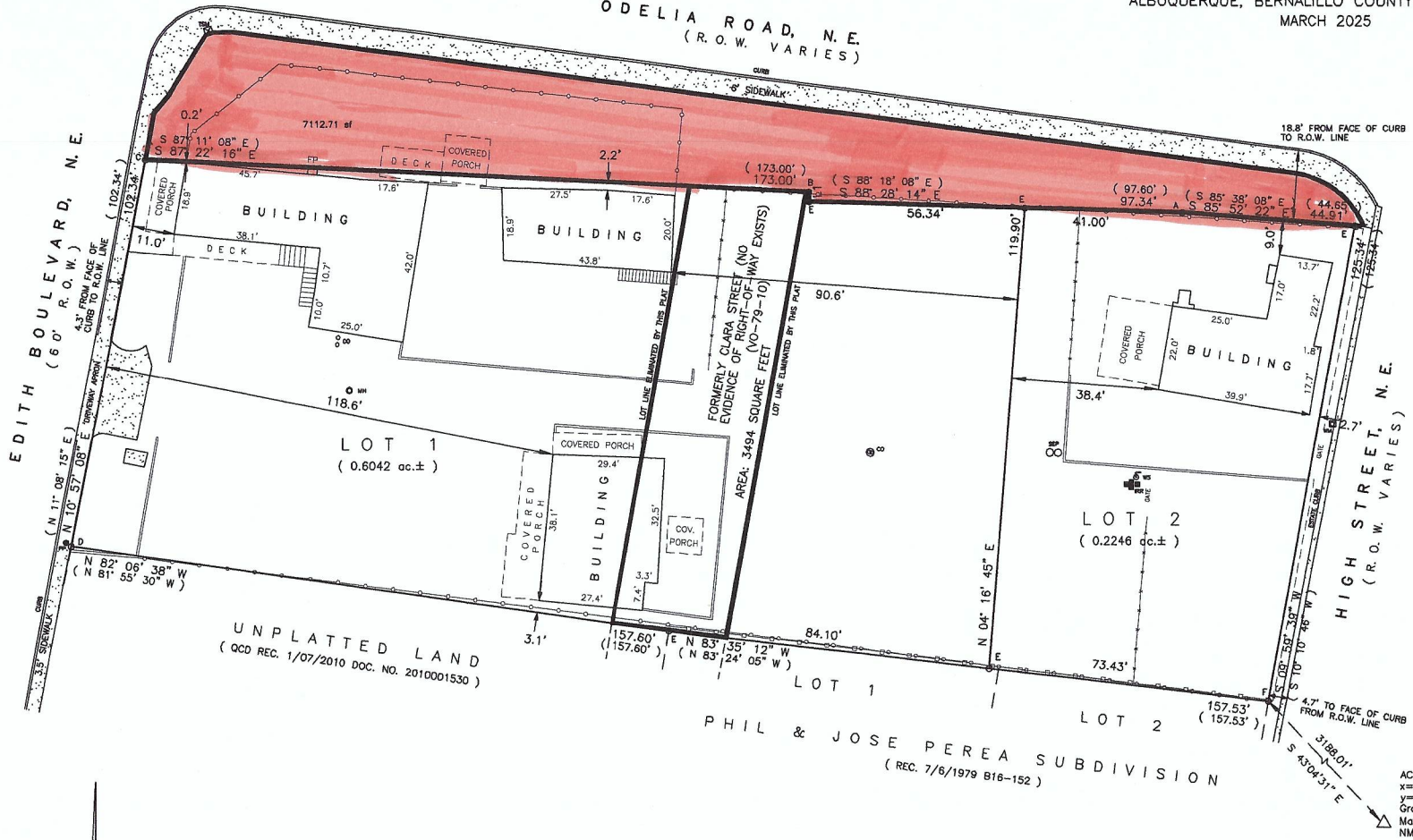
INDEXING INFORMATION FOR COUNTY CLERK	DRAWN: P A M	SCALE: 1" = 20'	FILE NO. SP-11-02-2024
OWNER: CDDK CHRISTINA CHAVEZ TRUSTEE COOK RYT UPC: 101505003941120602 101505005641120608 LOCATION: SECTION 16, T10N, R3E	CHECKED: T D J	DRAWING NO. SP110224.DWG	DATE: 20 JUN 2025

ODELIA VACATION OF R.O.W REQUEST

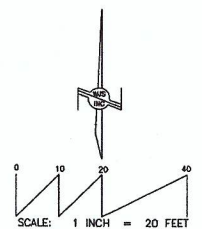
EXISTING CONDITIONS
RIGHT-OF-WAY CALCULATION

PLAT OF
LOTS 1 AND 2, LANDS OF COOK
WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2025

COUNTY CLERK RECORDING LABEL HERE

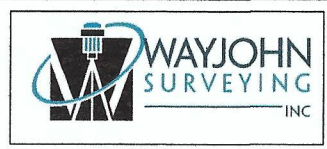
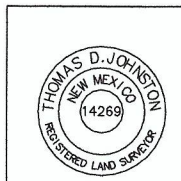


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Mapping Angle: -0° 13' 05.60"
NAD83 CENTRAL ZONE NAD 83



- MONUMENT LEGEND:**
- = FOUND/SET MONUMENT AS NOTED
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 - B: FOUND HIGHWAY R.O.W. MARKER
 - C: FOUND "X" IN CONCRETE
 - D: FOUND NAIL AND DISK (ILLEGIBLE)
 - E: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
 - F: FOUND TAG ON FENCE "LS 11463"

LINE INFORMATION		
LINE NO.	BEARING	LENGTH
L1	S 00° 58' 15" E	2.50'
(L1)	S 00° 47' 08" W	2.50'



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

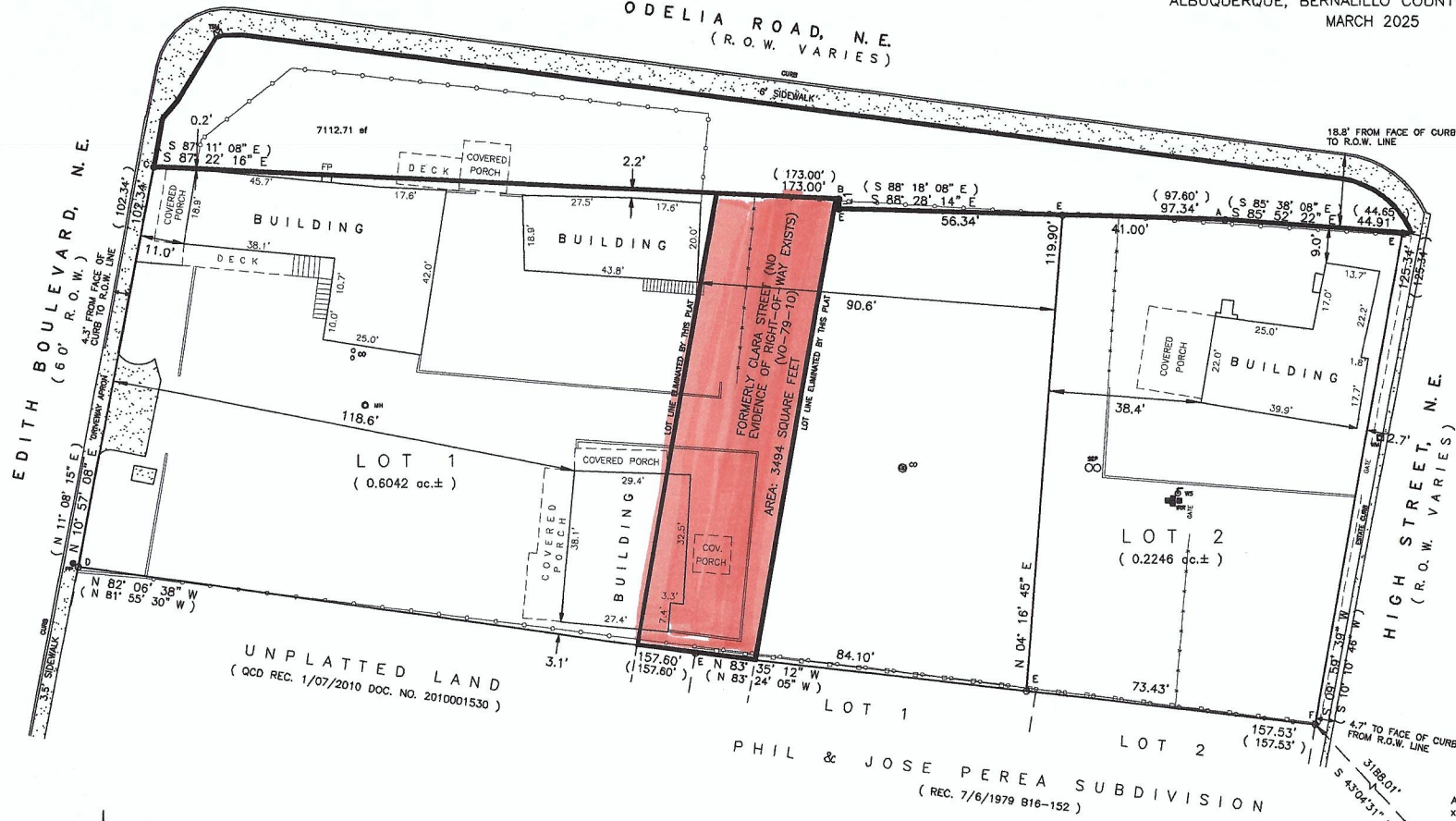
INDEXING INFORMATION FOR COUNTY CLERK:	DRAWN: P A M	SCALE:	FILE NO.
OWNER: CCOOK CHRISTINA CHAVEZ TRUSTEE: COOK RV1 UPC: 101500805641120602 101500805641120608 LOCATION: SECTION 16, T10N, R3E	CHECKED: T D J	1" = 20'	SP-11-02-2024
	DRAWING NO. SP110224.DWG	20 JUN 2025	EXHIBIT

VACATION OF Santa Clara Road R.O.W REQUEST

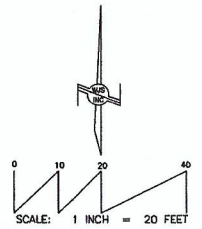
EXISTING CONDITIONS
RIGHT-OF-WAY CALCULATION

PLAT OF
LOTS 1 AND 2, LANDS OF COOK
WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2025

COUNTY CLERK RECORDING LABEL HERE

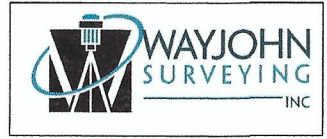
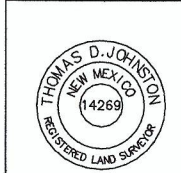


ACS MONUMENT "9-J15"
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y=1,489,021.809 US SURVEY FEET
Ground-to-grid: 0.999675053
Mapping Angle: -0°13'05.60"
NAD83 CENTRAL ZONE NAD 83



- MONUMENT LEGEND:
- o = FOUND/SET MONUMENT AS NOTED.
 - A: FOUND #4 REBAR AND CAP "LS 12851"
 - B: FOUND HIGHWAY R.O.W. MARKER
 - C: FOUND "+*" IN CONCRETE
 - D: FOUND NAIL AND DISK (ILLEGIBLE)
 - E: SET #4 REBAR AND CAP "WAYJOHN PS 14289"
 - F: FOUND TAG ON FENCE "LS 11463"

LINE INFORMATION		
LINE NO.	BEARING	LENGTH
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(L1)	S 00° 47' 08" W	2.50'



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

INDEXING INFORMATION FOR COUNTY CLERK:	DRAWN: P A M	SCALE:	FILE NO.
OWNER: ODOOK CHRISTINA CHAVEZ TRUSTEE COOK RVT UPC: 101500805641120602 101500805641120608 LOCATION: SECTION 16, T10N, R3E	CHECKED: T D J	1" = 20'	SP-11-02-2024
	DRAWING NO. SP110224.DWG	20 JUN 2025	EXHIBIT



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

HEARING DATE: 12/10/2025 -- **AGENDA ITEM:** #7

Project Number: PR-2025-020155

Application Number: PA-2025-00390

Project Name: 1522 Edith Blvd NE

Request: Vacation of Right-of-Way City Council

These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals. **Comment in orange require a response.*

Background

- This request is for a proposed vacation of right of way of 7,112.71 Sq. Ft. in area located on the northern portion of the property between the buildings and Indian School Rd. NE.
- The subject property is not located within any noted PT/MT/MS corridor areas. The property is shown to be wholly located within the CPO-7 (Character Protection Overlay Zone Martineztown/Santa Barbara.
- The subject property is located within an area of consistency and is surrounded wholly by other areas of consistency. The property is also shown to be located within the Cumulative Impacts Area.

