



# Environmental Planning Commission

**Agenda Number: 1**  
**Project #: 2024-010612**  
**Case #: RZ-2024-00035**  
**Hearing Date: August 15, 2024**

## Staff Report

<b>Agent</b>	JAG Planning & Zoning, LLC
<b>Applicant</b>	Lolo E. Chavez
<b>Request</b>	Zoning Map Amendment - EPC
<b>Legal Description</b>	Lot 014 Quaker Heights Addition
<b>Location</b>	4815 Northern Trail NW
<b>Size</b>	Approximately 1 acre.
<b>Existing Zoning</b>	R-A
<b>Proposed Zoning</b>	R-1C

**Staff Recommendation**

APPROVAL of Project # 2024-010612 and Case # RZ-2024-00035 based on the Findings within this report.

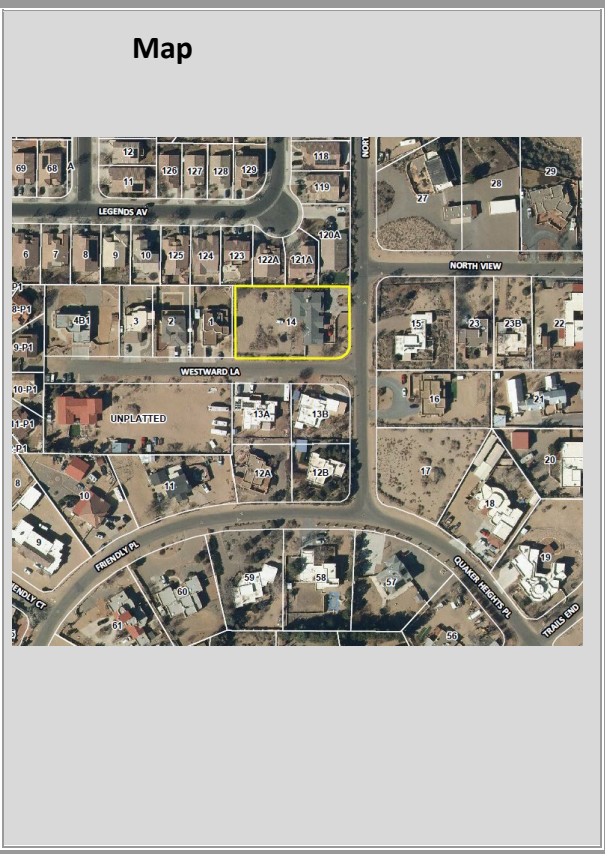
Staff Planner:  
Jude Miller

**Summary of Analysis**

The request is for a Zone Map Amendment to change the westernmost approximately 0.212 acres (9,248 SF) of the property at 4815 Northern Trail NW from an R-A zone designation to R-1C. The owner of 5909 Westward Lane NW, zoned R-1C, directly west of the subject site, intends to purchase this portion of the lot to incorporate into their property with the goal of expanding their lot to accommodate the setback requirements necessary to build an Accessory Dwelling Unit (ADU). This zone change is required before a replat can occur, although a zoning certificate will not be issued until the final plat is signed

The affected neighborhood associations, including the Quaker Heights Neighborhood Association (NA) and the Taylor Ranch NA, as well as property owners within 100 feet of the subject site, were notified as required.

The request has been adequately justified pursuant to the IDO Review and Decision Criteria for a Site Plan EPC in 14-16-6-6(G)(3).



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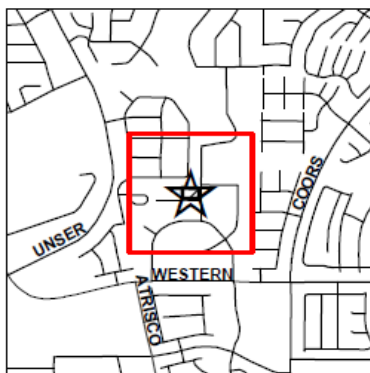
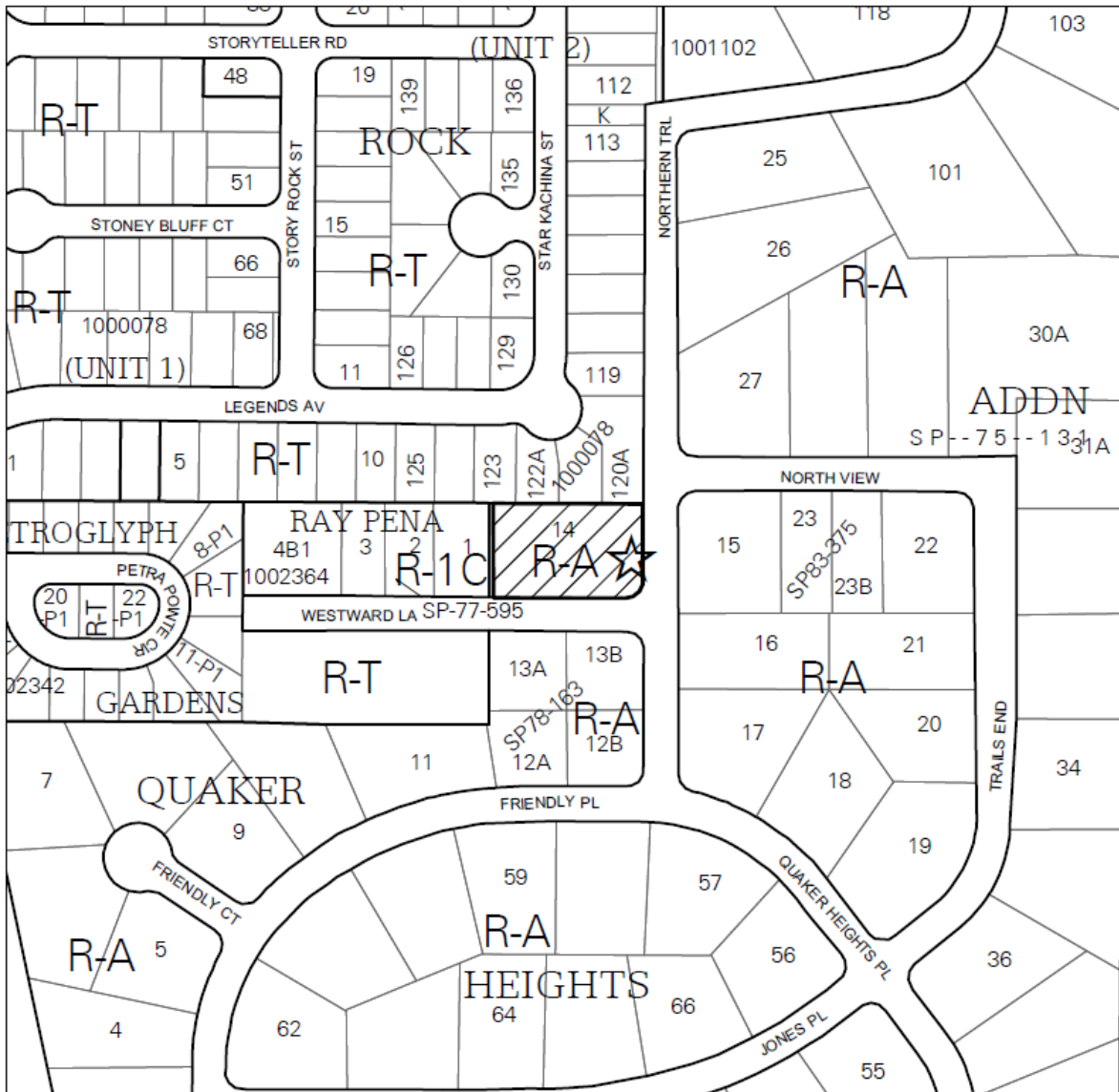


ATTACHMENTS

A) PHOTOGRAPHS ..... A  
B) APPLICATION INFORMATION ..... B  
C) STAFF INFORMATION ..... C  
D) PUBLIC NOTICE ..... D



**IDO Zoning Map**



**IDO ZONING MAP**

Note: Gray shading indicates County.



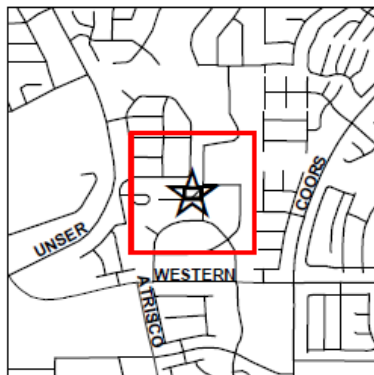
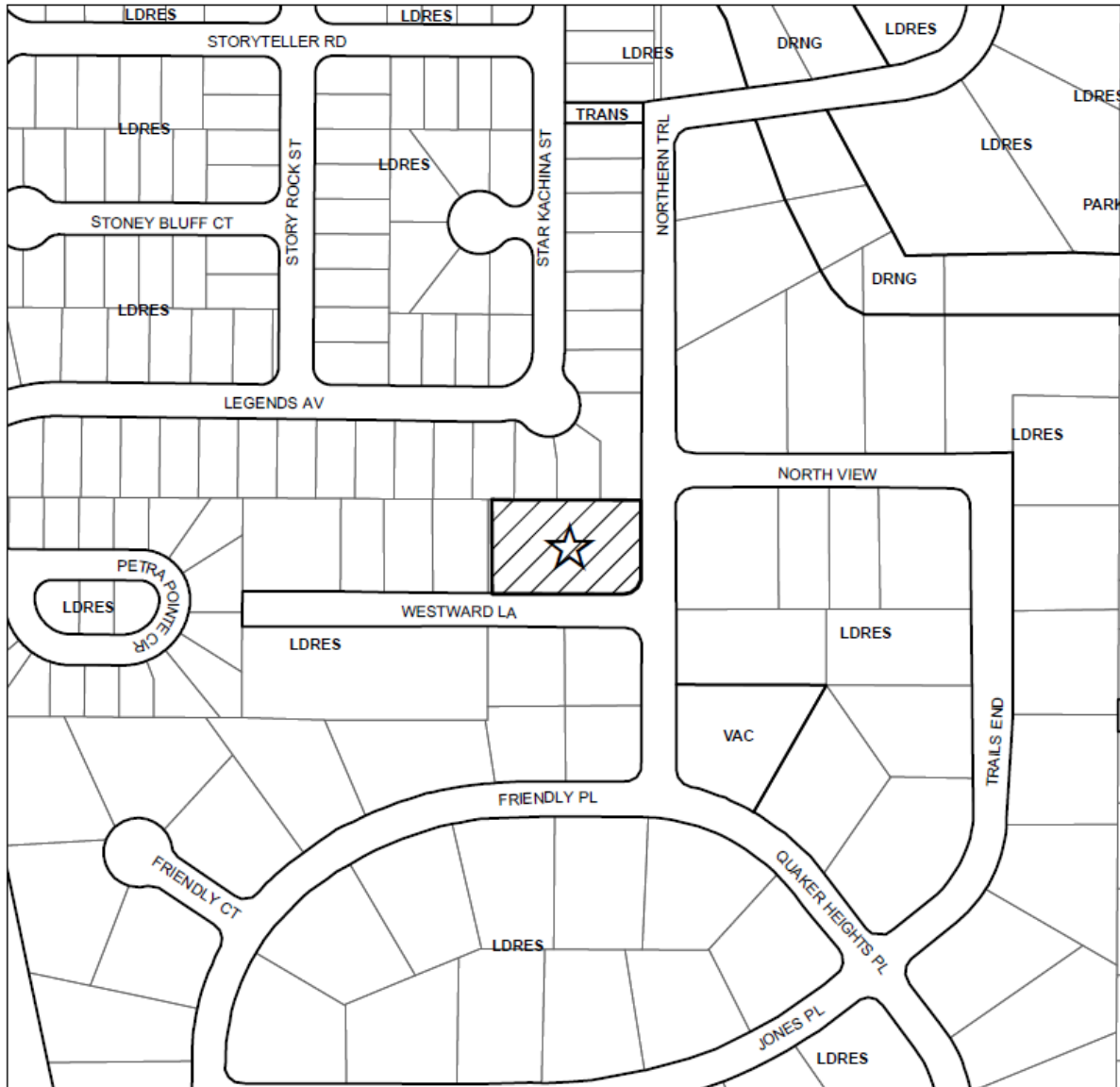
1 inch = 200 feet

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**Land Use Map**



**LAND USE MAP**

Note: Gray shading indicates County.

<b>Key to Land Use Abbreviations</b>	APRT   Airport
LDRES   Low-density Residential	TRANS   Transportation
MULT   Multi-family	AGRI   Agriculture
COMM   Commercial Retail	PARK   Parks and Open Space
CMSV   Commercial Services	DRNG   Drainage
OFC   Office	VAC   Vacant
IND   Industrial	UTIL   Utilities
INSMED   Institutional / Medical	CMTY   Community
ED   Educational	KAFB   Kirtland Air Force Base

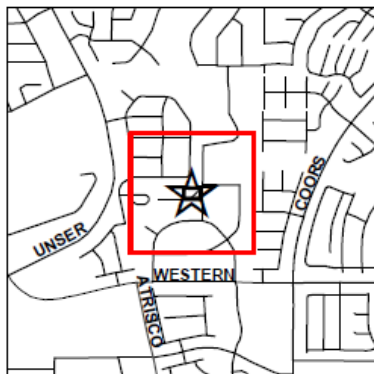
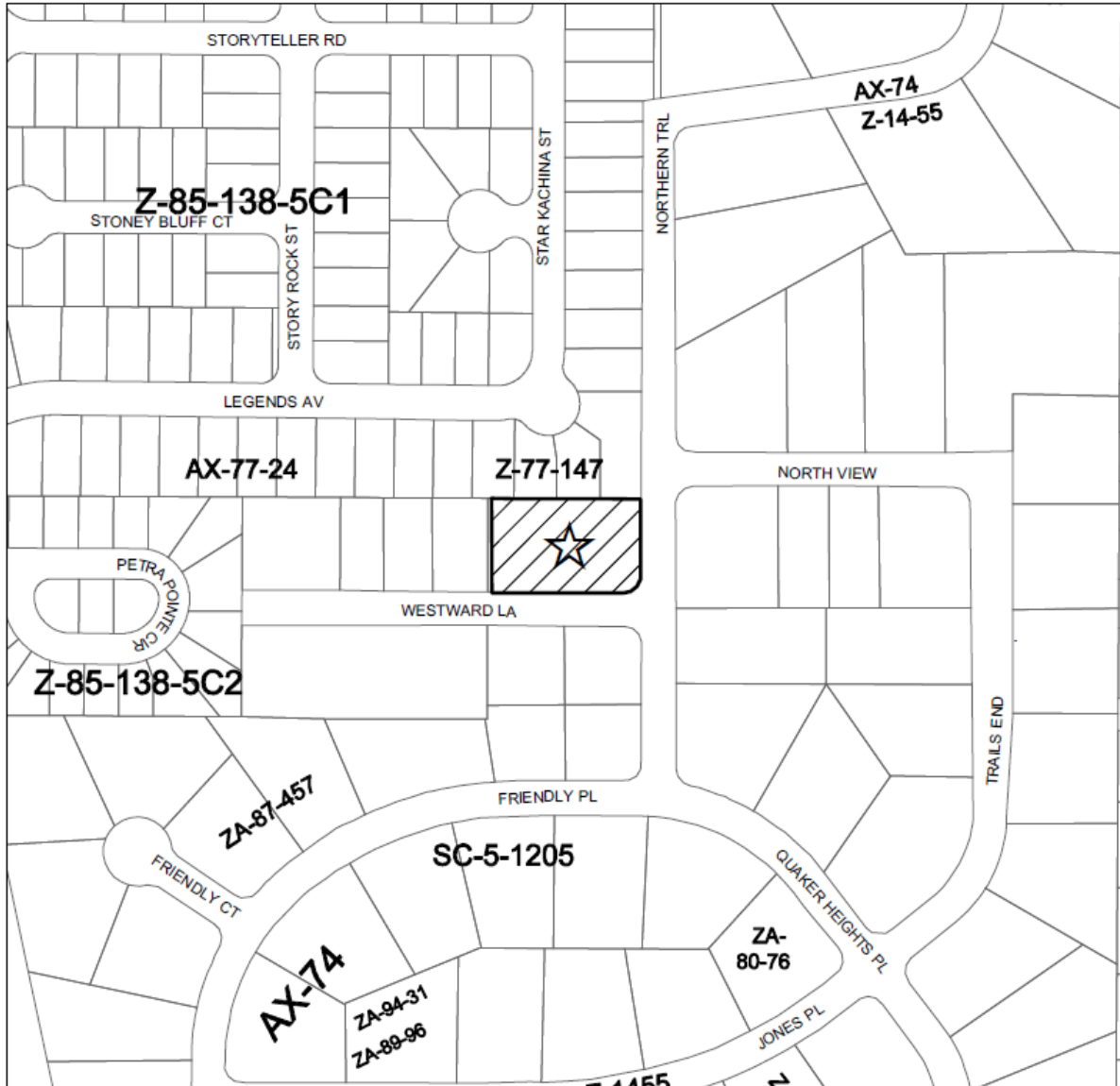


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**History Map**



**HISTORY MAP**

Note: Gray shading indicates County.



1 inch = 200 feet

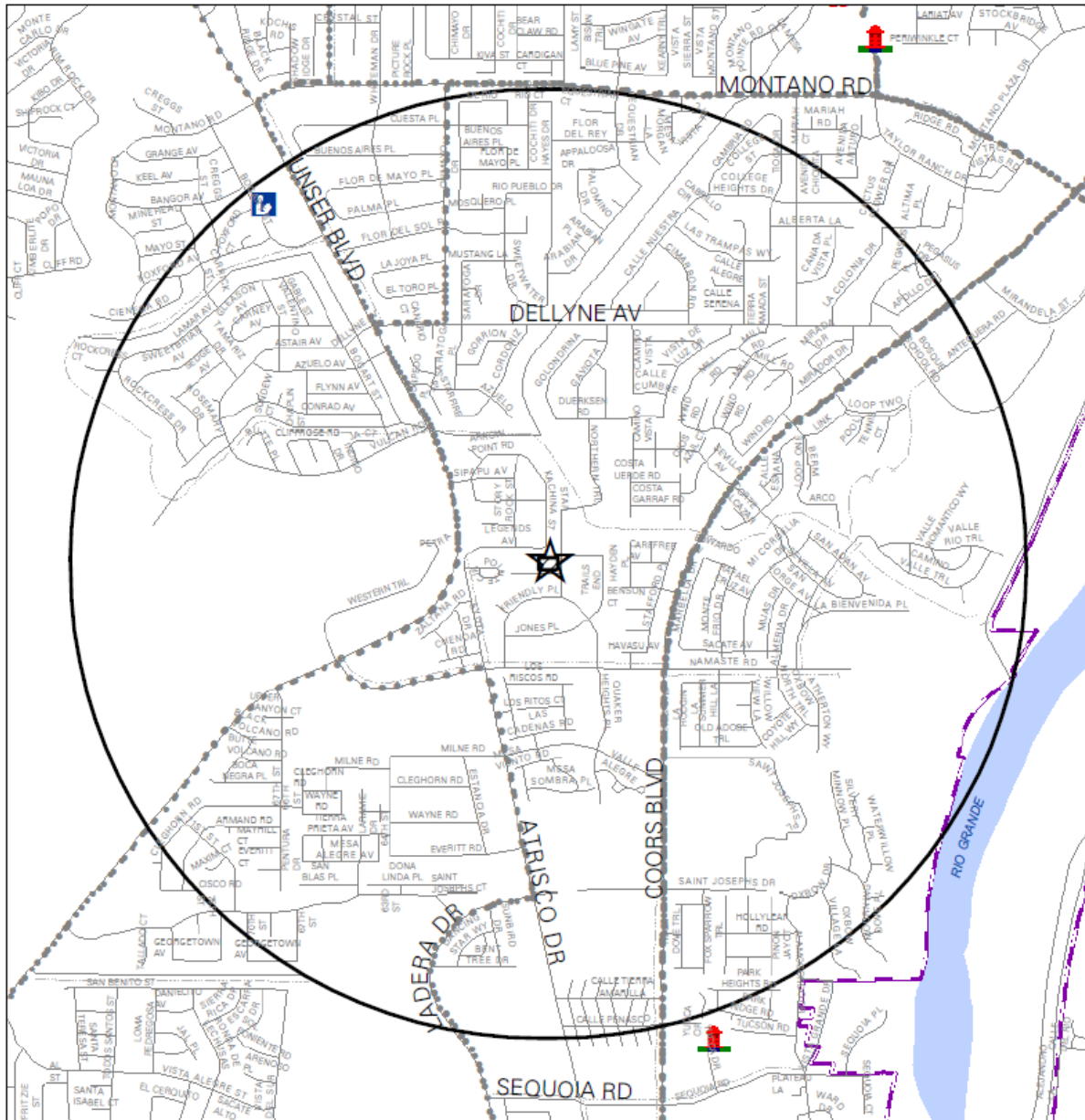
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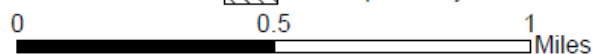
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**Public Facilities / Community Services**



**Public Facilities Map with One-Mile Buffer**

- |                      |             |                          |                             |
|----------------------|-------------|--------------------------|-----------------------------|
| Community Center     | Fire        | Public School            | Landfill designated by EHD  |
| Multi-Service Center | Police      | Proposed Bike Facilities | Landfill Buffer (1000-feet) |
| Senior Center        | Sheriff     | ABQ Ride Route           | Developed City Park         |
| Library              | Solid Waste | Albuquerque City Limits  | Undeveloped City Park       |
| Museum               |             |                          | Developed County Park       |
|                      |             |                          | Undeveloped County Park     |





**II. Introduction**

	<i>IDO Zoning</i>	<i>Comprehensive Plan Development Area</i>	<i>Existing Land Use</i>
<i>Subject Site</i>	R-A	Area of Consistency	Low Density Residential
<i>North</i>	R-T & R-1B	Area of Consistency	Low Density Residential
<i>South</i>	R-A & RT	Area of Consistency	Low Density Residential
<i>East</i>	R-A	Area of Consistency	Low Density Residential
<i>West</i>	R-1C	Area of Consistency	Low Density Residential

***Request***

The request is for a Zone Map Amendment to change the westernmost approximately 0.212 acres (9,248 SF) of the property at 4815 Northern Trail NW from an R-A zone designation to R-1C. The owner of 5909 Westward Lane NW, directly to the west of the subject site, intends to purchase this portion of the lot. The goal is to incorporate it into their property to expand their lot and meet the setback requirements necessary to build an Accessory Dwelling Unit (ADU).

A zone change is required prior to a subdivision of land on the subject site, which is required for the purchase of the property and subsequent development of the future ADU. The DHO (Development Hearing Officer) subdivision of land-minor process will not approve a plat that creates a floating zone line; therefore, the applicant must change the zoning on the westernmost portion of the site prior to submitting for a replat.

A zoning certificate will not be issued until the final plat is approved, although the DHO may move forward with reviewing the application for a replat if and when the EPC approves this zone change request. Furthermore, the location of the zone change must correspond with the location of the lot line being created with the replat pursuant to IDO §14-16-6-7(G)(2)(f). This section of the IDO states the following:

*“If the Zoning Map Amendment will result in a zone boundary that does not coincide with a lot line (i.e. create a floating zone line), the 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.”*

The new R-1C zone line shall correspond with the exact location of the lot line being proposed on the proposed plat which is located approximately 45.26’ from the westernmost wall of the residence at 4815 Northern Trail (see attachments section C). This is included as a finding in this staff report.

### ***EPC Role***

The EPC is hearing this case because the EPC is required to hear all zone change cases as, regardless of site size, in the city (IDO §14-16-6-7(G)). The EPC is the final decision-making body unless the EPC decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would then make the final decision. The request is a quasi-judicial matter.

### ***History/Background***

The subject site was annexed to the City on January 28, 1965, as part of Ordinance 2628.

On December 5, 2023, the applicant, Lolo Chavez, and the neighbor directly to the west, Melissa Ramirez, opened a case (case #PR-2023-009637) with the Development Facilitation Team (DFT) to apply for a replat. The applicant was instructed that a zone map amendment would be required for the replat to be approved. The documentation from this case is included in Section B of the Attachments.

There is no other known history about the subject site.

### ***Context***

The subject site is situated in a developed area of Northwest Albuquerque on an approximately 1-acre site that abuts Westward Lane to the south and Northern Trail to the east. A development of tract housing with lots zoned R-T lies directly north of the site, and single-family homes situated on slightly larger lots zoned R-A lie directly east and south of the subject site. Single-family homes situated on lots zoned R-1C are located directly to the west of the site. A large vacant lot zoned R-T lies directly to the southwest of the site.

Both Northern Trail to the east and Westward Lane to the south of the site are two-way residential streets with one lane in each direction. Both streets do not have curb and gutter or sidewalks.

### ***Roadway System***

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role. The LRRS does not provide designations for minor residential streets such as Westward Lane or Northern Trail. The LRRS

The LRRS designates Unser Blvd, approximately 1,000 feet to the west of the subject site as the crow flies, as an existing Regional Principal arterial. The LRRS designates Western Trail, approximately 1,100 feet to the south of the subject site as the crow flies as an existing Minor Arterial. The LRRS designates, Coors Blvd, approximately 1,500 feet to the east of the site, as an existing Regional Principal Arterial.

The MRCOG's 2040 Limited Access Facilities Map (does not) show adjacent roadways as an interstate freeway or as having limited access. The MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map does not designate roadways adjacent or through the subject site as either a Primary Freight Corridor or a roadway with Truck Restrictions.

### ***Bikeways / Trails***

The Long Range Bikeway System (LRBS) map, produced by MRCOG, identifies existing and proposed trails. The LRBS shows that neither Western Lane or Northern Trail have any designated bicycle infrastructure. The LRBS shows an Existing Multi-Use Trails on both Unser Blvd. and Atrisco Dr. to the west of the subject site. The Multi-Use trail along Unser Blvd. is part of the 50-mile activity loop. Although both bike trails are less than 1,000 feet away, there is no direct access. Cyclists and pedestrians have to take a half mile detour to get to get to the point on the trail closest to the subject site.

## ***III. Analysis of City Plans and Ordinances***

### ***Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)***

The subject site is located in an Area of Consistency as designated by the Comprehensive Plan which has policies to protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

Applicable Goals and policies which were selected by the applicant are listed below. Staff analysis follows indented below the stated goal or policy. Goals and/or policies added by Staff are denoted with an asterisk (\*).

#### ***Applicable Goals & Policies***

##### **CHAPTER 4: COMMUNITY IDENTITY**

**GOAL 4.1 CHARACTER:** Enhance, protect, and preserve distinct communities.

The request will enhance the existing community by facilitating a replat that will allow the property owner to the west of the subject site to achieve the required setbacks to build an ADU. This furthers Comprehensive Plan's goals to provide additional housing. However, it is not immediately clear how the request will protect and preserve distinct communities. **The request partially furthers Goal 4.1 – Character.**

**POLICY 4.1.1 DISTINCT COMMUNITIES:** Encourage quality development that is consistent with the distinct character of communities.

The request could encourage development of an ADU that is similar in character of the surrounding community. If the proposed ADU is developed will be required to follow IDO design guidelines that ensures that the ADUs meet setback requirements and basic design guidelines that help ensure compatibility in design with the primary

residential structure pursuant to IDO §14-16-4-3(F)(6). **The request generally furthers Policy 4.1.1 Distinct Communities**

**POLICY 4.2.2 COMMUNITY ENGAGEMENT:** Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

The applicant reached out to the neighborhood associations required for notification of this process and posted the required signs before the EPC meeting, as directed. The applicant has provided notes from phone calls and other communications with neighbors who had questions or concerns about the proposed rezoning. **The request furthers Policy 4.2.2 Community Engagement.**

#### **CHAPTER 5: LAND USE**

**GOAL 5.2: COMPLETE COMMUNITIES:** Foster communities where residents can live, work, learn, shop, and play together.

It is not clear how the request would foster communities where residents can live, work, learn, shop, and play together, beyond adding one additional housing unit to the existing neighborhood. The intent of the request is to facilitate a replat of the lot line between two existing lots to provide the appropriate setbacks needed for the property owner to the west to build an ADU. **The request does not further Goal 5.2 – Complete Communities.**

**POLICY 5.2.1. LAND USES:** Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request would allow a replat to enable the construction of an ADU on the property directly to the west of the subject site upon approval of a replat and issuance of the zoning certification. If built, the ADU would add a housing unit of a different type that is not common in this area, thereby partially promoting a mix of housing types. It is not immediately clear how this request will contribute to a mix of uses beyond residential. **The request generally furthers Policy 5.2.1 - Land Uses.**

**GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS:** Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request would promote development that maximizes the utility of existing utilities and public facilities by allowing 0.212 acres (9,248 SF) of the subject site to be re-platted to allow the development of an ADU. An ADU would be in line with incremental housing that is able to utilize existing infrastructure. **The request furthers Goal 5.3 Efficient Development Patterns.**

**POLICY 5.3.1 INFILL DEVELOPMENT:** Support additional growth in areas with existing infrastructure and public facilities.

The 0.212-acre (9,248 SF) portion of the subject site is vacant and located in an area already served by existing infrastructure and public facilities. The request is intended to facilitate construction of an ADU on the subject site, which would occur in an area with adequate existing infrastructure and access to a range of public facilities. **The request furthers Policy 5.3.1 Infill Development.**

\*POLICY 5.3.2 LEAPFROG DEVELOPMENT: Discourage growth in areas without existing infrastructure and public facilities.

The intended goal of the request is to allow a replat of lot lines, ensuring the required setbacks for the neighbor to the west of the subject site to build an ADU. The possible addition of an ADU would help provide one more unit of housing in a developed residential area that is already served by infrastructure. **The request generally furthers Policy 5.3.2 Leapfrog Development.**

GOAL 5.6 CITY DEVELOPMENT AREAS: Encourage and direct growth of Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

While the subject site is fully within an Area of Consistency, the requested zone change from R-A to R-1C is a change from one low-density residential zone designation to another. The R-1C zone designation is generally more restrictive than the current R-A zone, which permissively allows equestrian facilities, general agriculture, and nursery uses, and conditionally allows kennels, veterinary hospitals, and other pet services. Additionally, bed and breakfast lodging will be reduced to a conditional accessory use from a permissive accessory use under the new R-1C designation. The only use that is made permissive under the new zone is the civic and institutional use of community centers and libraries. The applicant's intent for the zone change is to facilitate a replat that could allow for the development of an ADU, which is permitted in both the R-A and R-1C zone districts, provided that setback requirements and other provisions of the IDO are followed. The zone change and associated replat will enable the homeowner directly west of the subject site to build an ADU, representing incremental growth in housing that reinforces the residential character of the surrounding area, which is consistent with the purpose of the Area of Consistency designation. The request furthers Goal 5.6, City Development Areas. **The request furthers goal 5.6 City Development Areas.**

POLICY 5.6.3 AREAS OF CONSISTENCY: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The request will maintain the existing low-density residential land use of the single-family neighborhood. The Comprehensive Plan states that Areas of Consistency may see some infill development, but new development will need to be compatible in scale and character with the surrounding area. The applicant seeks to change the

zoning of the western 0.212 acres (9,248 square feet) of the subject site from R-A to R-1C to facilitate a replat (see IDO §14-16-6-6(K), Subdivision of Land – Minor, for the detailed process). Once complete, the property owner to the west will have sufficient setbacks to build an ADU on their property, representing incremental growth in housing that is consistent with the purpose of the Area of Consistency designation. **The request furthers Policy 5.6.1 on Areas of Consistency.**

#### CHAPTER 9 – HOUSING

\*GOAL 9.1 SUPPLY: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

The requested zone change is intended to facilitate development of a future ADU. The community surrounding the subject site is primarily composed of larger single-family homes. The possible addition of an ADU in this community will represent a small incremental step toward adding more housing types, which could help provide housing at a different price point and accommodate the needs of residents at different stages of their lives. **The request generally furthers Goal 9.1 – Supply.**

GOAL 9.2 SUSTAINABLE DESIGN: Promote housing design that is sustainable and compatible with the natural and built environments.

The requested zone change would promote the development of a future ADU. The land use surrounding the subject site and the property to the west is low-density residential. Slightly higher-density residential development exists directly to the north, while lower-density residential developments lie directly to the east and west. An ADU is permitted in all residential zone districts, provided it meets the design guidelines in the IDO, which ensure compatibility with the existing neighborhood and encourage better development practices. Additionally, adding a residential unit in an already developed area makes use of existing city infrastructure, thereby reducing the need for infrastructure expansion. The request does not include a site plan, so there is no guarantee that the future ADU would be sustainable and compatible with the natural and built environment, but it would be required to follow the ADU requirements and basic design pursuant to IDO §14-16-4-3(F)(6). **The request partially furthers Goal 9.2 – Sustainable Design.**

POLICY 9.2.1 COMPATIBILITY: Encourage housing development that enhances neighborhood character, maintain compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design and relationship to the street.

The request maintains the existing low-density residential land use of the area surrounding the subject site. The replat supported by this zone change will allow the property owner to the west to meet the setback requirements necessary to build an



ADU, a use that is permitted in both the existing R-A zone designation and the proposed R-1C zone. The proposed zone change will maintain the residential character of the area and, after the replat, will provide the required setbacks for building an ADU—a type of housing that is compatible with the design and density of the existing residential neighborhood. **The request furthers Policy 9.2.1.**

### ***Integrated Development Ordinance (IDO)***

#### *IDO Zoning*

The subject site is currently zoned R-A. According to §14-16-2-2-3(A) of the IDO, the purpose of the R-A zone district is to provide for lower density single-family residential and limited agricultural uses, generally on lots of ¼ acre or larger, as well as limited civic and institutional uses to serve the surrounding residential area. Lots designated an R-A zone minimum lot size of 10,890 sq. ft, and a minimum lot width of 75 ft. Allowable uses are shown in the IDO's Allowable Use Table, Table 4-2-1.

#### *Proposed Zoning*

The applicant wants to re-zone the westernmost 0.212 acres (9,248 acres) of the lot from R-A to R-1C. According to §14-16-2-2-3(B) of the IDO, the purpose of the R-1 zone district is to provide for neighborhoods of single-family homes with a variety of lot sizes and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood. Primary land uses include single-family detached homes on individual lots, with limited civic and institutional uses to serve the surrounding residential area. Lots designated R-1C have a minimum lot size of 7,000 sq. ft. and a minimum lot width of 50 ft. Allowable uses are shown in Table 4-2-1.

