



Environmental Planning Commission

Agenda Number: 02
Plan #: ZMA-2025-00015
Hearing Date: October 16, 2025

Staff Report

Agent	Bernalillo County Metropolitan Court
Applicant	JAG
Request	Zoning Map Amendment (zone change)
Legal Description	all or a portion of Tract A-1, Bernalillo County Metropolitan Court
Location	401 Lomas Blvd NW, between 4th Street and 5th Street
Size	Approximately 0.10 acre portion of 3.5 acres
Existing Zoning	MX-H
Proposed Zoning	MX-M

Summary of Analysis

The request is for a Zoning Map Amendment (zone change) from MX-H to MX-M, for the center portion (approx. 0.10 acres) of an approximately 3.5-acre parcel (the "subject site").

The subject site, which is one lot, includes three zone districts. The zone change would remedy one of two floating zone lines. The remaining floating zone line will be corrected with a future subdivision (replat).

The EPC is the final decision-making body because the subject site is within an Area of Change and is less than 20 acres [IDO §14-16-6-7(G)(1)(a)3]. The request is a quasi-judicial matter.

The applicant has adequately justified the request pursuant to IDO Review and decision criteria for a zone change [14-16-6-5(G)(3)] and staff has found that the request would further a preponderance of applicable Comp Plan Goals and Policies.

Neighborhood Associations within 660-feet and property owners within 100-feet of the subject site were notified as required. Staff has not received public comment.

Staff Recommendation

APPROVAL of Plan # ZMA-2025-00015
based on the Findings 1-18.

Senior Planner
William Steele

Map

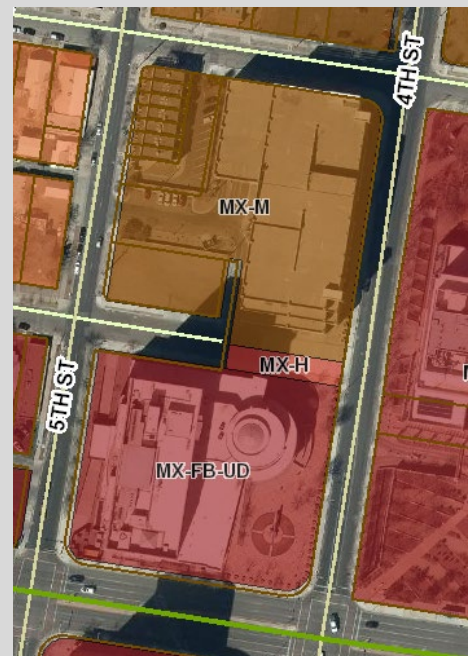


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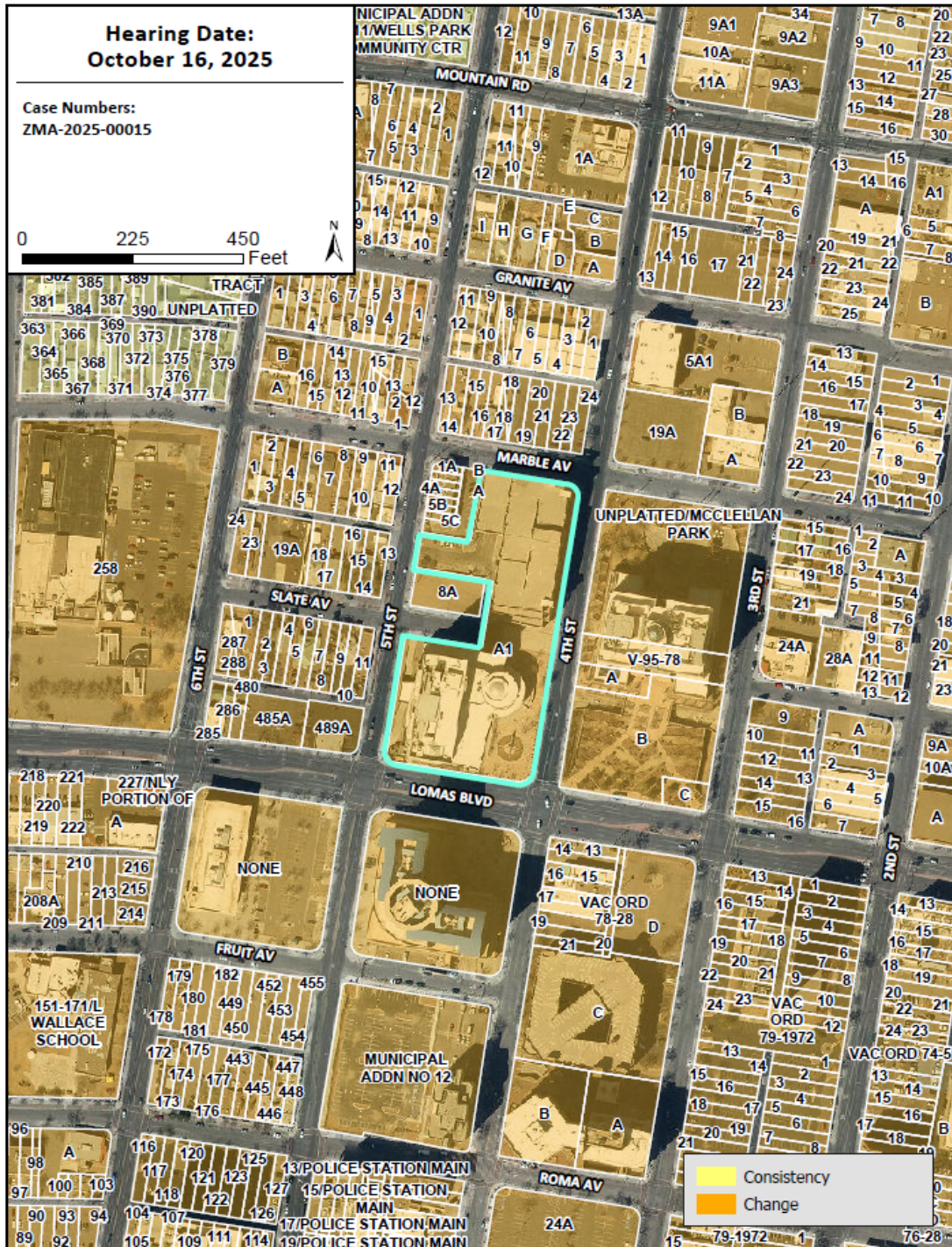
RECOMMENDATION	30
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ATTACHMENTS

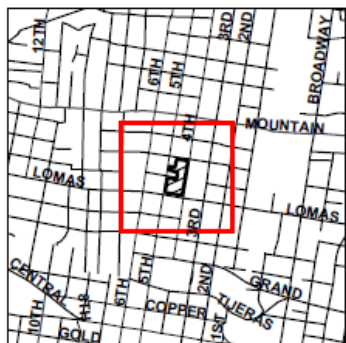
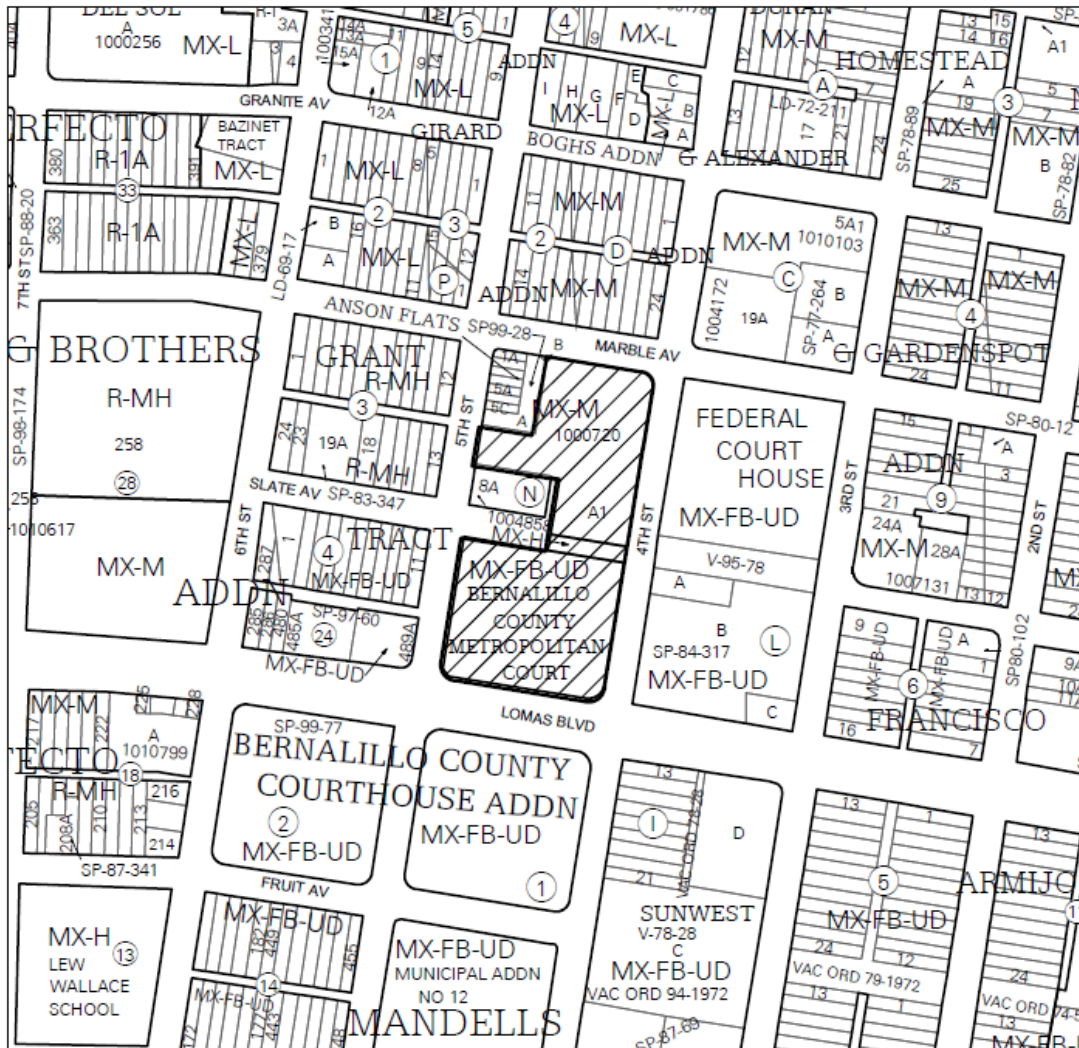
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I. Maps

Aerial Map



IDO Zoning Map



IDO ZONING MAP

Note: Gray shading
Indicates County.



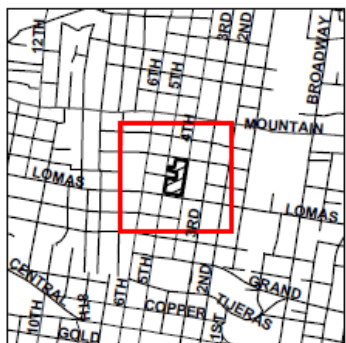
1 inch = 250 feet

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10/16/2025

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Zone Atlas Page:
J-14

Land Use Map



LAND USE MAP

Note: Gray shading
Indicates County.

Key to Land Use Abbreviations

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



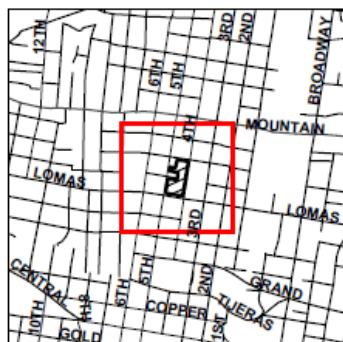
1 inch = 250 feet

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History Map



HISTORY MAP

Note: Gray shading
Indicates County.