IDO Comments

6-6 DECISIONS REQUIRING A PUBLIC HEARING

6-6(M) VACATION OF EASEMENT, PRIVATE WAY, OR PUBLIC RIGHT-OF-WAY

All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-6(M) or the DPM.

6-6(M)(1)(b) Vacation of Public Right-of-way – Council

Any public right-of-way that meets any of the following thresholds:

1. More than 500 square feet or the entire width of a platted alley.
2. More than 5,000 square feet or the entire width of a street, including any or all of the right-of-way.

6-6(M)(2) Procedure

6-6(M)(2)(a) The City may retain, use, or dispose of any vacated public right-of way in any manner that the City, in its discretion, deems appropriate.

6-6(M)(2)(b) City Planning Department staff shall refer the application to commenting agencies pursuant to Subsection 14-16-6-4(l).

6-6(M)(2)(c) Required commenting agencies pursuant to Subsection 14-16-6-4(l) shall review the application and forward any comments and a recommendation to the DHO.

6-6(M)(2)(d) The DHO shall conduct a public hearing on the application.

6-6(M)(2)(e) For a Vacation of Public or Private Easement or Private Way or for a Vacation of Public Right-of-way – DHO, the DHO shall make a decision on the application.

6-6(M)(2)(f) For a Vacation of Public Right-of-way – Council, the DHO shall make a recommendation and forward the application to City Council for inclusion on the consent agenda for approval without first going to any City Council committee.

6-6(M)(2)(g) If an application for a Vacation of Public Right-of-way is approved, all of the following requirements shall apply.

1. Within 7 days of the approval, the applicant shall coordinate with the Real Property Division of the City Department of Municipal Development and send notice of the approved vacation by First Class Mail to all abutting property owners. The letter shall include the contact information for the Real Property Division of the City Department of Municipal Development, as well as any other information as directed by the Real Property Division of the City Department of Municipal Development.
 - a. Abutting property owners have 30 days from the receipt of the notice to notify the Real Property Division of the City Department of Municipal Development of the intent to purchase the vacated right-of-way, or any portion thereof, or possibly forfeit their right to do so.
 - b. Within 7 days of receipt of the notice of intent to purchase, the Real Property Division of the City Department of Municipal Development will provide the interested property owner with a purchase price for the desired portion of the vacated public

right-of-way.

2. Any property owner that purchases vacated public right-of way shall complete all of the following requirements within 1 year of the approval of the Vacation or the Vacation shall be voided:
 - a. Obtain a Subdivision of Land – Minor or a Subdivision of Land – Major, as applicable, in order to combine the vacated right-of-way with their property.
 1. The zone district boundary will be extended to the new lot lines established by the subdivision.
 2. In the event that there are existing utility facilities (e.g. water/sewer lines, electric lines, drainage facilities, etc.) situated on, in, or under the vacated right-of way, the purchasing property owner shall contact any affected utility promptly following the approval of the vacation to negotiate if and under what terms the property owner grants an easement for the utilities and/or if, when, and how a relocation of the utility facilities is required.
 - a. Where there is no duly recorded easement associated with the existing utility facilities because the facilities were placed on the property in accordance with a franchise agreement between the City and the utility, the purchasing property owner, at his/her sole discretion, shall advise the utility of 1 of the following:
 1. That the property owner is willing to negotiate a grant of easement to accommodate all or a portion of the existing utility facilities on the property.
 2. That all or a portion of the existing utility facilities on the property will need to be removed and/or relocated.
 - b. Where there is a duly recorded, valid easement associated with the existing utility facilities for the use and occupancy of the property, such easement runs with the land pursuant to Subsection 14-16-6 4(W)(1).
 1. In the event that the purchasing property owner wants to relocate any utility facilities to accommodate new development, the purchasing property owner shall contact the affected utility to request, coordinate, and negotiate the relocation of the utility facilities, associated costs, and any new easements that are needed.
 2. Any existing easements or newly granted easements shall be reflected on the Subdivision – Minor or Subdivision Major, as applicable, that is required pursuant to Subsection 14-16-6-6(M)(2)(f)2.a., above.

3. Record the final plat with the Bernalillo County Assessor, pursuant to Subsection 14-6-6(K)(2)(h) or 14-16-6-6(L)(2)(g)4, as applicable.
4. Present and execute a quitclaim deed in a form acceptable to the City to effect the transfer of ownership after recording the final plat.
5. Record the executed quitclaim deed with the Bernalillo County Assessor.

6-6(M)(3) Review and Decision Criteria

An application for a Vacation of Easement, Private Way, or Public Right-of-way shall be approved if it meets any of the following criteria.

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

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.

- Per IDO section 6-6(M)(1)(b)(2) Vacation of Public Right-of-way – Council – the City Council is the approving body of a vacation of street right-of-way as depicted in this application, with the Development Hearing Officer (DHO) being a recommending body forwarding a recommendation of approval or denial to the City Council.
- There is an existing vacation that is depicted on the Sketch Plat (VO-79-10); confirmation must be provided regarding if that existing vacation is still valid. Otherwise, a Vacation of Right-of-Way – Council could also be required for the existing vacation depicted.

GENERAL AND FUTURE COMMENTS

- Following city council approval of the vacation of right of way this project will require the submittal and Development Hearing Officer (DHO) approval of a Minor Preliminary Plat application.
- A Minor Preliminary Plat application can be applied for at the ABQ-PLAN portal (click on the 'ENTER ABQ-PLAN' icon in the ABQ-PLAN webpage accessible at the following link below to enter the ABQ-PLAN portal):

<https://www.cabq.gov/planning/abq-plan/abq-plan>

Within the ABQ-PLAN webpage, there's also a link to an ABQ-PLAN Resources and FAQs webpage to access guides and tutorials to assist with creating an account and applying for applications in ABQ-PLAN (you will be applying for a 'Major Plat Application'):

<https://www.cabq.gov/planning/abq-plan/abq-plan-resources-and-faqs>

The DHO application form and Form S2 are no longer required to be included with the application submittal for a Major Preliminary/Final Plat in ABQ-PLAN. However, for reference to submittal requirements for this application, you can continue to refer to the checklist of items for this application, featured in the following link:

https://documents.cabq.gov/planning/online-forms/MAJOR%20PRELIMINARY%20PLAT_CHECKLIST.pdf

- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link:
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>
- The Plat must be created, as well as sealed and signed by a surveyor licensed in the State of New Mexico.
- All signatures from the surveyor, property owner(s), and the City Surveyor are required on a Major Preliminary Plat prior to the acceptance of the application file for the Plat and placement on a DHO agenda.
- The following will need to be on the final platting sheets:
Project and Application #'s, documents signed/stamped by a design professional licensed in the State of NM.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- The proposed platting action would be reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual. Here is a link to both:

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

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

- **If infrastructure is needed**, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.



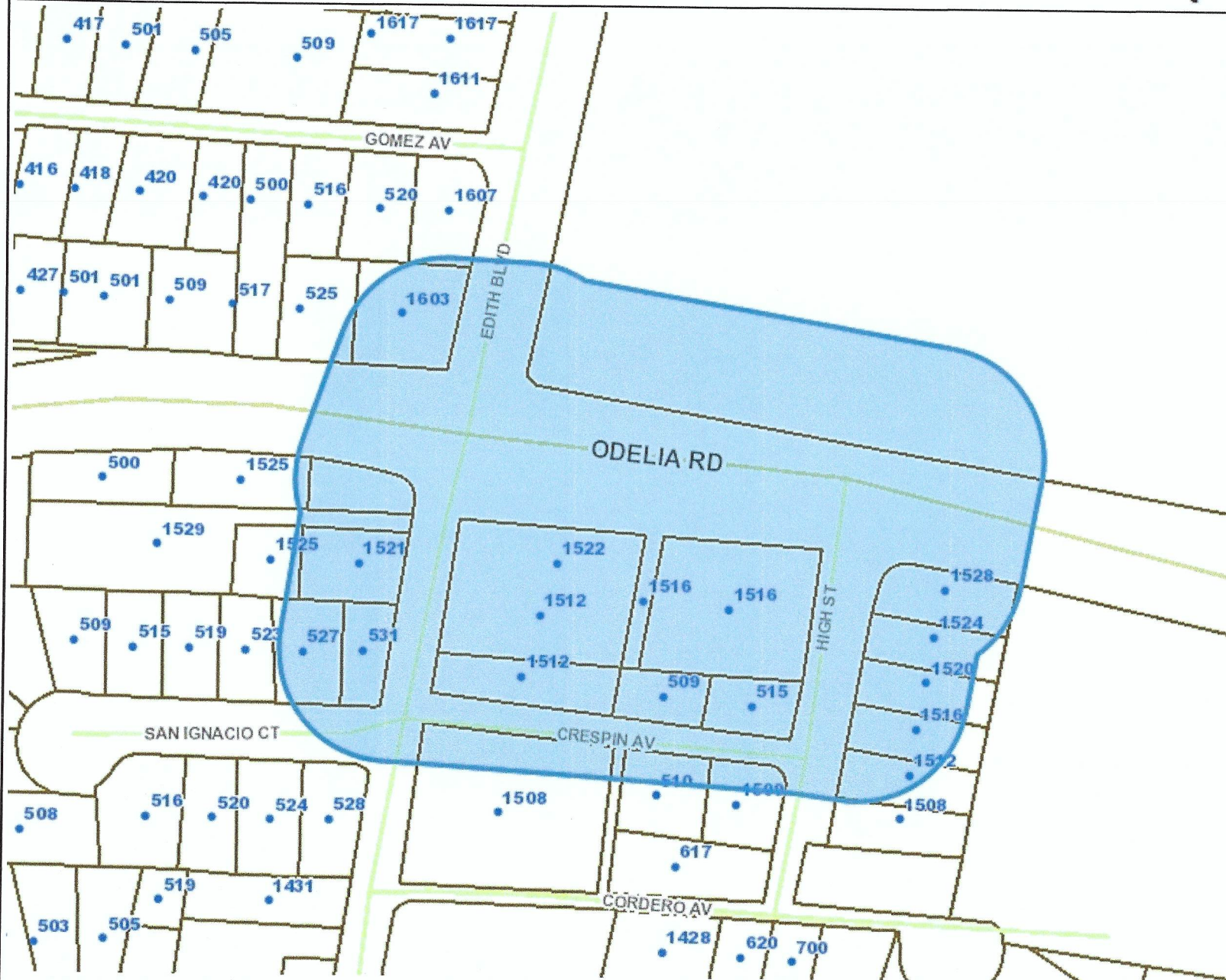
Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Jacob Boylan
Planning Department

DATE: 12/10/2025



1522 Edith Blvd NE



Legend

- Address Points
- Primary Streets
 - Freeway
 - Principal Arterial
 - Minor Arterial
 - Local Streets
 - + BN and SF Railroad
- Bernalillo County Parcels

Notes

Buffer: 100 Feet
 Right-of-Way: Alleyway; Edit Boulevard NE; High Street NE; Odelia Road NE;

264 0 132 264 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
 1/18/2026 © City of Albuquerque