The intent of this rezone is to replat the existing lot to facilitate the development of a future ADU on the adjacent R-1C zoned property. The proposed use of an ADU is permissive under both the R-A and R-1C zones provided that the ADU meets all requirements in IDO §14-16-4-3(F)(6).

#### *Overlay Zones*

The subject site is not within any CPO or HPO zones.

#### *Definitions*

Accessory Dwelling Unit (ADU): A dwelling unit that is accessory to a primary single-family or two-family detached dwelling or a non-residential primary use. A detached accessory dwelling unit is also considered an accessory building. See also Dwelling Definitions for Dwelling, Live/work; Dwelling, Single-family Detached; and Dwelling, Two-family Detached (Duplex); Kitchen; and Measurement Definitions for Accessory Dwelling Unit.

Lot Line: A boundary of a deeded lot (i.e. a lot recorded and mapped by the Bernalillo County Assessor) or platted lot (i.e. a lot recorded by the Bernalillo County Clerk and mapped by AGIS).

Low-density Residential Development: Properties with residential development of any allowable land use in the Household Living category in Table 4-2-1 other than multi-family dwellings. Properties with small community residential facilities are also considered low-density residential development. Properties that include other uses accessory to residential primary uses are still considered low-density residential development for the purposes of this IDO. See also Dwelling Definitions for Dwelling, Cluster Development; Dwelling, Cottage Development; Dwelling, Live-work; Dwelling, Single-family Detached; Dwelling, Townhouse; and Dwelling, Two-family Detached (Duplex); Manufactured Home, and Other Uses Accessory to Residential Primary Uses.

Plat: A graphic and written description of a lot or lots with survey reference ties to permanent survey monuments related to the subdivision, re-subdivision (sometimes called a replat), or consolidation of land.

Setback:

1. A required distance between a structure and a lot line.
2. On an interior lot not abutting a street, side setbacks shall be followed for all lot lines.

Sketch Plat: A conceptual plat of a proposed subdivision used for discussion by the applicant and Planning Department staff to determine suitability for subdivision. A sketch plat typically shows general building and parking locations and specifies design requirements for buildings, landscaping, lighting, and signage.

#### ***IV. Zone Map Amendment (Zone Change)***

Pursuant to §14-16-6-7(F)(3) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria."

There are several criteria that must be met, and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

- (a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

Applicant Response: *The proposed zone map amendment is consistent with the health, safety, and general welfare of the City by furthering and not in conflict with*

*the ABC Comprehensive Plan with applicable Goals and Policies. (See attached applicant justification letter for referenced goals and policies)*

Staff Response: Consistency with the City's health, safety, morals, and general welfare is demonstrated by showing that a request furthers applicable Comprehensive Plan goals and policies and does not significantly conflict with them. The applicant's policy-based responses adequately demonstrate that the request clearly facilitates a preponderance of applicable goals and policies in the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, morals, and general welfare.

(b) If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant Response: *The requested R-1C zone will reinforce or strengthen the established character of the surrounding Area of Consistency by providing a zone category that is consistent with the property located to the west of the subject site. The use is consistent with the established character of the area which consists of single-family residential development. The proposed zone map amendment works best on the subject property if it is to be considered for a subdivision application. As previously mentioned, Section 6-7(G)(2)(f) of the IDO does not allow for a "floating zone" line when a subdivision of land is proposed; therefore, a zone map amendment is required. The policy analysis provides examples where this request furthers numerous Comprehensive Plan Goals and Policies regarding, consistent development, the relationship to this distinct community and the existing Areas of Consistency adjacent to the site.*

*The proposed zone change would allow the proposed development to remain in compliance with the IDO; therefore, criteria number 3 applies in that this zone map*

*amendment would be more advantageous to the community patterns of land use, development density and intensity as articulated by the ABC Comp Plan as amended.*

Staff Response: The subject site is located wholly in an Area of Consistency where significant growth is unlikely or undesirable, and where any new development or redevelopment will need to be consistent with the established character of the surrounding context. The applicant argues that the existing zoning is inappropriate because it meets Criteria 3.

The applicant's policy-based analysis demonstrates that the request would further a preponderance of applicable Comprehensive Plan goals and policies and therefore would be more advantageous to the community than the current zoning. It would allow a replat of the lot line that would be advantageous for the property owner of the subject site and the neighboring property directly to the west while maintaining the single-family residential character of the area. This rezone would allow a portion of the subject site to be combined with the neighboring R-1C parcel to the west to provide sufficient setbacks for that property owner's desire to build an ADU. **The response to Criterion B is sufficient.**

(c) If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant Response: *This criterion is not applicable because the proposed amendment is located wholly in an Area of Consistency, as shown in the ABC Comp Plan.*

Staff's Response: The subject site is located wholly in an Area of Consistency, as designated by the Comp Plan. **Therefore, the applicant's response for Criterion C is sufficient.**

(d) The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in IDO §14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

*Applicant Response: As shown below, most of the uses allowed within the R-1C zone are allowed within the RA zone. The area is largely characterized by residential uses and it would be advantageous to the existing residents for predictable residential uses to be located in this community and within an Area of Consistency.*

*The permissive uses between the R-1C zone designation and the R-A zone designation will be fewer, more limited and more controlled. None of the permissive uses would be harmful to the surrounding community. A majority of the permitted uses are also permitted on the adjacent and abutting properties. The uses will also be in line with adjacent properties. As a point of reference, below the outlined permissive uses in the R-1C zone district as identified in Table 4-2- 1 of the IDO.*

Permissive Uses in the R-1C Zone	Permissive Uses in the R-A Zone
Single-Family Detached on individual lots	Single-Family Detached on Individual lots
Cluster Development	Cluster Development
Cottage Development	Cottage Development
Community Residential Facility, Small	Community Residential Facility, Small
Community Center or Library	
Parks and Open Space	Parks and Open Space
Religious Institution	Religious Institution
Community Garden	Community Garden
	Equestrian Facility
	General Agricultural
	Nursery
Residential Community Amenity – Indoor & Outdoor	Residential Community Amenity – Indoor & Outdoor
Drainage Facility	Drainage Facility
Electric Utility	Electric Utility
Major Utility	Major Utility
Solar Energy Generation	Solar Energy Generation

*In comparing the permissive uses for each of these zone categories, the major difference is that the R-A zone category allows for agricultural type uses and the R-1C zone allows for a Community Center or Library. The proposed request will continue to allow for predictability on how the site is to be developed.*

Staff’s Response: The request is to rezone a portion of the subject site from R-A to R-1C. Staff notes that the applicant’s intent for the zone change is to facilitate a replat of the lot lines so that the property owner of the subject site can sell the westernmost 0.22 acres their property to their neighbor to the west. The neighbor to the west wants to combine this portion of land into their property in order to meet the necessary setback requirements to build an ADU. According to the IDO’s Allowable Uses table, Table 4-2-1, the R-1C zone designation is generally more restrictive than the current R-A zone, which permissively allows equestrian facilities, general agriculture, and nursery uses, and conditionally allows kennels, veterinary hospitals, and other pet services. Additionally, bed and breakfast lodging will be reduced to a conditional accessory use from a permissive accessory use under the

new R-1C designation. The only use that is made permissive under the new zone is the civic and institutional use of community centers and libraries. **The applicant's response to Criterion D is sufficient.**

(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:

1. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
2. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
3. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant.

*Applicant Response: The site falls within an area that has City infrastructure and public improvements that will have adequate capacity to serve the development made possible by the zone change meeting the requirements of sub-criterion 1. The site is near trail systems that exist along Unser and typical within this Community. The requested R-1C zone will reflect single-family residential uses and will maintain and support the character of the immediate area, which falls within an existing developed area. The established urban area has sufficient infrastructure to support the potential uses of the R-1C zone. The applicant recognizes that if the use change would cause the need for infrastructure improvements, the applicant would be responsible for providing them.*

Staff's Response: The subject site is currently served by infrastructure, which will have adequate capacity once the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement. Any future development on the portion of the subject site that is being rezoned, which is currently vacant, will be required to adhere to all obligations and standards under the IDO, DPM, and/or an Infrastructure Improvements Agreement. **The response to Criterion E is sufficient.**

(f) The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

*Applicant Response: The subject site is located along a local road (Westward Lane NW) and does not abut a major street, such as Unser. Justification is based on furthering a preponderance of applicable Comprehensive Plan policies as demonstrated in response to Criterion A.*

Staff's Response: The subject site is not along any major street. It is staff's understanding that the reason for the rezoning of the portion of the subject site is to facilitate a replat of the lot lines to combine the rezoned portion of the subject



site into the neighbor's lot to accommodate setback requirements for building an ADU. **The response to Criterion F is sufficient.**

- (g) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

*Applicant Response: The subject application is not based on economic considerations rather the interest lies in developing the abutting property with an Accessory Dwelling Unit. The subject application for the requested zone change is not based on the property's cost of land or economic consideration. As a result, the proposed zone change is necessary to enable development on the proposed new lot configuration. The cost of the land is not the primary determining factor in pursuit of the appropriate zoning.*

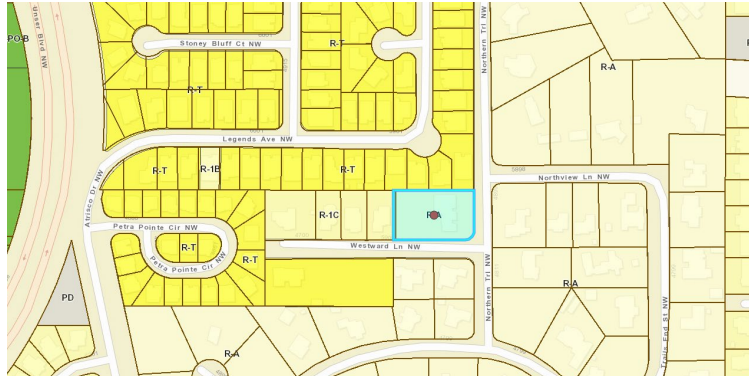
Staff's Response: It is staff's understanding that the reason for the rezoning of the portion of the subject site is to facilitate a replat of the lot lines to combine the rezoned portion of the subject site into the neighbor's lot to accommodate setback requirements for building an ADU. The applicant's justification is not completely or predominantly based on economic considerations. Rather, the applicant has adequately demonstrated that the request clearly facilitates a preponderance of applicable Comprehensive Plan goals and policies. **The response to Criterion G is sufficient.**

- (h) The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e., create a "spot zone") or to a strip of land along a street (i.e., create a "strip zone") unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:
1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.
  2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
  3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

*Applicant Response: Because the zone change request is for a zone that is identical to adjacent city properties, the proposed zone change does not create a "spot" or "strip zone". The request will continue to stabilize both land use and zoning. The Policy analysis demonstrates the zone change will clearly facilitate implementation of the Comprehensive Plan.*

Staff's Response: Staff agrees that the proposed zone change does not create a "spot zone" or a "strip zone." The request is to change a portion of the subject site from the R-A zone to R-1C. As can be seen in the zone map, several lots with an R-1C zone designation lie directly to the west of the subject site while parcels zoned

R-T, a slightly more intense residential zone designation, lie both to the north and southwest of the subject site. **The response to Criterion H is sufficient.**



## ***V. Agency & Neighborhood Concerns***

### ***Reviewing Agencies***

Most reviewing agencies either did not send a response, or stated that they had no comments. The City of Albuquerque Long Range Planning team and PNM were the only agency to leave a detailed comment. PNM's comment states that any new construction needs to abide by the procedures of PNM easements. Please see page 28 for further details on Agency Comments. CABQ Long Range Planning provided comment in support of the zone change states that the request is supported by Comprehensive Plan goals and policies.

### ***Neighborhood/Public***

The affected neighborhood associations are the Quaker Heights Neighborhood Association (NA), and the Taylor Ranch NA which were notified as required. Representatives of the Westside Coalition of Neighborhood Associations were also notified. Property owners within 100 feet of the subject site were also notified as required. A facilitated meeting was not requested or held.

Staff has not received public comments in support or opposition to the request.

## ***VI. Conclusion***

The request is for a zoning map amendment (zone change) for a 9,248 square foot portion of an approximately 1-acre site legally described as all or a portion of Lot 014, Quaker Heights Addition, located at 4815 Northern Trail NW, between Northern Trail and Atrisco Drive. The applicant is requesting to change this portion of the lot from an R-A zone designation to R-1C. The owner of 5909 Westward Lane NW, directly to the west of the subject site, intends to purchase the portion of the lot being rezoned to incorporate it into their property. The intent is to expand their lot to accommodate the setback requirements necessary to build an Accessory Dwelling Unit (ADU).

A zone change is required prior to a subdivision of land on the subject site, which is required for the purchase of the property and subsequent development of a future ADU. The DHO (Development Hearing Officer) Subdivision of Land-Minor process will not approve a plat that creates a floating zone line; therefore, the applicant must change the zoning on the westernmost 9,248 square foot portion of the site prior to submitting for a replat.

A zoning certificate will not be issued until the final plat is approved, although the DHO may move forward with reviewing the application for a replat if and when the EPC approves this zone change request. Furthermore, the location of the zone change must correspond with the location of the lot line being created with the replat pursuant to IDO §14-16-6-7(G)(2)(f).

The subject site is located in an Area of Consistency as designated by the Comprehensive Plan which has policies to protect and enhance the character of existing single-family neighborhoods. The applicant has referenced Comprehensive Plan goals and policies to justify the zone change and help reinforce that this zone change will not adversely affect the area.

The applicant provided notice of the application to all eligible neighborhood association representatives and adjacent property owners (within 100 feet) via certified mail and email, as required. Staff is not aware of any opposition to this request.

**Staff recommends approval.**

***Findings, Zoning Map Amendment (i.e., Zone Change)***

Project #: 2024-010612 / RZ: 2024-00035

1. This is a request for a zoning map amendment from R-A to R-1C for a 9,248 square foot portion of Lot 014 Quaker Heights Addition located at 4815 Northern Trail NW, between Northern Trail. and Atrisco Dr, containing approximately 1 acre.
2. The subject site was annexed to the City on January 28, 1965, as part of Ordinance 2628. There is no other known history about the subject site.
3. On December 5, 2023, the applicant and the neighbor directly to the west of 5909 Westward Lane NW, opened a case (case #PR-2023-009637) with the Development Facilitation Team (DFT) to apply for a replat. The applicant was instructed that a zone map amendment would be required for the replat to be approved because moving the property boundary to the east would create a floating zone line between the R-A and R-1C zone districts that the two properties are zoned.
4. The owner of 5909 Westward Lane NW, intends to purchase the westernmost 9,248 acre portion of the subject site to incorporate this portion of the lot into their property to expand their lot and meet the setback requirements necessary to build an Accessory Dwelling Unit (ADU).
5. A zone change is required prior to a subdivision of land on the subject site, which is required for the purchase of the property and subsequent development of the future ADU. The DHO (Development Hearing Officer) subdivision of land-minor process will not approve a plat that creates a floating zone line; therefore, the applicant must change the zoning on the westernmost portion of the site prior to submitting for a replat.
6. A zoning certificate will not be issued until the final plat is approved, although the DHO may move forward with reviewing the application for a replat if and this zone change request is approved.
7. Upon approval the location of the zone change must correspond with the location of the lot line being created with the replat pursuant to IDO §14-16-6-7(G)(2)(f) which states “If the Zoning Map Amendment will result in a zone boundary that does not coincide with a lot line (i.e. create a floating zone line), the 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.”
8. Upon approval the new zone line created between the new R-1C zone district and existing R-A zone district must correspond with the exact location of the lot line being proposed on the proposed plat which is located approximately 45.26’ from the westernmost wall of the residence at 4815 Northern Trail.
9. The EPC is hearing this case because the EPC is required to hear all zone change cases as, regardless of site size, in the city (IDO §14-16-6-7(G)).

10. The subject site is within an Area of Consistency as designated by the Comprehensive Plan.
11. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
12. The request furthers the following applicable Policies from the Comprehensive Plan Chapter 4 – Community Identity

- A. POLICY 4.1.1 DISTINCT COMMUNITIES: Encourage quality development that is consistent with the distinct character of communities.

The request could encourage development that of an ADU that is similar in character of the surrounding community. If the proposed ADU is developed will be required to follow IDO design guidelines that ensures that the ADUs meet setback requirements and basic design guidelines that help ensure compatibility in design with the primary residential structure pursuant to IDO §14-16-4-3(F)(6).

- B. POLICY 4.2.2 COMMUNITY ENGAGEMENT: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

The applicant reached out to the neighborhood associations required for notification of this process and posted the required signs before the EPC meeting, as directed. The applicant has provided notes from phone calls and other communications with neighbors who had questions or concerns about the proposed rezoning.

13. The request furthers the following applicable Goals and Policies from the Comprehensive Plan Chapter 5 - Land Use

- A. GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request would promote development that maximizes the utility of existing utilities and public facilities by allowing 0.212 acres (9,248 SF) of the subject site to be re-platted to allow the development of an ADU. An ADU would be in line with incremental housing that is able to utilize existing infrastructure.

- B. POLICY 5.3.1 INFILL DEVELOPMENT: Support additional growth in areas with existing infrastructure and public facilities.

The 0.212-acre (9,248 SF) portion of the subject site is vacant and located in an area already served by existing infrastructure and public facilities. The request is intended to facilitate construction of an ADU on the subject site, which would

occur in an area with adequate existing infrastructure and access to a range of public facilities.

- C. POLICY 5.3.2 LEAPFROG DEVELOPMENT: Discourage growth in areas without existing infrastructure and public facilities.

The intended goal of the request is to allow a replat of lot lines, ensuring the required setbacks for the neighbor to the west of the subject site to build an ADU. The possible addition of an ADU would help provide one more unit of housing in a developed residential area that is already served by infrastructure.

- D. GOAL 5.6 CITY DEVELOPMENT AREAS: Encourage and direct growth of Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

While the subject site is fully within an Area of Consistency, the requested zone change from R-A to R-1C is a change from one low-density residential zone designation to another. The R-1C zone designation is generally more restrictive than the current R-A zone, which permissively allows equestrian facilities, general agriculture, and nursery uses, and conditionally allows kennels, veterinary hospitals, and other pet services. Additionally, bed and breakfast lodging will be reduced to a conditional accessory use from a permissive accessory use under the new R-1C designation. The only use that is made permissive under the new zone is the civic and institutional use of community centers and libraries. The applicant's intent for the zone change is to facilitate a replat that could allow for the development of an ADU, which is permitted in both the R-A and R-1C zone districts, provided that setback requirements and other provisions of the IDO are followed. The zone change and associated replat will enable the homeowner directly west of the subject site to build an ADU, representing incremental growth in housing that reinforces the residential character of the surrounding area, which is consistent with the purpose of the Area of Consistency designation. The request furthers Goal 5.6, City Development Areas.

- E. POLICY 5.6.3 AREAS OF CONSISTENCY: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The request will maintain the existing low-density residential land use of the single-family neighborhood. The Comprehensive Plan states that Areas of Consistency may see some infill development, but new development will need to be compatible in scale and character with the surrounding area. The applicant seeks to change the zoning of the western 0.212 acres (9,248 square feet) of the subject site from R-A to R-1C to facilitate a replat (see IDO §14-16-6-6(K), Subdivision of Land – Minor, for the detailed process). Once complete, the



property owner to the west will have sufficient setbacks to build an ADU on their property, representing incremental growth in housing that is consistent with the purpose of the Area of Consistency designation.

14. The request furthers the following applicable Goal and Policy from the Comprehensive Plan Chapter 9 – Housing

- A. GOAL 9.1 SUPPLY: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

The requested zone change is intended to facilitate development of a future ADU. The community surrounding the subject site is primarily composed of larger single-family homes. The possible addition of an ADU in this community will represent a small incremental step toward adding more housing types, which could help provide housing at a different price point and accommodate the needs of residents at different stages of their lives.

- B. POLICY 9.2.1 COMPATIBILITY: Encourage housing development that enhances neighborhood character, maintain compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design and relationship to the street.

The request maintains the existing low-density residential land use of the area surrounding the subject site. The replat supported by this zone change will allow the property owner to the west to meet the setback requirements necessary to build an ADU, a use that is permitted in both the existing R-A zone designation and the proposed R-1C zone. The proposed zone change will maintain the residential character of the area and, after the replat, will provide the required setbacks for building an ADU—a type of housing that is compatible with the design and density of the existing residential neighborhood.

15. Pursuant to §14-16-6-7(G)(3) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria."

- 6-7(G)(3)(a) Consistency with the City's health, safety, morals, and general welfare is demonstrated by showing that a request furthers applicable Comprehensive Plan goals and policies and does not significantly conflict with them. The applicant's policy-based responses adequately demonstrate that the request clearly facilitates a preponderance of applicable goals and policies in the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, morals, and general welfare.

- 6-7(G)(3)(b) The subject site is located wholly in an Area of Consistency where significant growth is unlikely or undesirable, and where any new development or redevelopment must be consistent with the established character of the surrounding context. The applicant argues that the existing zoning is inappropriate because it meets Criteria 3.

The applicant's policy-based analysis demonstrates that the request would further a preponderance of applicable Comprehensive Plan goals and policies and therefore would be more advantageous to the community than the current zoning. It would allow a replat of the lot line that would be advantageous for the property owner of the subject site and the neighboring property directly to the west while maintaining the single-family residential character of the area. This rezone would allow a portion of the subject site to be combined with the neighboring R-1C parcel to the west to provide sufficient setbacks for that property owner's desire to build an ADU.

- 6-7(G)(3)(c) The subject site is located wholly in an Area of Consistency, as designated by the Comp Plan.

- 6-7(G)(3)(d) The request is to rezone a portion of the subject site from R-A to R-1C. Staff notes that the applicant's intent for the zone change is to facilitate a replat of the lot lines so that the property owner of the subject site can sell the westernmost 0.22 acres their property to their neighbor to the west. The neighbor to the west wants to combine this portion of land into their property in order to meet the necessary setback requirements to build an ADU. According to the IDO's Allowable Uses table, Table 4-2-1, the R-1C zone designation is generally more restrictive than the current R-A zone, which permissively allows equestrian facilities, general agriculture, and nursery uses, and conditionally allows kennels, veterinary hospitals, and other pet services. Additionally, bed and breakfast lodging will be reduced to a conditional accessory use from a permissive accessory use under the new R-1C designation. The only use that is made permissive under the new zone is the civic and institutional use of community centers and libraries.

- 6-7(G)(3)(e) The subject site is currently served by infrastructure, which will have adequate capacity once the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement. Any future development on the portion of the subject site that is being rezoned, which is currently vacant, will be required to adhere to all obligations and standards under the IDO, DPM, and/or an Infrastructure Improvements Agreement.

6-7(G)(3)(f) The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

The subject site is not along any major street. It is staff's understanding that the reason for the rezoning of the portion of the subject site is to facilitate a replat of the lot lines to combine the rezoned portion of the subject site into the neighbor's lot to accommodate setback requirements for building an ADU.

6-7(G)(3)(g) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

It is staff's understanding that the reason for the rezoning of the portion of the subject site is to facilitate a replat of the lot lines to combine the rezoned portion of the subject site into the neighbor's lot to accommodate setback requirements for building an ADU. The applicant's justification is not completely or predominantly based on economic considerations. Rather, the applicant has adequately demonstrated that the request clearly facilitates a preponderance of applicable Comprehensive Plan goals and policies.

6-7(G)(3)(h) Staff agrees that the proposed zone change does not create a "spot zone" or a "strip zone." The request is to change a portion of the subject site from the R-A zone to R-1C. As can be seen in the zone map, several lots with an R-1C zone designation lie directly to the west of the subject site while parcels zoned R-T, a slightly more intense residential zone designation, lie both to the north and southwest of the subject site.

16. The affected neighborhood associations are the Quaker Heights Neighborhood Association (NA), and the Taylor Ranch NA which were notified as required. Representatives of the Westside Coalition of Neighborhood Associations were also notified. Property owners within 100 feet of the subject site were also notified as required. A facilitated meeting was not requested or held. Staff has not received public comments in support or opposition to the request.

17. Staff has not received public comments in support or opposition to the request.

***Recommendation***

APPROVAL of Project #: 2024-010612 / RZ-2024-00035, a request for Zoning Map Amendment from R-A to R-1C for a 9,248 SF portion of Lot 014 Quaker Heights Addition, 4815 Northern Tr. NW, based on the preceding Findings.

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*Jude Miller*

Jude Miller  
Planner

Notice of Decision cc list:

JAG Planning and Zoning LLC, [jag@jagpandz.com](mailto:jag@jagpandz.com)  
Quaker Heights NA, Orlando Martinez, [lilog2002@yahoo.com](mailto:lilog2002@yahoo.com)  
Quaker Heights NA, Vanessa Alarid, [valarid@gmail.com](mailto:valarid@gmail.com)  
Taylor Ranch NA, [president@trna.org](mailto:president@trna.org)  
Taylor Ranch NA, Rene Horvath, [aboard111@gmail.com](mailto:aboard111@gmail.com)  
Taylor Ranch NA, Evelyn Rivera, [rioreal@earthlink.net](mailto:rioreal@earthlink.net)  
Westside Coalition of NAs, Rene Horvath, [aboard111@gmail.com](mailto:aboard111@gmail.com)  
Westside Coalition of NAs, Elizabeth Haley, [elizabethkayhaley@gmail.com](mailto:elizabethkayhaley@gmail.com)  
Legal, [acon@cabq.gov](mailto:acon@cabq.gov)  
Legal, [Dking@cabq.gov](mailto:Dking@cabq.gov)  
Legal, [Nasanchez@cabq.gov](mailto:Nasanchez@cabq.gov)  
EPC file

***Agency Comments.***

PLANNING DEPARTMENT

*Long Range Planning*

The request is for a Zoning Map Amendment (ZMA) from R-A to R-1C for an approximately 0.66-acre site located at 4815 Northern Trail NW, for the purposes of subdividing the property and facilitating the development of an Accessory Dwelling Unit. This request is supported by Comprehensive Plan goals and policies, particularly those related to Land Use, Urban Design, and Housing, all while maintaining Community Identity for the area. The subject site contains a single-family dwelling, is located within a designated Area of Consistency, and the West Mesa CPA. The request would not result in a spot zone. The requested ZMA will also serve to support the existing pattern of land use, and development density and intensity immediately surrounding the subject site. Long Range Planning Staff also notes that reinforcing the established character of the existing neighborhood is also identified in the purpose statement for the requested R-1C zoning designation.

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

*Solid Waste Department*

No Comment at this time.

OTHER AGENCIES

*Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)*

AMAFCA has no adverse comments to the zone map change.

*Bernalillo County*

No Adverse Comments

*Mid-Region Metropolitan Planning Organization (MRMPO)*

MRMPO has no adverse comments.

*Public Service Company of New Mexico (PNM)*

There are PNM facilities and/or easements along the west and north sides of the site, and along the Westward Land and Northern Trail frontages.

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located within the property and to abide by any conditions or terms of those easements.

Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

Any existing and/or new PNM easements and facilities need to be reflected on any future Site Plan and any future Plat.

Structures, especially those made of metal like restrooms, storage buildings, and canopies, should not be within or near PNM easements without close coordination with and agreement from PNM.

Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

A) PHOTOGRAPHS



**Figure 1:** 3D birds eye views provided by Google Earth from 2022, looking North, showing the overall site.



**Figure 2:** Looking West toward the subject site from Northern Trail.



**Figure 3:** View looking North toward the subject site from Westward Lane.





**Figure 4:** Looking west down Westward Lane from the corner of Northern Trail and Westward Lane.



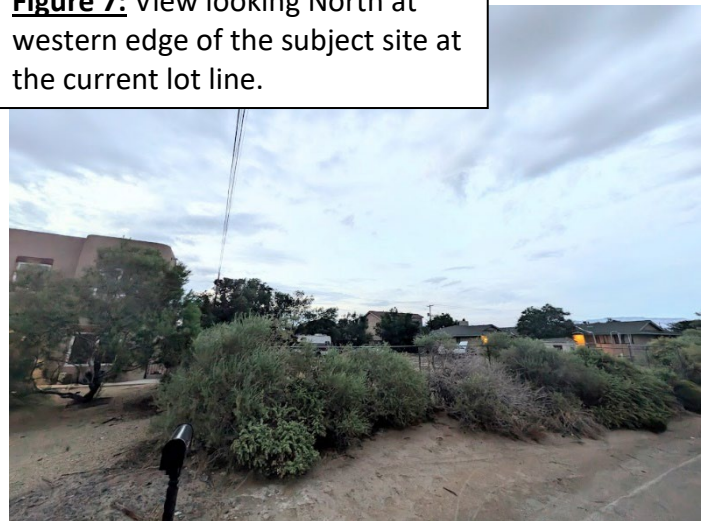
**Figure 5:** View looking west down Westward Lane from the western edge of the subject site.



**Figure 6:** View looking South from Northern Trail toward the subject site.



**Figure 7:** View looking North at western edge of the subject site at the current lot line.





**Figure 8 & 9:** Required sign postings at the site.  
(1) sign on Northern Trail NW.  
(1) sign on Westward Lane NW.



## B) APPLICATION INFORMATION





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

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Alternative Landscape Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input checked="" type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

**APPLICATION INFORMATION**

Applicant: <b>Lolo E. Chavez</b>		Phone: <b>(505) 362-8903</b>
Address: <b>4815 Northern Trail NW</b>		Email: <b>jag@jagpandz.com</b>
City: <b>Albuquerque</b>	State: <b>NM</b>	Zip: <b>87120</b>
Professional/Agent (if any): <b>JAG Planning &amp; Zoning, LLC – Juanita Garcia</b>		Phone: <b>(505) 362-8903</b>
Address: <b>P.O. Box 7857</b>		Email: <b>jag@jagpandz.com</b>
City: <b>Albuquerque</b>	State: <b>NM</b>	Zip: <b>87194</b>
Proprietary Interest in Site: <b>Owner</b>	List all owners: <b>Lolo Chavez</b>	

**BRIEF DESCRIPTION OF REQUEST**

Amendment to Zoning Map – EPC, for the westerly portion of 4815 Northern Trail NW, from R-A to R-1 C.

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

Lot or Tract No.: <b>14</b>	Block:	Unit:
Subdivision/Addition: <b>Quaker Heights Addition</b>	MRGCD Map No.:	UPC Code: <b>101106111626430817</b>
Zone Atlas Page(s): <b>C</b>	Existing Zoning: <b>R-A</b>	Proposed Zoning: <b>R-1C</b>
# of Existing Lots: <b>1</b>	# of Proposed Lots: <b>No change</b>	Total Area of Site (acres): <b>.66 Acres</b>

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: <b>4815 Northern Trail NW</b>	Between: <b>Unser Blvd NW</b>	and: <b>Northern Trail NW</b>
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**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

**PR-2023-009637, PS-2023-00210, PS-2024-000084 and PA-24-113**

Signature:	Date: <b>06/11/2024</b>
Printed Name: <b>JAG Planning &amp; Zoning, LLC – Juanita Garcia</b>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #



**Form Z: Policy Decisions**

**Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.**

A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

**INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)**

- Interpreter Needed for Hearing?  if yes, indicate language: \_\_\_\_\_
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Letter of authorization from the property owner if application is submitted by an agent
- Traffic Impact Study (TIS) form (not required for Amendment to IDO Text)
- Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (not required for Amendment to IDO Text) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

**ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

**ADOPTION OR AMENDMENT OF FACILITY PLAN**

- Plan, or part of plan, to be amended with changes noted and marked
- Letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-7(A)(3) or 14-16-6-7(B)(3), as applicable
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - Proof of emailed notice to affected Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

**AMENDMENT TO IDO TEXT**

- Section(s) of the Integrated Development Ordinance to be amended with changes noted and marked
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(D)(3)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing


**ZONING MAP AMENDMENT – EPC**

**ZONING MAP AMENDMENT – COUNCIL**

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(F)(3) or Section 14-16-6-7(G)(3), as applicable
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - Proof of emailed notice to affected Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement

**ANNEXATION OF LAND**

- Application for Zoning Map Amendment *Establishment of zoning must be applied for simultaneously with Annexation of Land.*
- Petition for Annexation Form and necessary attachments
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(E)(3)
- Board of County Commissioners (BCC) Notice of Decision


<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
Signature: <u>Juanita Garcia</u>	Date: <u>6/11/2024</u>
Printed Name: <u>Juanita Garcia - JAG Planning + Zoning</u>	Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Project Number: _____	Case Numbers: _____
Staff Signature: _____	
Date: _____	



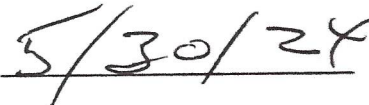
## LETTER OF AUTHORIZATION

**Subject Property: 4815 Northern Trail NW, Lot 14,  
Quaker Heights Addition, containing approximately  
.66 acres**

I, the undersigned owner of subject property, hereby designate JAG Planning & Zoning, LLC to be my authorized representative for the Zone Map Amendment Application associated with this property.

  
\_\_\_\_\_

Lolo Chavez

  
\_\_\_\_\_

Date



June 6, 2024

Jonathan R. Hollinger, Chairman  
Environmental Planning Commission  
City of Albuquerque

Re: Zone Map Amendment

Dear Mr. Chairman,

JAG Planning and Zoning, on behalf of Lolo Chavez, is requesting approval of a zone map amendment from R-A (Rural and Agricultural Zone) to R-1C (Single Family Residential – Large Lot) for a portion of Lot 14, Quaker Heights Addition, located at 4815 Northern Trail NW, and containing approximately .66 acres (F-11).

### Existing Conditions & Zoning

The property is located on the northwest corner of Northern Trail NW and Westward Lane NW. The nearest major intersection is Coors Blvd NW and Namaste NW and the subject property is located north of Namaste and west of Coors Blvd. The subject site currently contains a single-family dwelling unit, which is located toward the front of the property leaving a large open area within the back portion of the property. The surrounding area is comprised of mostly single-family dwelling units along all sides of the property.



View of a portion of 4815 Northern Trail NW from Westward LN NW



The previous picture shows the area that is proposed to have its zone category changed with this request. The site contains a public utility pole along the west side of the property with an overhead wire, which will be in the middle of the new proposed lot.



Front of 4815 Northern Trail NW – Looking West



Looking East from 4815 Northern Trail NW

The site is surrounded by detached single-family residential development. It appears that most of the properties surrounding the site, including the subject site, was likely annexed into the City of Albuquerque from Bernalillo County in 1974 (AX-74).