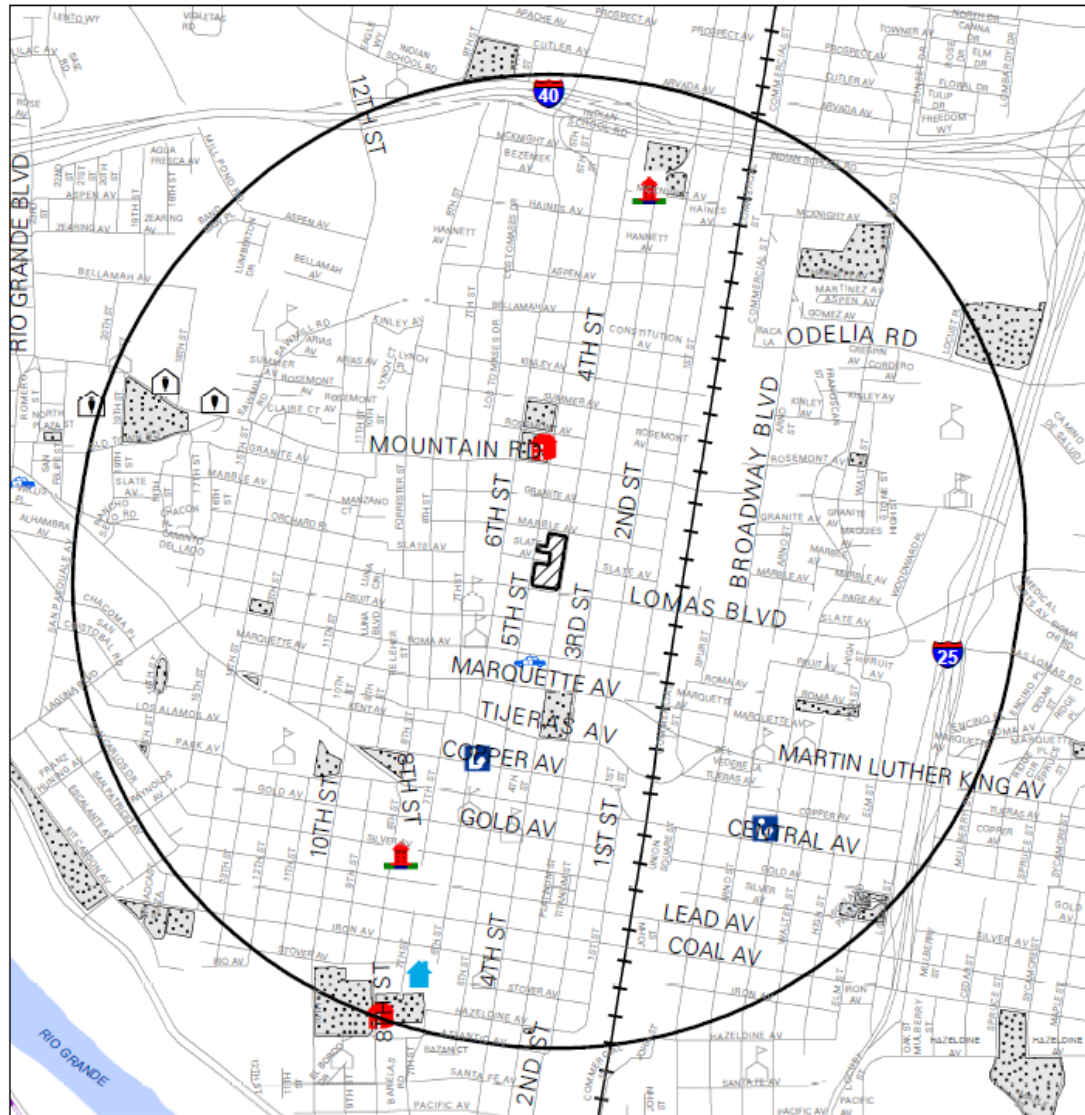
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Public Facilities / Community Services



Public Facilities Map with One-Mile Buffer

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



Plan Number: ZMA-2025-00015

0 0.5 1 Miles

II. Introduction

Request

The request is for a Zoning Map Amendment (zone change) from MX-H to MX-M, for the center portion (approx. 0.10 acres) of Tract A-1, Bernalillo County Metropolitan Court, located at 401 Lomas Blvd NW, between 4th Street and 5th Street, comprised of approximately 3.5 acres (the “subject site”).

The subject site, which is one lot, includes three zone districts. The zone change would remedy one of two floating zone lines. The remaining floating zone line will be corrected with a future subdivision action (replat). The Zone change is required to be reviewed and decided by the Environmental Planning Commission (EPC) prior to any platting action reviewed and decided by the Development Hearing Officer (DHO).

The request meets the decision criteria for a Zoning Map Amendment – EPC pursuant to IDO §14-16-6-7(G)(3).

EPC Role

The EPC is the final decision-making body because the subject site is within an Area of Change and is less than 20 acres [IDO §14-16-6-7(G)(1)(a)3]. The request is a quasi-judicial matter.

History/Background

The intention of the zone change is to facilitate redevelopment of infrastructure, replat, and develop a future proposed gate and guard shack at the intersection of 5th St. NW and Slate St. NW on the western side of the subject site. A 16-foot alley within the subject site would also be vacated. Ultimately, the zone change would allow the subdivision (i.e., replat) of the subject site into two separate parcels.

On August 27, 2025, the Development Hearing Officer forwarded a recommendation of approval to City Council to vacate a portion of Slate Ave NW and an existing 16-foot-wide alley that leads to the existing parking structure on the northern portion of the subject site (VAC-2025-00030). At the time of this writing the vacation request has not been heard by Council.

The Zoning Map Amendment would eliminate the floating zone line associated with MX-H to make the northern portion of the property MX-M.

A future replat would remove the second floating zone line to establish 2 lots with boundaries that match the zone boundary lines between MX-M to the north (including all of the vacated Slate Ave. NW and the former MX-H and MX-FB-UD to the south. The proposed plat is included in the attachments for review. The southern boundary of the MX-M zone district shall correspond with the legal lot line established via the future

replat. A Certificate of Zoning will not be issued until the future subdivision action (replat) is finalized.

Context

	<i>IDO Zoning</i>	<i>Comprehensive Plan Development Area</i>	<i>Existing Land Use</i>
<i>Subject Site</i>	MX-M, MX-H, MX-FB-UD	Change	Office (Government)
<i>North</i>	MX-M	Change	Transportation, Commercial Services, Low-density Residential
<i>South</i>	MX-FB-UD	Change	Office (Government)
<i>East</i>	MX-FB-UD	Change	Office (Government)
<i>West</i>	MX-FB-UD, R-MH	Change	Low-density Residential, Community, Office, Industrial, Commercial Retail

The subject site is the location of the Bernalillo County Courthouse to the south and its parking garage to the north, which also has retail stores on its first floor. Slate Ave. NW crosses 5th St. NW and ends between the entrance of the courthouse and the parking garage. Bollards at the end of Slate Ave. NW block cars from a raised pedestrian walkway that leads north to the parking garage. There is a 16ft alley off of State Ave NW adjacent to the parking garage west side.

Across Marble Ave. NW to the north are a parking lot, low-density residential dwellings, and a metal working shop. Across 4th St. NW to the east is the Pete V. Domenici U.S. Courthouse for the District of New Mexico. Across Lomas Blvd NW to the south is the Bernalillo County Office of the Second Judicial District Attorney. Across 5th St. NW to the west are offices and low-density residential dwelling units.

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 designates Lomas Blvd. NW as Existing Regional Principal Arterial. Fourth St. NW and 5th St. NW are designated as Existing Minor Arterials.

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 designates Lomas Blvd. NW as a Primary Freight Corridor.

Bikeways / Trails

The Long Range Bikeway System (LRBS) map, produced by MRCOG, identifies existing and proposed bikeways and trails.

The LRBS shows a proposed protected bike lane on Lomas Blvd NW.

The LRBS shows a potential bike facility along 4th St. NW.

There are no existing or proposed trails identified in the vicinity of the subject site.

Transit

There are multiple bus stops near the subject site. A bus stop for eastbound routes 8, 36, 40, 92, 93, and 94 is located across from the subject site on Lomas Blvd. NW. On the north side of Lomas Blvd. NW just east of 4th St. NW and in front of the US District Courthouse is another bus stop for westbound routes 8, 36, 40, 92, 93, 94. A bus stop for route 8 heading north is located west of the subject site at the intersection of Slate Ave. NW and 5th St. NW. On the north side of the subject site near the intersection of Marble Ave. NW and 4th St. NW is a bus stop for route 10.

III. Analysis of City Plans and Ordinances

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

City Development Areas

The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, where new development and redevelopment are desired and appropriate. These areas include undeveloped land and commercial or industrial zones that would benefit from infill or revitalization. Directing growth to Areas of Change is intended to reduce development pressure on established neighborhoods and rural areas, minimizing infill or redevelopment at a scale and density that could negatively impact their character. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.

Center & Corridor Designations

Lomas Blvd NW is a designated Major Transit Corridor. It bounds the subject site to the south. The subject site is also within 660-feet of the 3rd St. Major Transit corridor to the east. Major Transit Corridors are anticipated to be served by high frequency and local transit (e.g., Rapid Ride, local, and commuter buses). These Corridors prioritize transit above other modes to ensure a convenient and efficient transit system.

4th St. NW is designated as a Multi-modal Corridor and Main Street Corridor, which bounds the subject site to the east. Multi-Modal Corridors should encourage the redevelopment of aging auto-oriented commercial strip development to a more mixed-use, pedestrian-oriented environment and focus heavily on providing safe, multimodal

transportation options. Main Streets are intended to be lively, highly walkable streets lined with local-serving businesses, modeled after the American tradition of Main Street as a place for living, working, and shopping.

The subject site is in the Downtown Center. Albuquerque's Downtown serves as a regional hub for concentrated job and commercial activity supported by high-density housing. Downtown includes a wide variety of land uses, including private and government offices, multi-family housing, retail, restaurants, and entertainment uses. Downtown is intended to have the highest intensity of employment and commercial uses in the region and to offer the highest-quality environment for pedestrians. This mixed-use district should include multiple transportation options, the tallest buildings in the region, the highest densities, the smallest blocks, and alleys for delivery of goods. Streets should have trees for shade, wide sidewalks, and easy-to-use wayfinding signs. Multi-story buildings should feature ground-floor shops with large, street-facing windows. Plazas and other open spaces should provide an inviting atmosphere for pedestrians and support a diversity of uses, generating activity throughout the day and evening.

Community Planning Area (CPA)

The subject site is within the Central Albuquerque CPA. Central Albuquerque is the location of the original Old Town settlement with surrounding agricultural lands, the New Town development during the railroad era (now known as Downtown), and the original residential subdivisions, many of which have been designated as historic neighborhoods. The Design and Character of the Central ABQ CPA includes the concentration of urban development Downtown with street level retail and commercial activity. Design characteristics include building fronts at sidewalk along Central Avenue and glass storefronts and major pedestrian entrances onto the street. The Central ABQ CPA has public transit connections between downtown and Old Town, the Albuquerque Botanical Gardens and Zoo, the South Broadway Cultural Center, and other ABQ Centers. The CPA has varying architectural styles and building scale, depending on the historical era of each neighborhood. It contains small residential lots and a mix of land uses and proximity of residential and non-residential uses. The CPA assessment has not been conducted.

Applicable Goals & Policies

Applicable Goals and policies that 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 (*).

CHAPTER 4: COMMUNITY IDENTITY

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

The proposed zone change will enhance protect and preserve the distinct community of downtown by eliminating a zoning designation on a lot that is not consistent with the existing uses. The current MX-H zoning is inconsistent with zoning in the surrounding area. The request will assist in creating uniformity on the subject site by removing a floating zone line and will facilitate the future replating of the subject site. **The request furthers Goal 4.1 – Character.**

POLICY 4.1.2 IDENTITY AND DESIGN: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The proposed downzone will protect the cohesiveness of downtown by ensuring its appropriate scale and location of existing development. The subject site contains three different zoning designations and rezoning from MX-H to MX-M will ensure that development standards are consistent once the lot is subdivided. **The request furthers Policy 4.1.2 - Identity and Design.**

CHAPTER 5: LAND USE

***GOAL 5.1 CENTERS & CORRIDORS:** Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject site is located within the Downtown Center and is accessed from the 4th St. NW Multi-modal/Main Street Corridor and is within the Lomas Blvd NW and 3rd St. Major Transit Corridor areas. The request would continue to provide the opportunity for growth as a community of strong Centers connected by a multi-modal network of Corridors which would be accessible to the surrounding area. **The request furthers Goal 5.1 - Centers & Corridors.**

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 zone change from MX-H to MX-M, a zoning designation already in existence on the northern portion of the subject site, will promote a distinct community because the current mix of uses on the subject site will remain unchanged. The subject site is already classified as a mixed-use development with parking, retail, and government offices. The site would continue to be conveniently accessible to those in neighborhoods downtown. **The request furthers Policy 5.2.1 – Land Uses.**

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

The subject site is designated as and is surrounded by Areas of Change. The request could encourage, maintain and direct growth to the area where it is expected and desired. Additionally, the proposed zone change allows uses that would reinforce

the character and intensity of the surrounding area, which contains designated areas of consistency. **The request furthers Goal 5.6 - City Development Areas.**

POLICY 5.6.2 AREAS OF CHANGE: Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The requested zone change is located in the Downtown Center and is adjacent to the Lomas Blvd NW Major Transit Corridor and 4 St. NW Multi-modal/Main Street Corridor. The rezoning of the MX-H portion of the subject site to MX-M will allow the subject site to have two zoning designations that will be properly subdivided creating two separate parcels with their individual zoning designations. This will provide consistency in the zoning designation so that any future development on the subject site could occur without having to go through the zoning process again. Although the request doesn't not direct more growth to the subject site, it allows the subject site to develop and adhere to the Downtown Center in an Area of Change. **The request furthers Policy 5.6.2 - Areas of Change.**

POLICY 5.7.4 STREAMLINED DEVELOPMENT: Encourage efficiencies in the development review process.

The requested zoning map amendment is consistent with this policy by encouraging efficiencies in the development review process. The zoning map amendment will eliminate one of two floating zone lines on the subject site. This request will allow for the subdivision of the parcel into two lots, corresponding with the remaining floating zone line between the MX-M and MX-FB-UD portions of the subject site. The proposed MX-M zoning request will allow for any future development on subject site to be streamlined without having to address any floating zone lines. **The request furthers Policy 5.7.4 - Streamlined Development.**

Integrated Development Ordinance (IDO)

IDO Zoning

The portion of the subject site that is requesting to be rezoned is zoned MX-H. The purpose of the MX-H (Mixed-use – High Intensity) zone district ([IDO §14-16-2-4\(D\)](#)) is to provide for large-scale destination retail and high-intensity commercial, residential, light industrial, and institutional uses, as well as high-density residential uses, particularly along Transit Corridors and in Urban Centers. The MX-H zone district is intended to allow higher-density infill development in appropriate locations. Allowable uses are shown in Table 4-2-1.

Proposed Zoning

The purpose of the MX-M (Mixed-use – Medium Intensity) zone district ([IDO §14-16-2-4\(C\)](#)) is to provide for a wide array of moderate-intensity retail, commercial, institutional

and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in Table 4-2-1.

The current use portion of the subject site where the rezoning will occur is a large raised pedestrian crosswalk that will not change and is permissive under both the current and proposed zoning.