1:1,581

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

ARCHDIOCESE SANTA FE CEMETERY
CATHOLIC SERVICE BLDG
4000 ST JOSEPHS PL NW
ALBUQUERQUE NM 87120-1714

BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE NM 87125-0704

CANALES SERGIO & SYLVIA E
1607 EDITH BLVD NE
ALBUQUERQUE NM 87102-1613

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-1293

COOK CHRISTINA CHAVEZ TRUSTEE
COOK RVT
1522 EDITH BLVD NE
ALBUQUERQUE NM 87102-1634

DE ZUBIA SILVIA M GUTIERREZ & ZUBIA
JUAN CARLOS JR & ZUBIA JUDITH
1925 MAE AVE SW
ALBUQUERQUE NM 87105-2825

GALAVIZ ANTHONY
9428 LOWER AZUSA RD
TEMPLE CITY CA 91780-4219

GARCIA-DE-OLIVAS GRISELDA
527 SAN IGNACIO CT NE
ALBUQUERQUE NM 87102-1675

GOMEZ TERESA C
1524 HIGH ST NE
ALBUQUERQUE NM 87102-1628

GUERRERO ANDRES BARRERA
708 TURNER DR NE
ALBUQUERQUE NM 87123-2233

HARRISON LEANN
531 SAN IGNACIO CT NE
ALBUQUERQUE NM 87102-1675

HOWSMON MARK CHRISTOPHER
520 ODELIA RD NE
ALBUQUERQUE NM 87102-1520

ICE GUINEVERE
1512 EDITH BLVD NE
ALBUQUERQUE NM 87102

LEVERETT ANDREW TAFOYA
1529 EDITH BLVD NE
ALBUQUERQUE NM 87102-1611

LUCERO TANQUILINO ATTN: ANNA
GABALDON
1603 EDITH BLVD NE
ALBUQUERQUE NM 87102-1613

LUNDBERG LINDSAY
1525 EDITH BLVD NE
ALBUQUERQUE NM 87102-1611

MARINO PAUL M & DEBBIE K & MELISSA
L SHIRLEY
1520 HIGH ST NE
ALBUQUERQUE NM 87102-1628

MONTANO VALERIE L
1508 HIGH ST NE
ALBUQUERQUE NM 87102

PEREA IRENE
509 CRESPIAN AVE NE
ALBUQUERQUE NM 87102

REYES ALBERT
1516 HIGH ST NE
ALBUQUERQUE NM 87102

RODRIGUEZ ANTHONY L & GONZALES
DANIELLE A
1512 HIGH ST NE
ALBUQUERQUE NM 87102-1628

ROMERO ELIZARDO R & LORRAINE C
1521 EDITH BLVD NE
ALBUQUERQUE NM 87102

ROYBAL MARVIN R & ANNA R
510 CRESPIAN AVE NE
ALBUQUERQUE NM 87102

VASQUEZ ARMANDO
515 CRESPIAN AVE NE
ALBUQUERQUE NM 87102-1632

WINNING BUSINESS ENTERPRISES LLC
1112 SAN PEDRO DR NE 289
ALBUQUERQUE NM 87110-6724

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 1/23/26

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

- Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* 1522 Edith Blvd NE and 1516 Edith ST NE
Location Description A TR of Land in SE NW NW T10N R3E SEC 16 & 4 TR of Land in Sec 16 T10N R3E
2. Property Owner* Cristina Chavez Cook
3. Agent/Applicant* [if applicable] JAG Planning & Zoning, Juanita Garcia
4. Application Type(s)²* per IDO Table 6-1-1
 - Site Plan – EPC
 - Subdivision _____ (Minor or Major or Bulk Land)
 - Vacation Public ROW (Street) (Easement/Private Way or Public Right-of-way)
 - Variance – EPC
 - Waiver _____ (DHO or Wireless Telecommunication Facility)
 - Other: _____

Summary of project/request³*:

The applicant is seeking to vacate Public Right-of-Way- A Portion of Odelia Road NE and a portion Santa Clara Street NE. These requests will ultimately require City Council approval.

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

- Development Hearing Officer (DHO)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here:

<https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time*: February 25, 2026 9:00 AM

Location*4: Via Zoom www.cabq.gov/planning/boards-commissions

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for "Boards, Commissions, and ZHE Signs."

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

Preferred project contact information:

Name: JAG Planning & Zoning, Juanita Garcia

Email: jag@jagpandz.com

Phone: (505) 362-8903

Attachments:

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

Others: _____

Online website or project page: devhelp@cabq.gov

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

1. Zone Atlas Page(s)*5 J-15-Z

2. Project Illustrations, as relevant*6

Architectural drawings

Elevations of the proposed building(s)

Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

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

Deviation(s)

Variance(s)

Waiver(s)

Explanation*:

No deviations, variances or waivers will be requested with this application.

⁴ Physical address or Zoom link

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

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
Per amended IDO, Pre-submittal Neighborhood meeting is not required;

however, the applicant will arrange a facilitated meeting at least 15
days prior to the February 25, 2026 hearing date, if requested.

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*
- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information from IDO Zoning Map⁷:

1. Area of Property [typically in acres] .83
 2. IDO Zone District MX-T
 3. Overlay Zone(s) [if applicable] CPO-7
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Public Right-of-Way (Odelia Road NE and Santa Clara Street NE) adjacent to Single Family Residential.

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for "Boards, Commissions, and ZHE Signs."

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>
IDO Interactive Map: <https://tinyurl.com/idozoningmap>

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

Language Access Notice:

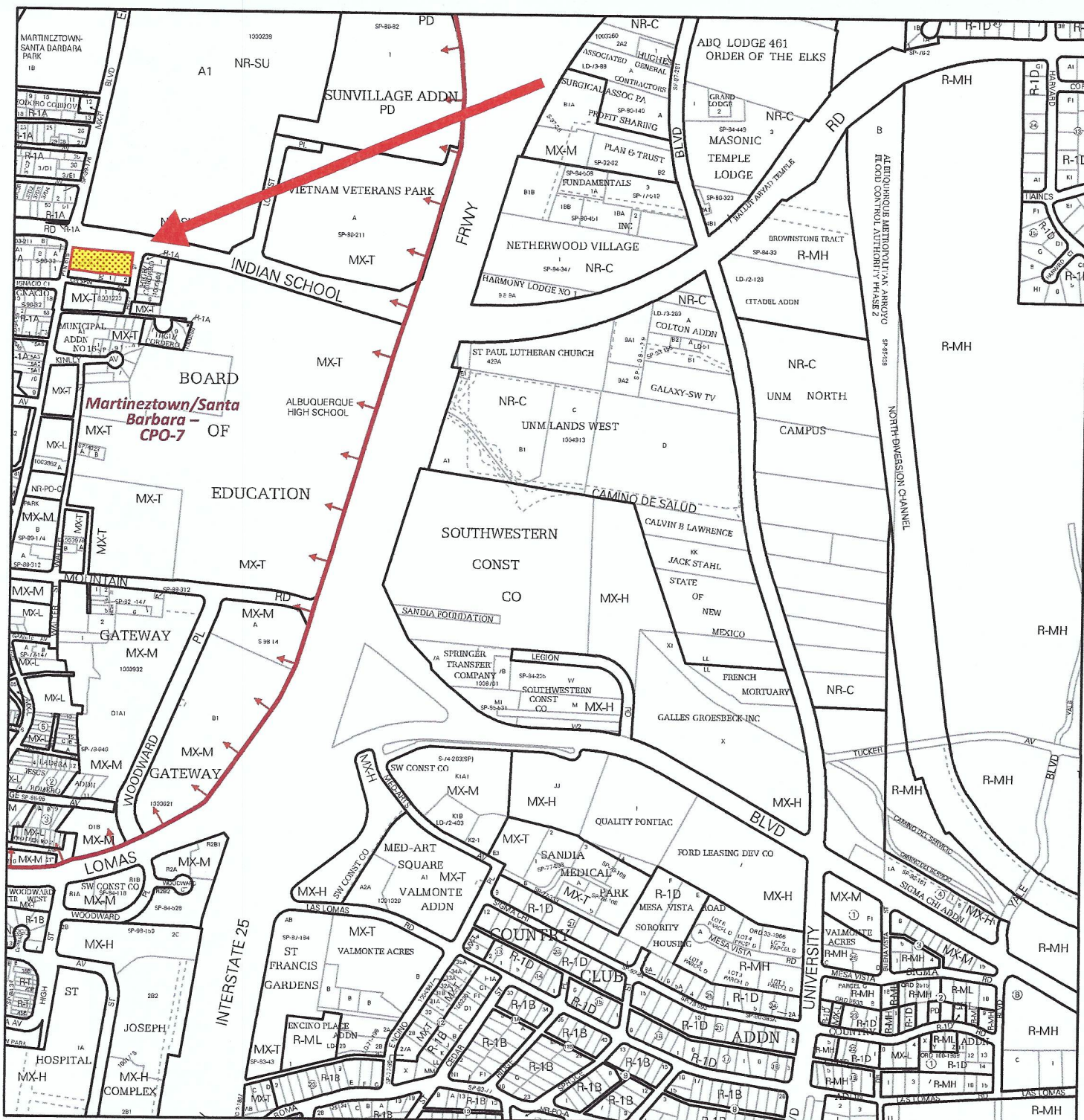
We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.
Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。 我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

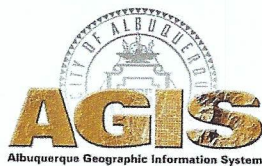
Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

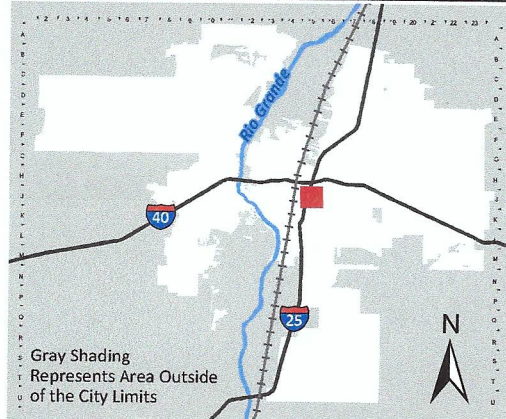


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Zone Atlas Page:
J-15-Z

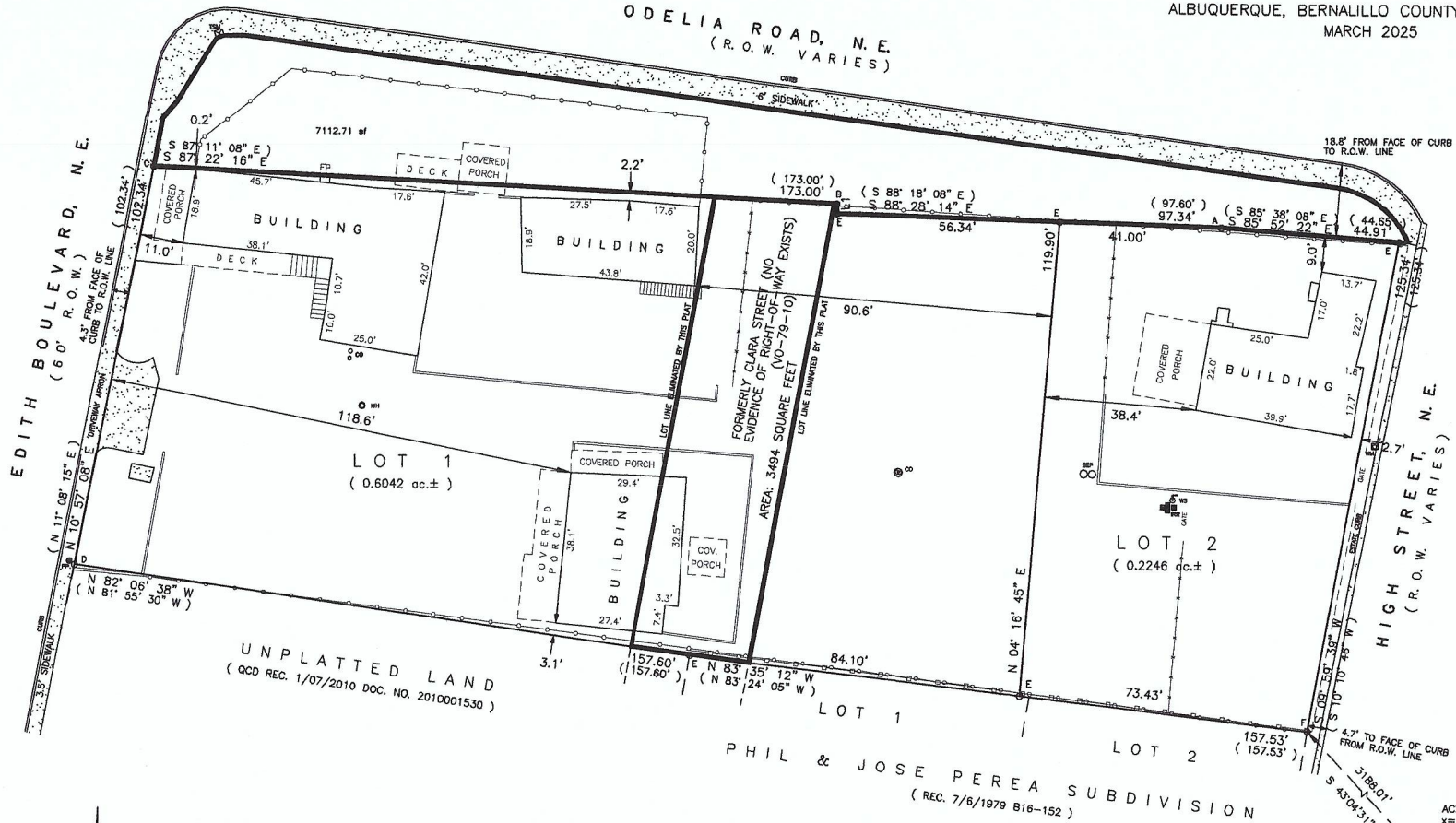
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