From 4815 Northern Trail NW – Looking North and East



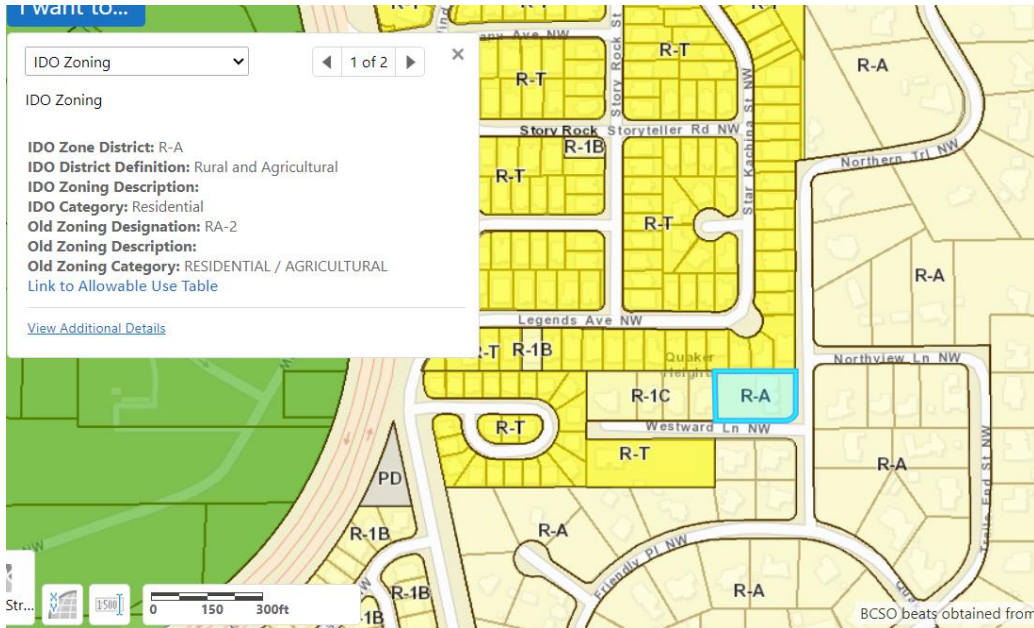
From 4815 Northern Trail NW – Looking East & South

The following provides information regarding the zoning of adjacent properties and their land uses. Based on the information below, the adjacent properties are zoned for residential uses and the uses are consistent with the proposed zone map amendment.



## SURROUNDING ZONING & LAND USE

	Zoning	Land Use
<i>Subject Site</i>	R-A	<i>Single-Family Dwelling</i>
North	R-T	Single-Family Dwelling
South	R-A	Single-Family Dwelling
East	R-A	<i>Single-Family Dwelling</i>
West	R-1C	<i>Single-Family Dwelling</i>



### The Zone Map Amendment Request

The applicant is proposing to remove an approximate area of 9,247.95 square feet (70 x 131.85) of the existing property and have it combined with the neighboring property to the west. In order to have a portion of this property incorporated with the neighboring property, a zone map amendment will be required since the two lots have two different zone categories.

The property owner to the west is interested in constructing an accessory dwelling unit, but does not have the size of property that is required to meet the setbacks for an accessory dwelling. There are many steps required to accomplish what is ultimately envisioned for this area.

First, the applicant and the neighboring property owner needed to submit a “sketch plat” subdivision application to be considered by the Development Facilitation Team (DFT). The purpose of the sketch plat application is to determine what improvements would be required of the request. The applicant’s sketch plat application was heard on May 1, 2024 (PS-2024-00084) and comments were received by all

pertinent department and have been included with this application. Comments from the Planning Department indicated that a zone map amendment would be required prior to finalizing the subdivision application.

The second step is to apply for this zone map amendment for a portion of the subject property since the IDO does not allow for “floating zone line.” Section 6-7(G)(2)(f) of the IDO states, ***If the Zoning Map Amendment will result in a zone boundary that does not coincide with a lot line (i.e. create a floating zone line), the 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.***

The proposed zoning for a portion of the subject property is R-1C (Residential — Single Family, Large Lot). This is the zoning of the lots immediately west of the subject site. The purpose of the R-1 zone district, as per IDO Subsection 14-16-2-3(B)(1), is to "provide for neighborhoods of single-family homes on individual lots of variety sizes and dimensions. Primary land uses include single-family detached homes on individual lots, with limited civic and institutional uses to the serve surrounding residential area." The "C" in the R-1C refers to second largest minimum lot size, lot width and setback standards in the R1 zone as summarized in Table 2-3-3.

**R-1C Dimensional Standards**  
**Lot size minimum: 7,000 square feet**  
**Lot width minimum: 50 feet**  
**Front setback minimum: 15 feet**  
**Side setback minimum: 5 feet (Interior) 10 feet (Corner)**  
**Rear setback minimum: 15 feet**  
**Building height maximum: 26 feet**

The requested R-1C zone is a base zone district. The allowable uses in the R-1C and any use specific standards are established in the IDO. Future dimensional standards would be governed by dimensional standards specific to R-1 and city-wide standards in Table 2-3-4. Any development would be reviewed administratively.

The R-1C zone will allow for consistency in character and permissive uses of the immediate single-family residential development located further west. The zone change request to R-1C will enable the neighboring property owner to construct an accessory dwelling unit. The request is in an Area of Consistency and is not in a designated Activity Center or along a designated Corridor. Furthermore, no overlay zones apply.

### **Compliance with the R-A Zone**

This request is to amend the zoning of a portion of the subject property, which means that the remaining area of the subject property will retain R-A zoning. The remaining portion of the subject property with the R-A zone will continue to meet the minimum lot size, lot width and setback standards of the R-A zone as summarized in Table 2-3-1 of the IDO.

**R-A Dimensional Standards**  
**Lot size minimum: 10,890 square feet**  
**Lot width minimum: 75 feet**  
**Front setback minimum: 20 feet**  
**Side setback minimum: 10 feet (Interior and Corner)**  
**Rear setback minimum: 25 feet**  
**Building height maximum: 26 feet**

Based on the proposed plat, the remaining portion of the subject property that will remain with R-A zoning will meet all of the dimensional standards outlined above. Comments from Code Enforcement regarding the proposed plat identifies contextual lot sizes for this area and provided the allowable lot size range as:

Minimum lot size 75% = .3025 acre  
Maximum lot size 125% = .5041 acre

Additionally, notes from Code Enforcement indicate that, “Contextual lot size calculations were based on the lots fronting Westward Lane, the same street as the proposed lot for new development. Total = 2.8228 acres/ 7 lots = 0.4033 Average Lot Size.”

Based on these calculations, Code Enforcement had “no further comments nor any objections to the proposed re-plat action.”

#### **Response to 14-16-6-7(G)(3) – Review and Decision Criteria**

This request for a Zone Map Amendment meets the Review and Decision Criteria outlined in the IDO, Section 6-7(G)(3) in the following manner: The responses provided below show how the requested zone is consistent with the growth and development patterns desired by the City.

**Section 6-7(G)(3)(a): The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comprehensive Plan (ABC Comp Plan), as amended, and other applicable plans adopted by the City.**

Applicant’s response: The proposed zone map amendment is consistent with the health, safety, and general welfare of the City by furthering and not in conflict with the ABC Comprehensive Plan with applicable Goals and Policies in the following manner:

#### **Chapter 4 – Community Identity**

#### **Community Identity Goal 4.1 Character: Enhance, Protect and Preserve distinct communities.**

Applicant’s response: The subject site is located within the West Mesa Community Planning Area. The Comprehensive Plan identifies this area as “Bounded by I-40 on the south, the Rio

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Grande to the east, and Montano Road to the north, this area is developed primarily as residential subdivisions, with commercial activity along Coors Boulevard. With spectacular views to the volcanoes and the Sandia Mountains, it is characterized by its proximity to the Northwest Mesa Escarpment, Petroglyph National Monument, and the Bosque.”

This is a request for a Zone Map Amendment from R-A to R-1(C) – Single Family Development (Large Lot), which is consistent with properties located west of the subject site within this portion of the West Mesa Community Planning Area. If approved, the proposed request will further Goal 4.1, by changing the site’s zone category to one that is compatible with the area. The proposed zone change will take place in a distinct community within the West Mesa CPA. The particular area appears to have been annexed into the City of Albuquerque in the 1970’s, which provided larger lots with minimal infrastructure improvements. This part of the West Mesa is similar to rural portions of Bernalillo County that are adjacent to the city limits. This particular request will not alter the distinct character of this area. The proposed R-1C zone, as confirmed by Code Enforcement’s DFT comments, will allow the site to meet contextual lot size requirements, which is used to reinforce the scale and character of the area. The proposed amendment will enhance, protect and preserve the distinct community within this portion of the West Mesa Community Planning Area. Furthermore, future development will continue to be subject to regulations identified within the IDO, DPM and other pertinent regulations, which will assist in maintaining the character of the area.

**Policy 4.1.2: Identity and Design: Protect the identity and cohesiveness of the neighborhoods by ensuring the appropriate scale and location of development, mix of uses and character of building design.**

Applicant’s Response: This request furthers Policy 4.1.2 because the zone change will allow an additional dwelling unit and will protect the existing identity and cohesiveness of the adjacent single-family developed lots. The proposed zone will allow development of an accessory dwelling unit at a scale and density that is appropriate for the area. This request will be consistent with the character of the neighborhood, which is predominantly single-family development.

The general area also contains neighborhood scale commercial uses, existing infrastructure and facilities such as public trails and open spaces, schools and community centers that will be supported by this request. The requested zone will provide an opportunity for a cohesive addition to the neighborhood with a zone designation that currently exists on the adjoining lots. The R-A zone allows more uses than the requested R-1C zone, including an Equestrian Facility, General Agricultural or a Nursery. The request would establish a zone district that better matches the existing land use. In addition, the site will be subject to IDO requirements including dimensional standards (Table 2-3-3) and building design standards (14-16-5-11). These regulations will help ensure appropriate scale and location of development and character of building design, thereby, furthering Policy 4.1.2.

**Policy 4.2.2 Community Engagement: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.**

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Applicant's Response: The request furthers Policy 4.2.2 because the applicant did reach out to neighborhood associations required for notification of this process. The applicant did not receive any response from the affected neighborhood associations to discuss this request. However, the applicant is still willing to facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents, as preferred in Policy 4.2.2.

**Chapter 5 – Land Use**

**Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.**

Applicant's Response: The request furthers Goal 5.2 by allowing the site to be developed in a manner that will remain consistent with the community. The requested R-1C base zone district will facilitate the opportunity to allow for an additional accessory dwelling unit, constructed in a form and at a scale appropriate for this neighborhood. The character of the neighborhood includes mostly single-family development, and this request will allow the character of the neighborhood to remain. The proposed request will maintain the characteristics of this distinct community through zoning and design standards that will be consistent with long-established residential development pattern. The area also contains neighborhood scale retail and service uses, existing infrastructure and facilities such as public trails and open spaces, schools and community centers that will be supported by this request. The proposed zone category will allow the site to remain residential, further fostering a community where residents can live, work, learn, shop and play together as preferred within Goal 5.2.

**Policy 5.2.1. Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.**

Applicant's Response: The request furthers Policy 5.2.1 because the zone change from R-A to R-1C will facilitate development that will sustain the surrounding distinct community. The requested R-1C base zone district will facilitate an accessory dwelling unit in a form and at a scale appropriate for this neighborhood. The requested zone, R-1C, exists on adjacent properties and this application supports and assures the creation and maintenance of a healthy and sustainable community by adding compatible uses that reflect the immediately surrounding development. The subject site was created as a very large lot, in comparison to the lots immediately north of the subject site and is not being used to its full potential. Approving this request will allow the land to have a more productive use in areas that are under-utilized, as preferred in Policy 5.2.1. of the Comprehensive Plan. The area also contains neighborhood scale commercial uses, existing infrastructure and facilities such as public trails and open spaces, schools and community centers that will be supported by this request.

**Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.**

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Applicant's Response: The request furthers Goal 5.3 by allowing the site to be developed in a manner that will utilize existing infrastructure and the surrounding public facilities, such as roads, utilities, trails and open spaces to support the public good. The site is accessible from Northern Trail NW and Westward Lane NW to the south. The site abuts a local street that can accommodate an accessory dwelling unit within the existing single-family residential development. The site also has access to existing public water and sewer service, provided by the Albuquerque/Bernalillo County Water Authority (ABCWUA), dedicated public open spaces located along Unser Blvd that are accessible and are within walking and biking distances.

**Policy 5.3.1 Infill Development Support additional growth in areas with existing infrastructure and public facilities.**

Applicant's response: The request furthers Policy 5.3.1 because it would facilitate an opportunity for an accessory dwelling unit in an area already served by existing infrastructure and public facilities, which generally promotes efficient use of land to support the public good. Because the site in question is in an area with existing infrastructure, changing the zoning from RA to R-1C allows the site to be developed supporting additional infill development. Adjacent properties with the requested R-1C zone are currently developed because they achieve or are close to the minimum lot sizes. This type of infill development would be supported with existing infrastructure and public facilities in a form and scale that is compatible with the immediate area.

**Goal 5.6 City Development Areas: Encourage and direct growth of Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.**

Applicant's response: The request furthers Goal 5.6 because the subject site is designated as an Area of Consistency and the rezone will serve as an opportunity to reinforce the character and intensity of the surrounding area. The site is expected to be developed in accordance with the IDO that include dimensional standards and design standards that pertain to residential development. The site is adjacent to areas also designated as Areas of Consistency and characterized by mostly existing low-density residential uses along with existing neighborhood commercial uses nearby. Being designated the same as the surrounding neighborhoods will reinforce and reflect the character and identity of those properties within the Area of Consistency.

**Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.**

Applicant's response: The request furthers Policy 5.6.3 because the requested R-1C zoning is consistent with the zoning on adjacent properties located to the west which will protect the character of the existing neighborhood. The requested zone on a portion of the subject site would allow a residential use that is generally considered compatible with existing residential uses. Therefore, the request would contribute to protecting and enhancing the character of the



surrounding, existing single-family neighborhood in this area outside of a designated Activity Center and not along a designated Corridor.

**Sub Policy 5.6.3.b: Ensure that development reinforces the scale, intensity and setbacks to the immediately surrounding context.**

Applicant's response: The request is for the same zone as adjacent properties and will ensure that future development will be subject to the same standards in relation to scale, intensity and setbacks. The subject site will be subject to IDO requirements including dimensional standards (Table 2-3-3) and building design standards (14-16-5-11). These regulations will help ensure appropriate scale and location of development and character of building design, thereby, furthering Policy 5.6.3.b.

**Sub Policy 5.6.3.d: In areas with predominantly single-family residential uses, support zone changes that help align the appropriate zone with existing land uses.**

Applicant's Response: Currently, the property to the west cannot accommodate an accessory dwelling unit given the size of the property to the west. The requested zone will help align the appropriate zoning with a proposed accessory dwelling unit.

**Chapter 9 – Housing**

**Housing Goal 9.2 Sustainable Design: Promote housing design that is sustainable and compatible with the natural and built environments.**

Applicant's response: The request furthers Goal 9.2 because the proposed zone category will be consistent with properties immediately adjacent to the property. The subject site will be subject to existing development standards identified within the IDO and strict residential building requirements. If approved, the site will be subject to the minimum lot size requirements of 7,000 square feet of area and 50' wide lots as identified in the IDO with the allowance of an accessory dwelling unit, allowing development to be sustainable and compatible with the natural and built environment.

**Policy 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintain compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design and relationship to the street.**

Applicant's response: The request furthers Policy 9.2.1 because the requested zone enhances neighborhood character, maintains compatibility with surrounding land uses and responds to the development context by matching adjacent zoning. The proposed zone category will ensure appropriate development standards by matching adjacent densities and site design standards that have been established within the IDO. Existing single family residential development currently maintain access, site design and a relationship to the street, and this request will not allow for this to remain.

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**Summary:** Consistency with City’s health, safety, morals and general welfare are reflected in the policy analysis and demonstrate that the request furthers applicable Comprehensive Plan Goals and Policies. The requested zone change from RA to R-1C supports and reflects the intentions of the Comprehensive Plan. The R-1C is consistent and compatible with the adjacent and abutting properties and applies similar development patterns regarding uses, setbacks and density. Allowing single-family development reflects and supports the intent of the Areas of Consistency.

**Response to 6-7(G)(3)(b):** If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets the following criteria:

1. There was a typographical or clerical error when the zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
3. A different zone is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant’s Response: The requested R-1C zone will reinforce or strengthen the established character of the surrounding Area of Consistency by providing a zone category that is consistent with the property located to the west of the subject site. The use is consistent with the established character of the area which consists of single-family residential development. The proposed zone map amendment works best on the subject property if it is to be considered for a subdivision application. As previously mentioned, Section 6-7(G)(2)(f) of the IDO does not allow for a “floating zone” line when a subdivision of land is proposed; therefore, a zone map amendment is required. The policy analysis provides examples where this request furthers numerous Comprehensive Plan Goals and Policies regarding, consistent development, the relationship to this distinct community and the existing Areas of Consistency adjacent to the site.

The proposed zone change would allow the proposed development to remain in compliance with the IDO; therefore, criteria number 3 applies in that this zone map amendment would be more advantageous to the community patterns of land use, development density and intensity as articulated by the ABC Comp Plan as amended.

**Response to 6-7(G)(3)(c):** If the proposed amendment is located wholly or partially in an Area of Change (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that



character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets the following criteria:

1. There was a typographical or clerical error when the zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
3. A different zone is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant’s Response: This criterion is not applicable because the proposed amendment is located wholly in an Area of Consistency, as shown in the ABC Comp Plan.

**Response to 6-7(G)(3)(d): The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.**

Applicant’s Response: As shown below, most of the uses allowed within the R-1C zone are allowed within the RA zone. The area is largely characterized by residential uses and it would be advantageous to the existing residents for predictable residential uses to be located in this community and within an Area of Consistency.

The permissive uses between the R-1C zone designation and the R-A zone designation will be fewer, more limited and more controlled. None of the permissive uses would be harmful to the surrounding community. A majority of the permitted uses are also permitted on the adjacent and abutting properties. The uses will also be in line with adjacent properties. As a point of reference, below the outlined permissive uses in the R-1C zone district as identified in Table 4-2-1 of the IDO.

Permissive Uses in the R-1C Zone	Permissive Uses in the R-A Zone
Single-Family Detached on individual lots	Single-Family Detached on Individual lots
Cluster Development	Cluster Development
Cottage Development	Cottage Development
Community Residential Facility, Small	Community Residential Facility, Small
Community Center or Library	
Parks and Open Space	Parks and Open Space
Religious Institution	Religious Institution
Community Garden	Community Garden
	Equestrian Facility
	General Agricultural
	Nursery

Residential Community Amenity – Indoor & Outdoor	Residential Community Amenity – Indoor & Outdoor
Drainage Facility	Drainage Facility
Electric Utility	Electric Utility
Major Utility	Major Utility
Solar Energy Generation	Solar Energy Generation

In comparing the permissive uses for each of these zone categories, the major difference is that the R-A zone category allows for agricultural type uses and the R-1C zone allows for a Community Center or Library. The proposed request will continue to allow for predictability on how the site is to be developed.

**Response to 6-7(G)(3)(e): The City’s infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:**

1. Have adequate capacity to serve the development made possible by the change of zone.
2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funding during the next calendar year.
3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant.

Applicant’s Response: The site falls within an area that has City infrastructure and public improvements that will have adequate capacity to serve the development made possible by the zone change meeting the requirements of sub-criterion 1. The site is near trail systems that exist along Unser and typical within this Community. The requested R-1C zone will reflect single-family residential uses and will maintain and support the character of the immediate area, which falls within an existing developed area. The established urban area has sufficient infrastructure to support the potential uses of the R-1C zone. The applicant recognizes that if the use change would cause the need for infrastructure improvements, the applicant would be responsible for providing them.

**Response to 6-7(G)(3)(f): The applicant’s justification for the requested zone change is not completely based on the property’s location on a major street.**

Applicant’s Response: The subject site is located along a local road (Westward Lane NW) and does not abut a major street, such as Unser. Justification is based on furthering a preponderance of applicable Comprehensive Plan policies as demonstrated in response to Criterion A.

**Response to 6-7(G)(3)(g): The applicant’s justification is not based completely or predominantly on the cost of land or economic considerations.**

Applicant’s Response: The subject application is not based on economic considerations rather the interest lies in developing the abutting property with an Accessory Dwelling Unit. The subject application for the requested zone change is not based on the property’s cost of land or economic consideration. As a result, the proposed zone change is necessary to enable development on the proposed new lot configuration. The cost of the land is not the primary determining factor in pursuit of the appropriate zoning.

**Response to 6-7(G)(3)(h): The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a “spot zone”) or strip of land along a street (i.e. a “strip zone”) unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:**

1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.
2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

Applicant’s Response: Because the zone change request is for a zone that is identical to adjacent city properties, the proposed zone change does not create a “spot” or “strip zone”. The request will continue to stabilize both land use and zoning. The Policy analysis demonstrates the zone change will clearly facilitate implementation of the Comprehensive Plan.

### **Neighborhood Notification**

The Westside Coalition of Neighborhood Associations, Quaker Heights Neighborhood Association and the Taylor Ranch Neighborhood Association were initially notified of this request on May 17, 2024. The applicant received no response from any of the notified neighborhood associations, therefore, no meeting occurred. However, the applicant is still willing to discuss this application with affected neighborhood associations or adjacent property owners prior to the EPC hearing date. An update regarding neighborhood notification will be provided at the August 15, 2024 EPC hearing date.

### **Conclusion**

The requested Zone Map Amendment will allow the property owner to develop the site with compatible uses at an appropriate location. The applicant argues that the Policy based analysis illustrates that the request furthers a preponderance of the applicable Goals and Policies of the Comprehensive Plan and does not conflict with them. The request clearly facilitates implementation of the Comprehensive Plan.

---

Thank you for your consideration on this matter.

Sincerely,

*Juanita Garcia*

Juanita Garcia  
Principal  
JAG Planning & Zoning, LLC

**PRE-APPLICATION REVIEW NOTES**

PA#: 24-115 Notes Provided (date): 2-21-24

Site Address and/or Location: 4815 Northern Tr NW

Pre-application notes are for informational purposes only and are non-binding and do not constitute any type of approval and are not certificates of zoning. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

Request: Replat lot and zone change

**Basic Site Information**

Current Use(s): Residential

Size (acreage): ~0.21 acres

Zoning: R-A

Overlay Zone(s): NA

**Comprehensive Plan Designations**

Development Area: Consistency

Corridor(s): NA

Center: NA

Near Major Public Open Space (MPOS)?: No

**Integrated Development Ordinance (IDO)**

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc. <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

Proposed Use(s): ADU (Accessory Dwelling Unit)

Use Specific Standards: 4-3(F)(6) Dwelling Unit, Accessory

Applicable Definition(s):

**Dwelling Unit, Accessory:** A dwelling unit that is accessory to a primary single-family or two-family detached dwelling or a non-residential primary use. A detached accessory dwelling unit is also considered an accessory building. See also Dwelling Definitions for Dwelling, Live/work; Dwelling, Single family Detached; and Dwelling, Two-family Detached (Duplex); Kitchen; and Measurement Definitions for Accessory Dwelling Unit.

Sensitive Lands: *Please see IDO Section 14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.*

**Notice**

Neighborhood Meeting Offer Required? (see IDO Table 6-1-1). If yes, please refer to:

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

**Process**

Decision Type(s) (see IDO Table 6-1-1): Subdivision of Land Minor & Zoning Map Amendment

Specific Procedure(s)\*: 14-16-6-6(K) & 14-16-6-7(G)

*\*Please refer to specific procedures for relevant decision criteria required to be addressed.*

Decision Making Body/ies: DHO & EPC

Is this a PRT requirement? No

**Handouts Provided**

Zoning Map Amendment     Site Plan Amendments     Site Plan- EPC     DHO



- |  |   |  |                                      |
|--|---|--|--------------------------------------|
| <input type="checkbox"/> Site Plan- Administrative | <input type="checkbox"/> Variance-ZHE   | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Site History/Research     | <input type="checkbox"/> Transportation | <input type="checkbox"/> Hydrology       | <input type="checkbox"/> Fire        |

*If you have additional questions after reviewing these notes, or would like to schedule a follow up call or meeting, please contact Staff at [planningprt@cabq.gov](mailto:planningprt@cabq.gov). Please include the PA# with your inquiry.*

Additional Notes:

- For more helpful information about ADU's please visit:
  - [Accessory Dwelling Units \(ADUs\) FAQs — City of Albuquerque \(cabq.gov\)](#)
  - [Free Casita Construction Plans — City of Albuquerque \(cabq.gov\)](#)
- Please note that an ADU must be set back 10-feet from existing buildings and 5-feet from the side yard and rear yard lot lines.
- To move forward with obtaining a zone change on the property that the applicant is purchasing, a replat must be submitted to the DFT (Development Facilitation Team) for review. First seen as a sketch plat.
  - This will be a minor action by the DHO (Development Hearing Officer).
  - Before a Final Plat can be signed/approved, the zone change will need to occur. A condition will be placed on the Plat that once the Zone Change is approved to R-1C, the Plat can be finalized.
- Please submit the “preliminary” Plat or notes from the re-plat submittal detailing the condition that a zone change is needed with the Zoning Map Amendment application to the EPC (Environmental Planning Commission).
  - The EPC will not approve a zone change on a portion of a lot, so you will need this documentation showing that the re-plat requires the zone change (note: a zone change cannot be conditioned).
- Once the applicant has received notice for the zone change through the re-plat process, please submit an application for a zone change to the EPC.
- All zone changes are required to go through the Environmental Planning Commission (EPC) process, which is a public hearing. Information is available here: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- A zone change must be justified in writing, essay format, and respond to the zone change criteria in IDO 14-16-6-7(G)(3), a through h. Examples are available online. However, the assistance of a planning agent is highly recommended. They can do the whole application paperwork, or just the justification- whatever arrangements you make.
- More information about the zone change process can be found in the attached handout.
  - For a list of required forms please see the following web page under the Zoning Map Amendment header: [EPC Forms — City of Albuquerque \(cabq.gov\)](#)
    - Please note that form P1 is not needed for a zone change, only form z is needed among the other listed forms.
  - Please see form Z for a list of required items to be included with your application package. All items under “INFORMATION REQUIRED FOR ALL POLICY DECISIONS” and “ZONING MAP

AMENDMENT – EPC” are required. Please let me now if you have questions about the requirements n this list.

- Please see the following page for information regarding public notice: [Public Notice Requirement in the IDO — City of Albuquerque \(cabq.gov\)](https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice)
  - Notification is required for a zone change. Please refer to IDO Table 6-1-1 (p. 389 of the IDO). Emailed notification (on prescribed forms) to neighborhood contacts AND written notice to property owners (also on prescribed forms) is required. An online summary of IDO notice requirements is available here:  
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
  - Please provide all proof of notice with your application,
  - Please contact the Office of Neighborhood Coordination (ONC) to obtain the letter of neighborhood organization contact information (if there are any). The public notice inquiry form is available here: <https://www.cabq.gov/office-of-neighborhood-coordination/resources>
    - Offer of a pre-application neighborhood meeting is required. Please request the notice inquiry sheet here: [Pre-submittal Neighborhood Meeting Requirement in the IDO — City of Albuquerque \(cabq.gov\)](https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice) This also outlines details and steps. IF a meeting is not accepted/requested by a Neighborhood Association, then one is not required to be held.
  - For property owner notification, 14-16-6-4(K)(3)(c) specifies a distance of (partially or within) 100 feet of the subject site. To obtain a buffer map, please email [plnbuffermaps@cabq.gov](mailto:plnbuffermaps@cabq.gov) They will provide the map and mailing labels.
  - Certified mail is required. For proof of notification, please take a picture of the addressed, stamped envelopes before mailing them. Please don't put more than 9 or so envelopes in one picture; crowding them in reduces resolution and we can't read them on this end.
  - A yellow sign is required to be posted on the subject site. The signs are available at the Development Services Counter, Ground Floor. The sign shall be posted for 15 days prior to and after the Hearing date. (staff can discuss this with you after your application is accepted).

**Responses to Applicant Questions:**

1. Yes, the surveyor should start on the re-plat/lot line adjustment.
2. These notes will suffice as a pre-application review. If you need to meet with me after reviewing these notes, we can meet.
3. No, a DHO and Zone change cannot be done simultaneously, because the zoning on a portion of a lot cannot be changed prior to the replat being obtained. Once the replat is obtained, you can get a zone change.
4. See above for order of steps.



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 07 /2020)

**Project Title:** 4815 Northern Trail NW

Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_

Zone Atlas Page: F-11 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Lot 14, Quaker Heights Addition

Development Street Address: 4815 Northern Trail NW

**Applicant:** \_\_\_\_\_ **Lolo Chavez** \_\_\_\_\_ Contact: Juanita Garcia, JAG

Address: \_\_\_\_\_ P.O. Box 7857

Phone#: (505) 362-8903 Fax#: \_\_\_\_\_

E-mail: jag@jagpandz.com

### Development Information

Build out/Implementation Year: \_\_\_\_\_ Current/Proposed Zoning: R-A

Project Type: New: ( ) Change of Use: ( ) Same Use/Unchanged: ( ) Same Use/Increased Activity: ( )  
Change of Zoning: (X)

Proposed Use (mark all that apply): Residential: (X) Office: ( ) Retail: ( ) Mixed-Use: ( )

Describe development and Uses: Change of Zoning from R-A to R-1C

Days and Hours of Operation (if known): Same as existing

### Facility

Building Size (sq. ft.): unknown

Number of Residential Units: 1

Number of Commercial Units: None

### Traffic Considerations

ITE Trip Generation Land Use Code Unknown

Expected Number of Daily Visitors/Patrons (if known):\* Unknown

Expected Number of Employees (if known):\* None

Expected Number of Delivery Trucks/Buses per Day (if known):\* Unknown

Trip Generations during PM/AM Peak Hour (if known):\* Unknown

Driveway(s) Located on: Street Name Northern Trail NW



Adjacent Roadway(s) Posted Speed: Northern Trail NW Posted Speed 25  
Westward Lane NW Posted Speed 25

*\* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.)*

**Roadway Information (adjacent to site)**

Comprehensive Plan Corridor Designation/Functional Classification: Local  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Area of Consistency  
(urban center, employment center, activity center, etc.)

Jurisdiction of roadway (NMDOT, City, County): City of Albuquerque

Adjacent Roadway(s) Traffic Volume: unknown Volume-to-Capacity Ratio (v/c): unknown  
(if applicable)

Adjacent Transit Service(s): Coors and Unser Transit Routes Nearest Transit Stop(s): +100 feet

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: None along Northern Trail or Westward Land NW  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: No public sidewalks within this neighborhood.

**Relevant Web-sites for Filling out Roadway Information:**

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: See GIS map.

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidid=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: [http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL\\_Jun25.pdf](http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf) (Map Pages 75 to 81)

**TIS Determination**

**Note:** Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [ ] No [X]

Thresholds Met? Yes [ ] No [X]

Mitigating Reasons for Not Requiring TIS: Previously Studied: [ ]

Notes:

Zone Change for Adding Accessory Structure Will add 1 to 2 trips AM and PM

Curtis A Cherne  
TRAFFIC ENGINEER

6-10-24  
DATE

**Submittal**

The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

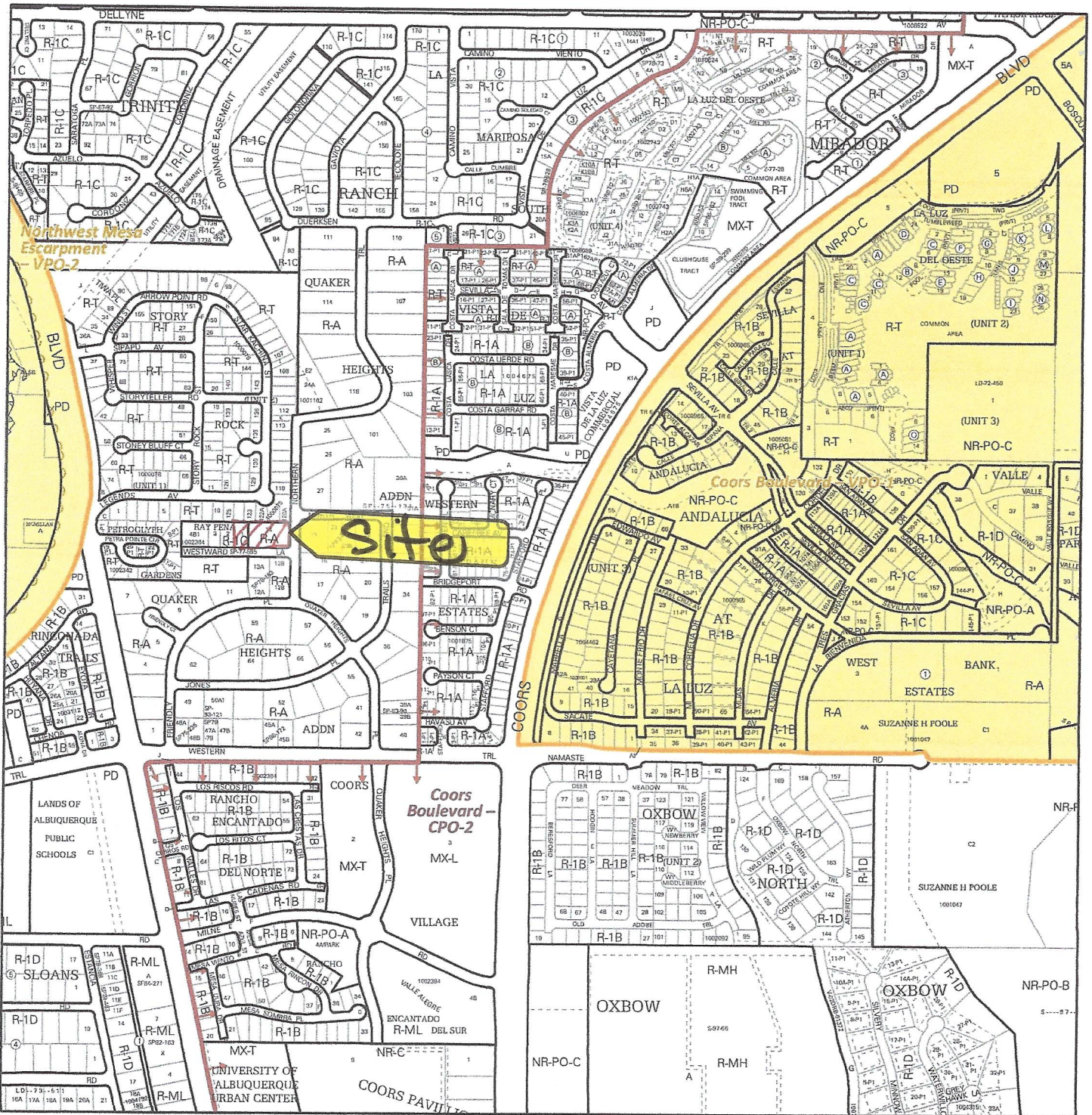
Submit by email to [plndrs@cabq.gov](mailto:plndrs@cabq.gov) and to the City Traffic Engineer [mgrush@cabq.gov](mailto:mgrush@cabq.gov). Call 924-3362 for information.

### Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:


1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
4. Location of nearby multi-use trails, if applicable ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify volume to capacity (v/c) ratio on this form.



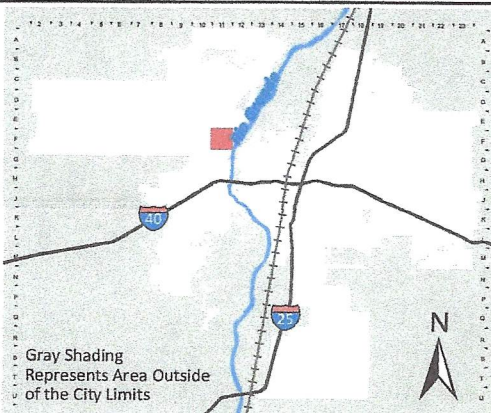


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018

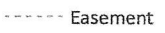
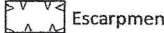



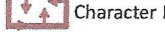




**IDO Zoning information as of May 17, 2018**  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**F-11-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



PLAT OF  
**LOT 1A, RAY PENA SUBDIVISION &  
 LOT 14A, QUAKER HEIGHTS SUBDIVISION**  
 WITHIN  
 SECTION 35, T. 11 N., R. 2 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2024

Area for Proposed Zone  
 Map Amendment from R-A  
 to R-1c

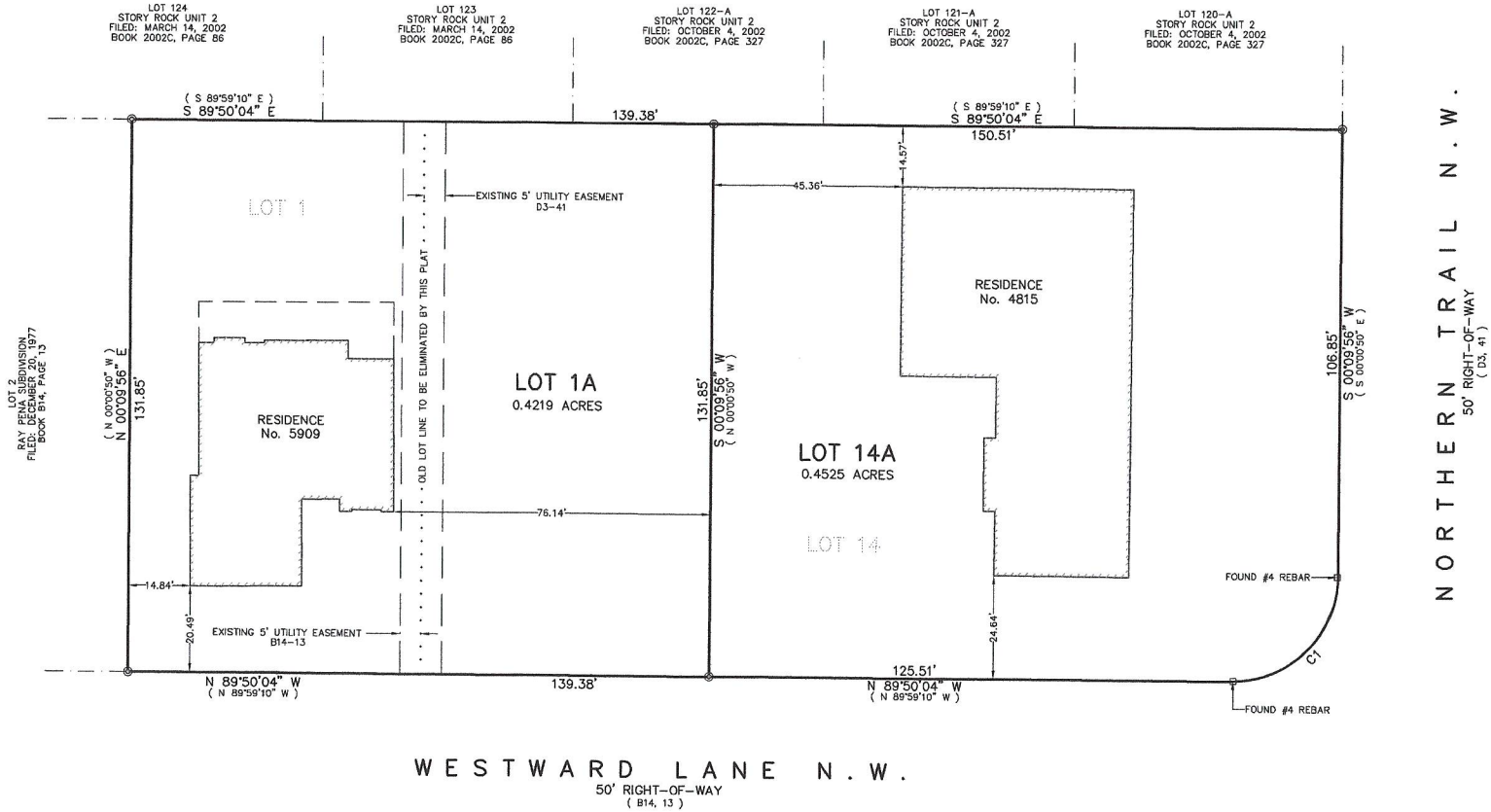


CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	16.39'	N 43°02'59" E	97°00'00"
	25.00'	39.27'	16.39'	N 44°58'10" E	80°00'00"

**PLAT OF  
LOT 1A, RAY PENA SUBDIVISION &  
LOT 14A, QUAKER HEIGHTS SUBDIVISION**

WITHIN  
SECTION 35, T. 11 N., R. 2 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL 2024





## **Development Facilitation Team (DFT) – Review Comments**

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**Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)**

<b>Project No: PR-2023-009637</b>	<b>Date: 5/1/2024</b>	<b>Agenda Item: #12</b>	<b>Zone Atlas Page: F-11</b>
<b>Legal Description: LOT 1 and LOT 14, RAY PENA AND QUAKER HEIGHTS SUBDIVISIONS.</b>			
<b>Request: Realignment of property between lot 1 Ray Pena Subd. and lot 14, quaker heights subdivision, grant public easements.</b>			
<b>Location: 5609 WESTWARD LANE NW &amp; 4815 NORTHERN TRAIL NW, BETWEEN UNSER NW and NORTHERN TR NW</b>			

### **Application For: PS-2024-00084 – SKETCH PLAT**

---

1. No objection to the proposed subdivision.
  - a. The proposed lots will have direct access to public water and public sanitary sewer infrastructure.
  - b. Please coordinate with the Fire Marshal Office to ensure adequate fire protection is in place for future development.

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

# DEVELOPMENT FACILITATIVE TEAM (DFT)

## Code Enforcement Comments

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

Jeff Palmer-Code Enforcement Supervisor  
Planning Department  
[jppalmer@cabq.gov](mailto:jppalmer@cabq.gov)

DATE: 05/01/2024

### **AGENDA ITEM NO: 12**

### **PROJECT NUMBER:**

**PR-2023-009637**

PS-2024-00084 – SKETCH PLAT

**ADDRESS/LOCATION:** LOT 1 AND LOT 14, RAY PENNA AND QUAKER HEIGHTS SUBDIVISIONS, to WESTWARD LANE NW & 4815 NORTHERN TRAIL NW between UNSER BLVD NW and NORTHERN TRAIL NW approximately 0.87 acre(s). (F-11)

**PROPERTY OWNER:** Melissa Ramirez and Lolo Chavez

**REQUEST:** Realignment of property between lot 1 Ray Pena Subd. and lot 14, quaker heights subdivision, grant public easements

**IDO:** 2022

### **COMMENTS:**

1. Property is zoned R-A, and must meet Dimensional Standards of IDO 5-1(C), Table 5-1-1, including minimum lot size of 10,890 ft (0.25 acre), minimum lot width of 75 ft, and setbacks of 20 ft Front; 10 ft, Side, and 25 ft, Rear.
2. Property is located within an Area of Consistency, as well, and must meet Contextual Lot Size standards, as per IDO 5-1(C)(2) for construction of new residential development.
3. Proposed lot sizes fall within the allowable contextual lot sizes for this area. Allowable lot size range:
  - Minimum lot size 75% = .3025 acre
  - Maximum lot size 125% = .5041 acre.

*Note: Contextual lot size calculations were based on the lots fronting on Westward Lane, the same street as the proposed lot for new development: Total = 2.8228 acres/7 lots = 0.4033 Average lot size.*
4. Code Enforcement has no further comments and no objections to the proposed re-plat action.

*Comments of 12/13/23 DFT Sketch Plat:*

***Property replat located at 4815 Northern Trail, to split 2/3-acre lot into two new lots:***

1. *Property is zoned R-A, and must meet Dimensional Standards of IDO 5-1(C), Table 5-1-1, including minimum lot size of 10,890 ft (0.25 acre), minimum lot width of 75 ft, and setbacks of 20 ft Front; 10 ft, Side, and 25 ft, Rear.*
2. *Property is located within an Area of Consistency, as well, and must meet Contextual Lot Size standards, as per IDO 5-1(C)(2) for construction of new residential development.*
3. *Contextual lot size calculations will be based on the street fronting the same street as the proposed lot for new development, on Westward Ln.*

*5909 = 0.210*

*5915 = 0.212*

*5919 = 0.213*

*5925 = 0.4278*

*5900 = 0.26*

*5904 = 0.26*

*4732 = 1.24*

*Total = 2.8228/7 = 0.4033. Allowable lot size range: Minimum 75% = .3025; Maximum 125% = .5041.*

4. *As per these calculations, the proposed smaller lot size would need to obtain a Variance to Contextual lot size required prior to re-plat.*
5. *No further comments at this time.*



DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**

Renée Brissette, PE, Senior Engineer | 505-924-3995 [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)

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DRB Project Number: 2023-009637 Hearing Date: **05-01-2024**

Project: 4815 Northern Trail NW Agenda Item No: **12**

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

**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.  SPSD  SPBP  FINAL PLAT  
DEFERRED TO \_\_\_\_\_

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-009637  
4815 Northern Trail

AGENDA ITEM NO: 12

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Northern Trail and Westward Lane are both local roads and require curb, gutter and a 5' sidewalk with a 4' to 6' landscape buffer. If you are unable to provide this you may request a waiver with a justification letter.

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

FROM: Ernest Armijo, P.E.  
Transportation Development  
505-924-3991 or [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

DATE: May 1, 2024

---

ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



## DEVELOPMENT FACILITATION TEAM

### Planning - Case Comments

**HEARING DATE:** 5/1/24 -- **AGENDA ITEM:** #12

**Project Number:** PR-2023-009637

**Application Number:** PS-2024-00084

**Project Name:** 5909 Westward Lane NW and 4815 Northern Trail NW

**Request:** *Realignment of property between lot 1 Ray Pena Subdivision & Quaker Heights Subdivision, Grant public easements.*

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

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### BACKGROUND

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- This request is to re-adjust the parcel line between the following two properties located at 5909 Westward Lane and 4815 Northern Trail NW, and to be able to grant public easements.
- Subject properties are zoned R-1C and R-A respectively and within the Quaker Heights Neighborhood Association.
- Subject Properties are within area of consistency, not within any CPO overlay zone district and not affected by any bike lanes or LRRS (Long Range Road Systems).
- Sites are not within any special corridors, centers or within 1/4mi of any UC/MS/PT.
- **Table 7.2.29 of the DPM** for sidewalk width and landscape buffer.

*\*(See additional comments on next pages)*

FIGURE 7.2.41 Street Element Dimensions Along Major Roads

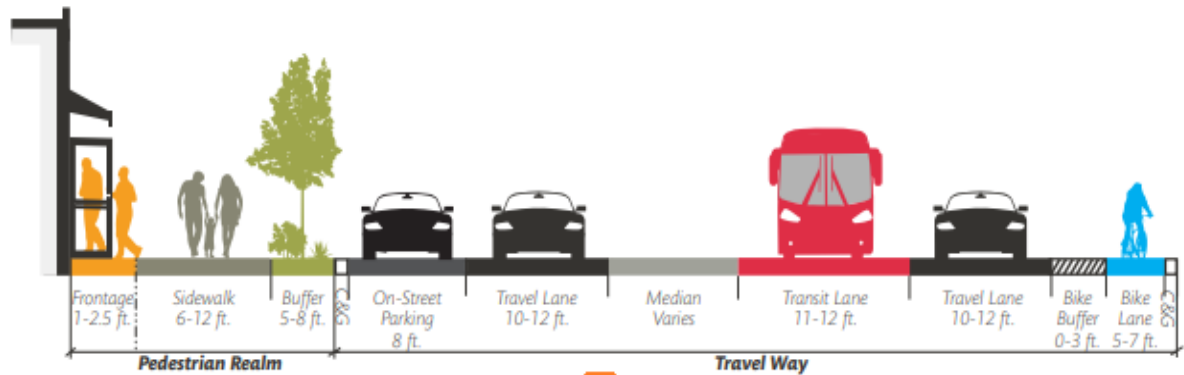


TABLE 7.2.29 Street Element Dimensions

Corridor Type / Classification	Location	Design Speed (MPH)	Pedestrian Realm			Travel Way		
			Frontage Zone (ft.)	Sidewalk Width (ft.)	Landscape / Buffer Zone (ft.)	Bike Lane Width (ft.)	Bike Buffer (ft.)	Travel Lane Width (ft.)**
Premium Transit	Inside Center	30-35	1-2.5	10-12	6-8	6-6.5	0-3	10-12
	Outside Center	35-40	1-2.5	8-10	6-8	6-7	1.5-3	10-12
Major Transit	Inside Center	30-35	1-2.5	10-12	6-8	5-6.5	0-3	10-12
	Outside Center	35-40	N/A	6-10	6-8	6-7	1.5-3	10-12
Multi-modal	Inside Center	30-35	1-2.5	10-12	6-8	5-6.5	0-3	10-11
	Outside Center	35-40	N/A	6-10	6-8	6-7	1.5-3	10-11
Commuter	Inside Center	30-35	1-2.5	10	6-8	5-6.5	1.5-3	10-12
	Outside Center	40-50	N/A	6	6-8	6-7	3-5	10-12
Main Street	Main Street	25-30	1-2.5	10-12	6-8	5-6.5	0-3	10-11
Other Arterial	Inside Center	30-35	1-2.5	10	6-8	5-6.5	0-3	10-11
	Outside Center	35-40	N/A	6	5-6	6-7	1.5-3	10-11
Minor Arterial	Inside Center	30-35	1-2.5	10	6-8	5-6.5	0-3	10-11
	Outside Center	35-40	N/A	6	5-6	6-6.5	1.5-3	10-11
Major Collector	Inside Center	25-30	1-2.5	10	5-6	5	0-3	10-11
	Outside Center	30-35	N/A	6	5-6	5-6	0-3	10-11
Minor Collector	Inside Center	25-30	1-2.5	10	5-6	5	0-3	10-11
	Outside Center	30-35	N/A	6	5-6	5-6	0-3	10-11
Major Local	Inside / Outside Center	18-30	1-2.5 / N/A	5	5-6	Shared Lane**		See <a href="#">Part 7-4(J) Local Streets</a>
Other Locals	Inside / Outside Center	15-25	1-2.5 / N/A	5	4-6	N/A	N/A	

\*(See additional comments on next pages)

\*PER Transportation:

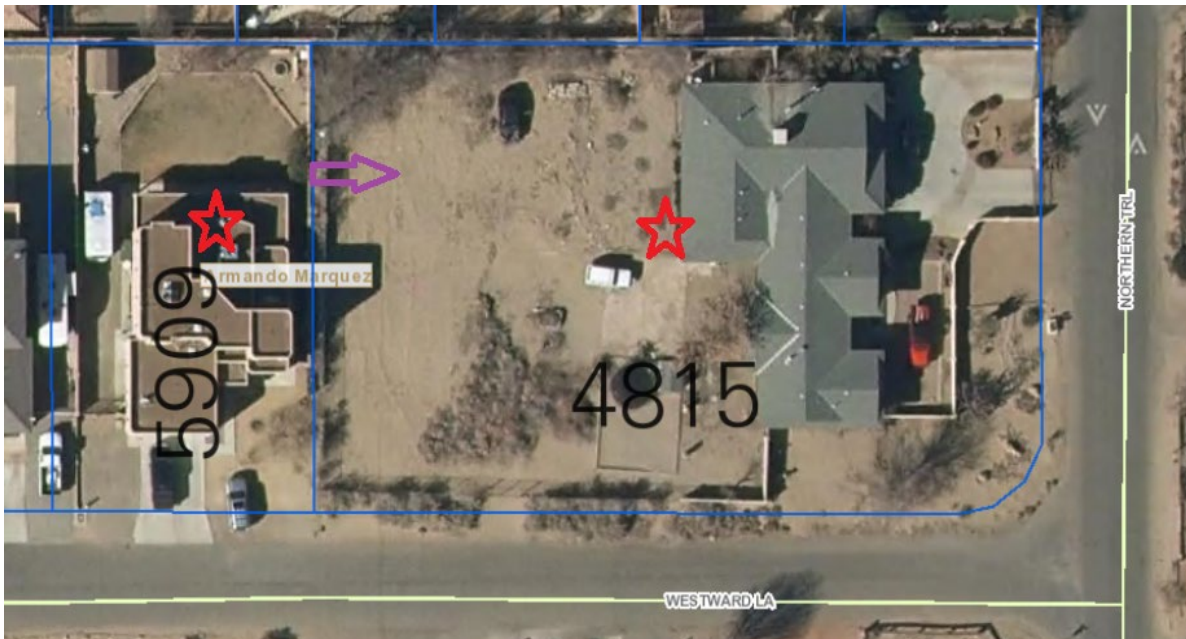
*Northern Trail and Westward Lane are both local roads and require curb, gutter and a 5' sidewalk with a 4' to 6' landscape buffer. If you are unable to provide this you may request a waiver with a justification letter per the Waiver criteria in the IDO.*

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## 1. Comments

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*Note: Items in orange need to be addressed.*



- 6-6(K) SUBDIVISION OF LAND – MINOR
  - **6-6(K)(2)(c)** If the subdivision will result in a lot line that does not coincide with a zone district boundary (i.e. create a "floating zone line").  
*The applicant shall obtain a Zoning Map Amendment - EPC to establish zone boundaries that coincide with the lot line, before the final plat can get approved.*
- *Confirm the location of the two 5ft public utility easements on the proposed plat for lots 1A and 14A.*
- *Clarify that the replat is for two lots, and not three, as mentioned in your letter; "The proposed legal description for the three lots will...."*
- *Demonstrate that these lots will be meeting the Zone District Dimensional Standards*

*\*(See additional comments on next pages)*



shown below.

\*Planning defers to Code Enforcement for contextual lot size analysis.

2-3(B)(2) Use and Development Standards for R-1C

2-3(B)(2) Use and Development Standards

**Table 2-3-3 R-1 Zone District Dimensional Standards Summary**  
*See Table 5-1-1 for complete Dimensional Standards*

R-1 Sub-zone		A	B	C	D
<b>Site Standards</b>					
A	Lot size, minimum	3,500 sq. ft.	5,000 sq. ft.	7,000 sq. ft.	10,000 sq. ft.
B	Lot width, minimum	25 ft.	35 ft.	50 ft.	70 ft.
C	Usable open space, minimum	N/A	N/A	N/A	N/A
<b>Setback Standards</b>					
D	Front, minimum	10 ft.	15 ft.	20 ft.	
E	Side, minimum	Interior: 5 ft. Street side of corner lots: 10 ft.			10 ft.
F	Rear, minimum	10 ft.	15 ft.		
<b>Building Height</b>					
G	Building height, maximum	26 ft.			

2-3(B)(2) Use and Development Standards for R-A

**Table 2-3-1 R-A Zone District Dimensional Standards Summary**  
*See Table 5-1-1 for complete Dimensional Standards*

<b>Site Standards</b>		
A	Lot size, minimum	10,890 sq. ft.
B	Lot width, minimum	75 ft.
C	Usable open space, minimum	N/A
<b>Setback Standards</b>		
D	Front, minimum	20 ft.
E	Side, minimum	10 ft.
F	Rear, minimum	25 ft.
<b>Building Height</b>		
G	Building height, maximum	26 ft.

\*(See additional comments on next pages)

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## **2. Standard Comments**

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- Per 6-6(K)(3) Review and Decision Criteria, an application for a Subdivision of Land – Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.
- Must ensure that the public notice requirements per Table 6-1-1, will be completed prior to formal platting submittal. Such notices are provided in the application packet.
- The project and application numbers must be added to the Plat. Final platting documents must be sealed and signed by a design professional licensed in the State of New Mexico.
- Per 6-6(K)(2)(k), The date of the DHO approval shall be recorded on the final plat, and verification of compliance with conditions of approval shall be dated and verified by the signatures of the required commenting agencies pursuant to Subsection 14-16-6-4(J)(2).
- All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, MRGCD and AMAFCA need to have all been obtained on the plat.
- If infrastructure is needed, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.
- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff need to have been obtained on Form PLT and submitted with the platting application.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.

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## **3. Future Development**

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- Separate from Zone Map Amendment and Floating Zone Line requirements, future development must follow R-1C for 5909 Westward Lane and R-A for 4815 Northern Trail NW.
- As stated in 4-3(B)(1)(a) of the IDO, in the R-A and R-1 zone districts, only 1 single-family detached dwelling is allowed per lot unless the units are part of a cottage development, in which case the provisions of Subsection 14-16-4- 3(B)(4) apply.

*\*(See additional comments on next pages)*

- Contextual Residential Development in Areas of Consistency as per section 5-1(C)(2)(b)

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#### 4. Definitions

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***Lot Line*** A boundary of a deeded lot (i.e. a lot recorded and mapped by the Bernalillo County Assessor) or platted lot (i.e. a lot recorded by the Bernalillo County Clerk and mapped by AGIS).

***Minor Subdivision*** Any subdivision that meets the eligibility requirements for a Subdivision of Land – Minor pursuant to Subsection 14-16-6-6(K).

***Dwelling, Single-family Detached*** A residential building used for occupancy by 1 household that is not attached to any other dwelling unit through shared side or rear walls, floors or ceilings, or corner points. See also Manufactured Home and Development Definitions for Low-density Residential.

***Low-density Residential Development*** Properties with residential development of any allowable land use in the Household Living category in Table 4-2-1 other than multi-family dwellings. Properties with small community residential facilities are also considered low-density residential development. Properties that include other uses accessory to residential primary uses are still considered low-density residential development for the purposes of this IDO. See also Dwelling Definitions for Dwelling, Cluster Development; Dwelling, Cottage Development; Dwelling, Live-work; Dwelling, Single-family Detached; Dwelling, Townhouse; and Dwelling, Two-family Detached (Duplex); Manufactured Home, and Other Uses Accessory to Residential Primary Uses.

*\*(See additional comments on next pages)*



*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: Marcelo Ibarra/Jay Rodenbeck/Robert Webb  
Planning Department

DATE: 5/1/24

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*\*(See additional comments on next pages)*



Effective 12/15/2022

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

<b>MISCELLANEOUS APPLICATIONS</b>		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	<b>PRE-APPLICATIONS</b>	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)	
<input type="checkbox"/> Temporary Deferral of SW (Form S3)	<b>APPEAL</b>	
<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)	

**BRIEF DESCRIPTION OF REQUEST**

The purpose of the plat is to realign the property between Lot, Ray Pena Subdivision and Lot 14, Quaker Heights Subdivision and grant public easements as shown.

**APPLICATION INFORMATION**

Applicant/Owner: Melissa Ramirez and Lolo Chavez		Phone: (505) 362-8903
Address: 5909 Westward Lane NW and 4815 Northern Trail NW		Email: jag@jagpandz.com
City: Albuquerque	State: NM	Zip: 87120
Professional/Agent (if any): Juanita Garcia - JAG Planning & Zoning, LLC		Phone: (505) 362-8903
Address: P.O. Box 7857		Email: jag@jagpandz.com
City: Albuquerque	State: NM	Zip: 87194
Proprietary Interest in Site: Owner	List <u>all</u> owners: David & Melissa Ramirez and Lolo Chavez	

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

Lot or Tract No.: Lot 1 and Lot 14	Block:	Unit:
Subdivision/Addition: Ray Pena and Quaker Heights Subdivisions	MRGCD Map No.:	UPC Code: 101106110426330816 & 101106111626430817
Zone Atlas Page(s): F-11	Existing Zoning: R-1(C) & R-A	Proposed Zoning No Change
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): .87

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 5609 Westward Lane NW & 4815 Northern Trail NW Between: Unser Blvd NW and: Northern Trail NW

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

PR-2023-009637, PS-2023-00210

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

Signature: <u>Juanita Garcia</u>	Date: 04/22/2024
Printed Name: Juanita Garcia - JAG Planning & Zoning, LLC	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent



**FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022** **AMENDMENT TO INFRASTRUCTURE LIST**

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

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Proposed Amended Infrastructure List
- \_\_\_ 6) Original Infrastructure List

 **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

 **EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled

- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Letter describing, explaining, and justifying the deferral or extension
- \_\_\_ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

**INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION**

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

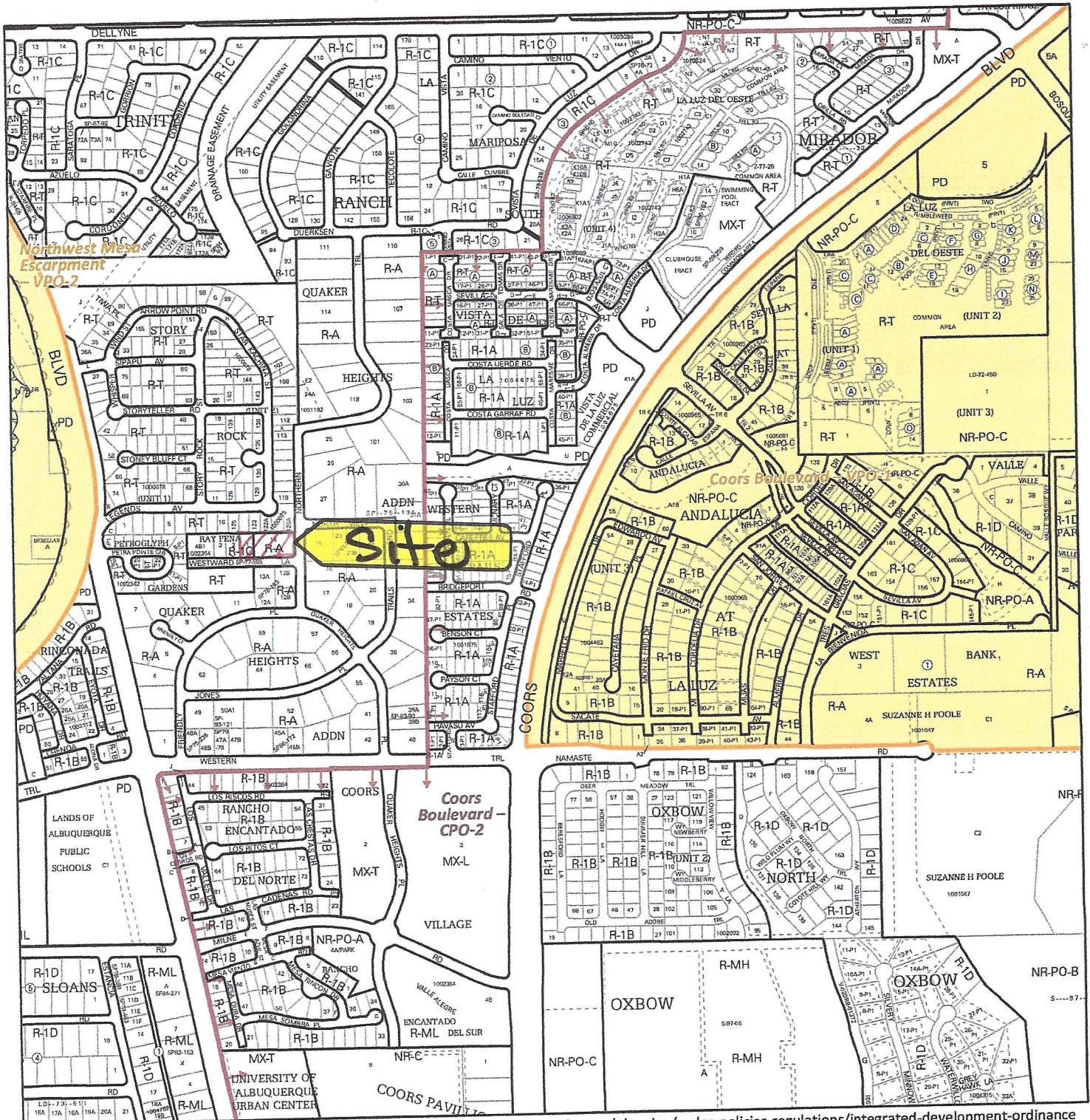
- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- \_\_\_ 6) Preliminary Plat or Site Plan
- \_\_\_ 7) Copy of DRB approved Infrastructure List
- \_\_\_ 8) Copy of recorded IIA

**SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT**

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

- 1) DFT Application form completed, signed, and dated
- 2) Form S3 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 5) Letter describing, explaining, and justifying the request
- 6) Scale drawing of the proposed subdivision plat or Site Plan
- 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

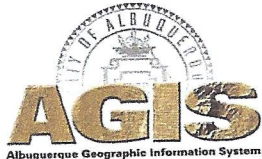




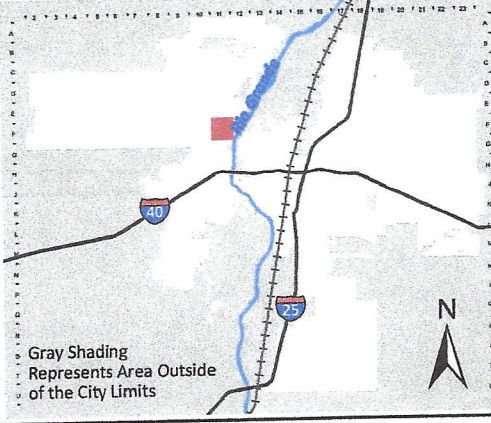
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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:**  
**F-11-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





April 22, 2024

Development Facilitation Team  
City of Albuquerque, Planning Department  
600 2<sup>nd</sup> Street NW, Albuquerque NM 87102

Development Facilitation Team:

JAG Planning & Zoning, agent for Melissa Ramirez, respectfully requests your review of a proposed Sketch Plat Application for the location of 5609 Westward Land NW, legally described as **Lot 1, Ray Pena Subdivision**, containing approximately .21 acres and 4815 Northern Trail NW, legally described as **Lot 14, Quaker Heights Addition**, containing .66 acres. The site is not within an Overlay Zone, as identified within the Integrated Development Ordinance (IDO).

The applicant intends to realign the property between Lot 1 Ray Pena Subdivision and Lot 14, Quaker Heights Addition and grant easements as shown on the plat. The proposed legal descriptions for the three lots will be **Lot 1A, Ray Pena Subdivision and Lot 14A, Quaker Heights Subdivision**.

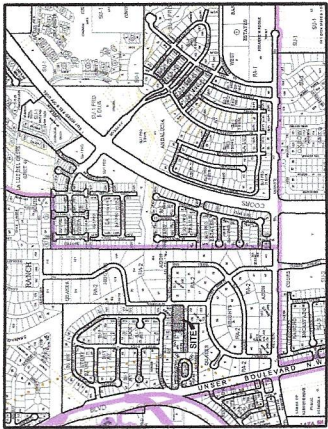
This applicant is aware that a zone map amendment will be required to allow the platting action to occur but needs clarification on conceptual lot size allowances for this area.

Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at [jag@jagpandz.com](mailto:jag@jagpandz.com).

Sincerely,

Juanita Garcia  
Principal

JAG Planning and Zoning, LLC



VICINITY MAP No. E-11-2



**LEGAL DESCRIPTION**

LOT NUMBERED ONE (1) OF THE RAY PENA SUBDIVISION, CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 20, 1977 IN VOLUME B14, FOLIO 13.

AND

LOT NUMBERED FOURTEEN (14) OF QUAKER HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 10, 1982, IN VOLUME D3, FOLIO 41.

**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 (PSCNM), a New Mexico corporation, (P.M. Electric) for installation, maintenance, and service of electric lines, transformers, and other equipment and related facilities 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.  
 C. QWEST COMMUNICATIONS for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.  
 D. Other utility companies for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable services.

Included is the right to build, rebuild, reconstruct, locate, relocate, change, remove, 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 relocate, remove, modify, rebuild, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain such facilities, and to construct, remove, modify, rebuild, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain any structures adjacent to or near easements shown on this plat. Easements for electric transmission/twilight, as installed, shall extend ten (10) feet in front of transmission/twilight poles and five (5) feet on each side.

**Disclaimer:**  
 The Public Service Company of New Mexico (PSCNM), QWEST COMMUNICATIONS, and New Mexico Gas Company (NMGCO) do not warrant that the Service of the Public Service Company of New Mexico, QWEST COMMUNICATIONS, or NMGCO will be provided or release any statement or easement rights which may have been granted by prior plat, record or other document and which are not shown on this plat.