Overlay Zones

There are no overlay zones impacting the subject site.

Definitions

Area of Change: An area designated as an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth and development are encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.

Corridor Area: Where the specified distance crosses a lot line, the entire lot is included in the Corridor Area. See also Centers and Corridors Definitions.

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 the IDO.

Major Transit (MT) Area: Lots within 660 feet in any direction of the centerline of a Major Transit Corridor as designated by the ABC Comp Plan, as amended.

Mixed-use Zone District: Any zone district categorized as Mixed-use in Part [14-16-2](#) of this IDO.

IV. Zoning Map Amendment (Zone Change)

Pursuant to IDO [§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:"

- (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 and as responded by the applicant. The request is consistent with the overall scale, character, and zoning of the surrounding area, will correct an existing floating zone line and will allow the applicant to replat the subject property with public rights-of-way that are expected to be vacated.

Consistency with City's health, safety, morals and general welfare are reflected in the policy analysis and demonstrate that the request further applicable Comprehensive Plan Goals and Policies. The requested zone change from MX-H to MX-M supports and reflects the intentions of the Comprehensive Plan. The MX-M zone category is consistent and compatible with the adjacent and abutting properties and applies similar development patterns regarding uses, setbacks and density. Allowing future development within the subject site reflects and supports the intent of the Area of Change.

Staff Response: Applicable citations: Goal 4.1-Character, 4.1.2-Identity and Design, Goal 5.1-Centers & Corridors, Policy 5.2.1-Land Uses, Goal 5.6-City Development Areas, Policy 5.6.2-Areas of Change, Policy 5.7.4 Streamlined Development.

The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable goals and policies regarding land use, centers and corridors, areas of change, and development and thereby does not present any significant conflicts with the Comprehensive Plan. Thus, the request is consistent with the City's health, safety, and general welfare. The response to Criterion A is sufficient.

(b) If the subject property is located partially or completely 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: *This criterion does not apply because the subject property is located wholly in an Area of Change, as shown in the ABC Comp Plan.*

Staff Response: The subject site is located wholly in an Area of Change, so this criterion does not apply. 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: *The subject property is entirely located within an Area of Change. The proposed application meets Criteria 3. The MX-M zone will allow the site to remain in compliance with the IDO by eliminating a floating zone with the eventual subdivision application; 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 existing zoning is split with a floating zone line which was an error when the existing boundary of the zone district was applied, most likely with the conversion of zoning when the IDO was established in 2018. Zone district boundaries typically align with lot lines.

The applicant's policy-based analysis demonstrates that the request would further a preponderance of applicable Comprehensive Plan Goals and Policies, therefore would be more advantageous to the community than the current zoning. The applicant also provided responses to the analysis based on the character and land use goals and policies of the Comprehensive Plan relative to the request. The uses associated with the zone change could be more advantageous to the community. The response to Criterion C is sufficient.

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

Applicant Response: *As shown below, a comparison of the permissive uses in the MX-M zone reflects permissive uses that would not be harmful to adjacent property, the neighborhood, or the community. The request corrects a floating zone line and aligns*

the northern portion of the property with zoning that is found within the northern portion of this block.

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 MX-M and MX-H zone district as identified in Table 4-2-1 of the IDO.

Permissive Uses in the MX-H Zone	Permissive Uses in the MX-M Zone
Dwelling, two-family detached	Dwelling, two-family detached
Dwelling, townhouse	Dwelling, townhouse
Dwelling, live-work	Dwelling, live-work
Dwelling, multi-Family	Dwelling, multi-Family
Assisted Living Facility or Nursing Home	Assisted Living Facility or Nursing Home
Community Residential Facility, Small and large	Community Residential Facility, Small and large
Dormitory	Dormitory
	Group home, Small
Group home, Medium	Group home, Medium
Adult or Child Day Care Facility	Adult or Child Day Care Facility
Community Center or Library	Community Center or Library
Elementary or Middle School	Elementary or Middle School
Fire Station or Police Station	Fire Station or Police Station
High School	High School
Hospital	Hospital
Museum	Museum
Parks and Open Space	Parks and Open Space
Religious Institution	Religious Institution
Sports Field	Sports Field
University or College	University or College
Vocational School	Vocational School
Veterinary Hospital	Veterinary Hospital
Other Pet Services	Other Pet Services
Auditorium or Theater	Auditorium or Theater
Bar	Bar
Catering Service	Catering Service
Health Club or Gym	Health Club or Gym
Mobile Food Truck Court	Mobile Food Truck Court
Nightclub	Nightclub

Permissive Uses in the MX-H Zone	Permissive Uses in the MX-M Zone
Residential Community Amenity – Indoor and Outdoor	Residential Community Amenity – Indoor and Outdoor
Restaurant	Restaurant
Tap Room or Tasting Room	Tap Room or Tasting Room
Other Indoor Entertainment	Other Indoor Entertainment
Hotel or Motel	Hotel or Motel
Car wash	Car wash
Light Vehicle Fueling Station	Light Vehicle Fueling Station
Light Vehicle Repair	Light Vehicle Repair
Light Vehicle Sales and Rental	Light Vehicle Sales and Rental
	Paid Parking Lot
Parking Structure	Parking Structure
Bank	Bank
Club or Event Facility	Club or Event Facility
Commercial Services	Commercial Services
Medical or Dental Clinic	Medical or Dental Clinic
Mortuary	Mortuary
Office	Office
Personal and Business Services, Small	Personal and Business Services, Small
Personal and Business Services, Large	Personal and Business Services, Large
Research or Testing Facility	Research or Testing Facility
Self-Storage	
Adult Retail	
Art Gallery	Art Gallery
Bakery Goods or Confectionery Shop	Bakery Goods or Confectionery Shop
Cannabis Retail	Cannabis Retail
Farmer’s Market	Farmer’s Market
General Retail, Small and Medium	General Retail, Small and Medium
Grocery Store	Grocery Store
Pawn Shop	Pawn Shop
Park and Ride Lot	
Transit Facility	Transit Facility
Artisan Manufacturing	Artisan Manufacturing
Cannabis Cultivation	Cannabis Cultivation
Cannabis-derived Products Manufacturing	Cannabis-derived Products Manufacturing
Drainage Facility	Drainage Facility
Electric Utility	Electric Utility
Energy Storage System (ESS)	Energy Storage System (ESS)
Major Utility, Other	Major Utility, Other

Permissive Uses in the MX-H Zone	Permissive Uses in the MX-M Zone
Solar Energy Generation	Solar Energy Generation
Wireless Telecommunications Facility - Freestanding	Wireless Telecommunications Facility - Freestanding

In comparing the permissive uses for each of these zone categories, the major difference is that the MX-H zone category allows Adult Retail, Self-Storage and a Park and Ride Lot and the MX-M zone allows a Paid Parking Lot. Changing the site's zone category from MX-H to MX-M would be considered a down zone since there will be fewer and less intense uses allowed within the MX-M zone than the MX-H zone. The proposed request will continue to allow for predictability on how the site is to be developed since a large part of the site is already zoned MX-M.

Staff Response: The requested MX-M zoning would result in a downzone from the existing MX-H zoning on this portion of the subject site. MX-M is the existing zone designation on the northern half of the subject site. The requested zoning does not include many permissive uses that would be potentially harmful to adjacent properties, neighborhoods, or communities and will adequately mitigate those harmful impact. Adult retail is allowed in MX-H but is not permissive in the MX-M zoning district. Bar, Nightclub, Taproom and cannabis retail are permissive in the MX-M zoning district that currently exists on the subject site and are subject to the regulations of the IDO, DPM, City and State. The 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 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 funds 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 (IIA).
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 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 Criteria 1. Lomas Blvd, 4th Street, and 5th Street have transit services, and the Downtown area have excellent roadway connections. There are adequate sidewalk connections along all streets that abut the subject site. The subject site has connections to all utilities, including water, sewer, gas and electric services.*

Staff Response: The City's public improvement and existing infrastructure have adequate capacity to serve the existing development on the subject site. The applicant would be required to meet all regulations under the IDO, DPM and infrastructure agreements for any future redevelopment of the site (Criterion 3). There is no site development included with this request. 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 zone change request is not based on the property's location on a major street. Rather, the request is based on correcting floating zone lines which will allow for a replat of the property to incorporate vacated rights-of-way.*

Staff Response: Though the location of the subject site on Lomas Blvd NW, a major street, is appropriate for the requested Zone Map Amendment. Staff's justification is not based predominantly on that. Rather, the justification is based on the previous thorough ABC Comp Plan analysis and shows that the request furthers a preponderance of Goals and Policies in the categories of Land Use and Community Identity. These analyses highlight the benefits of the proposed zone change, many of which would apply regardless of the property's location on a major street. 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 the cost of land or economic considerations. Rather, the request is based on correcting floating zone lines which will allow for a replat of the property to incorporate vacated rights-of-way.*

Staff Response: Economic considerations or cost of land are not factors, and the applicant's justification is not based upon them. Rather, the applicant has adequately demonstrated that the request furthers a preponderance of applicable Comprehensive Plan goals and policies and does not conflict with them. The request to downzone would remove a floating zone line and facilitate the replating of an existing lot with multiple zoning districts, so that each lot has one zone designation. The response to Criterion G is sufficient.

- (h) The Zoning Map Amendment 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 requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least 1 of the following applies:

1. The subject property is different from surrounding land because it can function as a transition between adjacent zone districts.
2. The subject property 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 subject property 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 Response: This Zoning Map Amendment from MX-H to MX-M does not create a “spot zone” on a small area that is different from surrounding zone districts. The subject site is surrounded by MX-M zoning around the northern portion of the site. The response to Criterion H is sufficient.

V. Agency & Neighborhood Concerns

Reviewing Agencies

No significant comments or outstanding issues that affect the request were received. Please refer to the agency comments at the end of the staff report.

Neighborhood/Public

At the time of this writing, staff has not received any comments supporting or opposing the amendment to the Site Plan.

Public notice requirements are established in IDO Table 6-1-1 and IDO §14-16-6-4(J) Public Notice.

The ABQCore Neighborhood Association and Downtown Neighborhoods Association are within 660-feet of the subject site and were notified as required.

Property owners within 100 feet of the subject site were notified by the applicant, as required.

A business and property owner adjacent to the subject site reached out to the applicant’s agent requesting information regarding the ZMA request and its impact on the zoning, access, and value of their property. The applicant’s agent was able to explain the rezoning was only for the subject site and would not change the zone category of their property or any of the surrounding properties. The agent explained how the vacation request of Slate Ave NW and the 16 ft wide alley north of Slate Ave NW between Lomas Blvd. NW and Marble Ave. NW would not affect vehicular access to their property. The agent couldn’t

respond to the effects the proposed ZMA would have of the value of properties and provided the contact information of the Bernalillo County Assessor's Office. The agent sent the business and property owner a certified letter with this information as requested.

Indian Nations, Tribes, or Pueblos

The applicant nor the City was not required to offer a tribal meeting. The subject site is not within 660 ft of Major Public Open Space or tribal land.

VI. Conclusion

The request is for a Zoning Map Amendment (zone change) from MX-H to MX-M, for the center portion (approx. 0.10 acres) of Tract A-1, Bernalillo County Metropolitan Court, located at 401 Lomas Blvd NW, between 4th Street and 5th Street, comprised of approximately 3.5 acres (the "subject site").

The subject site, which is one lot, includes three zone districts. The zone change would remedy one of two floating zone lines. The remaining floating zone line will be corrected with a future subdivision (replat) to be reviewed by the Development Hearing Officer (DHO). The southern boundary of the MX-M zone district shall correspond with the legal lot line established via the future replat. A Certificate of Zoning will not be issued until the future subdivision action (replat) is finalized.

The applicant's policy-based analysis demonstrates that the request would further a preponderance of applicable Comprehensive Plan Goals and policies, therefore would be more advantageous to the community than the current zoning. The request meets the Integrated Development Ordinance, Review and Decision Criteria for application for a Zoning Map Amendment.

Neighborhood Associations within 660-feet and Property Owners within 100-feet of the subject site were notified of the request. Staff is unaware of any support or opposition. Staff recommends approval of the request.

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

Plan #: ZMA-2025-00015

1. The request is for a Zoning Map Amendment (zone change) from MX-H to MX-M, for the center portion (approx. 0.10 acres) of Tract A-1, Bernalillo County Metropolitan Court, located at 401 Lomas Blvd NW, between 4th Street and 5th Street, comprised of approximately 3.5 acres (the “subject site”).
2. The EPC is the reviewing and final decision-making body because the subject site is within an Area of Change and is less than 20 acres [IDO §14-16-6-7(G)(1)(a)3]. The request is a quasi-judicial matter.
3. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
4. The subject site, which is one lot, includes three zone districts. The zone change would remedy one of two floating zone lines. The remaining floating zone line will be corrected with a future subdivision (replat) to be reviewed by the Development Hearing Officer (DHO). The southern boundary line of the MX-M zone district shall correspond with the legal lot line established via the future replat. A Certificate of Zoning will not be issued until the future replat is finalized.
5. The intention of the zone change is to facilitate redevelopment of infrastructure, replat, and develop a future proposed gate and guard shack at the intersection of 5th St. and Slate St. on the western edge of the subject site. A 16-foot alley within the subject site would also be vacated. Ultimately, the zone change would allow the subdivision (i.e., replat) of the subject site into two separate parcels.
6. On August 27, 2025, the Development Hearing Officer forwarded a recommendation of approval to City Council to vacate a portion of Slate Ave NW and an existing 16-foot-wide alley that leads to the existing parking structure on the northern portion of the subject site (VAC-2025-00030). At the time of this writing the vacation request has not been heard by Council.
7. The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG) designates Lomas Blvd. NW as Existing Regional Principal Arterial. Fourth St. NW and 5th St. NW are designated as Existing Minor Arterials. The MRCOG’s 2040 Primary Freight Corridors and Truck Restrictions Map designates Lomas Blvd. NW as a Primary Freight Corridor.