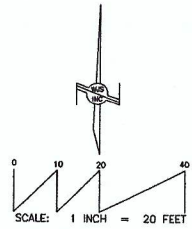
EXISTING CONDITIONS RIGHT-OF-WAY CALCULATION

PLAT OF
LOTS 1 AND 2, LANDS OF COOK
 WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2025

COUNTY CLERK RECORDING LABEL HERE

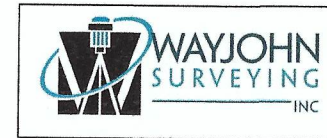
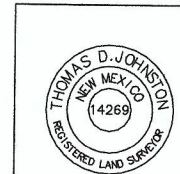


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 y=1,489,021.809 US SURVEY FEET
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 Mapping Angle: -0°13'05.60"
 NAD83 CENTRAL ZONE NAD 83



MONUMENT LEGEND:
 ○ = FOUND/SET MONUMENT AS NOTED.
 A: FOUND #4 REBAR AND CAP "LS 12851"
 B: FOUND HIGHWAY R.O.W. MARKER
 C: FOUND "+-" IN CONCRETE
 D: FOUND NAIL AND DISK (ILLEGIBLE)
 E: SET #4 REBAR AND CAP "WAYJOHN PS 14289"
 F: FOUND TAG ON FENCE "LS 11463"

LINE NO.	BEARING	LENGTH
L1	S 00° 58' 15" E	2.50'
(L1)	S 00° 47' 08" W	2.50'



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

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER: COOK CHRISTINA CHAVEZ
 TRUSTEE COOK RY
 UPC: 101505803841120602
 101505805641120608
 LOCATION: SECTION 16, T10N, R3E

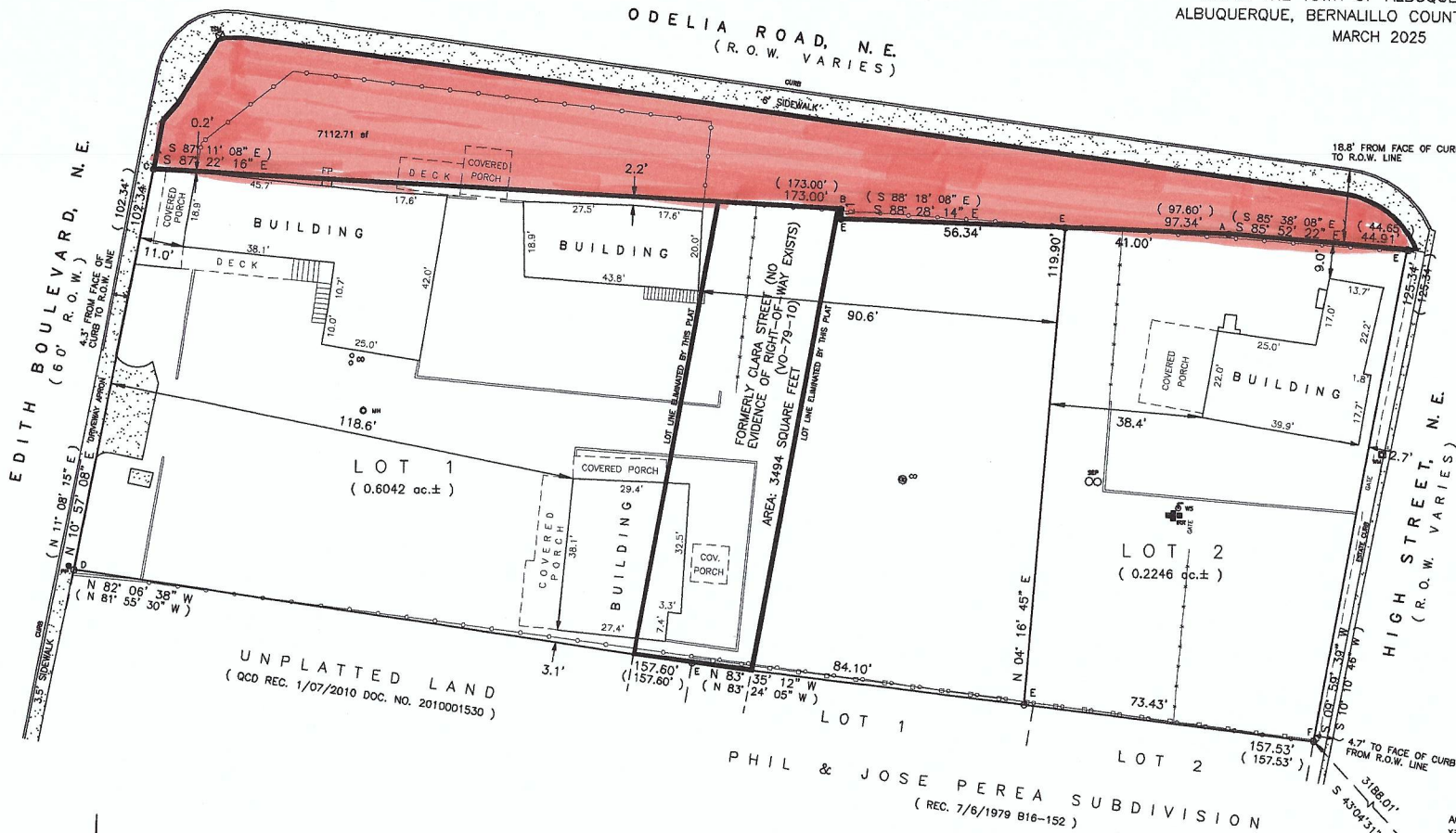
DRAWN: P A M	SCALE: 1" = 20'	FILE NO. SP-11-02-2024
CHECKED: T D J		
DRAWING NO. SP110224.DWG	20 JUN 2025	EXHIBIT

ODELIA VACATION OF R.O.W REQUEST

EXISTING CONDITIONS
RIGHT-OF-WAY CALCULATION

PLAT OF
LOTS 1 AND 2, LANDS OF COOK
WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2025

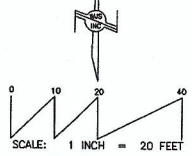
COUNTY CLERK RECORDING LABEL HERE



UNPLATTED LAND
(OCD REC. 1/07/2010 DOC. NO. 2010001530)

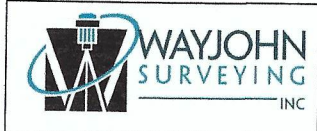
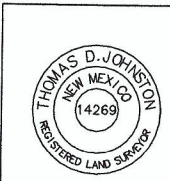
PHIL & JOSE PEREA SUBDIVISION
(REC. 7/6/1979 B16-152)

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y=1,489,021.809 US SURVEY FEET
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Mapping Angle: -00°13'05.60"
NAD 83



- MONUMENT LEGEND:**
- = FOUND/SET MONUMENT AS NOTED:
 - A: FOUND #4 REBAR AND CAP "LS 12651"
 - B: FOUND HIGHWAY R.O.W. MARKER
 - C: FOUND "I" IN CONCRETE
 - D: FOUND NAIL AND DISK (ILLEGIBLE)
 - E: SET #4 REBAR AND CAP "WAYJOHN PS 14289"
 - F: FOUND TAG ON FENCE "LS 11463"

LINE INFORMATION		
LINE NO.	BEARING	LENGTH
L1	S 00° 58' 15" E	2.50'
(L1)	S 00° 47' 08" W	2.50'



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

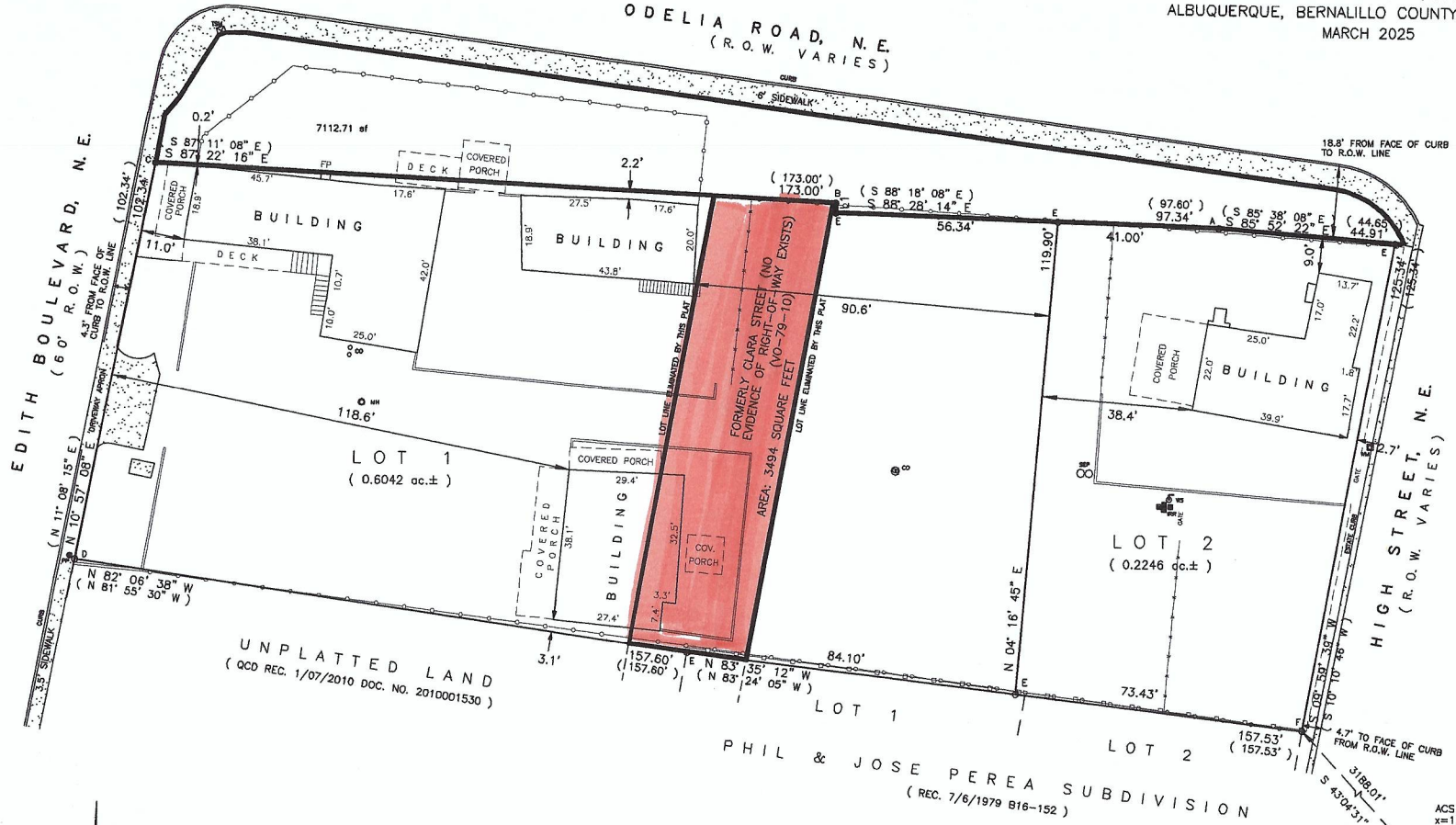
<p><small>INDEXING INFORMATION FOR COUNTY CLERK</small></p> <p>OWNER: COOK CHRISTINA CHAVEZ TRUSTEE COOK RVT UPC: 101505803941120602 101505803941120608 LOCATION: SECTION 16, T10N, R3E</p>	<p>DRAWN: P A M</p> <p>CHECKED: T D J</p> <p>DRAWING NO. SP110224.DWG</p>	<p>SCALE: 1" = 20'</p> <p>DATE: 20 JUN 2025</p>	<p>FILE NO. SP-11-02-2024</p> <p>EXHIBIT</p>
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VACATION OF Santa Clara Road R.O.W REQUEST

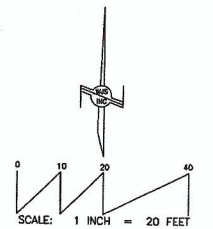
EXISTING CONDITIONS
RIGHT-OF-WAY CALCULATION

PLAT OF
LOTS 1 AND 2, LANDS OF COOK
WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2025

COUNTY CLERK RECORDING LABEL HERE



ACS MONUMENT "9-J15"
x=1,526,869.928 US SURVEY FEET
y=1,489,021.809 US SURVEY FEET
Ground-ta-grid: 0.999675053
Mapping Angle: -0° 13' 05.80"
NAD83 CENTRAL ZONE NAD 83



