

PLANNING DEPARTMENT  
URBAN DESIGN & DEVELOPMENT DIVISION  
600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339



## CERTIFICATE OF ZONING

August 8, 2025

JAJ Enterprises LLC and  
R & A MHP, LLC  
775 Baywood Drive, Suite 318  
Petaluma, CA, 94954-5501

**PR-2021-005688**, RZ-2021-00026  
Zoning Map Amendment (Zone Change)

### LEGAL DESCRIPTION:

Consensus Planning, agent for JAJ Enterprises LLC and R&A MHP LLC, requests a zone map amendment from NR-C to R-MC for an approximately 6.2 acre portion of the following: Tract 6 & East ½, West ½, Tract 7, Row 1, Unit A, West of Westland Atrisco Grant, located at 10205 Central Ave. NW between 102nd St. NW and Kings Ln. NW, approximately 10 acres (K-08-Z & L-08-Z).  
Staff Planner: Silvia Bolivar

Following a review of the record for the Subject Property's 2021 application, the Planning Department determined that it was not the intent of the original applicant to rezone the entirety of the Subject Property to R-MC. Additionally, the Planning Department was made aware that no development had been conducted on the Subject Property that was dependent on its R-MC designation.

Pursuant to the City's Integrated Development Ordinance, when a zoning map amendment will result in a zone boundary that does not coincide with a lot line, an "applicant *shall* obtain a Subdivision of Land – Minor or a Subdivision of Land – Major, as applicable, to establish lot lines that coincide with the zone boundary before a zoning certificate will be issued." See ROA 1994, § 14-16-6-7(G)(2)(f).

Looking at the record as a whole, it appears that the Subject Property's zoning certification was issued in error as a result of the applicant's failure to comply with Section 14-16-6-7(G)(2)(f). In order to best comply with the requirements of the City's Integrated Development Ordinance, the City is rescinding the Certificate of Zoning for the Subject Property that was issued on September 8, 2021.

Based on the above determination, the zoning on the referenced property is now changed as follows:

FROM: R-MC                      TO: NR-C

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of a zone map amendment does not constitute approval of plans for a building permit. Site Plans and Building Plans need to be reviewed, approved and signed-off by the Environmental Planning Commission (EPC), the Development Review Board (DRB), the Design Review Committee (DRC), Code Enforcement, and/or the Building and Safety Division as applicable, before a building permit can be issued.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan M. Varela". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

for Alan M. Varela,  
Planning Director

AV/SB

cc: JAJ Enterprises LLC and R & A MHP LLC, 775 Baywood Drive, Suite 318, Petaluma CA, 94954  
Dry Mouth, LLC, 6704 Coors Blvd SW, Albuquerque, NM 87121  
Consensus Planning, Inc. [cp@consensusplanning.com](mailto:cp@consensusplanning.com)  
South West Alliance of Neighborhoods (SWAN), Luis Hernandez, Jr., [luis@wccdg.org](mailto:luis@wccdg.org)  
South West Alliance of Neighborhoods (SWAN), Jerry Gallegos, [jgallegoswccdg@gmail.com](mailto:jgallegoswccdg@gmail.com)  
Westside Coalition of Neighborhood Associations, Elizabeth Haley [ekhaley@comcast.net](mailto:ekhaley@comcast.net)  
Westside Coalition of Neighborhood Associations, Rene Horvath [aboard111@gmail.com](mailto:aboard111@gmail.com)  
Route 66 West Neighborhood Association, Paul Fava, [paulfava@gmail.com](mailto:paulfava@gmail.com)  
Route 66 West Neighborhood Association, Cherise Quezada, [cherquezada@yahoo.com](mailto:cherquezada@yahoo.com)  
Legal, [acon@cabq.gov](mailto:acon@cabq.gov)  
EPC file