The Long Range Bikeway System (LRBS) map, produced by MRCOG shows a proposed protected bike lane on Lomas Blvd NW and potential bike facility along 4th St. NW. There are no existing or proposed trails identified in the vicinity of the subject site.

There are multiple bus stops near the subject site. A bus stop for west and eastbound near the subject site on Lomas Blvd. NW. There are bus stops on west side of the subject site near 5th and Slate Ave. Another bus stop is north of the subject site near the intersection of Marble Ave. NW and 4th St. NW

8. Lomas Blvd NW is a designated Major Transit Corridor bordering the subject site to the south and is within 660-feet of the 3rd St. Major Transit corridor to the east. 4th St. NW is designated as a Multi-modal Corridor and Main Street Corridor.
9. The subject site is in the Downtown Center and within the Central Albuquerque (ABQ) CPA. Central
10. The existing portion of the subject site to be rezoned is zoned MX-H (Mixed-use – High Intensity). The proposed zoning is MX-M (Mixed-use – Medium Intensity) zone district.
11. The subject site is within an Area of Change as designated by the Comprehensive Plan. Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, where new development and redevelopment are desired and appropriate. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. The following Goals and Policies apply:
12. The request is consistent with the following Goal and Policy related to Character, Identity, and Design from Comprehensive Plan Chapter 4: Community Identity.
 - A. GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.

The proposed zone change will enhance protect and preserve the distinct community of downtown by eliminating a zoning designation on a lot that is not consistent with the existing uses. The current MX-H zoning is inconsistent with zoning in the surrounding area. The request will assist in creating uniformity on the subject site by removing a floating zone line and will facilitate the future replating of the subject site.
 - B. POLICY 4.1.2 IDENTITY AND DESIGN: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The proposed downzone will protect the cohesiveness of downtown by ensuring its appropriate scale and location of existing development. The subject site contains three different zoning designations and rezoning from MX-H to MX-M will ensure that development standards are consistent once the lot is subdivided.
13. The request is consistent with the following Goals and Policies related to Center, Corridors, Land Uses, Development and Areas of Change from Comprehensive Plan Chapter 5: Land Use.
 - A. GOAL 5.1 CENTERS & CORRIDORS: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject site is located within the Downtown Center and is accessed from the 4 St. NW Multi-modal/Main Street Corridor and is within the Lomas Blvd NW and 3rd St. Major Transit Corridor areas. The request would continue to provide the opportunity for growth as a community of strong Centers connected by a multi-modal network of Corridors which would be accessible to the surrounding area.

- B. 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 zone change from MX-H to MX-M, a zoning designation already in existence on the northern portion of the subject site, will promote a distinct community because the current mix of uses on the subject site will remain unchanged. The subject site is already classified as a mixed-use development with parking, retail, and government offices. The site would continue to be conveniently accessible to those in neighborhoods downtown.

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

The subject site is designated as and is surrounded by Areas of Change. The request could encourage, maintain and direct growth to the area where it is expected and desired. Additionally, the proposed zone change allows uses that would reinforce the character and intensity of the surrounding area, which contains designated areas of consistency.

- D. POLICY 5.6.2 AREAS OF CHANGE: Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The requested zone change is located in the Downtown Center and is adjacent to the Lomas Blvd NW Major Transit Corridor and 4 St. NW Multi-modal/Main Street Corridor. The rezoning of the MX-H portion of the subject site to MX-M will allow the subject site to have two zoning designations that will be properly subdivided creating two separate parcels with their individual zoning designations. This will provide consistency in the zoning designation so that any future development on the subject site could occur without having to go through the zoning process again. Although the request doesn't not direct more growth to the subject site, it allows the subject site to develop and adhere to the Downtown Center in an Area of Change.

- E. POLICY 5.7.4 STREAMLINED DEVELOPMENT: Encourage efficiencies in the development review process.

The requested zoning map amendment is consistent with this policy by encouraging efficiencies in the development review process. The zoning map amendment will eliminate one of two floating zone lines on the subject site. This request will allow for the subdivision of the parcel into two lots, corresponding with the remaining floating zone line between the MX-M and MX-FB-UD portions of the subject site. The proposed MX-M zoning request

will allow for any future development on subject site to be streamlined without having to address any floating zone lines.

14. 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) 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.

Applicable citations: Goal 4.1-Character, 4.1.2-Identity and Design, Goal 5.1-Centers & Corridors, Policy 5.2.1-Land Uses, Goal 5.6-City Development Areas, Policy 5.6.2-Areas of Change, Policy 5.7.4 Streamlined Development.

The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable goals and policies regarding land use, centers and corridors, areas of change, and development and thereby does not present any significant conflicts with the Comprehensive Plan. Thus, the request is consistent with the City's health, safety, and general welfare.

- 6-7(G)(3)(b) If the subject property is located partially or completely 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).

The subject site is located wholly in an Area of Change, so this criterion does not apply.

6-7(G)(3)(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).

The existing zoning is split with a floating zone line which was an error when the existing boundary of the zone district was applied, most likely with the conversion of zoning when the IDO was established in 2018. Zone district boundaries typically align with lot lines.

The applicant's policy-based analysis demonstrates that the request would further a preponderance of applicable Comprehensive Plan Goals and Policies, therefore would be more advantageous to the community than the current zoning. The applicant also provided responses to the analysis based on the character and land use goals and policies of the Comprehensive Plan relative to the request. The uses associated with the zone change could be more advantageous to the community.

6-7(G)(3)(d) The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

The requested MX-M zoning would result in a downzone from the existing MX-H zoning on this portion of the subject site. MX-M is the existing zone designation on the northern half of the subject site. The requested zoning does not include many permissive uses that would be potentially harmful to adjacent properties, neighborhoods, or communities and will adequately mitigate those harmful impact. Adult retail is allowed in MX-H but is not permissive in the MX-M zoning district. Bar, Nightclub, Taproom and cannabis retail are permissive in the MX-M zoning district that currently

exists on the subject site and are subject to the regulations of the IDO, DPM, City and State.

6-7(G)(3)(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 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 funds 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 (IIA).
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.

The City's public improvement and existing infrastructure have adequate capacity to serve the existing development on the subject site. The applicant would be required to meet all regulations under the IDO, DPM and infrastructure agreements for any future redevelopment of the site (Criterion 3). There is no site development included with this request.

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.

Though the location of the subject site on Lomas Blvd NW, a major street, is appropriate for the requested Zone Map Amendment. Staff's justification is not based predominantly on that. Rather, the justification is based on the previous thorough ABC Comp Plan analysis and shows that the request furthers a preponderance of Goals and Policies in the categories of Land Use and Community Identity. These analyses highlight the benefits of the proposed zone change, many of which would apply regardless of the property's location on a major street.

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

Economic considerations or cost of land are not factors, and the applicant's justification is not based upon them. Rather, the applicant has adequately demonstrated that the request furthers a preponderance of applicable

Comprehensive Plan goals and policies and does not conflict with them. The request to downzone would remove a floating zone line and facilitate the replating of an existing lot with multiple zoning districts, so that each lot has one zone designation.

6-7(G)(3)(h) The Zoning Map Amendment 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 requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least 1 of the following applies:

1. The subject property is different from surrounding land because it can function as a transition between adjacent zone districts.
2. The subject property 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 subject property makes it unsuitable for the uses allowed in any adjacent zone district.

This Zoning Map Amendment from MX-H to MX-M does not create a “spot zone” on a small area that is different from surrounding zone districts. The subject site is surrounded by MX-M zoning around the northern portion of the site.

15. The ABQCore Neighborhood Association and Downtown Neighborhoods Association are within 660-feet of the subject site and were notified as required.
16. Property owners within 100 feet of the subject site were notified by the applicant, as required.
17. A business and property owner adjacent to the subject site reached out to the applicant’s agent requesting information regarding the ZMA request and its impact on the zoning, access, and value of their property. The applicant’s agent was able to explain the rezoning was only for the subject site and would not change the zone category of their property or any of the surrounding properties. The agent explained how the vacation request of Slate Ave NW and the 16 ft wide alley north of Slate Ave NW between Lomas Blvd. NW and Marble Ave. NW would not affect vehicular access to their property. The agent couldn’t respond to the effects the proposed ZMA would have of the value of properties and provided the contact information of the Bernalillo County Assessor’s Office. The agent sent the business and property owner a certified letter with this information as requested.
18. The applicant nor the City was not required to offer a tribal meeting. The subject site is not 660 ft of Major Public Open Space or tribal land.

Recommendation

APPROVAL of Plan #: ZMA-2025-00015, a request for a Zoning Map Amendment from MX-H to MX-M, for the center portion (approx. 0.10 acres) of Tract A-1, Bernalillo County Metropolitan Court, located at 401 Lomas Blvd NW, between 4th St. NW and 5th St. NW, comprised of approximately 3.5 acres, based on the preceding Findings.

William Steele

William Steele
Senior Planner

Notice of Decision cc list:

Tanya Torres, Bernalillo County Metropolitan Court, metrtmt@nmcourts.gov
Rogelio Cruz, Bernalillo County Metropolitan Court, metrrsc@nmcourts.gov
JAG, Juanita Garcia, jag@jagpandz.com
ABQCore Neighborhood Association, Ken Sears, ken@cbm-wellness.com,
abqcorena@gmail.com
ABQCore Neighborhood Association, Pam Candelaria, pcandelaria@gmail.com,
abqcorena@gmail.com
Downtown Neighborhood Association, Eric Carson, ericcarson@protonmail.com
Downtown Neighborhood Association, Sylvia Holguin, sylvia4quality@gmail.com
Legal, acon@cabq.gov
EPC file

Agency Comments

PLANNING DEPARTMENT

Hydrology

No Comment

Transportation Development Services

No Comment

Zoning

No Comment

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

Solid Waste Department

No Comment

Environmental Health

No Comment (Not Required)

Fire Department

No Comment

CABQ Municipal Development

No Adverse Comments

OTHER AGENCIES

Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)

AMAFCA has no adverse comments to the Zone Map Amendment EPC request.

Albuquerque Public Schools (APS)

Project #ZMA-2025-00015

- a. EPC Description: Zone Map Amendment (Zone Change).
- b. Site Information: Bernalillo County Metropolitan Court, Tract A-1.
- c. Site Location: Located at 401 Lomas Blvd. NW, between 5th Street and 4th Street.
- d. Request Description: Request to change zoning from MX-H (Mixed Use—High Intensity Zone District) to MX-M (Mixed Use—Medium Intensity Zone District) for a portion of the tract to replat property and incorporate vacated Rights-Of-Way.
- e. No comment.

Bernalillo County Transportation

There are no Bernalillo County roads or parcels in this area. No adverse Comment

Bernalillo County Planning and Zoning

No adverse comments.

Albuquerque Bernalillo County Water Utility Authority (ABCWUA)

No Objection

Public Service Company of New Mexico (PNM)

There are PNM facilities and/or easements near the site on the west side of 5th Street.

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.

If it is determined there are PNM facilities in the right-of-way proposed to be vacated, the applicant should begin the specific processes outlined in **IDO Section 14-16-6-6(M)(2)(g)2.a.ii.** as soon as possible. Contact Rodney Fuentes and Dan Aragon via email at Rodney.Fuentes@txnmenergy.com and Daniel.Aragon@txnmenergy.com to begin discussing the process of granting easement(s) for any utility lines that may currently existing in the public right-of-way proposed to be vacated.

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



Viewing the subject site from the intersection of Lomas Blvd NW and 4th St NW. The Bernalillo County Metropolitan Court building and parking garage can be seen in this view.



Viewing the southwestern portion of the subject site from the intersection of Lomas Blvd NW and 4th St NW



Viewing the raised pedestrian walkway that leads from the courthouse to the parking garage. This is the center portion (approx. 0.10) of the subject site requesting the ZMA from MX-H to MX-M.



Viewing the subject site at the intersection of 5th St. NW and Slate St. NW which runs on the western side of the subject site. A 16-foot alley within the subject site that is next to the parking garage is in this view.

Looking at the subject site from southside of the parcel. Steep slopes near the rear of the subject site can be seen in this view. A sign posting can be seen in the view.



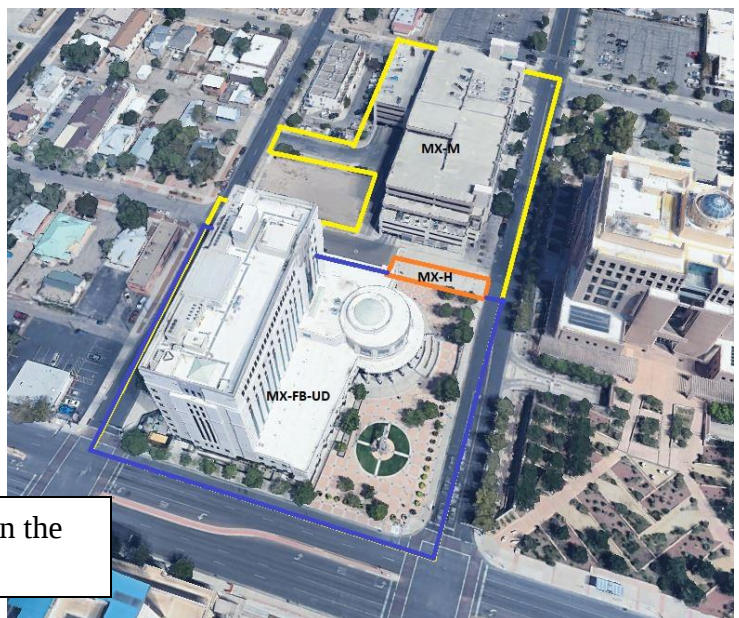
Viewing some of the retail stores on the ground level of the parking garage. (Located on the 4th St NW side of the garage.)