LINE INFORMATION		
LINE NO.	BEARING	LENGTH
L1	S 00° 58' 15" E	2.50'
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- MONUMENT LEGEND:
- = FOUND/SET MONUMENT AS NOTED:
 - A: FOUND #4 REBAR AND CAP "LS 12651"
 - B: FOUND HIGHWAY R.O.W. MARKER
 - C: FOUND "4" IN CONCRETE
 - D: FOUND NAIL AND DISK (ILLEGIBLE)
 - E: SET #4 REBAR AND CAP "WAYJOHN FS 14289"
 - F: FOUND TAG ON FENCE "LS 11463"

THOMAS D. JOHNSTON
NEW MEXICO
14269
REGISTERED LAND SURVEYOR

WAYJOHN SURVEYING INC

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

INDEXING INFORMATION FOR COUNTY CLERK OWNER: CCOOK CHRISTINA CHAVEZ TRUSTEE: COOK RYT UPC: 1011050803941120692 1011050805641120696 LOCATION: SECTION 16, T10N, R3E	DRAWN: P A M CHECKED: T D J DRAWING NO. SP110224.DWG	SCALE: 1" = 20'	FILE NO. SP-11-02-2024 EXHIBIT
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JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

ANTHONY GARCIA
1000 10TH ST SW
ALBUQUERQUE, NM 87102-1114



JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

ALVARO S. SANCHEZ
PO BOX 80356
ALBUQUERQUE, NM 87125-0356



JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

CARLOS MORALES
1807 10TH BLVD NE
ALBUQUERQUE, NM 87102-1613



JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

CITY OF ALBUQUERQUE
PO BOX 1273
ALBUQUERQUE, NM 87102-1273



JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

COOK CHRISTINA CHAVEZ TRUSTEE
7000 HWY
3122 EAST BLVD NE
ALBUQUERQUE, NM 87102-1634



JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

DE ZUNIGA MELBA M GUTIERREZ & ZURBA
JUAN CARLOS JR & ZURBA JUDITH
1827 SAN JUAN SW
ALBUQUERQUE, NM 87102-2825



JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

GALANG ANTHONY
3428 LOWER AZUSA RD
TEMPLE CITY CA 91760-4129



JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

GARCIA DE OLIVAS GISELDA
527 SAN RAMON CT NE
ALBUQUERQUE, NM 87102-1675



JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

COMER TERESA C
1524 HIGH ST NE
ALBUQUERQUE, NM 87102-1628



JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

GUERRERO ANDRES BARRERA
707 TURNER DR NE
ALBUQUERQUE, NM 87122-2233



JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

HUMBERTO LEON
500 CAMPBELL CT NE
ALBUQUERQUE, NM 87102-1620



JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

HENRIQUETA MARIE GONZALEZ
1000 10TH ST SW
ALBUQUERQUE, NM 87102-1114



JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

ICE GUINERRE
2132 SOUTH BLVD NE
ALBUQUERQUE, NM 87102



JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

LEWIS ANDREW TAYLOR
2129 EDITH BLVD NE
ALBUQUERQUE, NM 87102-1611



JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

LUCERO TANQUILINO ATTN:
ANNA GABALDON
1803 SOUTH BLVD NE
ALBUQUERQUE, NM 87102-1623



JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

LUMBRERO ORLANDO
1525 EDITH BLVD NE
ALBUQUERQUE, NM 87102-1611



JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

MARINO PAUL M & DEBBIE K &
MELISSA I SHIPLEY
1120 HIGH ST NE
ALBUQUERQUE, NM 87102-1628



JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

MONTANO VALERIE L
1308 HIGH ST NE
ALBUQUERQUE, NM 87102



JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

PENA BRUCE
505 CRESPIN AVE NE
ALBUQUERQUE, NM 87102



JAG PLANNING & ZONING
P.O. Box 7857
Albuquerque, NM 87194

REYES ALBERT
1814 HIGH ST NE
ALBUQUERQUE, NM 87102



JAG PLANNING
& ZONING
P.O. Box 7857
Albuquerque, NM 87194

RODRIGUEZ ANTONIO L &
GONZALES DANIELLE A
1512 HIGH ST NE
ALBUQUERQUE NM 87102-1528

JAG PLANNING
& ZONING
P.O. Box 7857
Albuquerque, NM 87194

ROMERO ELIZARDO R & LORRAINE C
1521 EDITH BLVD NE
ALBUQUERQUE NM 87107

JAG PLANNING
& ZONING
P.O. Box 7857
Albuquerque, NM 87194

ROYBAL MARVIN R & ANNA R
510 CRESPIAN AVE NE
ALBUQUERQUE NM 87102

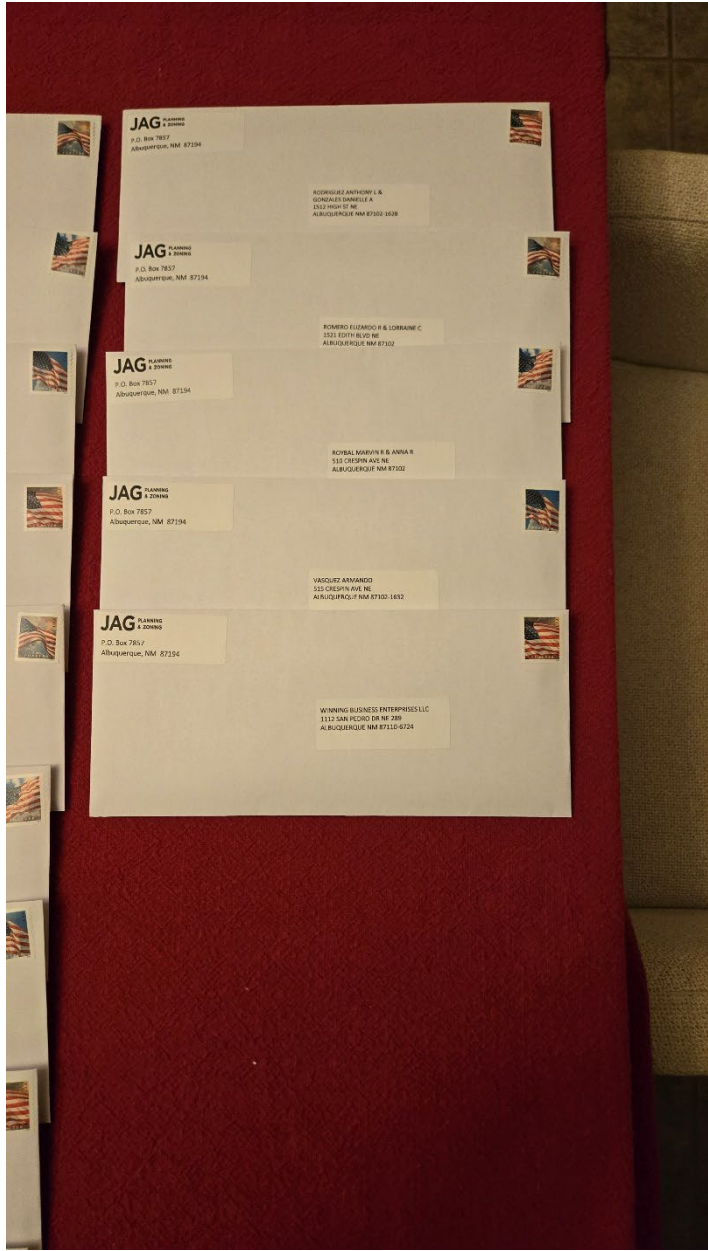
JAG PLANNING
& ZONING
P.O. Box 7857
Albuquerque, NM 87194

VASQUEZ ARMANDO
515 CRESPIAN AVE NE
ALBUQUERQUE NM 87102-1632

JAG PLANNING
& ZONING
P.O. Box 7857
Albuquerque, NM 87194

WINNING BUSINESS ENTERPRISES LLC
1112 SAN PEDRO DR NE 289
ALBUQUERQUE NM 87110-6724





JAG PLANNING & INVESTMENT
P.O. Box 7857
Albuquerque, NM 87134

RODRIGUEZ ANTHONY L &
GONZALES DANIELA A
1522 HIGHWAY 2E NE
ALBUQUERQUE NM 87102-1028

JAG PLANNING & INVESTMENT
P.O. Box 7857
Albuquerque, NM 87134

ROMERO EDUARDO R & LORRAINE C
2521 10TH AVENUE NE
ALBUQUERQUE NM 87102

JAG PLANNING & INVESTMENT
P.O. Box 7857
Albuquerque, NM 87134

RODRIGUEZ MARIANO R & ANNA R
515 CEDAR AVE NE
ALBUQUERQUE NM 87102

JAG PLANNING & INVESTMENT
P.O. Box 7857
Albuquerque, NM 87134

VAQUETE ARMANDO
525 CEDAR AVE NE
ALBUQUERQUE, NM 87102-1892

JAG PLANNING & INVESTMENT
P.O. Box 7857
Albuquerque, NM 87134

WINNING BUSINESS ENTERPRISES LLC
1112 SAN PEDRO DR NE 280
ALBUQUERQUE NM 87110-6724

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

02/09/26

03/12/26

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.

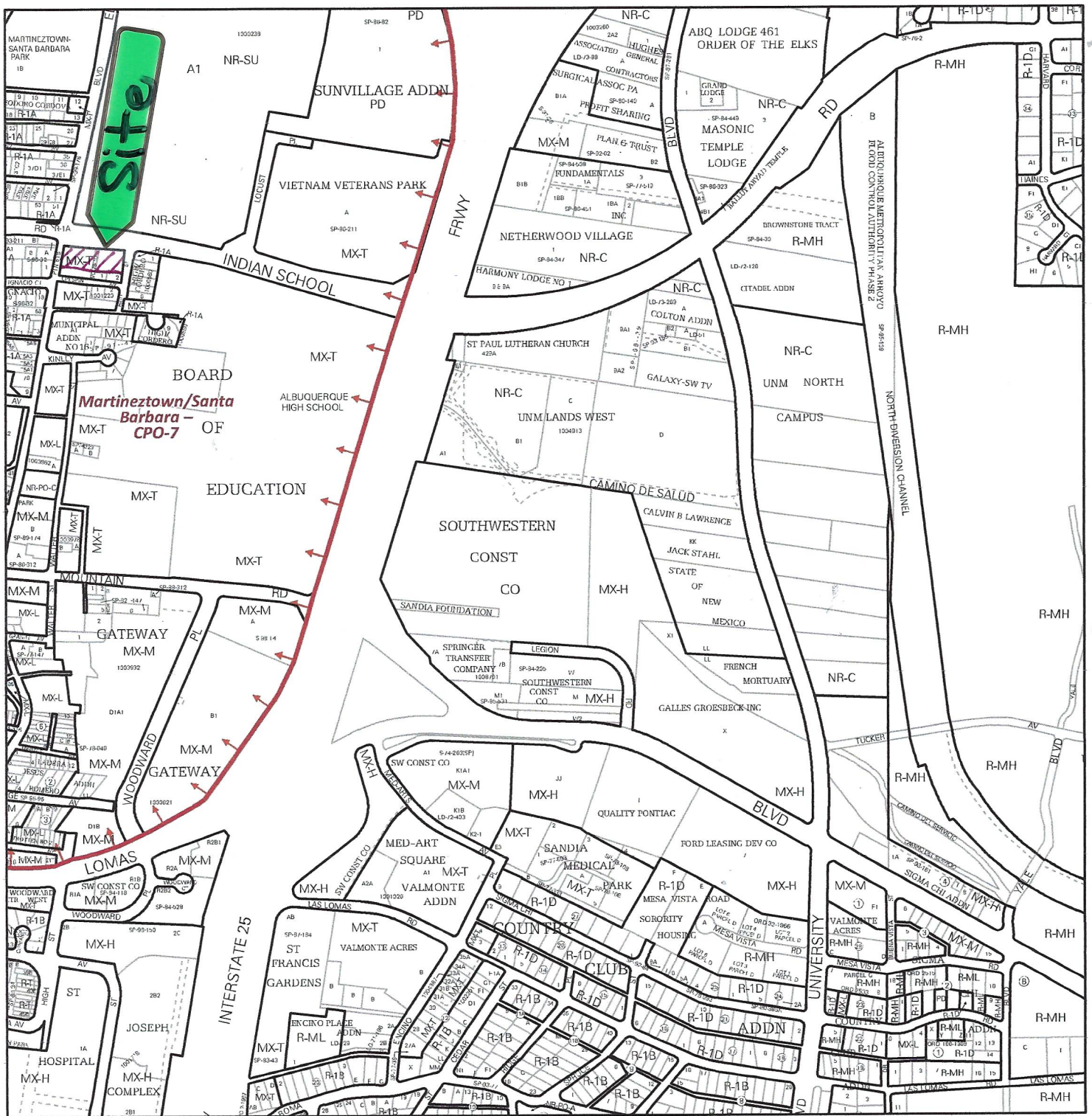
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Juanita Garcia
(Applicant or Agent)