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF, SAID UNDERSIGNED OWNERS AND PROPRIETOR DO NOT RESERVE ANY EASEMENTS OR RIGHTS TO BE CREATED BY THIS PLAT. THESE SIGNS OF OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

ACKNOWLEDGMENT  
 STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

BY: \_\_\_\_\_ OWNERS NAME \_\_\_\_\_ BY: \_\_\_\_\_ NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF, SAID UNDERSIGNED OWNERS AND PROPRIETOR DO NOT RESERVE ANY EASEMENTS OR RIGHTS TO BE CREATED BY THIS PLAT. THESE SIGNS OF OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

ACKNOWLEDGMENT  
 STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

BY: \_\_\_\_\_ OWNERS NAME \_\_\_\_\_ BY: \_\_\_\_\_ NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**PLAT OF  
 LOT 1A, RAY PENA SUBDIVISION &  
 LOT 14A, QUAKER HEIGHTS SUBDIVISION**

WITHIN  
 SECTION 35, T. 11 N., R. 2 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2024

PROJECT NUMBER: _____	DATE _____
APPLICATION NUMBER: _____	DATE _____
UTILITY APPROVALS:	
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE _____
NEW MEXICO GAS COMPANY	DATE _____
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE _____
COMCAST	DATE _____
CITY APPROVALS:	
CITY SURVEYOR	DATE _____
*REAL PROPERTY DIVISION (CONDITIONAL)	DATE _____
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE _____
TRAFFIC ENGINEERING; TRANSPORTATION DIVISION	DATE _____
ABQWVA	DATE _____
PARKS AND RECREATION DEPARTMENT	DATE _____
AMAFCA	DATE _____
CITY ENGINEER	DATE _____
DRE CHAIRPERSON; PLANNING DEPARTMENT	DATE _____
CODE ENFORCEMENT	DATE _____

SURVEYORS CERTIFICATE  
 STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,  
 THIS 9TH DAY OF APRIL, 2024

*Anthony L. Harris*  
 ANTHONY L. HARRIS, S.S. # 11463



**WEE** SURVEYING, INC. NEW MEXICO OFFICE  
 PHONE: (505) 250-2270  
 E-MAIL: harrissurveying@gmail.com





## C) STAFF INFORMATION

## Project Memo

DATE: July 23, 2024  
TO: Juanita Garcia, JAG Planning & Zoning LLC  
FROM: Jude Miller, Planner  
City of Albuquerque Planning Department  
TEL: (505) 924-3345  
RE: Project # PR-2024-010612 / RZ-2024-00035, 4815 Northern Trail NW – Amendment to Zoning Map

---

I have completed an initial review of the proposed Zoning Map Amendment. I would like to discuss the justification letter and project. I am available to answer questions about the process and requirements. Please provide the following:

⇒ Revised Justification letter (electronic) by:

**5 PM on Tuesday July 30, 2024**

Note: If you have difficulty with this deadline, please let me know.

### 1) Introduction:

- A. Though, I've done my best for this review, additional items may arise as the case progresses. If so, we will inform you immediately.
- B. This is what I have for the legal description: all or a portion of:
  - All or portion of Lot 014 QUAKER HEIGHTS ADDN, between Northern Trl. NW and Atrisco Dr. NW, containing approximately 1 acre.
  - The lot is located within an area of consistency
- C. It is my understanding that you have submitted a zoning map amendment request from R-A to R-1C for the western portion of the lot you are purchasing from the lot legally described in section B above. I cannot find any description in your letter describing the dimensions and location of the portion of the that is being purchased to be re-platted into the applicant's existing R-1C lot. It would be beneficial to have dimensions of the section being rezoned to R-1C and the portion that will remain R-A. You will also need to demonstrate that the portion of the lot remaining as R-A will still meet dimensional and setback requirements as per the IDO.
- D. The rezone would cause a floating zone-line. You will need to apply for a Subdivision of Land so that the zoning certificate can be issued as per IDO 6-7(G)(2)(f):

***If the Zoning Map Amendment will result in a zone boundary that does not coincide with a lot line (i.e. create a floating zone line), the 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.***

- E. In your description of surrounding land use, the abutting parcels to the north are zoned R-T not R-1B.
- F. Please send the updated and future versions of your justification letters as PDFs generated from the original file electronically (print to PDF) rather than scanned pages. This will make it easier for Planning staff to read and search text within the letter.

2) Process:

- A. Information regarding the EPC process, including the calendar and current staff reports, can be found at:  
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing is August 15, 2024. Final staff reports will be available one week prior, on August 8, 2024.
- C. Staff will forward agency comments to the applicant by July 31, 2024.

3) Notification & Neighborhood Issues:

*Notification requirements for a zone change are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 378). The required notification consists of: i) an offer of neighborhood meeting, ii) an emailed letter to neighborhood representatives indicated by the ONC, iii) a mailed letter (first-class) to property owners within 100 feet of the subject site, and iv) yellow sign posting.*

- A. It appears that no pre-submittal neighborhood meeting was requested within the 15-day period. Is this correct?
- B. I have verified that all neighbors within 100 feet of the property have been notified according to the documentation of letters sent.
- C. **The sign posting agreement specifies the sign posting period as July 31, 2024 to August, 2024.** Please submit photos of the posted signs once they have been posted by July 31, 2024.
- D. Have any neighborhood representatives or members of the public contacted you with any comments?

4) Project Letter:

- A. The justification letter is well written and only needs minor revisions to improve clarity and strengthen your request.
  - a. Further describe the size and dimensions of the portion of the lot you wish to have re-zoned R-1C when you are describing the Zone Map Amendment Request.
  - b. Confirm that the remaining of the R-A lot will conform to the zone type requirements as per the IDO.

- c. Update the Surrounding Zoning and Land Use Table to indicate that parcels to the North are R-T rather than R-1B. We usually suggest indicating whether each surrounding property is within an ‘Area of Change’ or ‘Area of Consistency’ when describing the surroundings.
- d. Mention your application for a Subdivision of Land – Minor in your letter.

5) Justification Criteria Goals and Policies:

You referenced 5 goals and 6 policies. I am noticing two section of your justification letter that should be reinforced improve your justification.

Section 6-7(G)(3)(a)

Goal 4.1:

I think it is good that you referenced the site’s relation to West Mesa CPA, but you need to better describe how this particular zone change will “Enhance, Protect, and Preserve Distinct Communities” The area where this zone change will take place is a distinct community within the West Mesa CPA. Describe distinct community around the parcel of land that is subject to the zone change. The West Mesa CPA is too broad of an area to accurately describe the area around the subject lot.

Goal 5.2:

This Goal has to do with fostering communities where residents can live, work, learn, shop and play together. The zone change you are proposing will maintain a residential use. I am not sure that this particular goal is applicable here.

Policy 5.2.1:

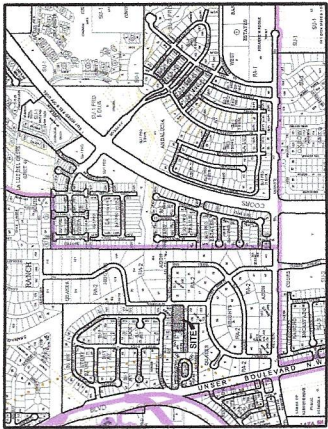
This policy is to “Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.” Similar to my comment on Goal 5.2, I am not sure that this policy is fully applicable to this zone change.

Section 6-7(G)(3)(b)

You mention that “the existing R-A zone does not provide for the potential development that could occur within this area with the smaller R-1C lots. An ADU is allowed on R-A lots. The zoning is not the issue, but you do have to do the zone change in order to move the lot-line (see section 6-7(G)(2)(f) of the IDO). Please clarify this section for accuracy and make sure that you are describing how you meet one of the three criteria for justification in this section (6-7(G)(3)(b)).



D) PUBLIC NOTICE



VICINITY MAP No. E-11-2



**LEGAL DESCRIPTION**

LOT NUMBERED ONE (1) OF THE RAY PENA SUBDIVISION, CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 20, 1977 IN VOLUME B14, FOLIO 13.

AND

LOT NUMBERED FOURTEEN (14) OF QUAKER HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 10, 1962, IN VOLUME D3, FOLIO 41.

**PLAT OF  
LOT 1A, RAY PENA SUBDIVISION &  
LOT 14A, QUAKER HEIGHTS SUBDIVISION**

WITHIN

SECTION 35, T. 11 N., R. 2 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL 2024

PROJECT NUMBER: \_\_\_\_\_  
APPLICATION NUMBER: \_\_\_\_\_  
UTILITY APPROVALS: \_\_\_\_\_

PUBLIC SERVICE COMPANY OF NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_  
NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_  
QUEST CORPORATION D/B/A CENTURYLINK QC \_\_\_\_\_ DATE \_\_\_\_\_  
COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

**CITY APPROVALS:**

CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_  
REAL PROPERTY DIVISION (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_  
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_  
ABQWVA \_\_\_\_\_ DATE \_\_\_\_\_  
PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
AMAFCA \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
CODE ENFORCEMENT \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYORS CERTIFICATE.**

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL, AT ALBUQUERQUE, NEW MEXICO,  
THIS 9TH DAY OF APRIL, 2024

*Anthony L. Harris*  
ANTHONY L. HARRIS, S.S. # 11463



**WEE** SURVEYING, INC. NEW MEXICO OFFICE  
PHONE: (505) 250-2270  
FAX: (505) 250-2270  
E-MAIL: harrissurveying@gmail.com

**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 (PSCNM), a New Mexico corporation, (PSCNM Electric) for installation, maintenance, and service of electric lines and underground electrical lines, transformers, and other equipment and related facilities 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.  
C. QUEST D/B/A CENTURYLINK for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

Such easements shall include, but not be limited to, 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, reconstruct, reconstruct, locate, relocate, change, remove, modify, renew, upgrade and install 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 related easements, and to install, maintain, and service such lines, cable, and other related equipment and facilities, including, but not limited to, concrete ties, anchors or fasteners which intrude into the easement, but do not extend beyond or into the easement, and to install, maintain, and service such lines, cable, and other related equipment and facilities, including, but not limited to, deckings, or any structures adjacent to or near easements shown on this plat.  
Easements for electric transmission/twilight, as installed, shall extend ten (10) feet in front of transmission/twilight gear doors and five (5) feet on each side.

**Disclaimer:**  
This plat is the property of the Surveyor. The Surveyor does not warrant the accuracy of the information shown on this plat, nor does the Surveyor warrant the accuracy of the information shown on this plat, nor does the Surveyor warrant the accuracy of the information shown on this plat, nor does the Surveyor warrant the accuracy of the information shown on this plat.

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF, SAID FREE CONSENT DOES NOT CONSTITUTE AN EASEMENT OR A RIGHT OF WAY, BUT IS A GRANT OF THE ENTIRE INTEREST OF SAID OWNERS, WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

ACKNOWLEDGMENT  
STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

BY: \_\_\_\_\_ OWNERS NAME \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_ BY: \_\_\_\_\_ NOTARY PUBLIC

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF, SAID OWNER/ PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT, THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

ACKNOWLEDGMENT  
STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

BY: \_\_\_\_\_ OWNERS NAME \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_ BY: \_\_\_\_\_ NOTARY PUBLIC

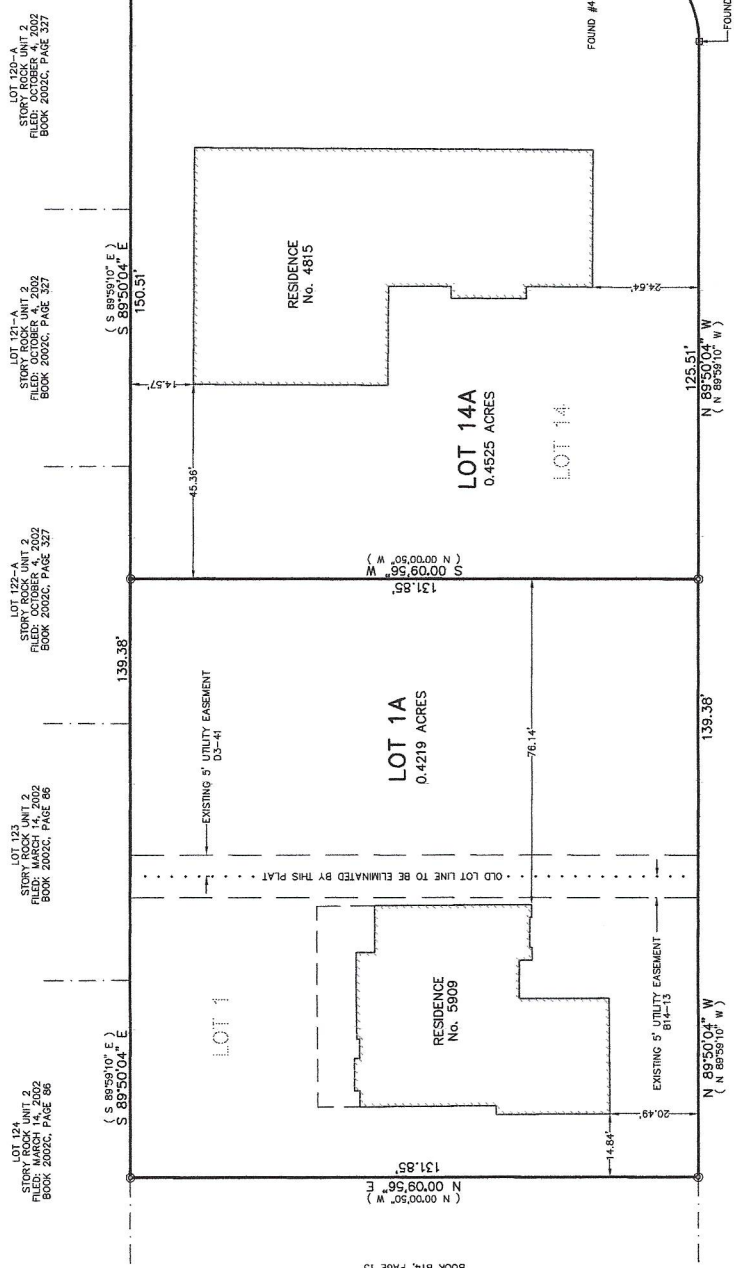
**GENERAL NOTES:**

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 0.2744 ACRES.
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: APRIL 2024
- NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- PLATS USED TO ESTABLISH BOUNDARY.  
A: QUAKER HEIGHTS  
FILED: AUGUST 10, 1962 IN VOLUME D3, FOLIO 41  
B: RAY PENA SUBDIVISION  
FILED: DECEMBER 20, 1977 IN VOLUME B14, PAGE 13
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL No. 35001C0114H DATED 8-16-2012.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UP# \_\_\_\_\_  
PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

**PLAT OF  
LOT 1A, RAY PENA SUBDIVISION &  
LOT 14A, QUAKER HEIGHTS SUBDIVISION**

WITHIN  
SECTION 35, T. 11 N., R. 2 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL 2024



**WESTWARD LANE N.W.**  
50' RIGHT-OF-WAY  
( B14, 13 )

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	N 45°09'56" E	90°00'00"
	25.00'	39.27'	N 44°59'10" E	90°00'00"

Lot 2  
RAY PENA SUBDIVISION  
FILED: DECEMBER 20, 1977  
BOOK B14, PAGE 13

## C) APPLICATION INFORMATION





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

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Alternative Landscape Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input checked="" type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

**APPLICATION INFORMATION**

Applicant: <b>Lolo E. Chavez</b>		Phone: <b>(505) 362-8903</b>
Address: <b>4815 Northern Trail NW</b>		Email: <b>jag@jagpandz.com</b>
City: <b>Albuquerque</b>	State: <b>NM</b>	Zip: <b>87120</b>
Professional/Agent (if any): <b>JAG Planning &amp; Zoning, LLC – Juanita Garcia</b>		Phone: <b>(505) 362-8903</b>
Address: <b>P.O. Box 7857</b>		Email: <b>jag@jagpandz.com</b>
City: <b>Albuquerque</b>	State: <b>NM</b>	Zip: <b>87194</b>
Proprietary Interest in Site: <b>Owner</b>	List all owners: <b>Lolo Chavez</b>	

**BRIEF DESCRIPTION OF REQUEST**

Amendment to Zoning Map – EPC, for the westerly portion of 4815 Northern Trail NW, from R-A to R-1 C.

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

Lot or Tract No.: <b>14</b>	Block:	Unit:
Subdivision/Addition: <b>Quaker Heights Addition</b>	MRGCD Map No.:	UPC Code: <b>101106111626430817</b>
Zone Atlas Page(s): <b>C</b>	Existing Zoning: <b>R-A</b>	Proposed Zoning: <b>R-1C</b>
# of Existing Lots: <b>1</b>	# of Proposed Lots: <b>No change</b>	Total Area of Site (acres): <b>.66 Acres</b>

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: <b>4815 Northern Trail NW</b>	Between: <b>Unser Blvd NW</b>	and: <b>Northern Trail NW</b>
--	-------------------------------	-------------------------------

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

**PR-2023-009637, PS-2023-00210, PS-2024-000084 and PA-24-113**

Signature:	Date: <b>06/11/2024</b>
Printed Name: <b>JAG Planning &amp; Zoning, LLC – Juanita Garcia</b>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #



**Form Z: Policy Decisions**

**Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.**

A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

**INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)**

- Interpreter Needed for Hearing?  if yes, indicate language: \_\_\_\_\_
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Letter of authorization from the property owner if application is submitted by an agent
- Traffic Impact Study (TIS) form (not required for Amendment to IDO Text)
- Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (not required for Amendment to IDO Text) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

**ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

**ADOPTION OR AMENDMENT OF FACILITY PLAN**

- Plan, or part of plan, to be amended with changes noted and marked
- Letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-7(A)(3) or 14-16-6-7(B)(3), as applicable
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - Proof of emailed notice to affected Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

**AMENDMENT TO IDO TEXT**

- Section(s) of the Integrated Development Ordinance to be amended with changes noted and marked
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(D)(3)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing


**ZONING MAP AMENDMENT – EPC**

**ZONING MAP AMENDMENT – COUNCIL**

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(F)(3) or Section 14-16-6-7(G)(3), as applicable
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - Proof of emailed notice to affected Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement

**ANNEXATION OF LAND**

- Application for Zoning Map Amendment *Establishment of zoning must be applied for simultaneously with Annexation of Land.*
- Petition for Annexation Form and necessary attachments
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(E)(3)
- Board of County Commissioners (BCC) Notice of Decision


<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: <u>Juanita Garcia</u></p>	<p>Date: <u>6/11/2024</u></p>
<p>Printed Name: <u>Juanita Garcia - JAG Planning + Zoning</u></p>	<p>Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Project Number:</p>	<p>Case Numbers</p>
<p> </p>	<p style="text-align: center;">-</p>
<p> </p>	<p style="text-align: center;">-</p>
<p> </p>	<p style="text-align: center;">-</p>
<p>Staff Signature:</p>	
<p>Date:</p>	




## LETTER OF AUTHORIZATION

**Subject Property: 4815 Northern Trail NW, Lot 14,  
Quaker Heights Addition, containing approximately  
.66 acres**

I, the undersigned owner of subject property, hereby designate JAG Planning & Zoning, LLC to be my authorized representative for the Zone Map Amendment Application associated with this property.

  
\_\_\_\_\_

Lolo Chavez

  
\_\_\_\_\_

Date



---

June 6, 2024

Jonathan R. Hollinger, Chairman  
Environmental Planning Commission  
City of Albuquerque

Re: Zone Map Amendment

Dear Mr. Chairman,

JAG Planning and Zoning, on behalf of Lolo Chavez, is requesting approval of a zone map amendment from R-A (Rural and Agricultural Zone) to R-1C (Single Family Residential – Large Lot) for a portion of Lot 14, Quaker Heights Addition, located at 4815 Northern Trail NW, and containing approximately .66 acres (F-11).

### Existing Conditions & Zoning

The property is located on the northwest corner of Northern Trail NW and Westward Lane NW. The nearest major intersection is Coors Blvd NW and Namaste NW and the subject property is located north of Namaste and west of Coors Blvd. The subject site currently contains a single-family dwelling unit, which is located toward the front of the property leaving a large open area within the back portion of the property. The surrounding area is comprised of mostly single-family dwelling units along all sides of the property.



View of a portion of 4815 Northern Trail NW from Westward LN NW



The previous picture shows the area that is proposed to have its zone category changed with this request. The site contains a public utility pole along the west side of the property with an overhead wire, which will be in the middle of the new proposed lot.



Front of 4815 Northern Trail NW – Looking West



Looking East from 4815 Northern Trail NW

The site is surrounded by detached single-family residential development. It appears that most of the properties surrounding the site, including the subject site, was likely annexed into the City of Albuquerque from Bernalillo County in 1974 (AX-74).



From 4815 Northern Trail NW – Looking North and East

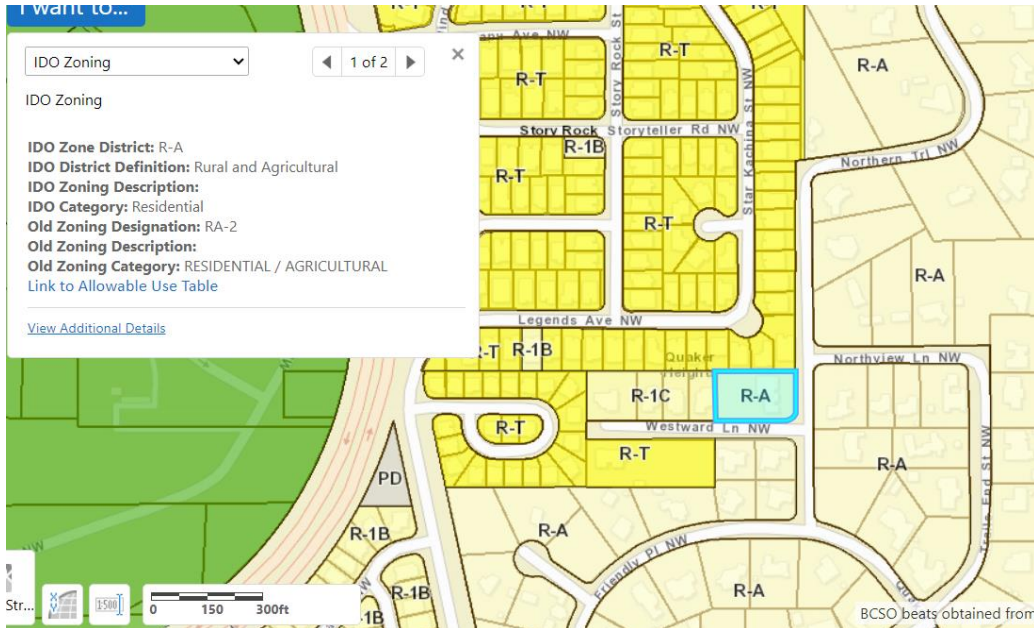


From 4815 Northern Trail NW – Looking East & South

The following provides information regarding the zoning of adjacent properties and their land uses. Based on the information below, the adjacent properties are zoned for residential uses and the uses are consistent with the proposed zone map amendment.

## SURROUNDING ZONING & LAND USE

	Zoning	Land Use
<i>Subject Site</i>	R-A	<i>Single-Family Dwelling</i>
North	R-T	Single-Family Dwelling
South	R-A	Single-Family Dwelling
East	R-A	<i>Single-Family Dwelling</i>
West	R-1C	<i>Single-Family Dwelling</i>



### The Zone Map Amendment Request

The applicant is proposing to remove an approximate area of 9,247.95 square feet (70 x 131.85) of the existing property and have it combined with the neighboring property to the west. In order to have a portion of this property incorporated with the neighboring property, a zone map amendment will be required since the two lots have two different zone categories.

The property owner to the west is interested in constructing an accessory dwelling unit, but does not have the size of property that is required to meet the setbacks for an accessory dwelling. There are many steps required to accomplish what is ultimately envisioned for this area.

First, the applicant and the neighboring property owner needed to submit a “sketch plat” subdivision application to be considered by the Development Facilitation Team (DFT). The purpose of the sketch plat application is to determine what improvements would be required of the request. The applicant’s sketch plat application was heard on May 1, 2024 (PS-2024-00084) and comments were received by all



pertinent department and have been included with this application. Comments from the Planning Department indicated that a zone map amendment would be required prior to finalizing the subdivision application.

The second step is to apply for this zone map amendment for a portion of the subject property since the IDO does not allow for “floating zone line.” Section 6-7(G)(2)(f) of the IDO states, ***If the Zoning Map Amendment will result in a zone boundary that does not coincide with a lot line (i.e. create a floating zone line), the 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.***

The proposed zoning for a portion of the subject property is R-1C (Residential — Single Family, Large Lot). This is the zoning of the lots immediately west of the subject site. The purpose of the R-1 zone district, as per IDO Subsection 14-16-2-3(B)(1), is to "provide for neighborhoods of single-family homes on individual lots of variety sizes and dimensions. Primary land uses include single-family detached homes on individual lots, with limited civic and institutional uses to the serve surrounding residential area." The "C" in the R-1C refers to second largest minimum lot size, lot width and setback standards in the R1 zone as summarized in Table 2-3-3.

**R-1C Dimensional Standards**  
**Lot size minimum: 7,000 square feet**  
**Lot width minimum: 50 feet**  
**Front setback minimum: 15 feet**  
**Side setback minimum: 5 feet (Interior) 10 feet (Corner)**  
**Rear setback minimum: 15 feet**  
**Building height maximum: 26 feet**

The requested R-1C zone is a base zone district. The allowable uses in the R-1C and any use specific standards are established in the IDO. Future dimensional standards would be governed by dimensional standards specific to R-1 and city-wide standards in Table 2-3-4. Any development would be reviewed administratively.

The R-1C zone will allow for consistency in character and permissive uses of the immediate single-family residential development located further west. The zone change request to R-1C will enable the neighboring property owner to construct an accessory dwelling unit. The request is in an Area of Consistency and is not in a designated Activity Center or along a designated Corridor. Furthermore, no overlay zones apply.

### **Compliance with the R-A Zone**

This request is to amend the zoning of a portion of the subject property, which means that the remaining area of the subject property will retain R-A zoning. The remaining portion of the subject property with the R-A zone will continue to meet the minimum lot size, lot width and setback standards of the R-A zone as summarized in Table 2-3-1 of the IDO.

**R-A Dimensional Standards**  
**Lot size minimum: 10,890 square feet**  
**Lot width minimum: 75 feet**  
**Front setback minimum: 20 feet**  
**Side setback minimum: 10 feet (Interior and Corner)**  
**Rear setback minimum: 25 feet**  
**Building height maximum: 26 feet**

Based on the proposed plat, the remaining portion of the subject property that will remain with R-A zoning will meet all of the dimensional standards outlined above. Comments from Code Enforcement regarding the proposed plat identifies contextual lot sizes for this area and provided the allowable lot size range as:

Minimum lot size 75% = .3025 acre  
Maximum lot size 125% = .5041 acre

Additionally, notes from Code Enforcement indicate that, "Contextual lot size calculations were based on the lots fronting Westward Lane, the same street as the proposed lot for new development. Total = 2.8228 acres/ 7 lots = 0.4033 Average Lot Size."

Based on these calculations, Code Enforcement had "no further comments nor any objections to the proposed re-plat action."

#### **Response to 14-16-6-7(G)(3) – Review and Decision Criteria**

This request for a Zone Map Amendment meets the Review and Decision Criteria outlined in the IDO, Section 6-7(G)(3) in the following manner: The responses provided below show how the requested zone is consistent with the growth and development patterns desired by the City.

**Section 6-7(G)(3)(a): The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comprehensive Plan (ABC Comp Plan), as amended, and other applicable plans adopted by the City.**

Applicant's response: The proposed zone map amendment is consistent with the health, safety, and general welfare of the City by furthering and not in conflict with the ABC Comprehensive Plan with applicable Goals and Policies in the following manner:

#### **Chapter 4 – Community Identity**

##### **Community Identity Goal 4.1 Character: Enhance, Protect and Preserve distinct communities.**

Applicant's response: The subject site is located within the West Mesa Community Planning Area. The Comprehensive Plan identifies this area as "Bounded by I-40 on the south, the Rio

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Grande to the east, and Montano Road to the north, this area is developed primarily as residential subdivisions, with commercial activity along Coors Boulevard. With spectacular views to the volcanoes and the Sandia Mountains, it is characterized by its proximity to the Northwest Mesa Escarpment, Petroglyph National Monument, and the Bosque.”

This is a request for a Zone Map Amendment from R-A to R-1(C) – Single Family Development (Large Lot), which is consistent with properties located west of the subject site within this portion of the West Mesa Community Planning Area. If approved, the proposed request will further Goal 4.1, by changing the site’s zone category to one that is compatible with the area. The proposed zone change will take place in a distinct community within the West Mesa CPA. The particular area appears to have been annexed into the City of Albuquerque in the 1970’s, which provided larger lots with minimal infrastructure improvements. This part of the West Mesa is similar to rural portions of Bernalillo County that are adjacent to the city limits. This particular request will not alter the distinct character of this area. The proposed R-1C zone, as confirmed by Code Enforcement’s DFT comments, will allow the site to meet contextual lot size requirements, which is used to reinforce the scale and character of the area. The proposed amendment will enhance, protect and preserve the distinct community within this portion of the West Mesa Community Planning Area. Furthermore, future development will continue to be subject to regulations identified within the IDO, DPM and other pertinent regulations, which will assist in maintaining the character of the area.

**Policy 4.1.2: Identity and Design: Protect the identity and cohesiveness of the neighborhoods by ensuring the appropriate scale and location of development, mix of uses and character of building design.**

Applicant’s Response: This request furthers Policy 4.1.2 because the zone change will allow an additional dwelling unit and will protect the existing identity and cohesiveness of the adjacent single-family developed lots. The proposed zone will allow development of an accessory dwelling unit at a scale and density that is appropriate for the area. This request will be consistent with the character of the neighborhood, which is predominantly single-family development.

The general area also contains neighborhood scale commercial uses, existing infrastructure and facilities such as public trails and open spaces, schools and community centers that will be supported by this request. The requested zone will provide an opportunity for a cohesive addition to the neighborhood with a zone designation that currently exists on the adjoining lots. The R-A zone allows more uses than the requested R-1C zone, including an Equestrian Facility, General Agricultural or a Nursery. The request would establish a zone district that better matches the existing land use. In addition, the site will be subject to IDO requirements including dimensional standards (Table 2-3-3) and building design standards (14-16-5-11). These regulations will help ensure appropriate scale and location of development and character of building design, thereby, furthering Policy 4.1.2.

**Policy 4.2.2 Community Engagement: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.**

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Applicant's Response: The request furthers Policy 4.2.2 because the applicant did reach out to neighborhood associations required for notification of this process. The applicant did not receive any response from the affected neighborhood associations to discuss this request. However, the applicant is still willing to facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents, as preferred in Policy 4.2.2.

**Chapter 5 – Land Use**

**Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.**

Applicant's Response: The request furthers Goal 5.2 by allowing the site to be developed in a manner that will remain consistent with the community. The requested R-1C base zone district will facilitate the opportunity to allow for an additional accessory dwelling unit, constructed in a form and at a scale appropriate for this neighborhood. The character of the neighborhood includes mostly single-family development, and this request will allow the character of the neighborhood to remain. The proposed request will maintain the characteristics of this distinct community through zoning and design standards that will be consistent with long-established residential development pattern. The area also contains neighborhood scale retail and service uses, existing infrastructure and facilities such as public trails and open spaces, schools and community centers that will be supported by this request. The proposed zone category will allow the site to remain residential, further fostering a community where residents can live, work, learn, shop and play together as preferred within Goal 5.2.

**Policy 5.2.1. Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.**

Applicant's Response: The request furthers Policy 5.2.1 because the zone change from R-A to R-1C will facilitate development that will sustain the surrounding distinct community. The requested R-1C base zone district will facilitate an accessory dwelling unit in a form and at a scale appropriate for this neighborhood. The requested zone, R-1C, exists on adjacent properties and this application supports and assures the creation and maintenance of a healthy and sustainable community by adding compatible uses that reflect the immediately surrounding development. The subject site was created as a very large lot, in comparison to the lots immediately north of the subject site and is not being used to its full potential. Approving this request will allow the land to have a more productive use in areas that are under-utilized, as preferred in Policy 5.2.1. of the Comprehensive Plan. The area also contains neighborhood scale commercial uses, existing infrastructure and facilities such as public trails and open spaces, schools and community centers that will be supported by this request.

**Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.**



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Applicant's Response: The request furthers Goal 5.3 by allowing the site to be developed in a manner that will utilize existing infrastructure and the surrounding public facilities, such as roads, utilities, trails and open spaces to support the public good. The site is accessible from Northern Trail NW and Westward Lane NW to the south. The site abuts a local street that can accommodate an accessory dwelling unit within the existing single-family residential development. The site also has access to existing public water and sewer service, provided by the Albuquerque/Bernalillo County Water Authority (ABCWUA), dedicated public open spaces located along Unser Blvd that are accessible and are within walking and biking distances.

**Policy 5.3.1 Infill Development Support additional growth in areas with existing infrastructure and public facilities.**

Applicant's response: The request furthers Policy 5.3.1 because it would facilitate an opportunity for an accessory dwelling unit in an area already served by existing infrastructure and public facilities, which generally promotes efficient use of land to support the public good. Because the site in question is in an area with existing infrastructure, changing the zoning from RA to R-1C allows the site to be developed supporting additional infill development. Adjacent properties with the requested R-1C zone are currently developed because they achieve or are close to the minimum lot sizes. This type of infill development would be supported with existing infrastructure and public facilities in a form and scale that is compatible with the immediate area.

**Goal 5.6 City Development Areas: Encourage and direct growth of Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.**

Applicant's response: The request furthers Goal 5.6 because the subject site is designated as an Area of Consistency and the rezone will serve as an opportunity to reinforce the character and intensity of the surrounding area. The site is expected to be developed in accordance with the IDO that include dimensional standards and design standards that pertain to residential development. The site is adjacent to areas also designated as Areas of Consistency and characterized by mostly existing low-density residential uses along with existing neighborhood commercial uses nearby. Being designated the same as the surrounding neighborhoods will reinforce and reflect the character and identity of those properties within the Area of Consistency.

**Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.**

Applicant's response: The request furthers Policy 5.6.3 because the requested R-1C zoning is consistent with the zoning on adjacent properties located to the west which will protect the character of the existing neighborhood. The requested zone on a portion of the subject site would allow a residential use that is generally considered compatible with existing residential uses. Therefore, the request would contribute to protecting and enhancing the character of the

surrounding, existing single-family neighborhood in this area outside of a designated Activity Center and not along a designated Corridor.

**Sub Policy 5.6.3.b: Ensure that development reinforces the scale, intensity and setbacks to the immediately surrounding context.**

Applicant's response: The request is for the same zone as adjacent properties and will ensure that future development will be subject to the same standards in relation to scale, intensity and setbacks. The subject site will be subject to IDO requirements including dimensional standards (Table 2-3-3) and building design standards (14-16-5-11). These regulations will help ensure appropriate scale and location of development and character of building design, thereby, furthering Policy 5.6.3.b.

**Sub Policy 5.6.3.d: In areas with predominantly single-family residential uses, support zone changes that help align the appropriate zone with existing land uses.**

Applicant's Response: Currently, the property to the west cannot accommodate an accessory dwelling unit given the size of the property to the west. The requested zone will help align the appropriate zoning with a proposed accessory dwelling unit.