Looking across 5th St. NW at the parking garage located on the subject site. Offices and residential dwelling units can be seen in this view.



Viewing the subject site from the intersection of Marble Ave NW and 4th St NW. The parking garage, Courthouse for the District of New Mexico (left) and Bernalillo County Office District Attorney building (background) can



View of the subject site with the 3 zoning districts on the lot.

B) HISTORY

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

OFFICIAL NOTICE OF DECISION

Bernalillo County Metropolitan Court
P.O. Box 133
Albuquerque, NM 87103

Project# PR-2020-003485

Application#

VAC-2025-00029 VACATION OF PUBLIC RIGHT-
OF-WAY

VAC-2025-00030 VACATION OF PUBLIC RIGHT-
OF-WAY

LEGAL DESCRIPTION:

For all or a portion of:

**TRACT A-1 & LOT 8-A, BLOCK N, BC METRO
COURT/MANDELL BUS. & RESIDENCE
ADDITION** zoned **MX-M, MX-H, MX-FB-UD**
located at **401 LOMAS BLVD NW between
4TH ST and 5th ST** containing approximately
3.9 acre(s). (J-14)

On August 27, 2025, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced applications, and recommended approval of the Vacation of Right-of-Way requests, based on the following Findings:

VAC-2025-00029 VACATION OF PUBLIC RIGHT-OF-WAY

1. This is a request to vacate the entirety of Slate Avenue NW between 5th Street NW and 4th Street NW, comprising of 9,513 square feet of vacated right-of-way, as depicted on the Vacation Exhibit.

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

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

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

As a result of the Vacation, the public welfare does not require retention of the public right-of-way in that the Courthouse owns the property surrounding the proposed vacation site. Control of the property in conjunction with the proposed lot consolidation will allow the Court to address safety concerns and trespassing that have impacted the public, Court employees and judges. Completion of the Vacation will allow the Court to secure the property more effectively with limited access. The proposed Vacation will also complete the vacation of Slate Avenue between 4th Street and 5th Street along with the opportunity to further secure the property supporting these criteria.

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

The net benefit to the public welfare continues to revolve around reinforcing safety and security by limiting access to the property to members of the public who have official business at the Courthouse either as an employee or judge. Issues regarding the Court's inability to control access from the existing public right-of-way have been a concern as Slate Avenue currently ends on the subject property. The completed Vacation will be more beneficial to the public welfare, nor will any substantial property rights be abridged since the Court owns the surrounding property, which will be reinforced with the lot consolidation.

2. Pursuant to section 14-16-6-6(M)(1)(b) of the IDO, the DHO will be the recommending body to the City Council on the request because the Vacation is more than 5,000 square feet and the entire width of a street.
3. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
4. A platting application for DHO review and approval must be submitted within one year of City Council approval of the Vacation (see Table 6-4-3 of the IDO), and the platting application will only be accepted and placed on a DHO agenda upon City Council approval of the Vacation of Right-of-Way.

VAC-2025-00030 VACATION OF PUBLIC RIGHT-OF-WAY

1. This is a request to vacate the entirety of a 16-foot wide alley within the boundaries of the Bernalillo County Metropolitan Courthouse property, as depicted on the Vacation Exhibit.

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

As a result of the Vacation, the public welfare does not require retention of the public right-of-way in that the Courthouse owns the property surrounding the proposed vacation site. Control of the property in conjunction with the proposed lot consolidation will allow the Court to address safety concerns and trespassing that have impacted the public, Court employees and judges. Completion of the Vacation will allow the Court to secure the property more effectively with limited access.

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

The net benefit to the public welfare continues to revolve around reinforcing safety and security by limiting access to the property to members of the public who have official business at the Courthouse either as an employee or judge. Issues regarding the Court's inability to control access from the existing public right-of-way have been a concern as Slate Avenue currently ends on the subject property. The completed Vacation will be more beneficial to the public welfare, nor will any substantial property rights be abridged since the Court owns the surrounding property, which will be reinforced with the lot consolidation.

2. Pursuant to section 14-16-6-6(M)(1)(b) of the IDO, the DHO will be the recommending body to the City Council on this Vacation of Public Right-of way request because it is for the entire width of a platted alley.
3. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
4. A platting application for DHO review and approval must be submitted within one year of City Council approval of the Vacation (see Table 6-4-3 of the IDO), and the platting application will only be accepted and placed on a DHO agenda upon City Council approval of the Vacation of Right-of-Way.

Official Notice of Decision

Project # PR-2020-003485 Applications# VAC-2025-00029, VAC-2025-00030

Page 4 of 4

Sincerely,

Brennon Williams

Brennon Williams (Aug 31, 2025 10:40:28 MDT)

Brennon Williams

Development Hearing Officer

BW/am/jr

JAG Planning and Zoning / Juanita Garcia, P.O. Box 7857, Albuquerque, NM 87194

PR-2020-003485 August 27, 2025 Notice of Decision - DHO

Final Audit Report

2025-08-31

Created:	2025-08-29
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAHUz2RboQOd7aCEqJSWPspBgyKohfkbA7

"PR-2020-003485 August 27, 2025 Notice of Decision - DHO" History

 Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2025-08-29 - 11:00:49 PM GMT

 Document emailed to brennonwilliams295@gmail.com for signature
2025-08-29 - 11:00:53 PM GMT

 Email viewed by brennonwilliams295@gmail.com
2025-08-31 - 4:39:43 PM GMT

 Signer brennonwilliams295@gmail.com entered name at signing as Brennon Williams
2025-08-31 - 4:40:26 PM GMT

 Document e-signed by Brennon Williams (brennonwilliams295@gmail.com)
Signature Date: 2025-08-31 - 4:40:28 PM GMT - Time Source: server

 Agreement completed.
2025-08-31 - 4:40:28 PM GMT

C) APPLICATION INFORMATION



Chambers of
Judge Joshua J. Sánchez
Chief Judge
Metropolitan Court
Division IV

State of New Mexico
Bernalillo County
Metropolitan Court

401 Lomas NW
Albuquerque, New Mexico 87102
Telephone (505) 841-8285
Fax (505) 222-4804

September 3, 2025

City of Albuquerque
Environmental Planning Commission
c/o Planning Department
600 2nd St NW, Suite 300
Albuquerque, NM 87102

RE: Owner Authorization for Zone Map Amendment

Planning Commissioners:

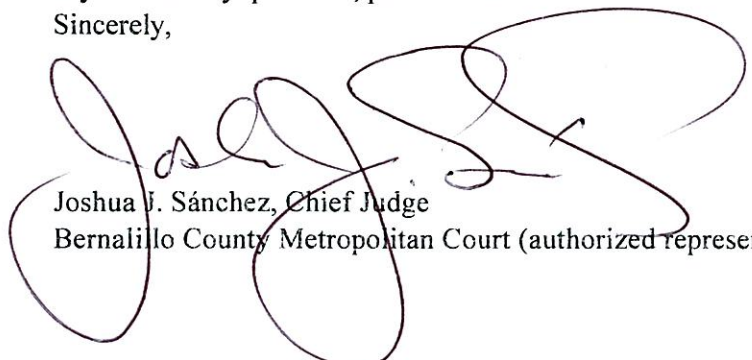
The Bernalillo County Metropolitan Court is authorizing JAG Planning & Zoning, LLC to serve as agent for a Zone Map Amendment for the property legally described as Tract A-1, Bernalillo County Metropolitan Court, containing approximately 3.4067 Acres and located at 401 Lomas Blvd NW.

The authorization will include, but not limited to:

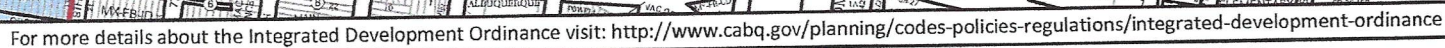
- Preparation of materials for the Environmental Planning Commission; and
- Project management; and
- Project representation; and
- Execution of all documents to be submitted to the City of Albuquerque, affected Neighborhood Associations and adjacent property owners.

If you have any questions, please contact me.

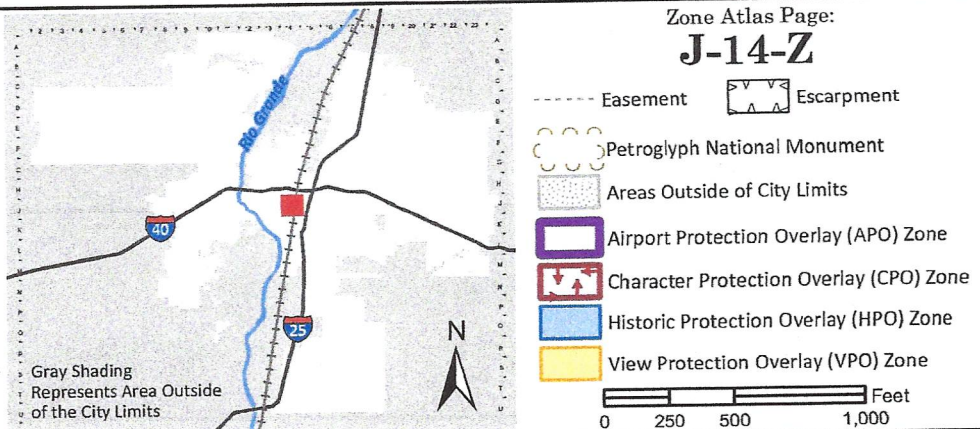
Sincerely,



Joshua J. Sánchez, Chief Judge
Bernalillo County Metropolitan Court (authorized representative)



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





September 30, 2025

Daniel Aragon, Chairman
Environmental Planning Commission (EPC)
City of Albuquerque

Re: Zone Map Amendment

Dear Mr. Chairman,

JAG Planning and Zoning, on behalf of Bernalillo County Metropolitan Court, is requesting approval of a zone map amendment from MX-H (Mixed Use – High Intensity Zone District) to MX-M (Mixed Use – Medium Intensity Zone District) for a portion of Tract A-1, Bernalillo County Metropolitan Court, located at 401 Lomas Blvd NW, and containing approximately 3.5 acres (J-14).

As required by the Integrated Development Ordinance, IDO, Section 14-16-6-7(G)(3), a zone map amendment request is required to change the site's zone category from MX-H to MX-M. Since the area for zone map amendment is less than 10 acres, the EPC has authority to act on this request.

SITE

The property is located on the northwest corner of Lomas Blvd NW and 4th Street NW. The subject site currently contains the Bernalillo County Metropolitan Court, which serves as the courthouse that adjudicates minor legal infractions that occur within Bernalillo County.

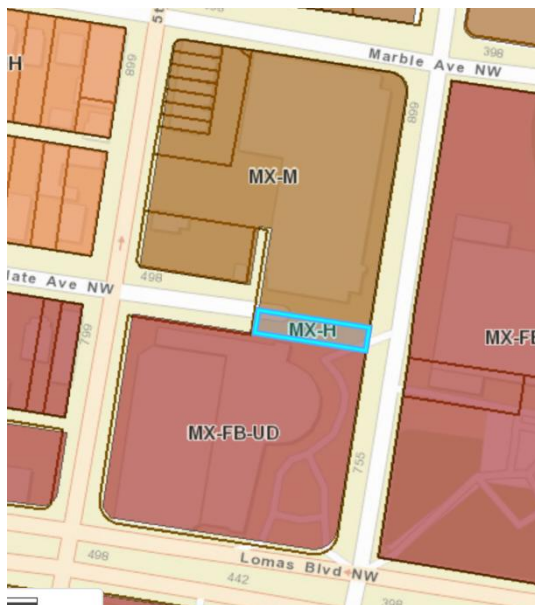
In addition, the site contains a three-story parking structure with office space on the ground floor located to the north of the courthouse that provides parking for employees and patrons. The courthouse and associated parking structure were constructed in 2004.



View of Bernalillo County Metropolitan Court and Parking Structure

ZONE MAP AMENDMENT REQUEST

The applicant is proposing to amend an approximate area of 4,140 square feet (31' x 139') from MX-H to MX-M to remove an existing floating zone line, as shown below.



On a separate application through the Development Hearing Officer (DHO) and the City Council, the applicant is also requesting approval to vacate a portion of Slate Ave NW and an existing 16' wide alley that leads to the existing parking structure. Once these vacation requests are approved, the applicant intends to combine the vacated rights-of-way to create two separate lots through the subdivision application process with the DHO to separate the portion of the property that is zoned MX-M and MX-FB-UD, as shown above.

However, the applicant needs 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 approval of this zone map amendment by the EPC will cause an existing floating zone line to remain but will be corrected with the future replat.

SURROUNDING ZONING & LAND USE

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 commercial uses, and the uses are consistent with the proposed zone map amendment.

	Zoning	Land Use
<i>Subject Site</i>	<i>MX-H, MX-M & MX-FB-UD</i>	<i>Bernalillo County Metropolitan Court (Office) and Parking Structure</i>
North	MX-M	Parking Lot and Various Commercial Uses
South	MX-FB-UD	State of New Mexico District Court (Office)
East	MX-FB-UD	US Federal Court (Office)
West	MX-M, R-MH, MX-FB-UD	Multi-Family Dwelling, Offices and Pawn Shop



The purpose of the MX-M zone district, as per IDO Subsection 14-16-2-4(C)(1), is to "provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with tall, multi-story buildings encouraged in Centers and Corridors."