01/26/2026
(Date)

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

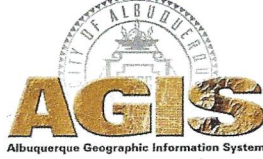
PROJECT NUMBER: _____



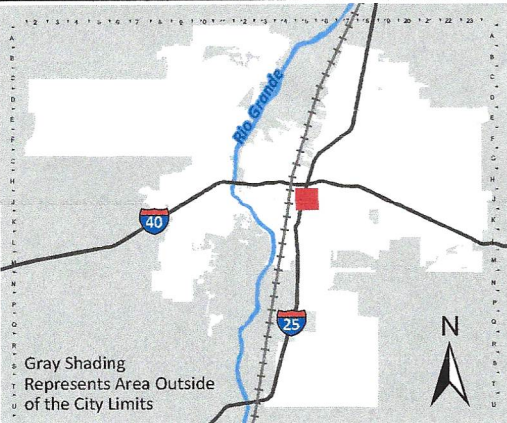
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018



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



Zone Atlas Page:
J-15-Z

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

Gray Shading Represents Area Outside of the City Limits

North Arrow

0 250 500 1,000 Feet



PLAN SNAPSHOT REPORT PA-2025-00390 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review	Project: Sketch Plat (PR-2025-020155)	App Date: 11/30/2025
Work Class: Sketch Plat	District: City of Albuquerque	Exp Date: 05/29/2026
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:

Description: Proposed Vacation of Right-of-Way approximately 7,112.71 Square Feet in area.

Parcel: 101505805641120608 101505803941120602 Main	Address: 1522 Edith Blvd Ne Albuquerque, NM 87102 1516 Edith Blvd Ne Albuquerque, NM 87102 1522 Edith Blvd Ne Main Albuquerque, NM 87102	Zone:
---	---	--------------

Applicant
 Juanita Garcia
 P.O. Box 7857
 Albuquerque, NM 87194
 Business: (505) 362-8903

Plan Custom Fields

Existing Project Number PR-2023-008920	Existing Zoning MX-T - Mixed-Use - Transition	Number of Existing Lots2
Number of Proposed Lots 2	Total Area of Site in Acres 0.83	Site Address/Street 1522 Edith Blvd NE and 1516 and 1516 1/2 High Street NE
Site Location Located Between Streets Indian School NE and Crespin Ave NE	Case History PR-2023-008920	Do you request an interpreter for the hearing? No
Square Footage of Existing Buildings 4648	Square Footage of Proposed Buildings 0	Lot and/or Tract Number UNPLATTED
Block Number 0000	Subdivision Name and/or Unit Number UNPLATTED/GARCIA--F M	Legal Description A TR OF LAND IN SE NW NW T10N R3E SEC 16 EXC POR TO RW CONT 21,447 SQ FT, 4 TR OF LAND IN SEC 16 T10N R3E
Existing Zone District MX-T	Zone Atlas Page(s) J-15	Acreage 0.49, 0.34
Calculated Acreage 0.4610302, 0.39868651	Council District 2	Community Planning Area(s) Central ABQ
Character Protection Overlay Martineztown/Santa Barbara – CPO-7	Development Area(s) Consistency	Current Land Use(s) 01 Low-density Residential
IDO Use Development Standards Name Railroad and Spur Small Area	IDO Use Development Standards Subsection Cumulative Impacts (5-2)	IDO Use Specific Standards Name Martineztown/Santa Barbara – CPO-7, Railroad and Spur Small Area, Railroad and Spur Small Area
IDO Use Specific Standards Subsection Paid Parking Lot or Parking Structure (Prohibitions) (4-3(D)), Commercial Uses (various) (4-3(D)), Industrial Uses (various) (4-3(E))	IDO Administration & Enforcement Name Railroad and Spur Small Area	IDO Administration & Enforcement Subsection Cumulative Impacts Analysis Requirements (6-4), Site Plan – EPC (6-6)
Pre-IDO Zoning District SU-2	Pre-IDO Zoning Description RCM	State or National Historic Register F M MERCHANTILE
Major Street Functional Classification 3 - urban minor arterial	FEMA Flood Zone X	Total Number of Dwelling Units 0

PLAN SNAPSHOT REPORT (PA-2025-00390)

Total Gross Square Footage2	Total Gross Square Footage4	Total Gross Square Footage
0	0	0
Total Gross Square Footage3		
0		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Juanita_Garcia_11/30/2025.jpg	11/30/2025 15:13	Garcia, Juanita		Uploaded via CSS

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed	Renee Zamora	12/01/2025 11:56

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00062543	Sketch Plat/Plan Fee	\$50.00	\$50.00
	Technology Fee	\$3.50	\$3.50
Total for Invoice INV-00062543		\$53.50	\$53.50
Grand Total for Plan		\$53.50	\$53.50

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	12/10/2025	Sketch Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		12/01/2025 11:56	
Associate Project Number v.1	Generic Action		12/01/2025 11:56
DFT Meeting v.1	Hold Meeting	12/01/2025 12:03	12/01/2025 12:03
Screen for Completeness v.1	Generic Action		12/01/2025 11:57
Verify Payment v.1	Generic Action		12/01/2025 12:04
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		



December 1, 2025

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

Development Facilitation Team:

JAG Planning & Zoning, agent for Cristina Chavez Cook, respectfully requests your review of a proposed Sketch Plan Application for a Vacation of Right-of-way for the location north of **1522 Edith Blvd NE, legally described as A TR OF LAND IN SE NW NW T10N R3E SEC 16 EXC POR TO R/W CONT 21,447 SQ FT and 1516 High ST NE, 4 TR OF LAND IN SEC 16 T10N R3E, CONTAINING APPROXIMATELY .34 ACRES.**

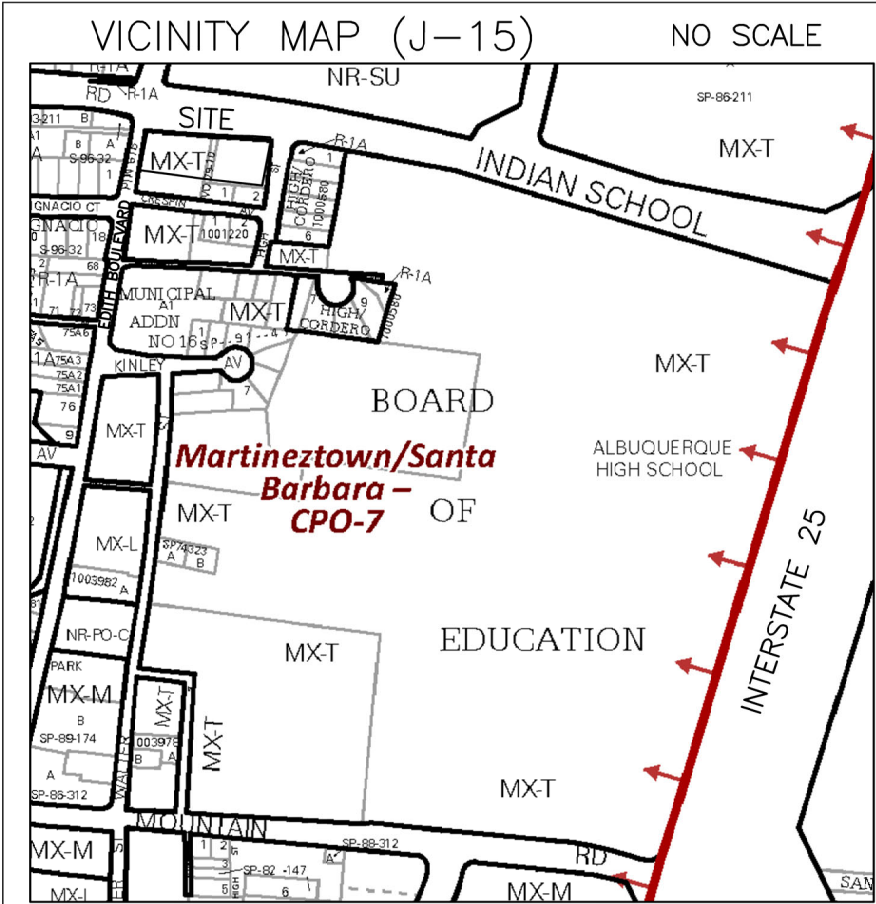
The area right-of-way proposed to be vacated is approximately 7,112.71 square feet, which will require approval from the City Council. If granted approval, the applicant intends on submitting a subsequent subdivision plat to reflect the vacated right-of-way. The site is within the Martineztown/Santa Barbara Overlay Zone, CPO -7, as identified within the Integrated Development Ordinance (IDO); however, no specific standards within this overlay zone prohibits this request.

Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at jag@jagpandz.com.

Sincerely,

Juanita Garcia
Principal

JAG Planning and Zoning, LLC



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

- NOTES**
- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
 - Perimeter distances are field measurements made on the ground.
 - Monuments recovered and accepted or reset are noted on inscribed plat.
 - No property within the area of requested plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.
 - The subject properties (as shown hereon) appear to lie within "Zone X" (Area of minimal flood hazard and determined to be outside the 1% annual chance floodplain) as shown on the National Flood Insurance Program Flood Insurance Rate Map Number 35001C0332G Revised September 26, 2008.

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

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 1 015 058 039 411 20602, 1 015 058 056 411 20608

PROPERTY OWNER OF RECORD:
 COOK CHRISTINA CHAVEZ TRUSTEE COOK RVT
 BERNALILLO COUNTY TREASURER'S OFFICE

- SUBDIVISION DATA**
- DRB Project No.
 - Zone Atlas Index No. J-15
 - Gross acreage 0.8288 Ac.
 - Existing number of lots 1
 Replatted number of lots 2

COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

A certain tract of land situate within Projected Section 16, Township 10 North, Range 3 East, NMPM, within the Town of Albuquerque Grant, Albuquerque, Bernalillo County, New Mexico, and being more particularly described as follows:
 BEGINNING at the Southeast corner of the property herein described, being a point on the Westerly right-of-way line of High Street, N.E., from whence the ACS Monument "9_J15" bears S 43° 04' 31" E, 3188.01 feet distant;
 THENCE leaving said Westerly right-of-way line, N 83° 35' 12" W, 157.53 feet;
 THENCE N 82° 06' 38" W, 157.60 feet to the Southwest corner, being a point on the Easterly right-of-way line of Edith Boulevard, N.E.;
 THENCE along said Easterly right-of-way line, N 10° 57' 08" E, 102.34 feet to the Northwest corner, being the intersection of the Easterly right-of-way line of Edith Boulevard, N.E. and the Southerly right-of-way line of Indian School Road, N.E.;
 THENCE leaving said Easterly right-of-way line and along said Southerly right-of-way line, S 87° 22' 16" E, 173.00 feet;
 THENCE S 00° 58' 15" E, 2.50 feet;
 THENCE S 88° 29' 15" E, 97.60 feet;
 THENCE S 85° 49' 15" E, 44.65 feet to the Northeast corner, being the intersection of the Southerly right-of-way line of Indian School Road, N.E. and the Westerly right-of-way line of High Street, N.E.;
 THENCE along said Westerly right-of-way line, S 09° 59' 39" W, 125.34 feet to the Point of Beginning and containing 0.8288 acres, more or less.