**Chapter 9 – Housing**

**Housing Goal 9.2 Sustainable Design: Promote housing design that is sustainable and compatible with the natural and built environments.**

Applicant's response: The request furthers Goal 9.2 because the proposed zone category will be consistent with properties immediately adjacent to the property. The subject site will be subject to existing development standards identified within the IDO and strict residential building requirements. If approved, the site will be subject to the minimum lot size requirements of 7,000 square feet of area and 50' wide lots as identified in the IDO with the allowance of an accessory dwelling unit, allowing development to be sustainable and compatible with the natural and built environment.

**Policy 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintain compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design and relationship to the street.**

Applicant's response: The request furthers Policy 9.2.1 because the requested zone enhances neighborhood character, maintains compatibility with surrounding land uses and responds to the development context by matching adjacent zoning. The proposed zone category will ensure appropriate development standards by matching adjacent densities and site design standards that have been established within the IDO. Existing single family residential development currently maintain access, site design and a relationship to the street, and this request will not allow for this to remain.

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**Summary:** Consistency with City’s health, safety, morals and general welfare are reflected in the policy analysis and demonstrate that the request furthers applicable Comprehensive Plan Goals and Policies. The requested zone change from RA to R-1C supports and reflects the intentions of the Comprehensive Plan. The R-1C is consistent and compatible with the adjacent and abutting properties and applies similar development patterns regarding uses, setbacks and density. Allowing single-family development reflects and supports the intent of the Areas of Consistency.

**Response to 6-7(G)(3)(b):** If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets the following criteria:

1. There was a typographical or clerical error when the zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
3. A different zone is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant’s Response: The requested R-1C zone will reinforce or strengthen the established character of the surrounding Area of Consistency by providing a zone category that is consistent with the property located to the west of the subject site. The use is consistent with the established character of the area which consists of single-family residential development. The proposed zone map amendment works best on the subject property if it is to be considered for a subdivision application. As previously mentioned, Section 6-7(G)(2)(f) of the IDO does not allow for a “floating zone” line when a subdivision of land is proposed; therefore, a zone map amendment is required. The policy analysis provides examples where this request furthers numerous Comprehensive Plan Goals and Policies regarding, consistent development, the relationship to this distinct community and the existing Areas of Consistency adjacent to the site.

The proposed zone change would allow the proposed development to remain in compliance with the IDO; therefore, criteria number 3 applies in that this zone map amendment would be more advantageous to the community patterns of land use, development density and intensity as articulated by the ABC Comp Plan as amended.

**Response to 6-7(G)(3)(c):** If the proposed amendment is located wholly or partially in an Area of Change (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that

character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets the following criteria:

1. There was a typographical or clerical error when the zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
3. A different zone is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant’s Response: This criterion is not applicable because the proposed amendment is located wholly in an Area of Consistency, as shown in the ABC Comp Plan.

**Response to 6-7(G)(3)(d): The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.**

Applicant’s Response: As shown below, most of the uses allowed within the R-1C zone are allowed within the RA zone. The area is largely characterized by residential uses and it would be advantageous to the existing residents for predictable residential uses to be located in this community and within an Area of Consistency.

The permissive uses between the R-1C zone designation and the R-A zone designation will be fewer, more limited and more controlled. None of the permissive uses would be harmful to the surrounding community. A majority of the permitted uses are also permitted on the adjacent and abutting properties. The uses will also be in line with adjacent properties. As a point of reference, below the outlined permissive uses in the R-1C zone district as identified in Table 4-2-1 of the IDO.

Permissive Uses in the R-1C Zone	Permissive Uses in the R-A Zone
Single-Family Detached on individual lots	Single-Family Detached on Individual lots
Cluster Development	Cluster Development
Cottage Development	Cottage Development
Community Residential Facility, Small	Community Residential Facility, Small
Community Center or Library	
Parks and Open Space	Parks and Open Space
Religious Institution	Religious Institution
Community Garden	Community Garden
	Equestrian Facility
	General Agricultural
	Nursery



Residential Community Amenity – Indoor & Outdoor	Residential Community Amenity – Indoor & Outdoor
Drainage Facility	Drainage Facility
Electric Utility	Electric Utility
Major Utility	Major Utility
Solar Energy Generation	Solar Energy Generation

In comparing the permissive uses for each of these zone categories, the major difference is that the R-A zone category allows for agricultural type uses and the R-1C zone allows for a Community Center or Library. The proposed request will continue to allow for predictability on how the site is to be developed.

**Response to 6-7(G)(3)(e): The City’s infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:**

1. Have adequate capacity to serve the development made possible by the change of zone.
2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funding during the next calendar year.
3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant.

Applicant’s Response: The site falls within an area that has City infrastructure and public improvements that will have adequate capacity to serve the development made possible by the zone change meeting the requirements of sub-criterion 1. The site is near trail systems that exist along Unser and typical within this Community. The requested R-1C zone will reflect single-family residential uses and will maintain and support the character of the immediate area, which falls within an existing developed area. The established urban area has sufficient infrastructure to support the potential uses of the R-1C zone. The applicant recognizes that if the use change would cause the need for infrastructure improvements, the applicant would be responsible for providing them.

**Response to 6-7(G)(3)(f): The applicant’s justification for the requested zone change is not completely based on the property’s location on a major street.**

Applicant’s Response: The subject site is located along a local road (Westward Lane NW) and does not abut a major street, such as Unser. Justification is based on furthering a preponderance of applicable Comprehensive Plan policies as demonstrated in response to Criterion A.

**Response to 6-7(G)(3)(g): The applicant’s justification is not based completely or predominantly on the cost of land or economic considerations.**

Applicant’s Response: The subject application is not based on economic considerations rather the interest lies in developing the abutting property with an Accessory Dwelling Unit. The subject application for the requested zone change is not based on the property’s cost of land or economic consideration. As a result, the proposed zone change is necessary to enable development on the proposed new lot configuration. The cost of the land is not the primary determining factor in pursuit of the appropriate zoning.

**Response to 6-7(G)(3)(h): The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a “spot zone”) or strip of land along a street (i.e. a “strip zone”) unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:**

1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.
2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

Applicant’s Response: Because the zone change request is for a zone that is identical to adjacent city properties, the proposed zone change does not create a “spot” or “strip zone”. The request will continue to stabilize both land use and zoning. The Policy analysis demonstrates the zone change will clearly facilitate implementation of the Comprehensive Plan.

### **Neighborhood Notification**

The Westside Coalition of Neighborhood Associations, Quaker Heights Neighborhood Association and the Taylor Ranch Neighborhood Association were initially notified of this request on May 17, 2024. The applicant received no response from any of the notified neighborhood associations, therefore, no meeting occurred. However, the applicant is still willing to discuss this application with affected neighborhood associations or adjacent property owners prior to the EPC hearing date. An update regarding neighborhood notification will be provided at the August 15, 2024 EPC hearing date.

### **Conclusion**

The requested Zone Map Amendment will allow the property owner to develop the site with compatible uses at an appropriate location. The applicant argues that the Policy based analysis illustrates that the request furthers a preponderance of the applicable Goals and Policies of the Comprehensive Plan and does not conflict with them. The request clearly facilitates implementation of the Comprehensive Plan.

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Thank you for your consideration on this matter.

Sincerely,

*Juanita Garcia*

Juanita Garcia  
Principal  
JAG Planning & Zoning, LLC

## PRE-APPLICATION REVIEW NOTES

PA#: 24-115 Notes Provided (date): 2-21-24

Site Address and/or Location: 4815 Northern Tr NW

Pre-application notes are for informational purposes only and are non-binding and do not constitute any type of approval and are not certificates of zoning. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

**Request..** Replat lot and zone change

### Basic Site Information

Current Use(s): Residential

Size (acreage): ~0.21 acres

Zoning: R-A

Overlay Zone(s): NA

### Comprehensive Plan Designations

Development Area: Consistency

Corridor(s): NA

Center: NA

Near Major Public Open Space (MPOS)?: No

### Integrated Development Ordinance (IDO)

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc. <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

Proposed Use(s): ADU (Accessory Dwelling Unit)

Use Specific Standards: 4-3(F)(6) Dwelling Unit, Accessory

Applicable Definition(s):

**Dwelling Unit, Accessory:** A dwelling unit that is accessory to a primary single-family or two-family detached dwelling or a non-residential primary use. A detached accessory dwelling unit is also considered an accessory building. See also Dwelling Definitions for Dwelling, Live/work; Dwelling, Single family Detached; and Dwelling, Two-family Detached (Duplex); Kitchen; and Measurement Definitions for Accessory Dwelling Unit.

Sensitive Lands: *Please see IDO Section 14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.*

### Notice

Neighborhood Meeting Offer Required? (see IDO Table 6-1-1). If yes, please refer to:

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

### Process

Decision Type(s) (see IDO Table 6-1-1): Subdivision of Land Minor & Zoning Map Amendment

Specific Procedure(s)\*: 14-16-6-6(K) & 14-16-6-7(G)

*\*Please refer to specific procedures for relevant decision criteria required to be addressed.*

Decision Making Body/ies: DHO & EPC Is this a PRT requirement? No

### Handouts Provided

Zoning Map Amendment     Site Plan Amendments     Site Plan- EPC     DHO

- |  |   |  |                                      |
|--|---|--|--------------------------------------|
| <input type="checkbox"/> Site Plan- Administrative | <input type="checkbox"/> Variance-ZHE   | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Site History/Research     | <input type="checkbox"/> Transportation | <input type="checkbox"/> Hydrology       | <input type="checkbox"/> Fire        |

*If you have additional questions after reviewing these notes, or would like to schedule a follow up call or meeting, please contact Staff at [planningprt@cabq.gov](mailto:planningprt@cabq.gov). Please include the PA# with your inquiry.*

Additional Notes:

- For more helpful information about ADU's please visit:
  - [Accessory Dwelling Units \(ADUs\) FAQs — City of Albuquerque \(cabq.gov\)](#)
  - [Free Casita Construction Plans — City of Albuquerque \(cabq.gov\)](#)
- Please note that an ADU must be set back 10-feet from existing buildings and 5-feet from the side yard and rear yard lot lines.
- To move forward with obtaining a zone change on the property that the applicant is purchasing, a replat must be submitted to the DFT (Development Facilitation Team) for review. First seen as a sketch plat.
  - This will be a minor action by the DHO (Development Hearing Officer).
  - Before a Final Plat can be signed/approved, the zone change will need to occur. A condition will be placed on the Plat that once the Zone Change is approved to R-1C, the Plat can be finalized.
- Please submit the “preliminary” Plat or notes from the re-plat submittal detailing the condition that a zone change is needed with the Zoning Map Amendment application to the EPC (Environmental Planning Commission).
  - The EPC will not approve a zone change on a portion of a lot, so you will need this documentation showing that the re-plat requires the zone change (note: a zone change cannot be conditioned).
- Once the applicant has received notice for the zone change through the re-plat process, please submit an application for a zone change to the EPC.
- All zone changes are required to go through the Environmental Planning Commission (EPC) process, which is a public hearing. Information is available here: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- A zone change must be justified in writing, essay format, and respond to the zone change criteria in IDO 14-16-6-7(G)(3), a through h. Examples are available online. However, the assistance of a planning agent is highly recommended. They can do the whole application paperwork, or just the justification- whatever arrangements you make.
- More information about the zone change process can be found in the attached handout.
  - For a list of required forms please see the following web page under the Zoning Map Amendment header: [EPC Forms — City of Albuquerque \(cabq.gov\)](#)
    - Please note that form P1 is not needed for a zone change, only form z is needed among the other listed forms.
  - Please see form Z for a list of required items to be included with your application package. All items under “INFORMATION REQUIRED FOR ALL POLICY DECISIONS” and “ZONING MAP



AMENDMENT – EPC” are required. Please let me now if you have questions about the requirements n this list.

- Please see the following page for information regarding public notice: [Public Notice Requirement in the IDO — City of Albuquerque \(cabq.gov\)](https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice)
  - Notification is required for a zone change. Please refer to IDO Table 6-1-1 (p. 389 of the IDO). Emailed notification (on prescribed forms) to neighborhood contacts AND written notice to property owners (also on prescribed forms) is required. An online summary of IDO notice requirements is available here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
  - Please provide all proof of notice with your application,
  - Please contact the Office of Neighborhood Coordination (ONC) to obtain the letter of neighborhood organization contact information (if there are any). The public notice inquiry form is available here: <https://www.cabq.gov/office-of-neighborhood-coordination/resources>
    - Offer of a pre-application neighborhood meeting is required. Please request the notice inquiry sheet here: [Pre-submittal Neighborhood Meeting Requirement in the IDO — City of Albuquerque \(cabq.gov\)](https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice) This also outlines details and steps. IF a meeting is not accepted/requested by a Neighborhood Association, then one is not required to be held.
  - For property owner notification, 14-16-6-4(K)(3)(c) specifies a distance of (partially or within) 100 feet of the subject site. To obtain a buffer map, please email [plnbuffermaps@cabq.gov](mailto:plnbuffermaps@cabq.gov) They will provide the map and mailing labels.
  - Certified mail is required. For proof of notification, please take a picture of the addressed, stamped envelopes before mailing them. Please don't put more than 9 or so envelopes in one picture; crowding them in reduces resolution and we can't read them on this end.
  - A yellow sign is required to be posted on the subject site. The signs are available at the Development Services Counter, Ground Floor. The sign shall be posted for 15 days prior to and after the Hearing date. (staff can discuss this with you after your application is accepted).

**Responses to Applicant Questions:**

1. Yes, the surveyor should start on the re-plat/lot line adjustment.
2. These notes will suffice as a pre-application review. If you need to meet with me after reviewing these notes, we can meet.
3. No, a DHO and Zone change cannot be done simultaneously, because the zoning on a portion of a lot cannot be changed prior to the replat being obtained. Once the replat is obtained, you can get a zone change.
4. See above for order of steps.



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 07 /2020)

**Project Title:** 4815 Northern Trail NW

Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_

Zone Atlas Page: F-11 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Lot 14, Quaker Heights Addition

Development Street Address: 4815 Northern Trail NW

**Applicant:** \_\_\_\_\_ **Lolo Chavez** \_\_\_\_\_ Contact: Juanita Garcia, JAG

Address: \_\_\_\_\_ P.O. Box 7857

Phone#: (505) 362-8903 Fax#: \_\_\_\_\_

E-mail: jag@jagpandz.com

### Development Information

Build out/Implementation Year: \_\_\_\_\_ Current/Proposed Zoning: R-A

Project Type: New: ( ) Change of Use: ( ) Same Use/Unchanged: ( ) Same Use/Increased Activity: ( )  
Change of Zoning: (X )

Proposed Use (mark all that apply): Residential: (X ) Office: ( ) Retail: ( ) Mixed-Use: ( )

Describe development and Uses: Change of Zoning from R-A to R-1C

Days and Hours of Operation (if known): Same as existing

### Facility

Building Size (sq. ft.): unknown

Number of Residential Units: 1

Number of Commercial Units: None

### Traffic Considerations

ITE Trip Generation Land Use Code Unknown

Expected Number of Daily Visitors/Patrons (if known):\* Unknown

Expected Number of Employees (if known):\* None

Expected Number of Delivery Trucks/Buses per Day (if known):\* Unknown

Trip Generations during PM/AM Peak Hour (if known):\* Unknown

Driveway(s) Located on: Street Name Northern Trail NW

Adjacent Roadway(s) Posted Speed: Northern Trail NW Posted Speed 25  
Westward Lane NW Posted Speed 25

*\* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.)*

**Roadway Information (adjacent to site)**

Comprehensive Plan Corridor Designation/Functional Classification: Local  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Area of Consistency  
(urban center, employment center, activity center, etc.)

Jurisdiction of roadway (NMDOT, City, County): City of Albuquerque

Adjacent Roadway(s) Traffic Volume: unknown Volume-to-Capacity Ratio (v/c): unknown  
(if applicable)

Adjacent Transit Service(s): Coors and Unser Transit Routes Nearest Transit Stop(s): +100 feet

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: None along Northern Trail or Westward Land NW  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: No public sidewalks within this neighborhood.

**Relevant Web-sites for Filling out Roadway Information:**

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: See GIS map.

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidid=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: [http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL\\_Jun25.pdf](http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf) (Map Pages 75 to 81)

**TIS Determination**

**Note:** Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [ ] No [X]

Thresholds Met? Yes [ ] No [X]

Mitigating Reasons for Not Requiring TIS: Previously Studied: [ ]

Notes:

Zone Change for Adding Accessory Structure Will add 1 to 2 trips AM and PM

Curtis A Cherne  
TRAFFIC ENGINEER

6-10-24  
DATE

**Submittal**



The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to [plndrs@cabq.gov](mailto:plndrs@cabq.gov) and to the City Traffic Engineer [mgrush@cabq.gov](mailto:mgrush@cabq.gov). Call 924-3362 for information.

### Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
4. Location of nearby multi-use trails, if applicable ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify volume to capacity (v/c) ratio on this form.

## D) STAFF INFORMATION



## Project Memo

DATE: July 23, 2024  
TO: Juanita Garcia, JAG Planning & Zoning LLC  
FROM: Jude Miller, Planner  
City of Albuquerque Planning Department  
TEL: (505) 924-3345  
RE: Project # PR-2024-010612 / RZ-2024-00035, 4815 Northern Trail NW – Amendment to Zoning Map

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I have completed an initial review of the proposed Zoning Map Amendment. I would like to discuss the justification letter and project. I am available to answer questions about the process and requirements. Please provide the following:

⇒ Revised Justification letter (electronic) by:

**5 PM on Tuesday July 30, 2024**

Note: If you have difficulty with this deadline, please let me know.

### 1) Introduction:

- A. Though, I've done my best for this review, additional items may arise as the case progresses. If so, we will inform you immediately.
- B. This is what I have for the legal description: all or a portion of:
  - All or portion of Lot 014 QUAKER HEIGHTS ADDN, between Northern Trl. NW and Atrisco Dr. NW, containing approximately 1 acre.
  - The lot is located within an area of consistency
- C. It is my understanding that you have submitted a zoning map amendment request from R-A to R-1C for the western portion of the lot you are purchasing from the lot legally described in section B above. I cannot find any description in your letter describing the dimensions and location of the portion of the that is being purchased to be re-platted into the applicant's existing R-1C lot. It would be beneficial to have dimensions of the section being rezoned to R-1C and the portion that will remain R-A. You will also need to demonstrate that the portion of the lot remaining as R-A will still meet dimensional and setback requirements as per the IDO.
- D. The rezone would cause a floating zone-line. You will need to apply for a Subdivision of Land so that the zoning certificate can be issued as per IDO 6-7(G)(2)(f):

***If the Zoning Map Amendment will result in a zone boundary that does not coincide with a lot line (i.e. create a floating zone line), the 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.***

- E. In your description of surrounding land use, the abutting parcels to the north are zoned R-T not R-1B.
- F. Please send the updated and future versions of your justification letters as PDFs generated from the original file electronically (print to PDF) rather than scanned pages. This will make it easier for Planning staff to read and search text within the letter.

2) Process:

- A. Information regarding the EPC process, including the calendar and current staff reports, can be found at:  
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing is August 15, 2024. Final staff reports will be available one week prior, on August 8, 2024.
- C. Staff will forward agency comments to the applicant by July 31, 2024.

3) Notification & Neighborhood Issues:

*Notification requirements for a zone change are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 378). The required notification consists of: i) an offer of neighborhood meeting, ii) an emailed letter to neighborhood representatives indicated by the ONC, iii) a mailed letter (first-class) to property owners within 100 feet of the subject site, and iv) yellow sign posting.*

- A. It appears that no pre-submittal neighborhood meeting was requested within the 15-day period. Is this correct?
- B. I have verified that all neighbors within 100 feet of the property have been notified according to the documentation of letters sent.
- C. **The sign posting agreement specifies the sign posting period as July 31, 2024 to August, 2024.** Please submit photos of the posted signs once they have been posted by July 31, 2024.
- D. Have any neighborhood representatives or members of the public contacted you with any comments?

4) Project Letter:

- A. The justification letter is well written and only needs minor revisions to improve clarity and strengthen your request.
  - a. Further describe the size and dimensions of the portion of the lot you wish to have re-zoned R-1C when you are describing the Zone Map Amendment Request.
  - b. Confirm that the remaining of the R-A lot will conform to the zone type requirements as per the IDO.

- c. Update the Surrounding Zoning and Land Use Table to indicate that parcels to the North are R-T rather than R-1B. We usually suggest indicating whether each surrounding property is within an ‘Area of Change’ or ‘Area of Consistency’ when describing the surroundings.
- d. Mention your application for a Subdivision of Land – Minor in your letter.

5) Justification Criteria Goals and Policies:

You referenced 5 goals and 6 policies. I am noticing two section of your justification letter that should be reinforced improve your justification.

Section 6-7(G)(3)(a)

Goal 4.1:

I think it is good that you referenced the site’s relation to West Mesa CPA, but you need to better describe how this particular zone change will “Enhance, Protect, and Preserve Distinct Communities” The area where this zone change will take place is a distinct community within the West Mesa CPA. Describe distinct community around the parcel of land that is subject to the zone change. The West Mesa CPA is too broad of an area to accurately describe the area around the subject lot.

Goal 5.2:

This Goal has to do with fostering communities where residents can live, work, learn, shop and play together. The zone change you are proposing will maintain a residential use. I am not sure that this particular goal is applicable here.

Policy 5.2.1:

This policy is to “Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.” Similar to my comment on Goal 5.2, I am not sure that this policy is fully applicable to this zone change.

Section 6-7(G)(3)(b)

You mention that “the existing R-A zone does not provide for the potential development that could occur within this area with the smaller R-1C lots. An ADU is allowed on R-A lots. The zoning is not the issue, but you do have to do the zone change in order to move the lot-line (see section 6-7(G)(2)(f) of the IDO). Please clarify this section for accuracy and make sure that you are describing how you meet one of the three criteria for justification in this section (6-7(G)(3)(b)).

Conclusion:

You have provided a thorough justification letter. There are a few places where some adjustments are needed to ensure that the justification is clear and accurate. Be sure to adjust the content in the two justification sections mentioned previously. It would be beneficial to elaborate on your Zone Map Amendment Request Section to re-iterate what was learned from the PRT meeting in order to make it abundantly clear to the EPC commissioners why this Zone Map Amendment is needed before the property owners can apply to re-plat the parcels. Please verify that you have applied for a “*Subdivision of Land – Minor*” as per 6-7(G)(2)(f) of the IDO.

E) PUBLIC NOTICE





JAG JAG <jag@jagpandz.com>

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## Public Notice Regarding a Future Development Application

1 message

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**JAG JAG** <jag@jagpandz.com>

Tue, Jun 11, 2024 at 11:48 AM

To: Lillog2002@yahoo.com, valarid@gmail.com, Rene' Horvath <aboard111@gmail.com>, rioreal@earthlink.net, Elizabeth Haley <elizabethkayhaley@gmail.com>

Cc: JAG JAG <jag@jagpandz.com>

June 11, 2024

### **Re: Public Notice Regarding a Future Development Application**

**Orlando Martinez – Quaker Heights Neighborhood Association**

**Vanessa Alarid – Quaker Heights Neighborhood Association**

**Elizabeth Haley – Westside Coalition of Neighborhood Associations**

**Rene Horvath – Westside Coalition of Neighborhood Associations**

**Evelyn Rivera – Taylor Ranch Neighborhood Association**

**Rene Horvath – Taylor Ranch Neighborhood Association**

**PLEASE NOTE THE HEARING DATE CHANGE**

Dear Neighborhood Association Representative,

JAG Planning & Zoning, LLC will be representing Lolo Chavez for a Zone Map Amendment from the Rural and Agricultural Zone District (R-A) to Single-Family Residential District R-1C. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Public Notice, we are providing you notice regarding this application.

The applicant intends to realign the property between 5909 Westward Lane NW, legally described as Lot 1 Ray Pena Subdivision and 4815 Northern Trail NW, legally described as Lot 14, Quaker Heights Addition but a zone map amendment is required to allow the platting action to occur to eliminate a floating zone line.

We are providing a copy of the proposed plat that identifies the area that needs a zone map amendment, Public Notice form provided by the City of Albuquerque, a copy of the proposed plat and Zone Atlas page F-11-Z identifying the proposed location of the zone map amendment for your reference.

Our neighborhood association meeting request notice was sent out on May 17, 2024 and a meeting was scheduled for Monday, June 3, 2024 at 6 pm to discuss this application. However, we did not hear back from your association within 15 days, so the meeting was cancelled. We are still willing to meet to discuss this application at your earliest convenience, if requested by your association.

The application will be heard on Thursday August 15, 2024, starting at 8:30 AM. Zoom link: <https://cabq.zoom.us/j/2269592859>

Thank you.

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



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 **Zone Map Amending Lolo Chavez.pdf**  
5807K

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

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

Date of Notice\*: 6/11/24

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 the Neighborhood Association Representatives on the attached list from the City of Albuquerque's Office of Neighborhood Coordination.

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

1. Subject Property Address\* 4815 Northern Trail NW  
Location Description Lot 14, Quaker Heights Addition
2. Property Owner\* Lolo Chavez
3. Agent/Applicant\* [if applicable] JAG Planning & Zoning, Juanita Garcia
4. Application(s) Type<sup>1</sup>\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Site Plan – EPC
  - Subdivision \_\_\_\_\_ (Minor or Major or Bulk Land)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance – EPC
  - Waiver \_\_\_\_\_ (DHO or Wireless Telecommunication Facility)
  - Other: Zone Map Amendment

Summary of project/request<sup>2</sup>\*:

Zone Map Amendment from R-A to R-1C for the westerly portion of the above

mentioned property.

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

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

<sup>1</sup> Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>.

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



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

Hearing Date/Time\*: August 15, 2024 8:30 AM

Location\*<sup>3</sup>: http://www.cabq.gov/planning/boards-commissions

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

To contact staff, email [devhelp@cabq.gov](mailto: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: Juanita Garcia, JAG Planning & Zoning, LLC

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: jag@jagpandz.com

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

1. Zone Atlas Page(s)\*<sup>4</sup> F-11

2. Project Illustrations, as relevant\*<sup>5</sup>

- 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 are being requested.

<sup>3</sup> Physical address or Zoom link

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

<sup>5</sup> 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:

Notification was sent on May 17, 2024 to the listed neighborhood associations requesting a meeting but no response was provided to the applicant.

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 Map<sup>6</sup>: [Optional]:**

1. Area of Property [typically in acres] .66
  2. IDO Zone District R-A
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] 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](mailto: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>

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





**4815 Northern Trail NW\_Neighborhood Meeting Inquiry Sheet Submission**

1 message

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

Fri, May 17, 2024 at 8:00

**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	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Quaker Heights NA		Orlando	Martinez	<a href="mailto:lilog2002@yahoo.com">lilog2002@yahoo.com</a>	5808 Jones Place NW	Albuquerque	NM	87120	5053605017	5053605038
Quaker Heights NA		Vanessa	Alarid	<a href="mailto:valarid@gmail.com">valarid@gmail.com</a>	3404 Grande Vista NW	Albuquerque	NM	87120	5055030640	5055030640
Taylor Ranch NA	<a href="mailto:president@trna.org">president@trna.org</a>	Rene	Horvath	<a href="mailto:aboard111@gmail.com">aboard111@gmail.com</a>	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114
Taylor Ranch NA	<a href="mailto:president@trna.org">president@trna.org</a>	Evelyn	Rivera	<a href="mailto:rioreal@earthlink.net">rioreal@earthlink.net</a>	4505 Chadwick NW	Albuquerque	NM	87120		5059484099
Westside Coalition of Neighborhood Associations		Rene	Horvath	<a href="mailto:aboard111@gmail.com">aboard111@gmail.com</a>	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114
Westside Coalition of Neighborhood Associations		Elizabeth	Haley	<a href="mailto:elizabethkayhaley@gmail.com">elizabethkayhaley@gmail.com</a>	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto: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 form you need for notifying neighborhood associations can be found here: [https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official\\_public\\_notice\\_form-2019.pdf](https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf).
- 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 your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

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

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

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

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

Thank you,

*Suzie*



## Suzie Flores

Senior Administrative Assistant

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

(505) 768-3334 Office

E-mail: [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

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**From:** [webmaster@cabq.gov](mailto:webmaster@cabq.gov) <[webmaster@cabq.gov](mailto:webmaster@cabq.gov)>  
**Sent:** Thursday, May 16, 2024 4:25 PM  
**To:** Office of Neighborhood Coordination <[jag@jagpandz.com](mailto:jag@jagpandz.com)>  
**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>  
**Subject:** Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

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

Contact Name

Juanita Garcia

Telephone Number

5053628903

Email Address

[jag@jagpandz.com](mailto:jag@jagpandz.com)

Company Name

JAG Planning & Zoning, LLC

Company Address

P.O. Box 7857

City

Albuquerque

State

NM

ZIP

87194

Legal description of the subject site for this project:

Physical address of subject site:

[4815 Northern Trail NW](#)

Subject site cross streets:

Northern Trail NW and Westward Lane NW

Other subject site identifiers:

West of Northern Trail and North of Westward Lane

This site is located on the following zone atlas page:

F-11

Captcha

x

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 **Ramirez F-11.pdf**  
1502K



# Language Access Notice:

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

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

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

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

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





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



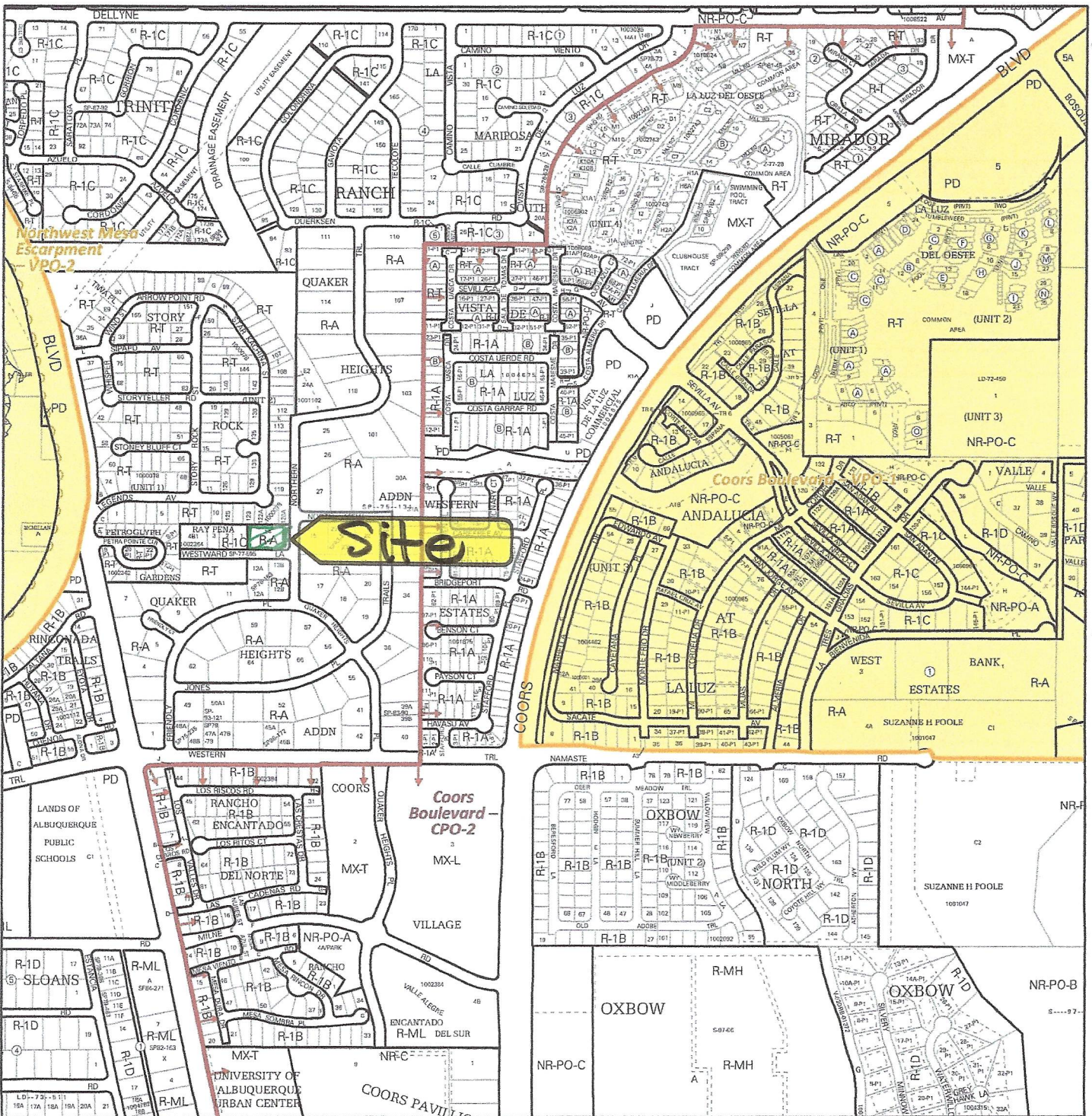
PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: Zone Map Amendment
Decision-making Body: Environmental Planning Commission (EPC)
Pre-Application meeting required: Y Yes Y No
Neighborhood meeting required: Y Yes Y No
Mailed Notice required: Y Yes Y No
Electronic Mail required: Y Yes Y No
Is this a Site Plan Application: Y Yes Y No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: 4815 Northern Trail NW
Name of property owner: Lolo Chavez
Name of applicant: JAG Planning & Zoning, LLC - Juanita Garcia
Date, time, and place of public meeting or hearing, if applicable:
August 15, 2024, 8:30 AM
Address, phone number, or website for additional information:
JAG@jagpandz.com or (505) 362-8903
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
Y Zone Atlas page indicating subject property.
Y Drawings, elevations, or other illustrations of this request.
Y Summary of pre-submittal neighborhood meeting, if applicable.
Y Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.