MX-M Dimensional Standards UC-MS-PT
Useable Open Space, Minimum, 50% Reduction
Front setback Minimum/Maximum: 0 ft / 15 ft
Side setback Minimum/Maximum: 0 ft / Street 15 ft / Side
Rear setback minimum: Street or Alley: 0
Building height maximum: 65 feet

This request is supported by the Comprehensive Plan goals and policies and meets the requirements for a Zone Map Amendment – EPC per IDO Section 14-16-6-7(G) as described below.

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 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 and as responded by the applicant. The request is consistent with the overall scale, character, and zoning of the surrounding area, will correct an existing floating zone line and will allow the applicant to replat the subject property with public rights-of-way that are expected to be vacated.

Chapter 4 – Community Identity

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

Applicant response: The subject site is located within the Central Albuquerque and is identified as the Original Old Town settlement and New Town Development during the railroad era (now known as Downtown), and the original residential subdivisions, many of which have been designated as historic neighborhoods.” The Comprehensive Plan identifies this area as “Bounded by I-40 on the north, the Rio Grande to the west, I-25 to the east and the city limits to the south. Design and Character Considerations include a “Concentration of Urban Development Downtown,” Street level retail/commercial activity Downtown,” Building fronts at sidewalks and “Glass storefronts and major pedestrian entrances onto the street.” This request for a Zone Map Amendment from MX-H to MX-M will meet this policy by correcting the floating zone line and aligning it with existing zones within the Downtown community allowing for the preservation of a distinct community.

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 Response: The requested zone matches what already exists in the northern and western portions of the property. The zone change to MX-M will allow uses that are compatible with adjacent properties and the design standards established within the IDO will allow development of the site to maintain the identity and cohesiveness of the Downtown community consistent with Urban Development and Building fronts at sidewalks. The MX-M zone will ensure appropriate scale and location of development that will protect the unique character of Downtown and the Central Albuquerque CPA.

Chapter 5 – Land Use

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

Applicant 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 MX-M zone category will allow the site to be developed in a manner that will create a complete community. The character of the neighborhood includes mostly governmental uses, especially related to courthouses and offices that support court related activity. The proposed zone category will allow the site to maintain the existing uses and will continue to foster 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 Response: The subject property has strong connections to street corridors, and to the



transportation network since it is part of the downtown urban area. The subject site is within a short drive, walk or bike ride to a variety of goods, services and amenities. The proposed zone will not change the site's ability to be conveniently accessible from the surrounding neighborhoods.

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.

Applicant Response: The zone change furthers this goal because the existing use is served by existing infrastructure and public facilities with no change required other than the parcel lines and the zone map amendment. The applicant's attempt to consolidate lots and vacate existing rights-of-way will allow for an efficient use of public land and will support the public good by controlling access and providing adequate public security to a public facility.

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 Response: The subject site is located within an Area of Change, as designated within the Comprehensive Plan. The zone change meets this goal by facilitating the replat and closure of right-of-way to allow for further development of the subject property, which will further Goal 5.6., reinforcing the character and intensity of the surrounding area.

The site is adjacent to areas also designated as Areas of Change and characterized by mostly institutional uses (courts), commercial and mid-density residential uses. The site is expected to be developed in accordance with the IDO including dimensional standards and design standards that may be applicable to the subject site.



Area of Change

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

Applicant Response: The subject property is located within an intense center and corridor, and the proposed zone map amendment will not modify those designations. The request furthers Policy 5.6.2 by aligning the zone with existing zones and new platting in the area that will allow further development of the site. The proposed zone category will continue to allow for more intense development of the site and will minimize any potential impacts by controlling access and improving security to the subject site and to a public facility.

Policy 5.7.4 Streamlined Development: Encourage efficiencies in the development review process.

Applicant Response: The request furthers Policy 5.7.4 by eliminating the existing floating zone line on the subject property. The zone change will allow for a replat to occur that will incorporate vacated rights-of-way and allow for future development of a vacant lot.

Summary: Consistency with City's health, safety, morals and general welfare are reflected in the policy analysis and demonstrate that the request further applicable Comprehensive Plan Goals and Policies. The requested zone change from MX-H to MX-M supports and reflects the intentions of the Comprehensive Plan. The MX-M zone category is consistent and compatible with the adjacent and abutting properties and applies similar development patterns regarding

uses, setbacks and density. Allowing future development within the subject site reflects and supports the intent of the Area of Change.

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 any of 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 Response: This criterion does not apply because the subject property is located wholly in an Area of Change, as shown in the ABC Comp Plan.

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 any of 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 Response: The subject property is entirely located within an Area of Change. The proposed application meets Criteria 3. The MX-M zone will allow the site to remain in

compliance with the IDO by eliminating a floating zone with the eventual subdivision application; 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)(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 Response: As shown below, a comparison of the permissive uses in the MX-M zone reflects permissive uses that would not be harmful to adjacent property, the neighborhood, or the community. The request corrects a floating zone line and aligns the northern portion of the property with zoning that is found within the northern portion of this block.

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 MX-M and MX-H zone district as identified in Table 4-2-1 of the IDO.

Permissive Uses in the MX-H Zone	Permissive Uses in the MX-M Zone
Dwelling, two-family detached	Dwelling, two-family detached
Dwelling, townhouse	Dwelling, townhouse
Dwelling, live-work	Dwelling, live-work
Dwelling, multi-Family	Dwelling, multi-Family
Assisted Living Facility or Nursing Home	Assisted Living Facility or Nursing Home
Community Residential Facility, Small and large	Community Residential Facility, Small and large
Dormitory	Dormitory
	Group home, Small
Group home, Medium	Group home, Medium
Adult or Child Day Care Facility	Adult or Child Day Care Facility
Community Center or Library	Community Center or Library
Elementary or Middle School	Elementary or Middle School
Fire Station or Police Station	Fire Station or Police Station
High School	High School
Hospital	Hospital
Museum	Museum
Parks and Open Space	Parks and Open Space
Religious Institution	Religious Institution
Sports Field	Sports Field

Permissive Uses in the MX-H Zone	Permissive Uses in the MX-M Zone
University or College	University or College
Vocational School	Vocational School
Veterinary Hospital	Veterinary Hospital
Other Pet Services	Other Pet Services
Auditorium or Theater	Auditorium or Theater
Bar	Bar
Catering Service	Catering Service
Health Club or Gym	Health Club or Gym
Mobile Food Truck Court	Mobile Food Truck Court
Nightclub	Nightclub
Residential Community Amenity – Indoor and Outdoor	Residential Community Amenity – Indoor and Outdoor
Restaurant	Restaurant
Tap Room or Tasting Room	Tap Room or Tasting Room
Other Indoor Entertainment	Other Indoor Entertainment
Hotel or Motel	Hotel or Motel
Car wash	Car wash
Light Vehicle Fueling Station	Light Vehicle Fueling Station
Light Vehicle Repair	Light Vehicle Repair
Light Vehicle Sales and Rental	Light Vehicle Sales and Rental
	Paid Parking Lot
Parking Structure	Parking Structure
Bank	Bank
Club or Event Facility	Club or Event Facility
Commercial Services	Commercial Services
Medical or Dental Clinic	Medical or Dental Clinic
Mortuary	Mortuary
Office	Office
Personal and Business Services, Small	Personal and Business Services, Small
Personal and Business Services, Large	Personal and Business Services, Large
Research or Testing Facility	Research or Testing Facility
Self-Storage	
Adult Retail	
Art Gallery	Art Gallery
Bakery Goods or Confectionery Shop	Bakery Goods or Confectionery Shop
Cannabis Retail	Cannabis Retail
Farmer’s Market	Farmer’s Market
General Retail, Small and Medium	General Retail, Small and Medium
Grocery Store	Grocery Store
Pawn Shop	Pawn Shop
Park and Ride Lot	
Transit Facility	Transit Facility

Permissive Uses in the MX-H Zone	Permissive Uses in the MX-H Zone
Artisan Manufacturing	Artisan Manufacturing
Cannabis Cultivation	Cannabis Cultivation
Cannabis-derived Products Manufacturing	Cannabis-derived Products Manufacturing
Drainage Facility	Drainage Facility
Electric Utility	Electric Utility
Energy Storage System (ESS)	Energy Storage System (ESS)
Major Utility, Other	Major Utility, Other
Solar Energy Generation	Solar Energy Generation
Wireless Telecommunications Facility - Freestanding	Wireless Telecommunications Facility - Freestanding

In comparing the permissive uses for each of these zone categories, the major difference is that the MX-H zone category allows Adult Retail, Self-Storage and a Park and Ride Lot and the MX-M zone allows a Paid Parking Lot. Changing the site's zone category from MX-H to MX-M would be considered a down zone since there will be fewer and less intense uses allowed within the MX-M zone than the MX-H zone. The proposed request will continue to allow for predictability on how the site is to be developed since a large part of the site is already zoned MX-M.

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 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 Criteria 1. Lomas Blvd, 4th Street, and 5th Street have transit services, and the Downtown area have excellent roadway connections. There are adequate sidewalk connections along all streets that abut the subject site. The subject site has connections to all utilities, including water, sewer, gas and electric services.

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 Response: The zone change request is not based on the property’s location on a major street. Rather, the request is based on correcting floating zone lines which will allow for a replat of the property to incorporate vacated rights-of-way.

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 Response: The subject application is not based on the cost of land or economic considerations. Rather, the request is based on correcting floating zone lines which will allow for a replat of the property to incorporate vacated rights-of-way.

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 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 ABQCore Neighborhood Association and Downtown Neighborhoods Association were notified of this request on September 4, 2025. A pre-application meeting is no longer required, but the applicant is willing to meet with the neighborhood associations to discuss this request. An update regarding responses from the neighborhood associations or a neighborhood meeting will be provided at the EPC hearing on October 16, 2025.

Adjacent Property Owner Notification

The applicant was provided with a list of the adjacent property owners, and each was sent a certified copy of the public notice. An adjacent property owner did reach out to the applicant to confirm that the proposed application was not for their property, nor would it affect vehicular access to their site or their property value. A response to the adjacent property owner has been submitted as part of this application. An update regarding any other responses from adjacent property owners will be provided at the EPC hearing on October 16, 2025.

Conclusion

The requested Zone Map Amendment to MX-H to MX-M will eliminate a floating zone line and will allow the applicant to replat the property to remove the remaining floating zone line. The zone change aligns with permissive and existing uses on the subject property and will allow for compatible uses on adjacent properties. 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

D) STAFF INFORMATION

PROJECT MEMO

DATE: September 24, 2025

TO: JAG Planning & Zoning, LLC, Juanita Garcia

FROM: William Steele, Senior Planner
City of Albuquerque Planning Department

TEL: wsteele@cabq.gov

RE: Plan # ZMA-2025-00015 – Zoning Map Amendment _401 Lomas Blvd NW

I have completed a preliminary review of the proposed Zone Map Amendment (Zone Change). I would like to discuss the justification letter and project. I am available to answer questions about the process and requirements moving forward. Please provide the following:

⇒ Revised Justification letter (electronic) by:

5 PM on Tuesday, September 30, 2025

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

Introduction:

- A. Though we've done our best for this review, additional items may arise as the case progresses. If so, we will inform you immediately.
- B. This is what we have for the legal description/what will be posted for the legal ad: JAG Planning & Zoning, LLC, agent for Bernalillo County Metropolitan Court, requests a Zoning Map Amendment from MX-H (approx. 0.10 acre) to MX-M, for all or a portion of Tract A-1, Bernalillo County Metropolitan Court, located at 401 Lomas Blvd NW, between 4th Street and 5th Street, approximately 3.5 acres.
 - Please confirm the legal description is correct.
 - The Situs Address recorded on AGIS and the County for this parcel is 401 Lomas Blvd NW. Please use this address for consistency throughout the request. (This address was used in the letter to the commission.)
- C. It is my understanding that this is a request for: a Zoning Map Amendment - EPC (ZMA; zone change) from MX-H (Mixed-Use - High Intensity) to MX-M (Mixed-use – Medium Intensity) zoning for approximately 0.10 acres in the center of the subject site, which would remedy one of two floating zone lines. The remaining floating zone line will be corrected with a future subdivision (replating) action.

1. Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:

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

- B. Timelines and EPC calendar:

The EPC public hearing is on **Thursday October 16, 2025**.

Final staff reports will be available one week prior, on **October 9, 2025**.

C. Note that, if a zone change request is denied, you cannot reapply again for one year.

D. Agency comments will be distributed around **October 1, 2025**. I will email you a copy of the comments and forward any late ones to you.

2. Notification & Neighborhood Issues:

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

A. It appears that the applicant has provided notice of the application to all adjacent property owners via certified mail and email to neighborhood representatives as required by the IDO. Have you received any comments or requests?

B. Thank you for providing photos of the certified mail receipts and a list of the neighbors within a 100' buffer.

C. Thank you for the sign posting agreement.

D. Please submit photos of the posted signs on or before **October 1, 2025**.

E. Please let me know if you receive any additional comments. If you do, these will be included in our staff report.

3. Project Letter:

The project letter is off to a good start, though I have some revisions to the responses in the review and decision criteria portion to improve clarity and strengthen your request.

A. Introduction Section:

1) Please update the request and the intro of your letter and state why the EPC is hearing this request.

2) Please write briefly about any correspondence with any property owners.

3) What is the goal of the ZMA?

I. Is the request for the ZMA to remedy one of two floating zone lines which is a requirement for the future replat of the subject site? If so, please make sure this reflected throughout the project letter.