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

Christina Chavez Cook, Trustee, Cook RVT _____ Date
ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) ss
 COUNTY OF BERNALILLO)
 On this _____ day of _____, 2025, the foregoing instrument was acknowledged by:
 Christina Chavez Cook, Trustee, Cook RVT.
 My Commission expires _____
 Notary Public _____

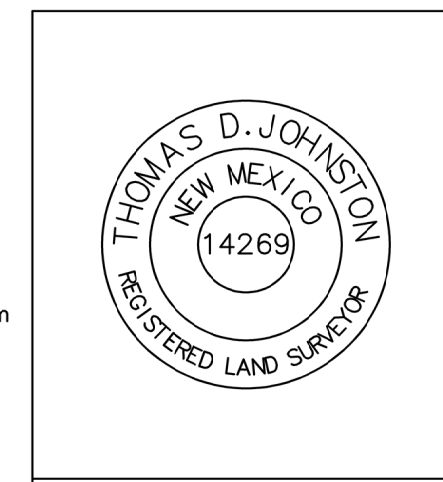
SURVEYOR'S CERTIFICATE
 I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known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

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

PLAT OF
LOTS 1 AND 2, LANDS OF COOK
 WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2025

PROJECT NUMBER: _____
 Application Number: _____
 Utility Company Approvals:

PNM Electric Services	_____	Date
New Mexico Gas Company	_____	Date
Qwest Corporation D/B/A Centurylink QC	_____	Date
Comcast City Approvals:	_____	Date
City Surveyor	_____	Date
Hydrology	_____	Date
Traffic Engineering, Transportation Division	_____	Date
ABCWUA	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineering	_____	Date
Code Enforcement	_____	Date
Planning Department	_____	Date



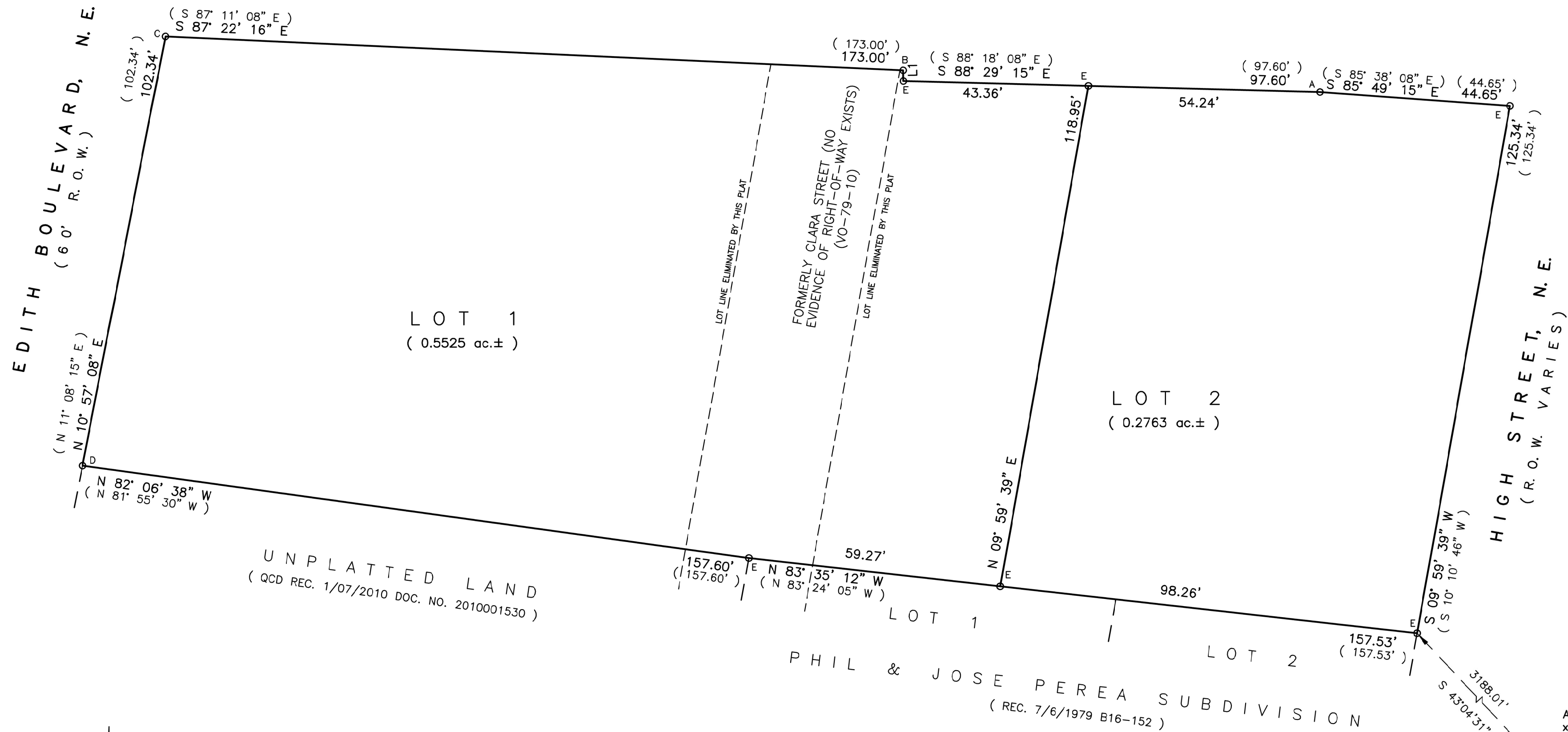
1609 2nd STREET NW
 ALBUQUERQUE, N.M. 87102
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: CCOOK CHRISTINA CHAVEZ TRUSTEE COOK RVT UPC: 101505803941120602 101505805641120608 LOCATION: SECTION 16, T10N, R3E	DRAWN: P A M CHECKED: T D J DRAWING NO. SP110224.DWG	SCALE: 1" = 20' 27 MAR 2025	FILE NO. SP-11-02-2024 SHEET 1 OF 2
---	--	--------------------------------	--

PLAT OF
LOTS 1 AND 2, LANDS OF COOK
 WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2025

COUNTY CLERK RECORDING LABEL HERE

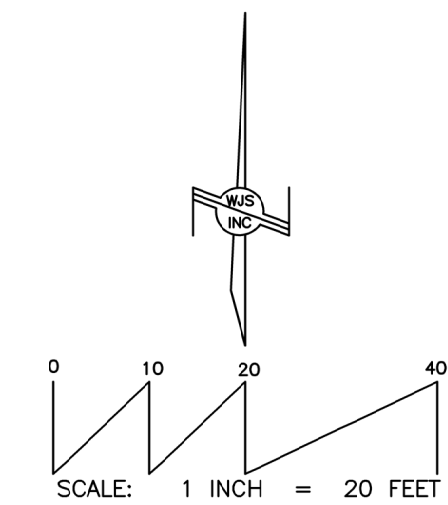
INDIAN SCHOOL ROAD, N. E.
 (R. O. W. VARIES)



UNPLATTED LAND
 (QCD REC. 1/07/2010 DOC. NO. 2010001530)

PHIL & JOSE PEREA SUBDIVISION
 (REC. 7/6/1979 B16-152)

ACS MONUMENT "9-J15"
 x=1,526,869.928 US SURVEY FEET
 y=1,489,021.809 US SURVEY FEET
 Ground-to-grid: 0.999675053
 Mapping Angle: -00°13'05.60"
 NMSP CENTRAL ZONE NAD 83



MONUMENT LEGEND:

- = FOUND/SET MONUMENT AS NOTED:
- A: FOUND #4 REBAR AND CAP "LS 12651"
- B: FOUND HIGHWAY R.O.W. MARKER
- C: FOUND "+" IN CONCRETE
- D: FOUND NAIL AND DISK (ILLEGIBLE)
- E: SET #4 REBAR AND CAP "WAYJOHN PS 14269"

LINE INFORMATION		
LINE NO.	BEARING	LENGTH
L1	S 00° 58' 15" E	2.50'
(L1)	S 00° 47' 08" W	2.50'



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

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER: CCOOK CHRISTINA CHAVEZ
 TRUSTEE COOK RVT
 UPC: 101505803941120602
 101505805641120608
 LOCATION: SECTION 16, T10N, R3E

DRAWN: P A M
 CHECKED: T D J
 DRAWING NO.
 SP110224.DWG

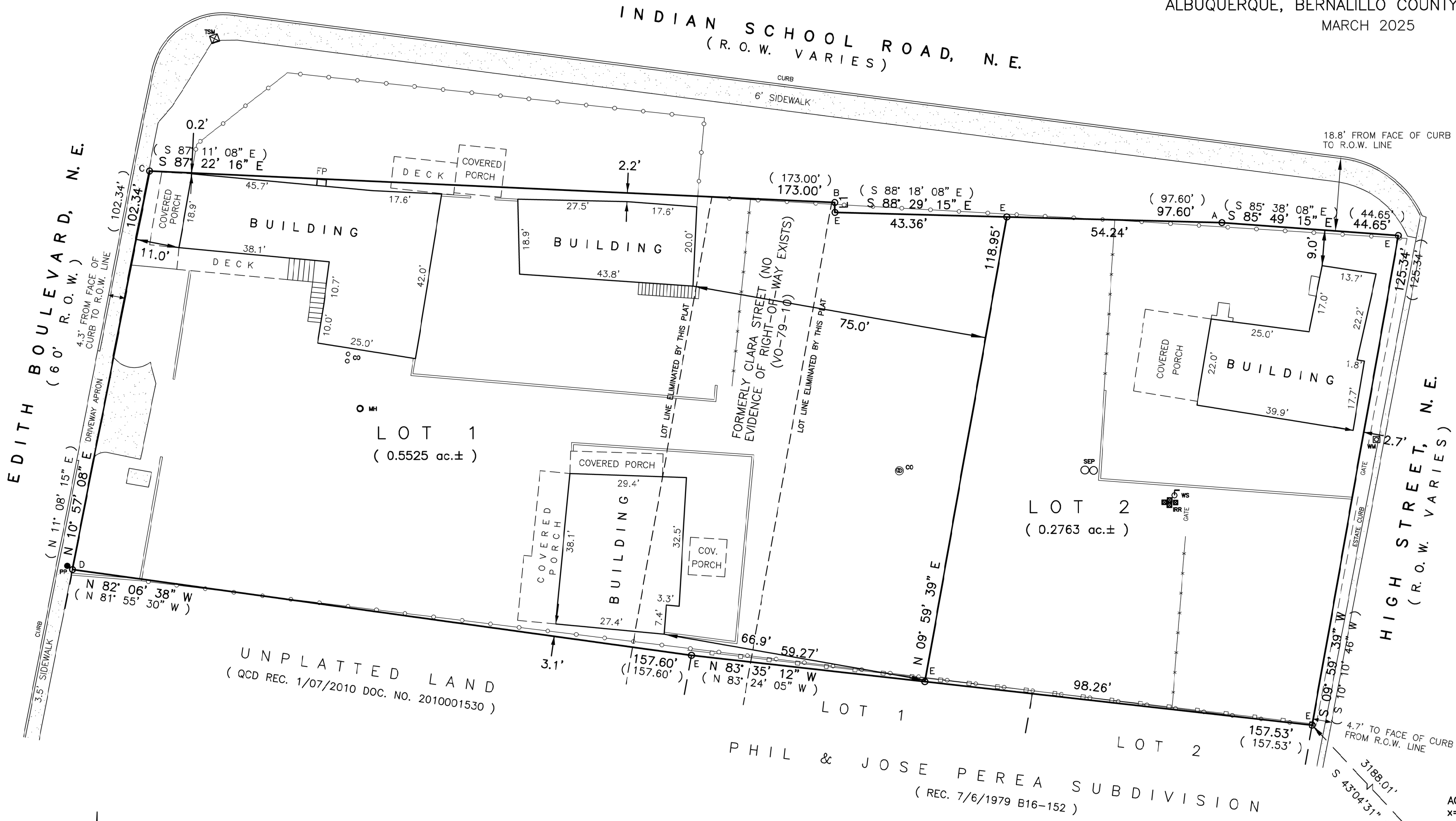
SCALE:
 1" = 20'

FILE NO.
 SP-11-02-2024
 SHEET 2 OF 2

EXISTING CONDITIONS

PLAT OF
LOTS 1 AND 2, LANDS OF COOK
 WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2025

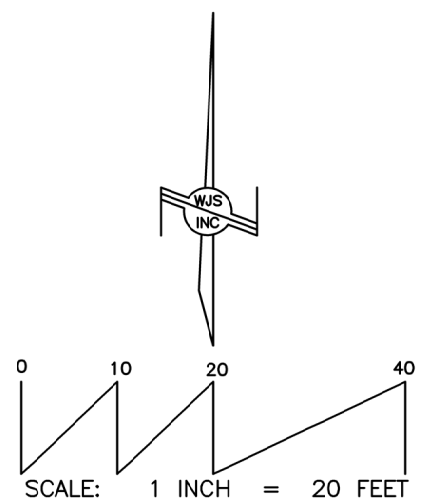
COUNTY CLERK RECORDING LABEL HERE



UNPLATTED LAND
 (QCD REC. 1/07/2010 DOC. NO. 2010001530)