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

Juanita Garcia (Applicant signature) 10/11/2024 (Date)

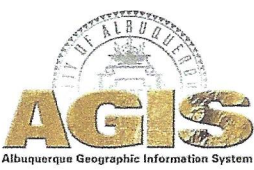
Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



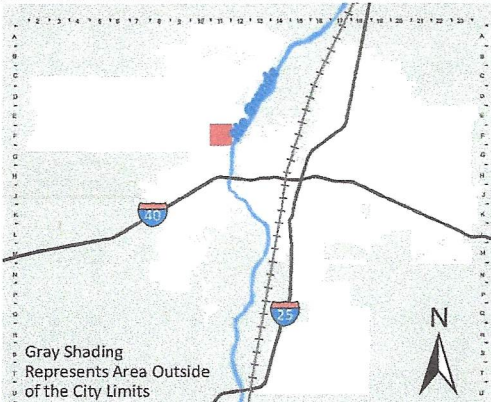


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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:  
F-11-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

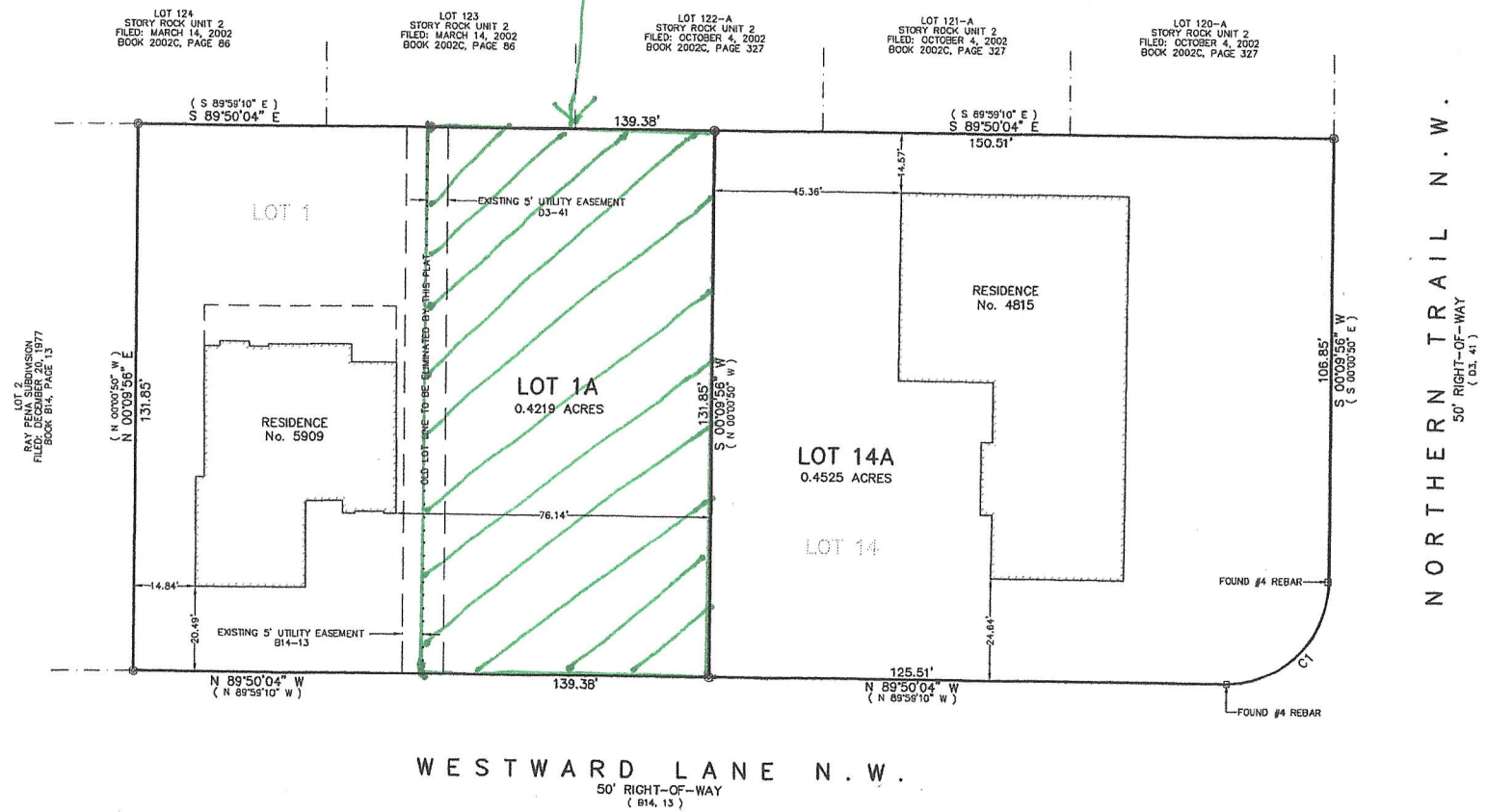
0 250 500 1,000 Feet



PLAT OF  
**LOT 1A, RAY PENA SUBDIVISION &  
 LOT 14A, QUAKER HEIGHTS SUBDIVISION**

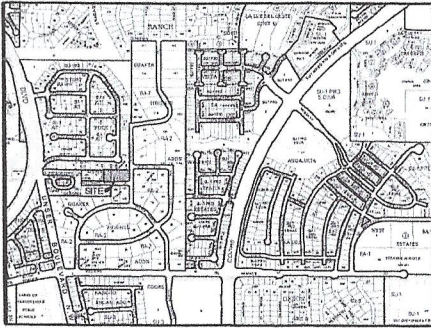
WITHIN  
 SECTION 35, T. 11 N., R. 2 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2024

*Area for Proposed Zone  
 Map Amendment from R-A  
 to R-1C*



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 45°09'56" E	90°00'00"
	25.00'	39.27'	35.36'	N 44°59'10" E	90°00'00"



VICINITY MAP No. F-11-Z



**LEGAL DESCRIPTION**

LOT NUMBERED ONE (1) OF THE RAY PENNA SUBDIVISION, CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 20, 1977 IN VOLUME B14, FOLIO 13.

AND

LOT NUMBERED FOURTEEN (14) OF QUAKER HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 10, 1962, IN VOLUME D3, FOLIO 41.

**PLAT OF  
LOT 1A, RAY PENNA SUBDIVISION &  
LOT 14A, QUAKER HEIGHTS SUBDIVISION  
WITHIN  
SECTION 35, T. 11 N., R. 2 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL 2024**

**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 D/B/A CENTURYLINK** 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, post (aboveground or subterranean), 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/switchgear, 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), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGC 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.

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

\_\_\_\_\_ DATE

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
 THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
 OWNERS NAME

MY COMMISSION EXPIRES: \_\_\_\_\_ BY: \_\_\_\_\_  
 NOTARY PUBLIC

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

\_\_\_\_\_ DATE

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
 THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
 OWNERS NAME

MY COMMISSION EXPIRES: \_\_\_\_\_ BY: \_\_\_\_\_  
 NOTARY PUBLIC

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO REALIGN THE PROPERTY BETWEEN LOT 1, RAY PENNA SUBDIVISION AND GRANT ALL EASEMENTS AS SHOWN.

**GENERAL NOTES:**

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 0.8744 ACRES.
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: APRIL 2024
- NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- PLATS USED TO ESTABLISH BOUNDARY.  
 A: QUAKER HEIGHTS  
 FILED: AUGUST 10, 1962 IN VOLUME D3, FOLIO 41  
 B: RAY PENNA SUBDIVISION  
 FILED: DECEMBER 20, 1977 IN VOLUME B14, PAGE 13
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL No. 35001C0114H DATED 8-16-2012

PROJECT NUMBER: \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

**UTILITY APPROVALS:**

PUBLIC SERVICE COMPANY OF NEW MEXICO \_\_\_\_\_ DATE

NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE

QWEST CORPORATION D/B/A CENTURYLINK QC \_\_\_\_\_ DATE

COMCAST \_\_\_\_\_ DATE

**CITY APPROVALS:**

CITY SURVEYOR \_\_\_\_\_ DATE

\*REAL PROPERTY DIVISION (CONDITIONAL) \_\_\_\_\_ DATE

\*\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) \_\_\_\_\_ DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE

ABCWUA \_\_\_\_\_ DATE

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE

AMAFCA \_\_\_\_\_ DATE

CITY ENGINEER \_\_\_\_\_ DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE

CODE ENFORCEMENT \_\_\_\_\_ DATE

**SURVEYORS CERTIFICATE:**

STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,  
 THIS 9th DAY OF APRIL, 2024

*Anthony L. Harris*  
 ANTHONY L. HARRIS, P.S. # 11463



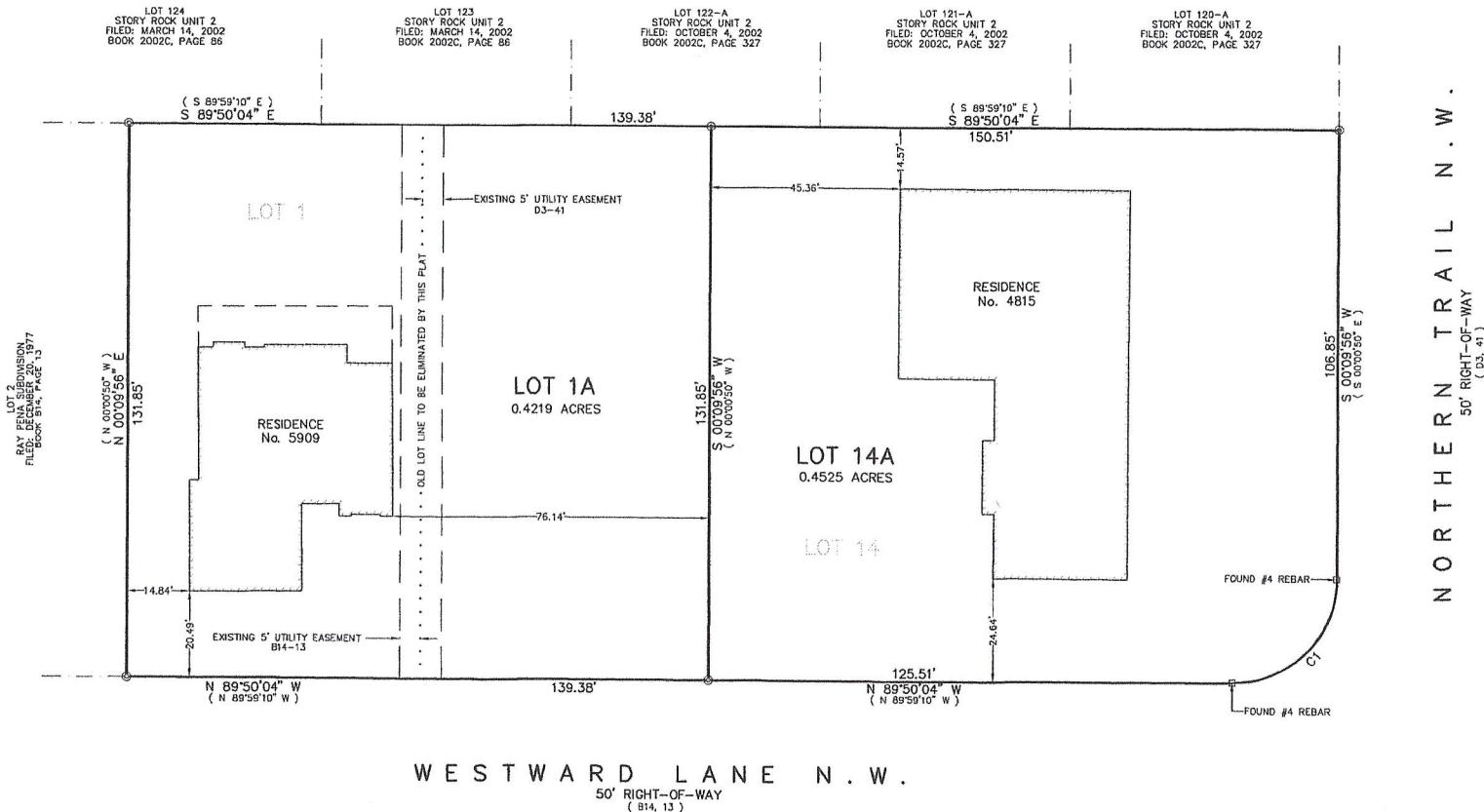
**HARRIS SURVEYING, INC.**  
 1308 CIBOLA VISTA DR. SUITE 100  
 CORRALLES, NEW MEXICO 87048

PHONE: (505) 250-2273  
 E-MAIL: harrissurveying51@gmail.com

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
 UPC# \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_  
 BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

PLAT OF  
**LOT 1A, RAY PENA SUBDIVISION &  
 LOT 14A, QUAKER HEIGHTS SUBDIVISION**

WITHIN  
 SECTION 35, T. 11 N., R. 2 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2024



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 45°09'56" E	90°00'00"
	25.00'	39.27'	35.36'	N 44°39'10" E	90°00'00"





JAG JAG <jag@jagpandz.com>

---

## Neighborhood Meeting Request about Future Development Application

1 message

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JAG JAG <jag@jagpandz.com>

Fri, May 17, 2024 at 4:49 PM

To: "Lilog2002@yahoo.com" <Lilog2002@yahoo.com>, "valarid@gmail.com" <valarid@gmail.com>, "rioreal@earthlink.net" <rioreal@earthlink.net>, "president@trna.org" <president@trna.org>, Rene' Horvath <aboard111@gmail.com>, Elizabeth Haley <elizabethkayhaley@gmail.com>

Cc: JAG JAG <jag@jagpandz.com>, Melissa Ramirez <msramirez@comcast.net>

May 17, 2024

### **Re: Neighborhood Meeting Request about Future Development Application**

**Orlando Martinez – Quaker Heights Neighborhood Association**

**Vanessa Alarid – Quaker Heights Neighborhood Association**

**Elizabeth Haley – Westside Coalition of Neighborhood Associations**

**Rene Horvath – Westside Coalition of Neighborhood Associations**

**Evelyn Rivera – Taylor Ranch Neighborhood Association**

**Rene Horvath – Taylor Ranch Neighborhood Association**

Dear Neighborhood Association Representative,

JAG Planning & Zoning, LLC will be representing Lolo Chavez for a Zone Map Amendment from the Rural and Agricultural Zone District (R-A) to Single-Family Residential District R-1C. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Pre-Application Meeting, we are providing you an opportunity to discuss the zone map amendment application.

This would be an informal meeting where JAG Planning & Zoning would present the proposal and discuss any concerns you may have.

The applicant intends to realign the property between 5909 Westward Lane NW, legally described as Lot 1 Ray Pena Subdivision and 4815 Northern Trail NW, legally

described as Lot 14, Quaker Heights Addition but a zone map amendment is required to allow the platting action to occur

We are providing a copy of the proposed plat that identifies the area that needs a zone map amendment, Neighborhood Meeting Request form provided by the City of Albuquerque, a copy of the proposed plat and Zone Atlas page F-11-Z identifying the proposed location of the zone map amendment for your reference.

We have scheduled a meeting for Monday, June 3, 2024 at 6 pm to discuss this application or can meet sooner. Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter.

Thank you.







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



---

**6 attachments**

-  **Quaker Heights Meeting Request.pdf**  
255K
-  **Taylor Ranch Neighborhood Association Meeting Request.pdf**  
257K
-  **Westside Coalition Meeting Request.pdf**  
258K
-  **F-11.pdf**  
1506K
-  **24-0082 Plat..pdf**  
335K
-  **ZMA Exhibit for Lolo Chavez.pdf**  
425K

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

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

Date of Request\*: May 17, 2024

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

Neighborhood Association (NA)\*: Taylor Ranch Neighborhood Associations

Name of NA Representative\*: Evelyn Rivera & Rene Horvath

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: [president@trna.org](mailto:president@trna.org), [rioreal@earthlink.net](mailto:rioreal@earthlink.net)  
& [aboard111@gmail.com](mailto:aboard111@gmail.com)

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

Email address to respond yes or no: [jag@jagpandz.com](mailto:jag@jagpandz.com)

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

Meeting Date / Time / Location:

Monday, June 3, 2024 / 6:00 PM/ Zoom

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

1. Subject Property Address\* 4815 Northern Trail NW  
Location Description Lot 14, Quaker Heights Addition
2. Property Owner\* Lolo Chavez
3. Agent/Applicant\* [if applicable] Juanita Garcia – JAG Planning & Zoning, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)

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

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



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

Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)

Variance

Waiver

Zoning Map Amendment

Other: \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

**Zone Map Amendment for a portion of 4815 Northern Trail NW  
from R-A to R-1(C).**

5. This type of application will be decided by<sup>\*</sup>:  City Staff

OR at a public meeting or hearing by:

Zoning Hearing Examiner (ZHE)

Development Review Board (DRB)

Landmarks Commission (LC)

Environmental Planning Commission (EPC)

City Council

6. Where more information about the project can be found<sup>4\*</sup>:

[jag@jagpandz.com](mailto:jag@jagpandz.com) or [devhelp@cabq.gov](mailto:devhelp@cabq.gov) after applicant has been submitted.

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

1. Zone Atlas Page(s)<sup>5\*</sup> F-11-Z

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

3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:

Deviation(s)

Variance(s)

Waiver(s)

Explanation:

**No exceptions to the IDO are being requested with this application.**

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1\\*](#):  Yes  No

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

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

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



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

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
- Y a. Location of proposed buildings and landscape areas.\*
  - Y b. Access and circulation for vehicles and pedestrians.\*
  - Y c. Maximum height of any proposed structures, with building elevations.\*
  - Y d. **For residential development\***: Maximum number of proposed dwelling units.
  - Y e. **For non-residential development\***:
    - Y Total gross floor area of proposed project.
    - Y Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:
- a. Area of Property [typically in acres] \_\_\_\_\_ **.66** \_\_\_\_\_
  - b. IDO Zone District \_\_\_\_\_ **R-A** \_\_\_\_\_
  - c. Overlay Zone(s) [if applicable] \_\_\_\_\_ **None** \_\_\_\_\_
  - d. Center or Corridor Area [if applicable] \_\_\_\_\_ **None** \_\_\_\_\_
2. Current Land Use(s) [vacant, if none] \_\_\_\_\_ **Single Family Residential** \_\_\_\_\_
- 

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

**Orlando Martinez & Vanessa Alarid – Quaker Heights Neighborhood Association**

Cc:           **Rene Horvath & Elizabeth Haley –WSCONA**           [Other Neighborhood Associations, if any]

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<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

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

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

Date of Request\*: May 17, 2024

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

Neighborhood Association (NA)\*: Quaker Heights Neighborhood Association

Name of NA Representative\*: Orlando Martinez & Vanessa Alarid

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: [lilog2002@yahoo.com](mailto:lilog2002@yahoo.com) & [valarid@gmail.com](mailto:valarid@gmail.com)

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

Email address to respond yes or no: [jag@jagpandz.com](mailto:jag@jagpandz.com)

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

Meeting Date / Time / Location:

Monday, June 3, 2024 / 6:00 PM/ Zoom

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

1. Subject Property Address\* 4815 Northern Trail NW  
Location Description Lot 14, Quaker Heights Addition
2. Property Owner\* Lolo Chavez
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4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)

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

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

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

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

Summary of project/request<sup>3\*</sup>:

**Zone Map Amendment for a portion of 4815 Northern Trail NW  
from R-A to R-1(C).**

5. This type of application will be decided by\*:  City Staff  
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE)  Development Review Board (DRB)
  - Landmarks Commission (LC)  Environmental Planning Commission (EPC)
  - City Council
6. Where more information about the project can be found<sup>4\*</sup>:  
[jag@jagpandz.com](mailto:jag@jagpandz.com) or [devhelp@cabq.gov](mailto:devhelp@cabq.gov) after applicant has been submitted.

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

1. Zone Atlas Page(s)<sup>5\*</sup> F-11-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project\*:
- Deviation(s)       Variance(s)       Waiver(s)
- Explanation:

**No exceptions to the IDO are being requested with this application.**

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

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

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

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

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

- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
  - Y a. Location of proposed buildings and landscape areas.\*
  - Y b. Access and circulation for vehicles and pedestrians.\*
  - Y c. Maximum height of any proposed structures, with building elevations.\*
  - Y d. **For residential development\***: Maximum number of proposed dwelling units.
  - Y e. **For non-residential development\***:
    - Y Total gross floor area of proposed project.
    - Y Gross floor area for each proposed use.

**Additional Information:**

- 1. From the IDO Zoning Map<sup>6</sup>:
    - a. Area of Property [typically in acres] \_\_\_\_\_ **.66** \_\_\_\_\_
    - b. IDO Zone District \_\_\_\_\_ **R-A** \_\_\_\_\_
    - c. Overlay Zone(s) [if applicable] \_\_\_\_\_ **None** \_\_\_\_\_
    - d. Center or Corridor Area [if applicable] \_\_\_\_\_ **None** \_\_\_\_\_
  - 2. Current Land Use(s) [vacant, if none] \_\_\_\_\_ **Single Family Residential** \_\_\_\_\_
- 

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

**Rene Horvath & Elizabeth Haley – Westside Coalition of Neighborhood Associations**

Cc: Rene Horvath & Evelyn Rivera – Taylor Ranch NA [Other Neighborhood Associations, if any]

---

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>



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

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

Date of Request\*: May 17, 2024

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

Neighborhood Association (NA)\*: Taylor Ranch Neighborhood Associations

Name of NA Representative\*: Evelyn Rivera & Rene Horvath

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: president@trna.org, rioreal@earthlink.net & aboard111@gmail.com

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

Email address to respond yes or no: jag@jagpandz.com

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

Meeting Date / Time / Location:

Monday, June 3, 2024 / 6:00 PM/ Zoom

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

1. Subject Property Address\* 4815 Northern Trail NW  
Location Description Lot 14, Quaker Heights Addition
2. Property Owner\* Lolo Chavez
3. Agent/Applicant\* [if applicable] Juanita Garcia – JAG Planning & Zoning, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)

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

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

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

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

Summary of project/request<sup>3\*</sup>:

**Zone Map Amendment for a portion of 4815 Northern Trail NW  
from R-A to R-1(C).**

5. This type of application will be decided by\*:  City Staff  
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE)  Development Review Board (DRB)
  - Landmarks Commission (LC)  Environmental Planning Commission (EPC)
  - City Council
6. Where more information about the project can be found\*<sup>4</sup>:  
[jag@jagpandz.com](mailto:jag@jagpandz.com) or [devhelp@cabq.gov](mailto:devhelp@cabq.gov) after applicant has been submitted.

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

1. Zone Atlas Page(s)<sup>\*5</sup> F-11-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project\*:
- Deviation(s)       Variance(s)       Waiver(s)
- Explanation:

**No exceptions to the IDO are being requested with this application.**

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

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

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

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

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

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
- Y a. Location of proposed buildings and landscape areas.\*
  - Y b. Access and circulation for vehicles and pedestrians.\*
  - Y c. Maximum height of any proposed structures, with building elevations.\*
  - Y d. **For residential development\***: Maximum number of proposed dwelling units.
  - Y e. **For non-residential development\***:
    - Y Total gross floor area of proposed project.
    - Y Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:
- a. Area of Property [typically in acres] \_\_\_\_\_ **.66** \_\_\_\_\_
  - b. IDO Zone District \_\_\_\_\_ **R-A** \_\_\_\_\_
  - c. Overlay Zone(s) [if applicable] \_\_\_\_\_ **None** \_\_\_\_\_
  - d. Center or Corridor Area [if applicable] \_\_\_\_\_ **None** \_\_\_\_\_
2. Current Land Use(s) [vacant, if none] \_\_\_\_\_ **Single Family Residential** \_\_\_\_\_
- 

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

**Orlando Martinez & Vanessa Alarid – Quaker Heights Neighborhood Association**

Cc: **Rene Horvath & Elizabeth Haley –WSCONA** [Other Neighborhood Associations, if any]

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



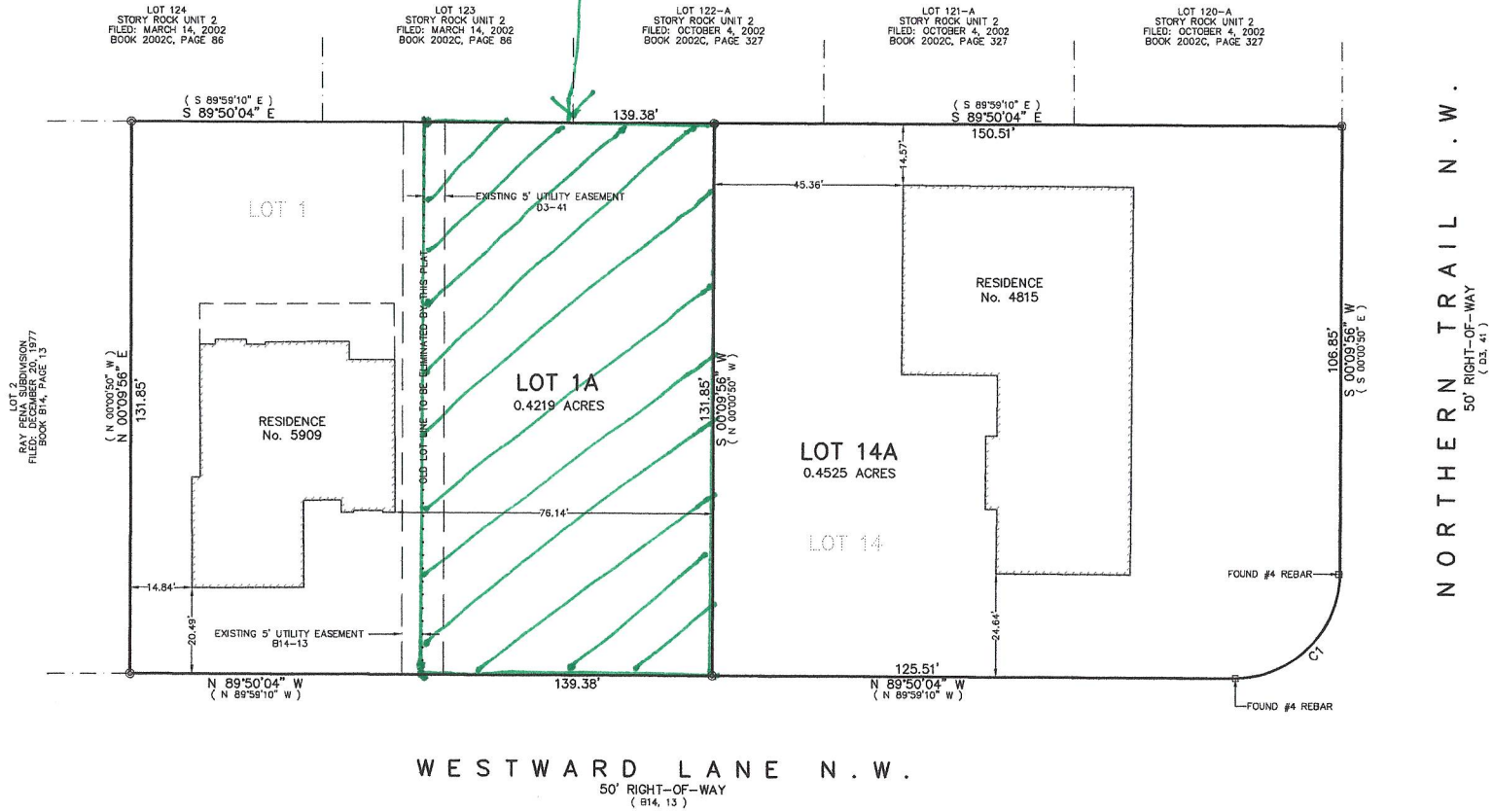




PLAT OF  
**LOT 1A, RAY PENA SUBDIVISION &  
 LOT 14A, QUAKER HEIGHTS SUBDIVISION**

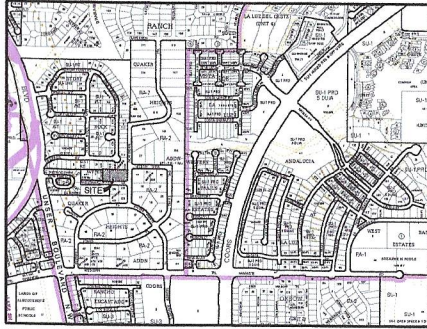
WITHIN  
 SECTION 35, T. 11 N., R. 2 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2024

Area for Proposed Zone  
 Map Amendment from R-A  
 to R-1C



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 45°09'56" E	90°00'00"
	25.00'	39.27'	35.36'	N 44°59'10" E	90°00'00"



VICINITY MAP No. F-11-Z



**LEGAL DESCRIPTION**

LOT NUMBERED ONE (1) OF THE RAY PENIA SUBDIVISION, CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 20, 1977 IN VOLUME B14, FOLIO 13.

AND

LOT NUMBERED FOURTEEN (14) OF QUAKER HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 10, 1962, IN VOLUME D3, FOLIO 41.

**PLAT OF  
LOT 1A, RAY PENIA SUBDIVISION &  
LOT 14A, QUAKER HEIGHTS SUBDIVISION**

WITHIN  
SECTION 35, T. 11 N., R. 2 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL 2024

PROJECT NUMBER: \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

**UTILITY APPROVALS:**

PUBLIC SERVICE COMPANY OF NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_

NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

QWEST CORPORATION D/B/A CENTURYLINK QC \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

**CITY APPROVALS:**

CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

\*REAL PROPERTY DIVISION (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_

\*\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

ABCWUA \_\_\_\_\_ DATE \_\_\_\_\_

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

AMAFCA \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

CODE ENFORCEMENT \_\_\_\_\_ DATE \_\_\_\_\_

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO REALIGN THE PROPERTY BETWEEN LOT 1, RAY PENIA SUBDIVISION AND GRANT ALL EASEMENTS AS SHOWN.

**GENERAL NOTES:**

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.8744 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: APRIL 2024
- 8: NO PROPERTY WITHIN THE AREA OF THIS 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- 9: PLATS USED TO ESTABLISH BOUNDARY.
  - A: QUAKER HEIGHTS  
FILED: AUGUST 10, 1962 IN VOLUME D3, FOLIO 41
  - B: RAY PENIA SUBDIVISION  
FILED: DECEMBER 20, 1977 IN VOLUME B14, PAGE 13
- 10: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL No. 35001C0114H DATED 8-16-2012

**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 D/B/A CENTURYLINK 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), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGC 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.