II. Please remove the details regarding the vacation of the subject site.

B. Surrounding Zoning and Land Use:

- 1) Please add the CABQ “Land Use” categories in the Zoning and Land Use table. The land use descriptions are provided.

C. The Zone Map Amendment Request.

- 1) Please note in the section the applicant is requesting the ZMA to remove one of two existing floating zone lines.
- 2) Please list where the floating zone lines are on the subject site. One floating zone line where the MX-H and MX-FB-UD portion of the site are adjacent and the other floating zone line is where MX-H and MX-M zone lines abut.
- 3) Please note that the floating zone line where the current zoned MX-H (Future MX-M) and MX-FB-UD lot lines meet will remain upon EPC approval of the ZMA and will be corrected with the future replat.
- 4) There are some goals and policies that need refining. It is good to discuss the zone change from a generic land use perspective.

D. Justification Criteria Goals and Policies:

The task in a justification is to choose applicable Goals and policies from the Comprehensive Plan and demonstrate how your request furthers (makes a reality) each applicable Goal and policy. Furthering is shown by providing explanations using “because” statements and tailoring the response to match the wording of the Goal or Policy.

E. Revisions to Goals and Policies:

1. Goal 4.1 – Does MX-H or MX-M portion of the parcel preserve distinct communities?
2. Goal 5.2 – Vacation information isn’t necessary.
3. Policy 5.2.1 –Is the site conveniently accessible from surrounding neighborhoods?
4. Goal 5.3 – Please elaborate with more than a one sentence response.
5. Policy 5.6.2 – Please elaborate. Nothing in the policy is mentioned in the response.

F. Zone Change – 6-7(G)(3) Review and Decision Criteria

6-7(G)(3)(c): The criteria stated in this response is incorrect. Please state the correct criteria.
The existing MX-H zoning was not the result of a clerical error. The current IDO zone districts were changed based on their previous zone districts.

6-7(G)(3)(d): Is this a downzone? Will more or fewer harmful uses be permitted with the requested zoning?

G. Conclusion:

The requested ZMA will eliminate a floating zone line and allow the applicant to replat to remove the remaining floating zone line.

E) PUBLIC NOTICE



JAG JAG <jag@jagpandz.com>

Public Notice of a Proposed Project in the City of Albuquerque

1 message

JAG JAG <jag@jagpandz.com>

Thu, Sep 4, 2025 at 10:26 AM

To: Ken Sears <ken@cbm-wellness.com>, ABQCore Admin <abqcorena@gmail.com>, Pamela Candelaria <pcandelaria@gmail.com>, ericcarson@protonmail.com, sylvia4quality@gmail.com

Cc: JAG JAG <jag@jagpandz.com>

September 4, 2025

Ken Sears – ABQ Core

Pam Candelaria – ABQ Core

Eric Carson – Downtown Neighborhoods Association

Sylvia Holguin – Downtown Neighborhoods Association

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

On behalf of Bernalillo County Metropolitan Court, we are applying for a Zone Map Amendment from MX-H to MX-M to address a floating zone line within the subject property. The Zone Map Amendment will allow the applicant to complete a subdivision plat to incorporate rights-of-way that are in the process of being vacated by the City Council. This application is for the location of 401 Lomas Blvd NW and 801 4th ST NW (Bernalillo County Metropolitan Court).

The application is expected to be heard by the Environmental Planning Commission on October 16, 2025, beginning at 8:40. We have attached a copy of the list of Neighborhood Associations we received from ONC, the Public Notice of a Hearing Form that provides information regarding this request, a copy of the proposed plat and a copy of the zone atlas map. Please don't hesitate to contact us if you would like to meet 15 days before the hearing date.

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

Kind Regards,

Juanita and Andrew Garcia

Principals

JAG Planning & Zoning, LLC

P.O. Box 7857, Albuquerque, NM 87194

(505) 362-8903 and (505) 363-5613



2 attachments



ONC List of Neighborhood Associations.pdf
813K



Neighborhood Notice - Metropolitan Court ZMA.pdf
6362K



JAG JAG <jag@jagpandz.com>

401 Lomas Blvd NW and 804 5th ST NW _ Public Notice Inquiry Sheet Submission

1 message

Flores, Suzanna A. <SuzannaFlores@cabq.gov>
To: "jag@jagpandz.com" <jag@jagpandz.com>

Tue, Aug 19, 2025 at 11:27 AM

PLEASE NOTE:

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

Dear Applicant:

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

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Phone
ABQCore Neighborhood Association	abqcorena@gmail.com	Ken	Sears	ken@cbm-wellness.com	400 Gold Ave SW, Ste 130	Albuquerque	NM	87102	5056606670
ABQCore Neighborhood Association	abqcorena@gmail.com	Pam	Candelaria	pcandelaria@gmail.com	PO Box 1674	Albuquerque	NM	87103	2678089164
Downtown Neighborhoods Association		Eric	Carson	ericcarrson@protonmail.com	820 Kent Ave NW	Albuquerque	NM	87102	2069488238
Downtown Neighborhoods Association		Sylvia	Holguin	sylvia4quality@gmail.com	1503 Marble Ave NW	Albuquerque	NM	87104	5168496883

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

Please note the following:

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

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

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=B-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

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Tuesday, August 19, 2025 11:13 AM
To: Office of Neighborhood Coordination <jag@jagpandz.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Environmental Planning Commission

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

Applicant Information

Contact Name

Juanita Garcia

Telephone Number

(505) 362-8903

Email Address

jag@jagpandz.com

Company Name

JAG Planning & Zoning, LLC

Company Address

P.O. Box 7857

City

Albuquerque

State

NM

ZIP

87194

Subject Site Information

Legal description of the subject site for this project:

Tract A-1, Bernalillo County Metropolitan Court and Tract 8-A, Block N, Mandell Business and Residence Addition..

Physical address of subject site:

401 Lomas Blvd NW and 804 5th ST NW

Subject site cross streets:

4th and Lomas NW

Other subject site identifiers:

5th and Slate NW

This site is located on the following zone atlas page:

J-14

Link for map

Captcha

 401 Lomas Blvd NW_Zone Atlas.pdf
721K

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

Public Notice of a Hearing in the City of Albuquerque for a Policy Decision

Date of Notice*: 9/4/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [IDO §14-16-6-4\(K\)](#).¹

- ☒ Emailed / mailed notice to Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.*
- ☐ Mailed notice to Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* 401 Lomas Blvd NW and 801 4th ST NW
Location Description Tract A-1, Bernalillo County Metropolitan Court
2. Property Owner* Bernalillo County Metropolitan Court
3. Agent/Applicant [if applicable] JAG Planning & Zoning, Juanita Garcia
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
☒ Zoning Map Amendment EPC (EPC or Council)
☐ Other: _____
Summary of project/request²*:
Zone Map Amendment from MX-H to MX-M to resolve a floating zone
line.

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

☒ Environmental Planning Commission (EPC) ☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC) ☐ Landmarks Commission (LC)

☒ Not applicable (Zoning Map Amendment – EPC only)

Hearing Date/Time*: October 16, 2025

Location*³: Via Zoom: <https://cabq.zoom.us/j/5464729575>

¹ Please mark as relevant. See [IDO Table 6-1-1](#) for notice requirements.

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

³ Physical address or Zoom link

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

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

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

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

Preferred project contact name: Juanita Garcia, JAG Planning & Zoning

Email: jag@jagpandz.com

Phone: (505) 362-8903

Online website or project page: jag@jagpandz.com

Attachments: Zone Atlas Map and Proposed Plat

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

1. Zone Atlas Page(s)*⁴ J-14-Z
2. 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 Pre-submittal Neighborhood meeting is no longer required; however,
the applicant is willing to meet at a time and location that is convenient for your
neighborhood association.

[Note: The meeting report is required to be provided in the application materials.]

Additional Information from IDO Zoning Map⁵:

1. Area of Property [typically in acres] 3.4067
2. IDO Zone District MX-H, MX-M and MX-FB-UD
3. Overlay Zone(s) [if applicable] _____
4. Center or Corridor Area [if applicable] Downtown Center and Major Transit Corridor
5. Current Land Use(s) [vacant, if none] Courthouse and Parking Structure

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 up to 15 calendar days before the public hearing date. Contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select the option for "Boards, Commissions, and ZHE signs."

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

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

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

Language Access Notice:

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

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

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

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

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

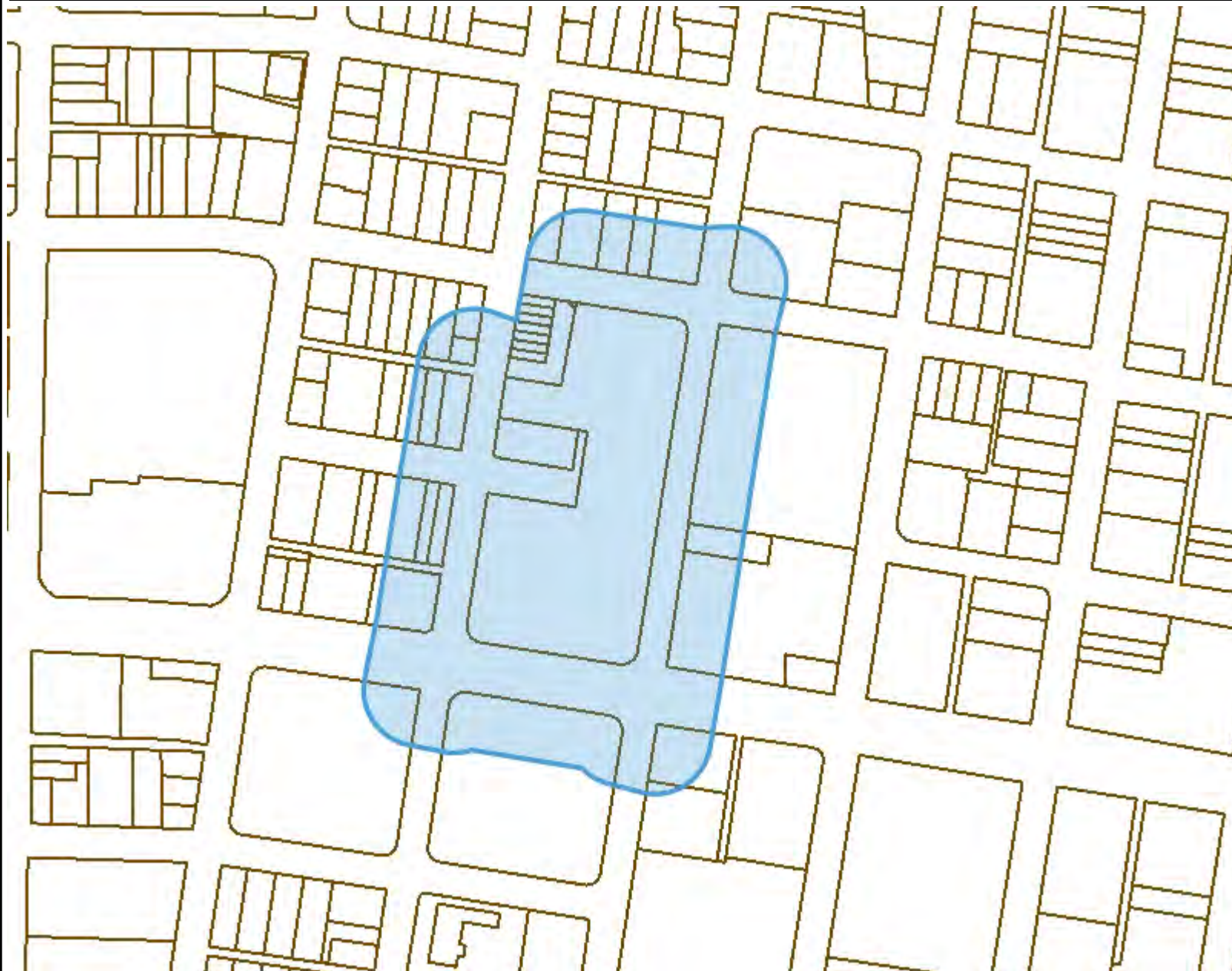


801 4th St NW



Legend

□ Bernalillo County Parcels



Notes

Buffer: 100 Ft.
ROW: 5th St NW, 4th St NW; Lomas Blvd NW; Marble Ave NW; Slate Ave NW

524 0 262 524 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
8/27/2025 © City of Albuquerque