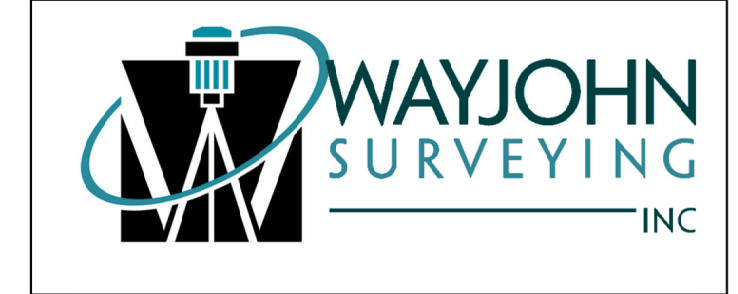
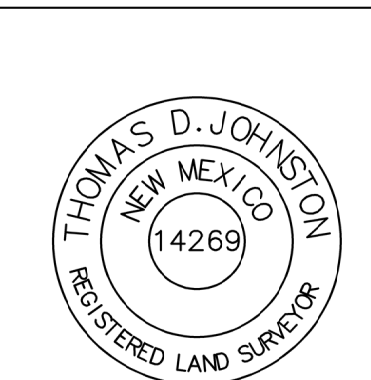
PHIL & JOSE PEREA SUBDIVISION
 (REC. 7/6/1979 B16-152)

ACS MONUMENT "9-J15"
 x=1,526,869.928 US SURVEY FEET
 y=1,489,021.809 US SURVEY FEET
 Ground-to-grid: 0.999675053
 Mapping Angle: -00°13'05.60"
 NMSP CENTRAL ZONE NAD 83



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L1	S 00° 58' 15" E	2.50'
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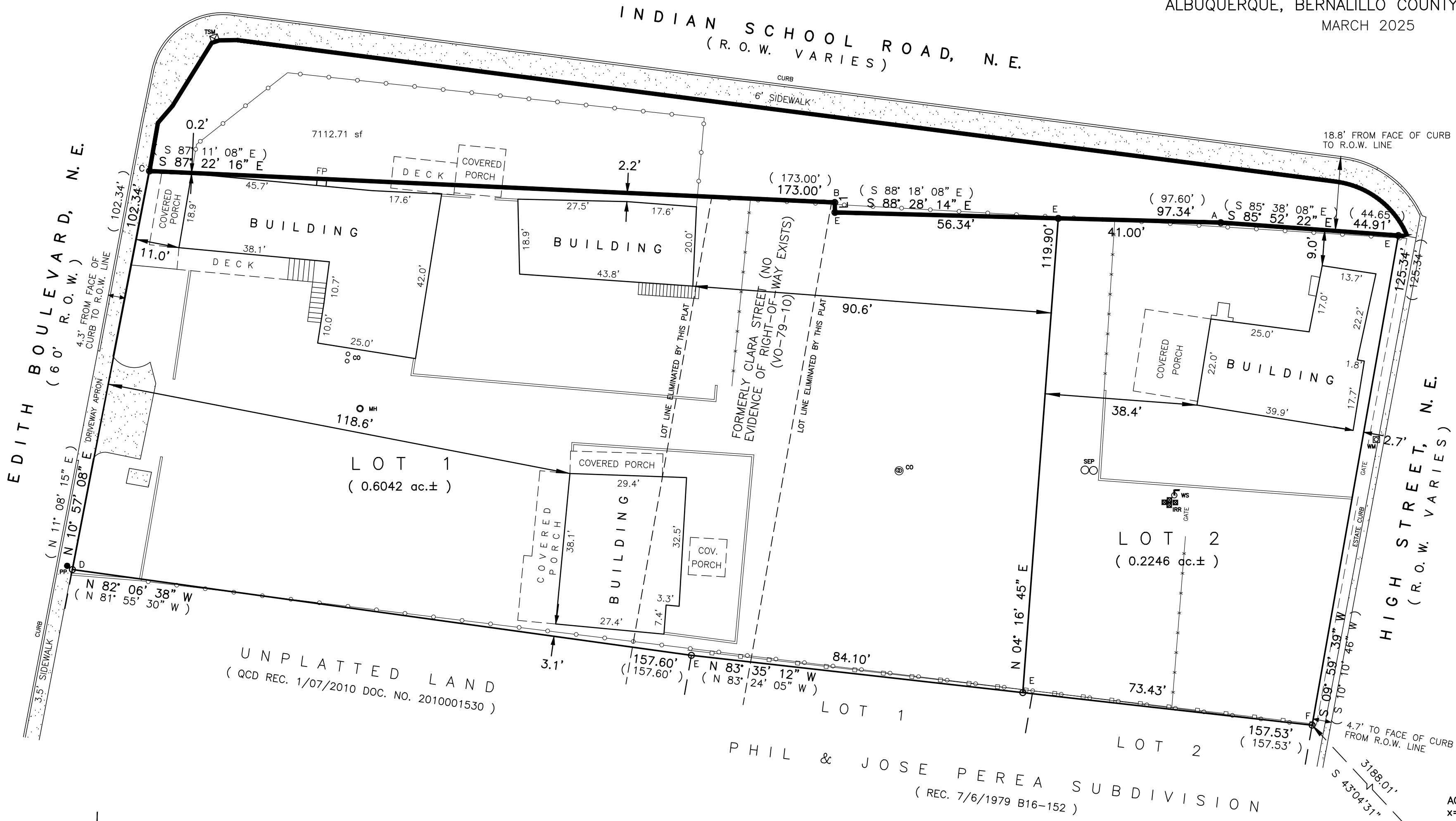
1609 2nd STREET NW
 ALBUQUERQUE, N.M. 87102
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK	DRAWN: P A M	SCALE: 1" = 20'	FILE NO. SP-11-02-2024
OWNER: CCOOK CHRISTINA CHAVEZ TRUSTEE COOK RVT UPC: 101505803941120602 101505805641120608 LOCATION: SECTION 16, T10N, R3E	CHECKED: T D J	DRAWING NO. SP110224.DWG	EXHIBIT
		27 MAR 2025	

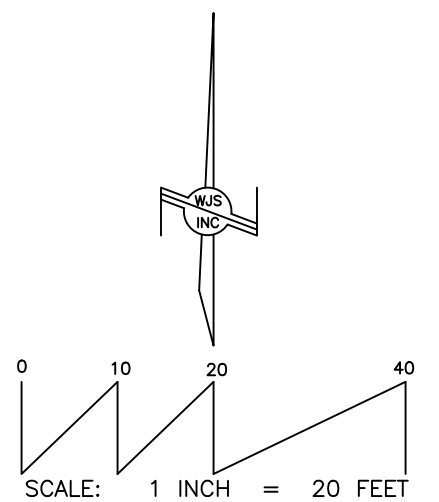
EXISTING CONDITIONS RIGHT-OF-WAY CALCULATION

PLAT OF
LOTS 1 AND 2, LANDS OF COOK
 WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2025

COUNTY CLERK RECORDING LABEL HERE

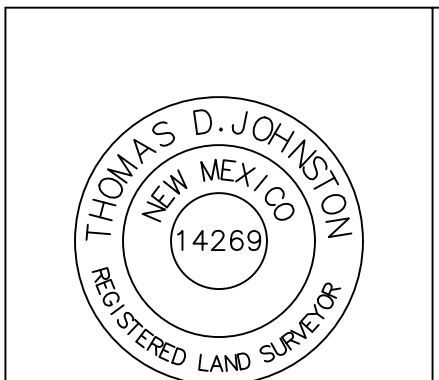


ACS MONUMENT "9-J15"
 x=1,526,869.928 US SURVEY FEET
 y=1,489,021.809 US SURVEY FEET
 Ground-to-grid: 0.999675053
 Mapping Angle: -00°13'05.60"
 NMSP CENTRAL ZONE NAD 83



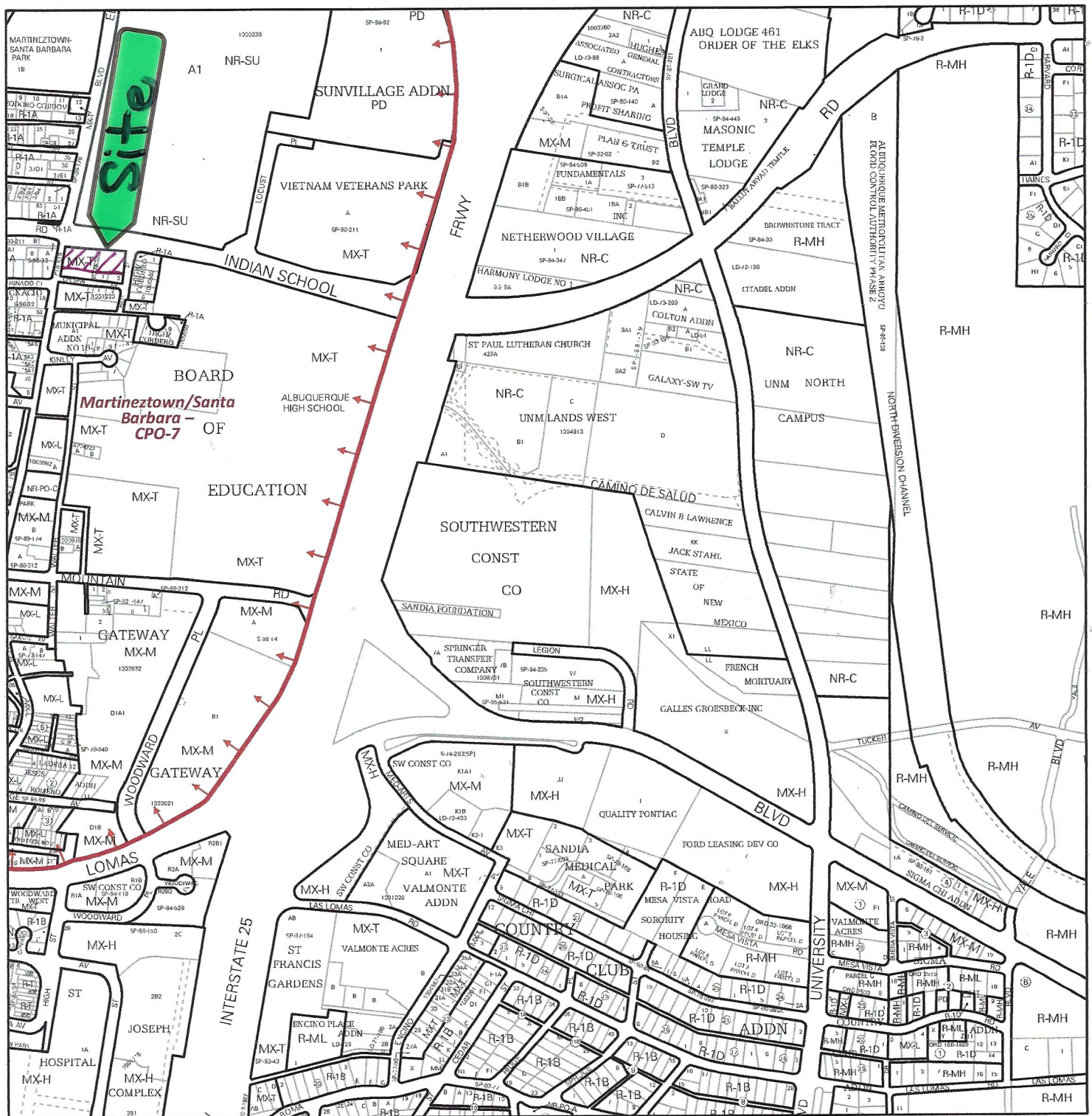
LINE INFORMATION		
LINE NO.	BEARING	LENGTH
L1	S 00° 58' 15" E	2.50'
(L1)	S 00° 47' 08" W	2.50'

- MONUMENT LEGEND:**
- = FOUND/SET MONUMENT AS NOTED:
 - A: FOUND #4 REBAR AND CAP "LS 12651"
 - B: FOUND HIGHWAY R.O.W. MARKER
 - C: FOUND "+" IN CONCRETE
 - D: FOUND NAIL AND DISK (ILLEGIBLE)
 - E: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
 - F: FOUND TAG ON FENCE "LS 11463"



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INDEXING INFORMATION FOR COUNTY CLERK OWNER: CCOOK CHRISTINA CHAVEZ TRUSTEE COOK RVT UPC: 101505803941120602 101505805641120608 LOCATION: SECTION 16, T10N, R3E	DRAWN: P A M	SCALE: 1" = 20'	FILE NO. SP-11-02-2024
	CHECKED: T D J	DRAWING NO. SP110224.DWG	EXHIBIT



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

IDO Zone Atlas

May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:
J-15-Z

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

Gray Shading Represents Area Outside of the City Limits

N

0 250 500 1,000 Feet