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

\_\_\_\_\_ DATE \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

OWNERS NAME

MY COMMISSION EXPIRES: \_\_\_\_\_ BY: \_\_\_\_\_  
NOTARY PUBLIC

**FREE CONSENT**

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\_\_\_\_\_ DATE \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

OWNERS NAME

MY COMMISSION EXPIRES: \_\_\_\_\_ BY: \_\_\_\_\_  
NOTARY PUBLIC

24-0082.DWG

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC# \_\_\_\_\_

PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

**SURVEYORS CERTIFICATE:**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) S.S.

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

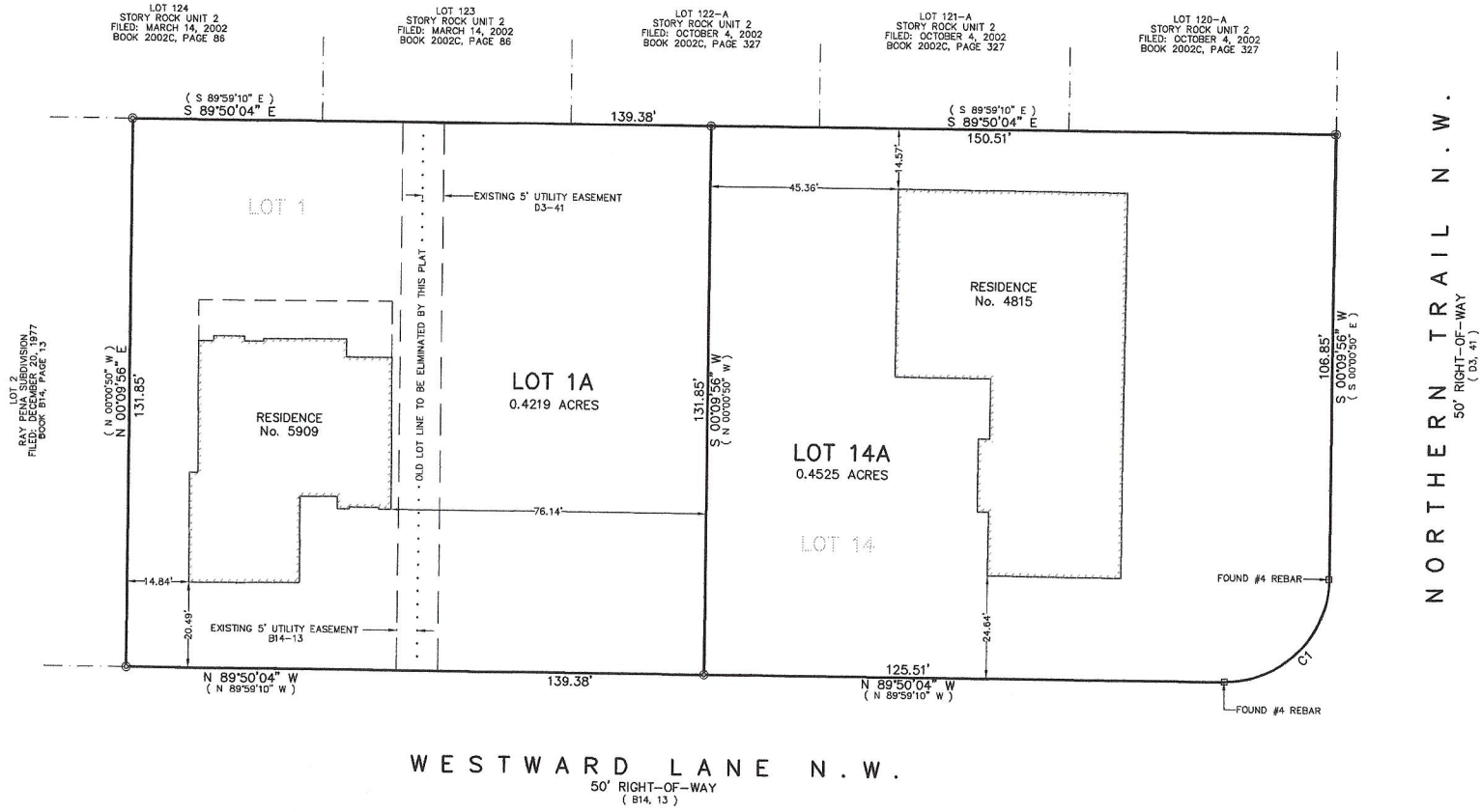
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,  
THIS 9th DAY OF APRIL, 2024

*Anthony L. Harris*  
ANTHONY L. HARRIS, P.S. # 11463



PLAT OF  
**LOT 1A, RAY PENA SUBDIVISION &  
 LOT 14A, QUAKER HEIGHTS SUBDIVISION**

WITHIN  
 SECTION 35, T. 11 N., R. 2 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2024



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 45°09'56" E	90°00'00"
	25.00'	39.27'	35.36'	N 44°59'10" E	90°00'00"



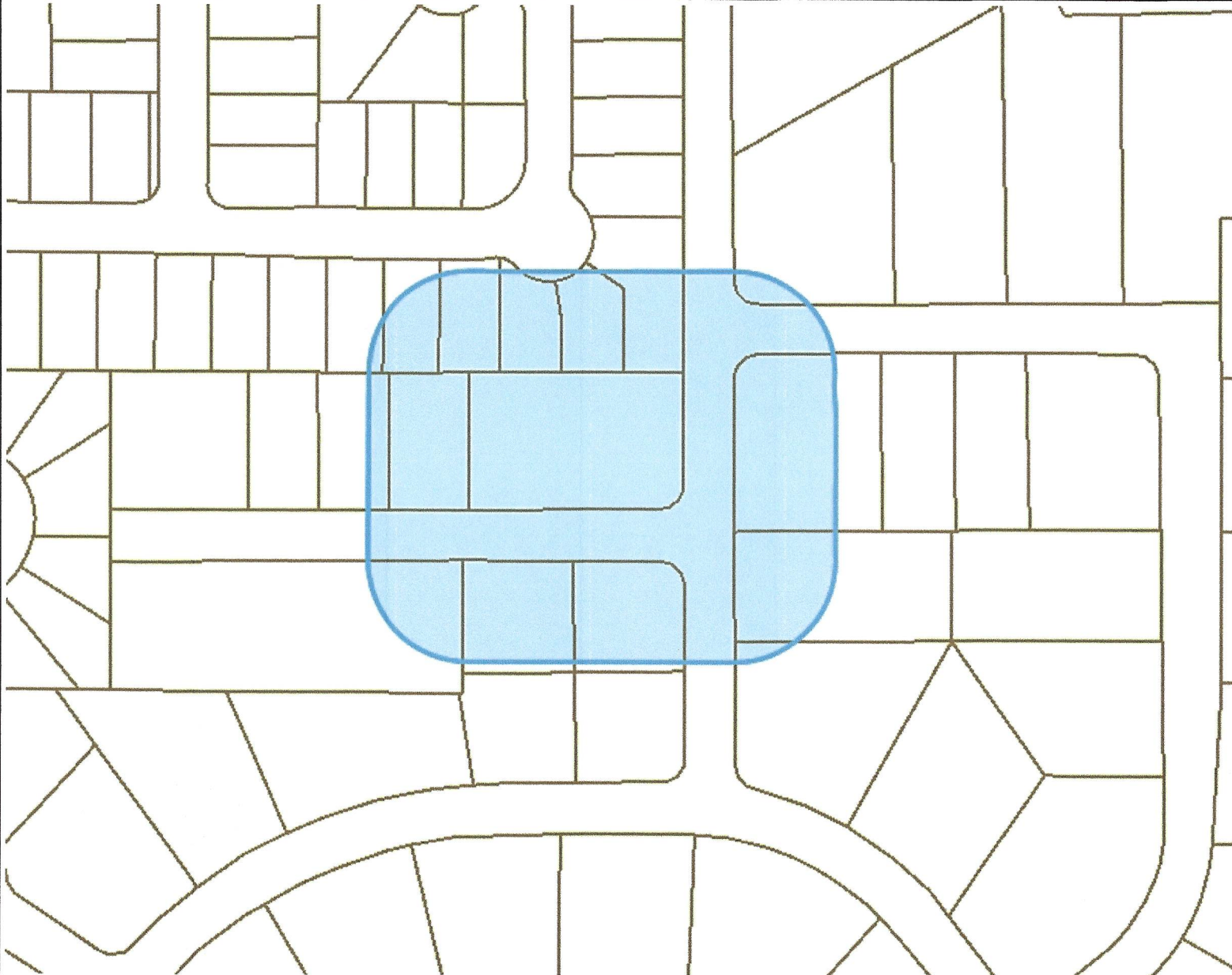


# 4815 NORTHERN TRL NW



## Legend

□ Bernalillo County Parcels



## Notes

Buffer: 100 Ft.  
ROW: Northern Trl NW, Westward Ln NW

291 0 146 291 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
6/6/2024 © City of Albuquerque

1: 1,748

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



BLEA IRENE I  
5900 WESTWARD LN NW  
ALBUQUERQUE NM 87120-2060

CHAVEZ LOLO E  
4815 NORTHERN TRL NW  
ALBUQUERQUE NM 87120-4458

COMMUNITY OPTIONS INC  
16 FARBER RD  
PRINCETON NJ 08540-5913

CREEL DARRELL R & PAULA L  
8409 CEDARCROFT RD NW  
ALBUQUERQUE NM 87120-5579

GARCIA MAGDALENA  
4900 STAR KACHINA ST NW  
ALBUQUERQUE NM 87120-2400

GONZALES FRANCISCA K  
5902 LEGENDS AVE NW  
ALBUQUERQUE NM 87120

LOVATO RICHARD E  
5904 WESTWARD LN NW  
ALBUQUERQUE NM 87120-2060

ORTIZ TRIBINIO S & ERNESTINE A  
5910 LEGENDS AVE NW  
ALBUQUERQUE NM 87121

RAMIREZ DAVID O & MELISSA S  
5909 WESTWARD LN NW  
ALBUQUERQUE NM 87120-1702

ROMERO OBLESTER A & REMEDIOS  
4732 WESTWARD LN NW  
ALBUQUERQUE NM 87120

SAIZ RALPH PETE & BERNADETTE  
5915 WESTWARD LN NW  
ALBUQUERQUE NM 87120-1702

SIMMONS TIMOTHY D & LENORE R  
5904 LEGENDS AVE NW  
ALBUQUERQUE NM 87120

THROOP JANET L & TIMOTHY D  
4814 NORTHERN TRL NW  
ALBUQUERQUE NM 87120-2021

TIPPETT ROBERT S & KELLY W  
5900 LEGENDS AVE NW  
ALBUQUERQUE NM 87120

TRUJILLO KEITH E & DENISE T  
4806 NORTHERN TRL NW  
ALBUQUERQUE NM 87120-2021

ZAMZOK LAWRENCE P  
4900 NORTHERN TRL NW  
ALBUQUERQUE NM 87120-2027

9589 0710 5270 0560 6347 35

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

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Albuquerque, NM 87120

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fees as appropriate)	\$3.65
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68
<b>Total Postage</b>	<b>\$8.73</b>
Sent To	BLEA IRENE I
Street and	5900 WESTWARD LN NW
City, State	ALBUQUERQUE NM 87120-2060

Postmark Here: JUN 11 2024 06/11/2024 0104

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

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Albuquerque, NM 87120

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fees as appropriate)	\$3.65
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68
<b>Total Postage</b>	<b>\$8.73</b>
Sent To	CREEL DARRELL R & PAULA L
Street and	8409 CEDARCROFT RD NW
City, State	ALBUQUERQUE NM 87120-5579

Postmark Here: JUN 11 2024 06/11/2024 0104

9589 0710 5270 0560 6343 60

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

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Albuquerque, NM 87120

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68
<b>Total Postage</b>	<b>\$8.73</b>
Sent To	CHAVEZ LOLO E
Street and	4815 NORTHERN TRL NW
City, State	ALBUQUERQUE NM 87120-4458

Postmark Here: JUN 11 2024 06/11/2024 0104

9589 0710 5270 0560 6344 07

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

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Princeton, NJ 08540

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fees as appropriate)	\$3.65
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68
<b>Total Postage</b>	<b>\$8.73</b>
Sent To	COMMUNITY OPTIONS INC
Street and	16 FARBER RD
City, State	PRINCETON NJ 08540-5913

Postmark Here: JUN 11 2024 06/11/2024 0104



9589 0710 5270 0560 6342 54

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

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Albuquerque, NM 87120

Certified Mail Fee	\$4.40		0104
\$	\$3.65		01
Extra Services & Fees (check box, add fee as appropriate)			
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.68		
\$	\$8.73		



Sent To: GARCIA MAGDALENA  
 Street: 4900 STAR KACHINA ST NW  
 City, State: ALBUQUERQUE NM 87120-2400

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

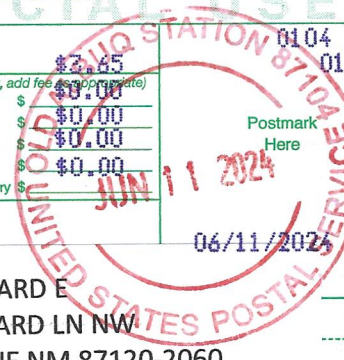
9589 0710 5270 0560 6342 61

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

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Albuquerque, NM 87120

Certified Mail Fee	\$4.40		0104
\$	\$3.65		01
Extra Services & Fees (check box, add fee as appropriate)			
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.68		
\$	\$8.73		



Sent To: LOVATO RICHARD E  
 Street: 5904 WESTWARD LN NW  
 City, State: ALBUQUERQUE NM 87120-2060

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0560 6344 14

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

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Albuquerque, NM 87120

Certified Mail Fee	\$4.40		0104
\$	\$3.65		01
Extra Services & Fees (check box, add fee as appropriate)			
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.68		
\$	\$8.73		



Sent To: GONZALES FRANCISCA K  
 Street: 5902 LEGENDS AVE NW  
 City, State: ALBUQUERQUE NM 87120

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

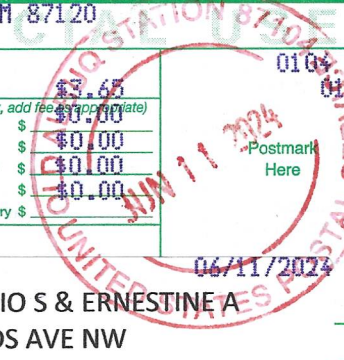
9589 0710 5270 0560 6343 46

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Albuquerque, NM 87120

Certified Mail Fee	\$4.40		0104
\$	\$3.65		01
Extra Services & Fees (check box, add fee as appropriate)			
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.68		
\$	\$8.73		



Sent To: ORTIZ TRIBINIO S & ERNESTINE A  
 Street: 5910 LEGENDS AVE NW  
 City, State: ALBUQUERQUE NM 87121

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 0560 6342 53

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

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Albuquerque, NM 87120

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fees as appropriate)	\$3.65
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68

Total Postage \$8.73

Sent To  
RAMIREZ DAVID O & MELISSA S  
5909 WESTWARD LN NW  
ALBUQUERQUE NM 87120-1702



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0560 6342 92

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

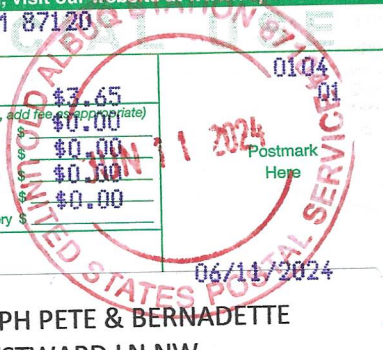
For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Albuquerque, NM 87120

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fees as appropriate)	\$3.65
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68

Total Postage \$8.73

Sent To  
SAIZ RALPH PETE & BERNADETTE  
5915 WESTWARD LN NW  
ALBUQUERQUE NM 87120-1702



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0560 6342 78

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

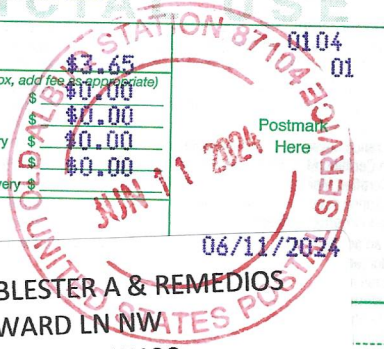
For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Albuquerque, NM 87120

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Extra Services & Fees (check box, add fees as appropriate)	\$3.65
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68

Total Postage \$8.73

Sent To  
ROMERO OBLESTER A & REMEDIOS  
4732 WESTWARD LN NW  
ALBUQUERQUE NM 87120



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0560 6343 08

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

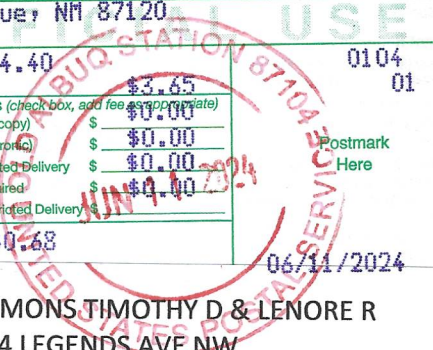
For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Albuquerque, NM 87120

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fees as appropriate)	\$3.65
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68

Total Postage \$8.73

Sent To  
SIMMONS TIMOTHY D & LENORE R  
5904 LEGENDS AVE NW  
ALBUQUERQUE NM 87120



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

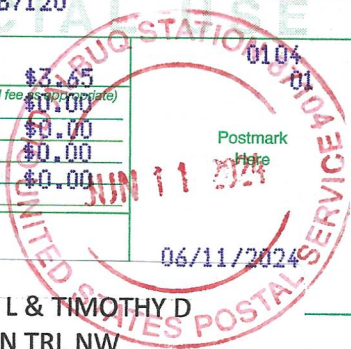


9589 0710 5270 0560 6342 85

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Albuquerque, NM 87120

Certified Mail Fee	\$4.40
\$	\$3.65
Extra Services & Fees (check box, add fees as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68
Total Postage	\$8.73



Sent To  
THROOP JANET L & TIMOTHY D  
4814 NORTHERN TRL NW  
Street & Ap  
ALBUQUERQUE NM 87120-2021  
City, State, Zip

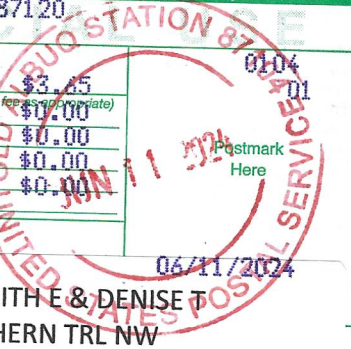
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0560 6343 39

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Albuquerque, NM 87120

Certified Mail Fee	\$4.40
\$	\$3.65
Extra Services & Fees (check box, add fees as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68
Total Postage	\$8.73



Sent To  
TRUJILLO KEITH E & DENISE T  
4806 NORTHERN TRL NW  
Street and Ap  
ALBUQUERQUE NM 87120-2021  
City, State, Zip

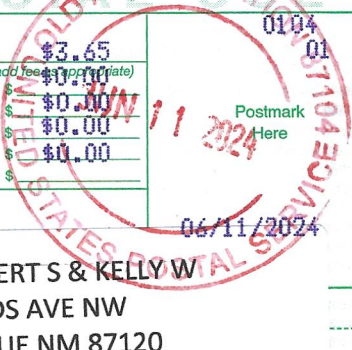
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0560 6343 15

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Albuquerque, NM 87120

Certified Mail Fee	\$4.40
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68
Total Postage	\$8.73



Sent To  
TIPPETT ROBERT S & KELLY W  
5900 LEGENDS AVE NW  
Street a  
ALBUQUERQUE NM 87120  
City, State

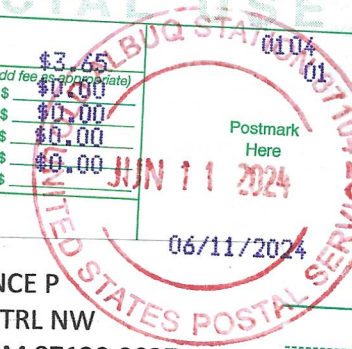
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0560 6343 91

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Albuquerque, NM 87120

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68
Total Postage	\$8.73



Sent To  
ZAMZOK LAWRENCE P  
4900 NORTHERN TRL NW  
Street  
ALBUQUERQUE NM 87120-2027  
City,

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

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

Date of Notice\*: June 11, 2024

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

Property Owner within 100 feet\*: \_\_\_\_\_

Mailing Address\*: \_\_\_\_\_

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

1. Subject Property Address\* 4815 Northern Trail NW  
Location Description Lot 14, Quaker Heights Addition
2. Property Owner\* Lolo Chavez
3. Agent/Applicant\* [if applicable] Juanita or Andrew Garcia – JAG Planning & Zoning
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Zone Map Amendment

Summary of project/request<sup>1\*</sup>:

**The applicant is requesting a Zone Map Amendment from R-A (Rural and Agricultural Zone) to R-1C (Single Family Residential Zone) for a portion of the above-mentioned property. The applicant intends on combining a portion of the property with the property directly to the west, which has R-1C zoning. The applicant cannot combine two properties with two different zone categories.**

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Hearing Officer (DHO)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)**

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



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

Date/Time\*: Thursday, August 15, 2024 beginning at 8:30 AM

Location\*<sup>2</sup>: <http://www.cabq.gov/planning/boards-commissions>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
[JAG@JAGPANDZ.COM](mailto:JAG@JAGPANDZ.COM), (505) 362-8903 or (505) 363-5613

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> F-11-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Not Applicable
- 3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

---

**No exceptions or variances are being requested.**

---

- 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:

**A meeting was offered to the affected neighborhood associations and they opted not to meet to discuss this request.**

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- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum: **N/A**

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.\*

<sup>2</sup> Physical address or Zoom link

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

<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

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

- Y d. **For residential development\***:
- Y Maximum number of proposed dwelling units.
- Y e. **For non-residential development\***:
  - Y Total gross floor area of proposed project.
  - Y Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] .66 Acres
  2. IDO Zone District R-A
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] None
- Current Land Use(s) [vacant, if none] Single Family Dwelling.

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

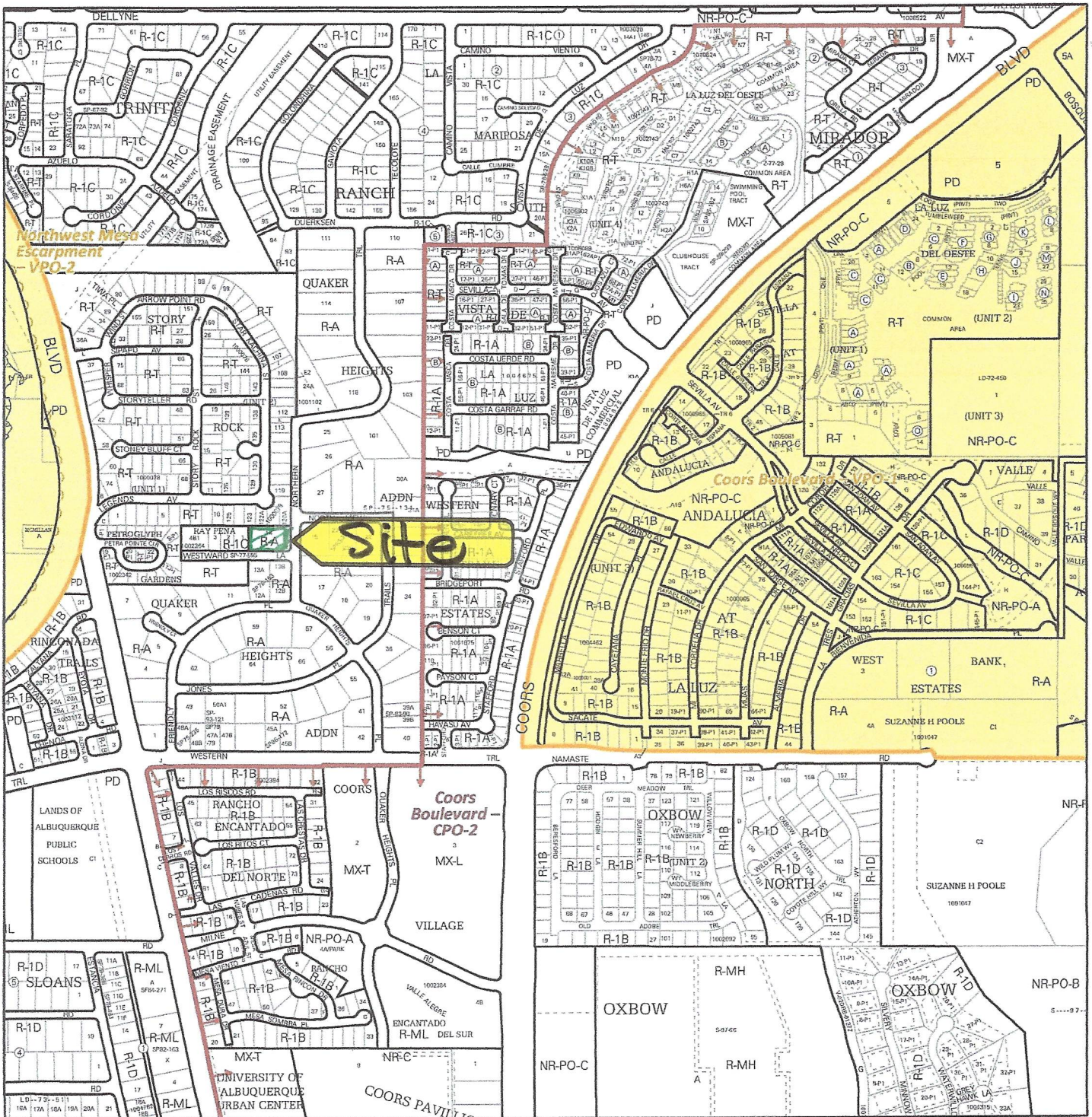
<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>


<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>





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

## IDO Zone Atlas May 2018

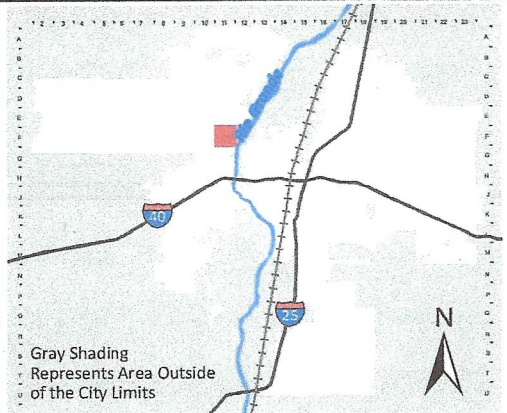


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:  
**F-11-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

- Escarpment
- Gray Shading Represents Area Outside of the City Limits



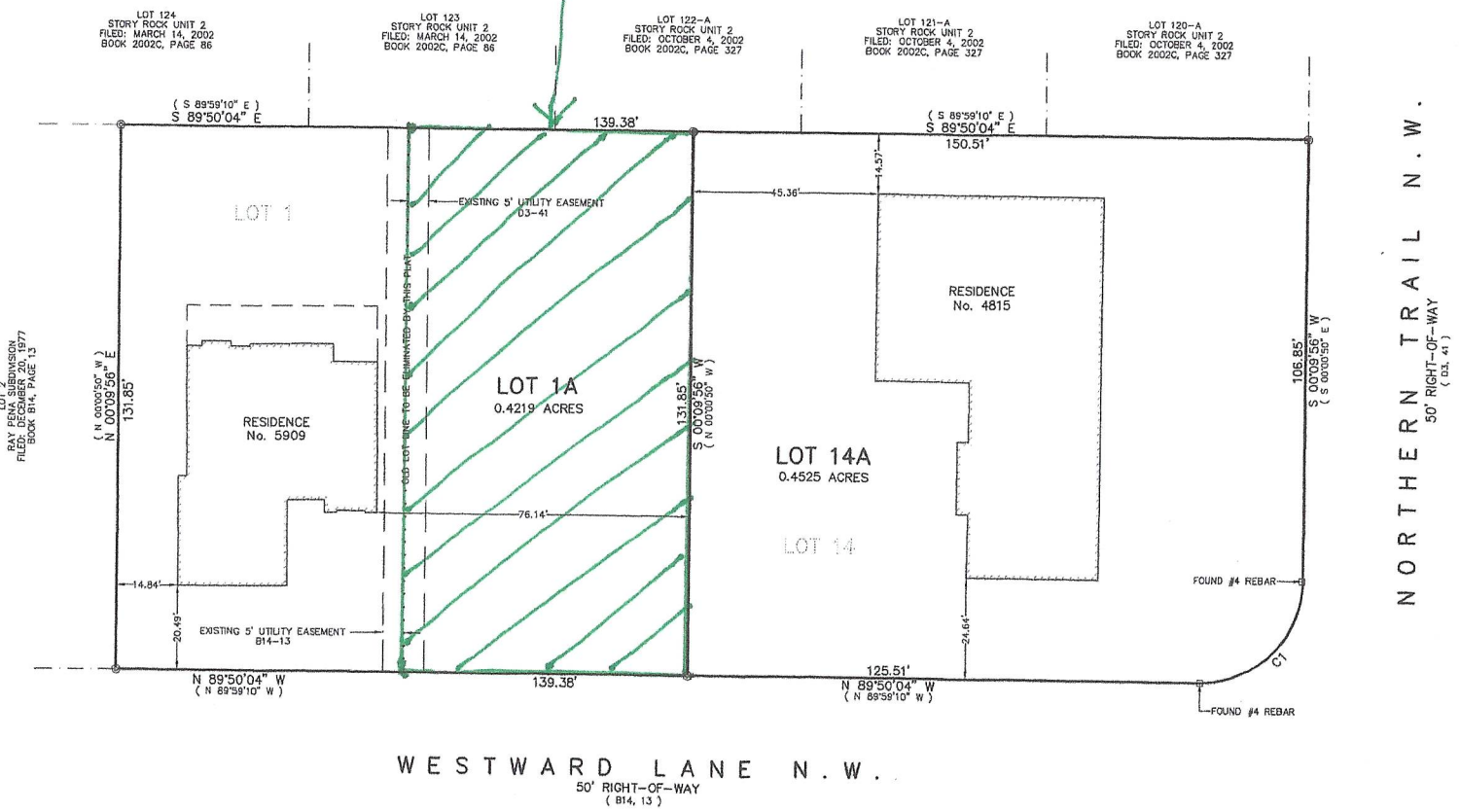
0 250 500 1,000 Feet



PLAT OF  
**LOT 1A, RAY PENA SUBDIVISION &  
 LOT 14A, QUAKER HEIGHTS SUBDIVISION**

WITHIN  
 SECTION 35, T. 11 N., R. 2 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2024

*Area for Proposed Zone  
 Map Amendment from R-A  
 to R-1C*



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	38.27'	35.36'	N 45°09'56" E	90°00'00"
	22.00'	38.27'	35.36'	N 44°59'10" E	90°00'00"



VICINITY MAP No. F-11-Z



**LEGAL DESCRIPTION**

LOT NUMBERED ONE (1) OF THE RAY PENNA SUBDIVISION, CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 20, 1977 IN VOLUME B14, FOLIO 13.

AND

LOT NUMBERED FOURTEEN (14) OF QUAKER HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 10, 1962, IN VOLUME D3, FOLIO 41.

**PLAT OF  
LOT 1A, RAY PENNA SUBDIVISION &  
LOT 14A, QUAKER HEIGHTS SUBDIVISION  
WITHIN  
SECTION 35, T. 11 N., R. 2 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL 2024**

PROJECT NUMBER: \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_

NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

QWEST CORPORATION D/B/A CENTURYLINK QC \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

CITY APPROVALS:

CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

\*REAL PROPERTY DIVISION (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_

\*\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

ABCWUA \_\_\_\_\_ DATE \_\_\_\_\_

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

AMAFCA \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

CODE ENFORCEMENT \_\_\_\_\_ DATE \_\_\_\_\_

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 (PSNM)**, 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 D/B/A CENTURYLINK** 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/switchgear, 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 (PSNM), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGCC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGCC 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.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

\_\_\_\_\_ DATE \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
 OWNERS NAME

MY COMMISSION EXPIRES: \_\_\_\_\_ BY: \_\_\_\_\_  
 NOTARY PUBLIC

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

\_\_\_\_\_ DATE \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
 OWNERS NAME

MY COMMISSION EXPIRES: \_\_\_\_\_ BY: \_\_\_\_\_  
 NOTARY PUBLIC

PURPOSE OF PLAT:  
 THE PURPOSE OF THIS PLAT IS TO REALIGN THE PROPERTY BETWEEN LOT 1, RAY PENNA SUBDIVISION AND GRANT ALL EASEMENTS AS SHOWN.

- GENERAL NOTES:
- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
  - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
  - TOTAL AREA OF PROPERTY: 0.8744 ACRES.
  - BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
  - DISTANCES ARE GROUND, BEARINGS ARE GRID.
  - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
  - DATE OF FIELD WORK: APRIL 2024
  - NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
  - PLATS USED TO ESTABLISH BOUNDARY.  
 A: QUAKER HEIGHTS  
 FILED: AUGUST 10, 1962 IN VOLUME D3, FOLIO 41  
 B: RAY PENNA SUBDIVISION  
 FILED: DECEMBER 20, 1977 IN VOLUME B14, PAGE 13
  - THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL No. 35001C0114H DATED 8-16-2012

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
 UPC# \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_  
 BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

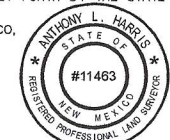
SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

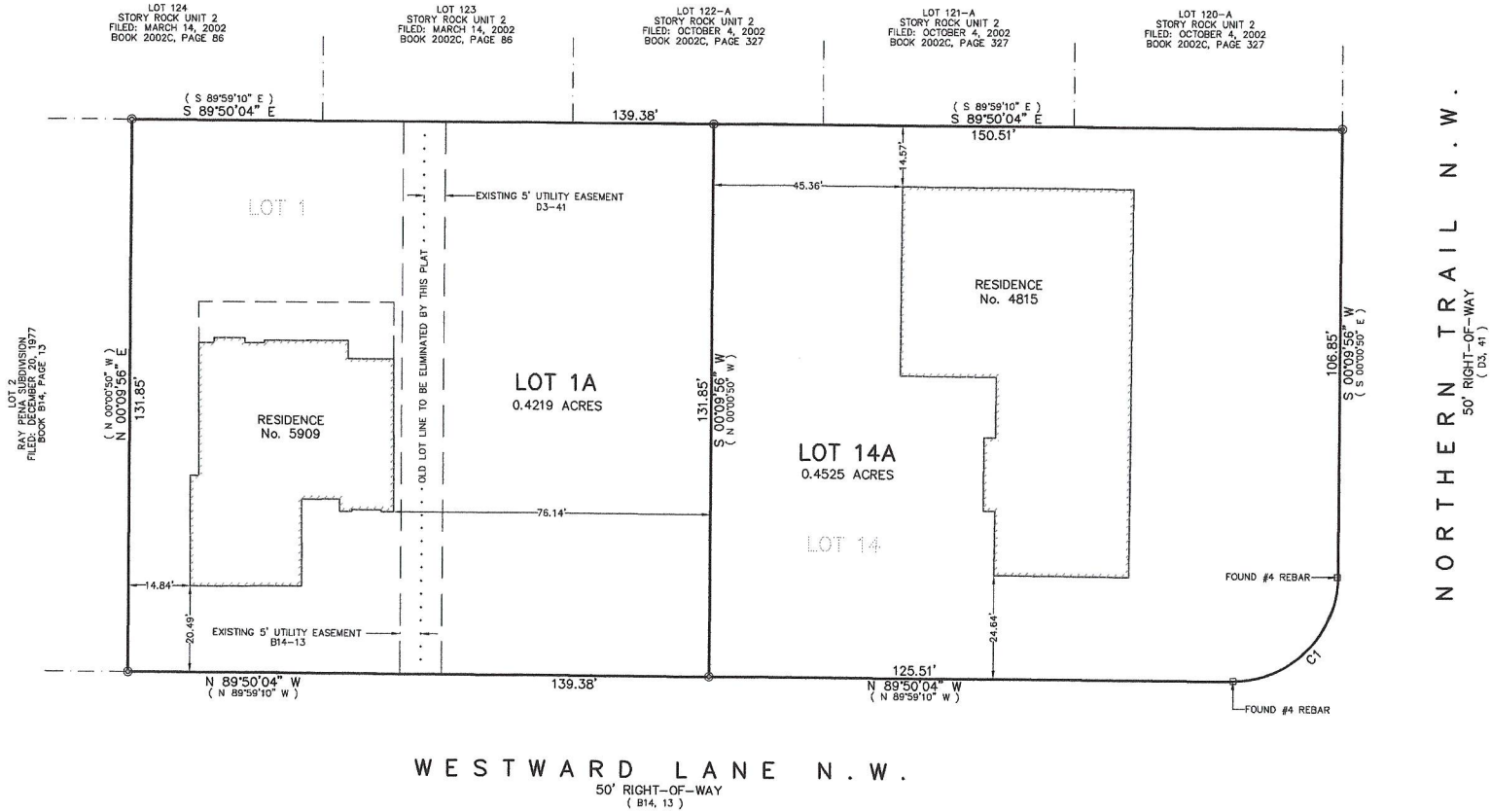
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,  
 THIS 9th DAY OF APRIL, 2024

*Anthony L. Harris*  
 ANTHONY L. HARRIS, P.E.S. # 11463



**PLAT OF  
LOT 1A, RAY PENA SUBDIVISION &  
LOT 14A, QUAKER HEIGHTS SUBDIVISION**

WITHIN  
SECTION 35, T. 11 N., R. 2 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL 2024



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 45°09'56" E	90°00'00"
	25.00'	39.27'	35.36'	N 44°59'10" E	90°00'00"



Printable page

PARID: 101106111626430817

CHAVEZ LOLO E,

4815 NORTHERN TRL

Class

Class Residential  
Tax District A1A

Current Owner

Owner CHAVEZ LOLO E  
Owner Mailing Address 4815 NORTHERN TRL NW  
Unit  
City ALBUQUERQUE  
State NM  
Zip Code 87120 4458  
Other Mailing Address

Ownership for Tax Year Selected

Tax Year 2024  
Owner Name CHAVEZ LOLO E  
Owner Mailing Address 4815 NORTHERN TRL NW  
Unit  
City ALBUQUERQUE  
State NM  
Zip Code 87120 4458  
Other Mailing Address

Description

Location Address 4815 NORTHERN TRL NW  
City ALBUQUERQUE  
State NM  
Zip Code 87120  
Property Description \* 014 QUAKER HEIGHTS ADDN

Public Improvement District  
Tax Increment Development Districts

Document #

Document #: 2022000574 121421 WD - ENTRY BY LR 021822 CODED BY LV 010422

Real Property Attributes

Primary Building SQ FT 2977  
Year Built 1974  
Lot Size (Acres) .66  
Land Use Code RESIDENTIAL IMPROVED  
Style STANDARD

Manufactured Home Attributes

Make :  
License :  
VIN :  
Year :  
Size :

Values

Tax Year 2024

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 7/31/2024 To 8/30/2024

5. REMOVAL

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

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

Juanita Garcia  
(Applicant or Agent)

6/11/2024  
(Date)

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

PROJECT NUMBER: \_\_\_\_\_