1: 3,142

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

510 SLATE AVE HOLDINGS LLC
PO BOX 27437
ALBUQUERQUE NM 87125-7437

ALBUQUERQUE PAWN SHOP LLC
501 LOMAS BLVD NW
ALBUQUERQUE NM 87102

ANSON FLATS GROUP LTD
320 GOLD AVE SW SUITE 1400
ALBUQUERQUE NM 87102-0000

ARGYRES CHRISTINA
2011 LOS POBLANOS PL NW
ALBUQUERQUE NM 87107

ARGYRES CHRISTINA P
2011 LOS POBLANOS PL NW
ALBUQUERQUE NM 87107

ARGYRES CHRISTINA P & PETE
2011 LOS PABLANOS PL NW
LOS RANCHOS DE ALBUQUERQUE NM
87107

ASSED AHMAD & SANA
818 5TH ST NW
ALBUQUERQUE NM 87102

BERNALILLO COUNTY METROPOLITAN
COURT
PO BOX 133
ALBUQUERQUE NM 87103-0133

CHACON GAYLE D
826 5TH ST NW
ALBUQUERQUE NM 87102-2137

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-1293

COUNTY OF BERNALILLO C/O COUNTY
MANAGER
1 CIVIC PLAZA NW
ALBUQUERQUE NM 87102-2109

DAVIS CHARLES G (ESTATE OF) C/O
FORD DAVIS
415 MARBLE AVE NW
ALBUQUERQUE NM 87102-2192

GIRON MARCELA TELLEZ
500 MARBLE ST NW
ALBUQUERQUE NM 87102-2149

JACKIE SANCHEZ BAIL BONDS LLC
809 5TH ST NW
ALBUQUERQUE NM 87102

JAWAHER LLC
818 5TH ST NW
ALBUQUERQUE NM 87102-2437

LOCKART BARBETTA L C/O SKY
MANAGEREAL INC
PO BOX 67078
ALBUQUERQUE NM 87193-7078

LOPEZ RAUL A & SHANNON K
2209 VIA CADIZ CT NW
ALBUQUERQUE NM 87104-5501

MATTHEW RENTALS LLC
5925 EDITH BLVD NE
ALBUQUERQUE NM 87107-5051

MONTOYA ERNEST P TRUSTEE
MONTOYA RVT
PO BOX 25227
ALBUQUERQUE NM 87125

ORESTE PROPERTIES LLC
2719 TRAMWAY CIR NE
ALBUQUERQUE NM 87122-1298

SANCHEZ MARCELA TELLEZ GIRON
6284 APACHE PLUME RD NE
RIO RANCHO NM 87144-5176

SCHULTZ GEORGE D & COOK ELIZABETH
H
1209 RIDGECREST DR SE
ALBUQUERQUE NM 87108-3459

UNITED STATES OF AMERICA DIST
COURT C/O GEN SERV ADMIN 7L
819 TAYLOR ST
FORT WORTH TX 76102-6124

WAGNER ALOIS
504 MARBLE AVE NW
ALBUQUERQUE NM 87102-2182

YCE LLC
PO BOX 25324
ALBUQUERQUE NM 87125-0324

YURCIC PROPERTIES LLC
8922 GREEN ARBOR RD NE
ALBUQUERQUE NM 87122

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500 MARBLE ST NW
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JACKIE SANCHEZ BAIL BONDS LLC
809 5TH ST NW
ALBUQUERQUE NM 87102

PS Form 3800, August 2005

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

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ALBUQUERQUE NM 87102-0000

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

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FORD DAVIS
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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here

LOCKART BARBETTA L C/O SKY
MANAGEREAL INC
PO BOX 67078
ALBUQUERQUE NM 87193-7078

PS Form 3800, August 2006 See Reverse for Instructions

7011 1570 0003 0377 0149

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com.

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here

LOPEZ RAUL A & SHANNON K
2209 VIA CADIZ CT NW
ALBUQUERQUE NM 87104-5501

PS Form 3800, August 2006 See Reverse for Instructions

7011 1570 0003 0377 4871

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
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OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here

MATTHEW RENTALS LLC
5925 EDITH BLVD NE
ALBUQUERQUE NM 87107-5051

PS Form 3800, August 2006 See Reverse for Instructions

7012 2210 0001 8942 3940

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
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OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here

MONTOYA ERNEST P TRUSTEE
MONTOYA RVT
PO BOX 25227
ALBUQUERQUE NM 87125

PS Form 3800, August 2006 See Reverse for Instructions

7011 1570 0003 0377 0132

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com.

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here

ORESTE PROPERTIES LLC
2719 TRAMWAY CIR NE
ALBUQUERQUE NM 87122-1298

PS Form 3800, August 2006 See Reverse for Instructions

7011 1570 0003 0377 4802

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com.

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here

SANCHEZ MARCELA TELLEZ GIRON
6284 APACHE PLUME RD NE
RIO RANCHO NM 87144-5176

PS Form 3800, August 2006 See Reverse for Instructions

7012 2210 0001 8942 3945

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com.

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here

SCHULTZ GEORGE D & COOK ELIZABETH
H
1209 RIDGECREST DR SE
ALBUQUERQUE NM 87108-3459

PS Form 3800, August 2006 See Reverse for Instructions

7011 1570 0003 0377 0125

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com.

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here

UNITED STATES OF AMERICA DIST
COURT C/O GEN SERV ADMIN 7L
819 TAYLOR ST
FORT WORTH TX 76102-6124

PS Form 3800, August 2006 See Reverse for Instructions

7011 1570 0003 0377 4840

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com.

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here

WAGNER ALOIS
504 MARBLE AVE NW
ALBUQUERQUE NM 87102-2182

PS Form 3800, August 2006 See Reverse for Instructions

7012 2210 0001 8942 3518

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com.

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here

YCE LLC
PO BOX 25324
ALBUQUERQUE NM 87125-0324

PS Form 3800, August 2006 See Reverse for Instructions

7011 1570 0003 0377 4765

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com.

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here

YURIC PROPERTIES LLC
8922 GREEN ARBOR RD NE
ALBUQUERQUE NM 87122

PS Form 3800, August 2006 See Reverse for Instructions

Background Investigations

BACKGROUND INVESTIGATION

Probation Supervision Division

Court Intervention Programs Division

PROBATION

COURT INTERVENTION

CERTIFIED MAIL



7011 1570 0003 0377 0270

510 SLATE AVE HOLLOMAN LLC
PO BOX 21417
ALBUQUERQUE NM 87125-7417

USPS
FIRST CLASS PERMIT NO. 1000 ALBUQUERQUE NM
\$006.33
DP 11/13
NOV 13 2011

CERTIFIED MAIL



7011 1570 0003 0377 1A74

ALBUQUERQUE JAMM SHOP LLC
501 TOMAS BLVD NW
ALBUQUERQUE NM 87102

USPS
FIRST CLASS PERMIT NO. 1000 ALBUQUERQUE NM
\$006.33
DP 11/13
NOV 13 2011

CERTIFIED MAIL



7011 1570 0003 0377 3A03

AGNES CLAY GARDEN LTD
400 GOLD AVE SW SUITE 1400
ALBUQUERQUE NM 87102-0000

USPS
FIRST CLASS PERMIT NO. 1000 ALBUQUERQUE NM
\$006.33
DP 11/13
NOV 13 2011

CERTIFIED MAIL



7011 1570 0003 0377 0187

AGNES CHRISTINA
2011 LOS FLORES PL NW
ALBUQUERQUE NM 87107

USPS
FIRST CLASS PERMIT NO. 1000 ALBUQUERQUE NM
\$006.33
DP 11/13
NOV 13 2011

CERTIFIED MAIL



7011 1570 0003 0377 4L42

AGNES CHRISTINA P
2011 LOS FLORES PL NW
ALBUQUERQUE NM 87107

USPS
FIRST CLASS PERMIT NO. 1000 ALBUQUERQUE NM
\$006.33
DP 11/13
NOV 13 2011

CERTIFIED MAIL



7011 1570 0003 0377 4E33

AGNES CHRISTINA P & PETE
2011 LOS FLORES PL NW
ALBUQUERQUE NM 87107

USPS
FIRST CLASS PERMIT NO. 1000 ALBUQUERQUE NM
\$006.33
DP 11/13
NOV 13 2011

CERTIFIED MAIL



7011 1570 0003 0377 0136

ASHU AHMAD & SAMA
818 5TH ST NW
ALBUQUERQUE NM 87102

USPS
FIRST CLASS PERMIT NO. 1000 ALBUQUERQUE NM
\$006.33
DP 11/13
NOV 13 2011

CERTIFIED MAIL



7011 1570 0003 0377 4F58

GOVERNMENT COUNTY METROPOLITAN
COURT
PO BOX 133
ALBUQUERQUE NM 87103-0133

USPS
FIRST CLASS PERMIT NO. 1000 ALBUQUERQUE NM
\$006.33
DP 11/13
NOV 13 2011

CERTIFIED MAIL



7011 1570 0003 0377 4E33

CHACON GARCIA D
255 5TH ST NW
ALBUQUERQUE NM 87102-2117

USPS
FIRST CLASS PERMIT NO. 1000 ALBUQUERQUE NM
\$006.33
DP 11/13
NOV 13 2011

Probation/Supervision
Division

Court Intervention
Programs Division

PROBATION

COURT INTERVENTION

CERTIFIED MAIL



7012 2210 0001 8942 3600

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103 1293

US POSTAGE
\$006.33
ZIP 87103
DATE 05/24/17

CERTIFIED MAIL



7011 1570 0003 0377 0153

1 CIVIC PLAZA NW
SUITE 200
ALBUQUERQUE NM 87102 2109

US POSTAGE
\$006.33
ZIP 87102
DATE 05/24/17

CERTIFIED MAIL



7011 1570 0003 0377 1461

DAVE CHASE & ASSOCIATES
415 ALABAMA AVE NW
ALBUQUERQUE NM 87102 2182

US POSTAGE
\$006.33
ZIP 87102
DATE 05/24/17

CERTIFIED MAIL



7011 1570 0003 0377 0156

JACQUE SANCHEZ REAL ESTATE LLC
809 5TH ST NW
ALBUQUERQUE NM 87102

US POSTAGE
\$006.33
ZIP 87102
DATE 05/24/17

CERTIFIED MAIL



7011 1570 0003 0377 1464

JANAH LLC
811 5TH ST NW
ALBUQUERQUE NM 87102 2417

US POSTAGE
\$006.33
ZIP 87102
DATE 05/24/17

CERTIFIED MAIL



7012 2210 0001 8942 3765

GIRONI MARCELA TELLEZ
500 MARBLE ST NW
ALBUQUERQUE NM 87102 2149

US POSTAGE
\$006.33
ZIP 87102
DATE 05/24/17

CERTIFIED MAIL



7011 1570 0003 0377 0149

LOPEZ PAUL J & SHARON K
2209 VIA CORDOBA NW
ALBUQUERQUE NM 87104 5501

US POSTAGE
\$006.33
ZIP 87104
DATE 05/24/17

CERTIFIED MAIL



7011 1570 0003 0377 1471

MATTHEW R. GENTILE LLC
5521 CORNELIUS HWY
ALBUQUERQUE NM 87109 5651

US POSTAGE
\$006.33
ZIP 87109
DATE 05/24/17

CERTIFIED MAIL



7012 2210 0001 8942 3752

LOCKEART BARRITT A L CO INC
MANAGEMENT INC
PO BOX 67078
ALBUQUERQUE NM 87193 7078

US POSTAGE
\$006.33
ZIP 87102
DATE 05/24/17

Probation Supervision
Division

BACKGROUND INVESTIGATION

Court Intervention
Programs Division

Investigations

PROBATION

COURT INTERVENTION

CERTIFIED MAIL



7032 2230 0001 6942 3440

MONITOR ESTATE F TRUSTEE
MONTGOMERY
PO BOX 23227
ALBUQUERQUE NM 87123

USPS
FIRST CLASS PERMIT NO. 1000 ALBUQUERQUE NM
\$006.33
NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

CERTIFIED MAIL



7011 1570 0003 0377 0132

GOSSET MONETRIES LLC
2719 S. HANCOCK AVE NE
ALBUQUERQUE NM 87122 1286

USPS
FIRST CLASS PERMIT NO. 1000 ALBUQUERQUE NM
\$006.33
NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

CERTIFIED MAIL



7031 1570 0003 0377 4840
SANCHEZ MARICELA TUCAN JANCIN
1038 W. KIMBERLY AVE NE
ALBUQUERQUE NM 87144 5176

USPS
FIRST CLASS PERMIT NO. 1000 ALBUQUERQUE NM
\$006.33
NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

CERTIFIED MAIL



7032 2230 0001 6942 3445
SCHULTZ GEORGE D & COOK ELEANOR H
N
1201 ROSCREEP DR SE
ALBUQUERQUE NM 87108 3459

USPS
FIRST CLASS PERMIT NO. 1000 ALBUQUERQUE NM
\$006.33
NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

CERTIFIED MAIL



7011 1570 0003 0377 0125
UNITED STATES OF AMERICA DPT
COUNTY OF SAN JUAN ADMIN 7L
819 TAYLOR ST
FORT WORTH TX 76102 6124

USPS
FIRST CLASS PERMIT NO. 1000 ALBUQUERQUE NM
\$006.33
NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

CERTIFIED MAIL



7031 1570 0003 0377 4840
WAGNER ALICE
1000 W. KIMBERLY AVE NE
ALBUQUERQUE NM 87144 5176

USPS
FIRST CLASS PERMIT NO. 1000 ALBUQUERQUE NM
\$006.33
NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

CERTIFIED MAIL



7032 2230 0001 6942 3516
VCI LLC
PO BOX 25324
ALBUQUERQUE NM 87125 0124

USPS
FIRST CLASS PERMIT NO. 1000 ALBUQUERQUE NM
\$006.33
NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

CERTIFIED MAIL



7011 1570 0003 0377 4715
TUNIC PROPERTIES LLC
8922 GRIFFIN AVE NE
ALBUQUERQUE NM 87112

USPS
FIRST CLASS PERMIT NO. 1000 ALBUQUERQUE NM
\$006.33
NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

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

Public Notice of a Hearing in the City of Albuquerque for a Policy Decision

Date of Notice*: 9/3/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [IDO §14-16-6-4\(K\)](#).¹

- ☐ Emailed / mailed notice to Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.*
- ☒ Mailed notice to Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* 401 Lomas Blvd NW and 801 4th ST NW
Location Description Tract A-1, Bernalillo County Metropolitan Court
2. Property Owner* Bernalillo County Metropolitan Court
3. Agent/Applicant [if applicable] JAG Planning & Zoning, Juanita Garcia
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
☒ Zoning Map Amendment EPC (EPC or Council)
☐ Other: _____

Summary of project/request^{2*}:

Zone Map Amendment from MX-H to MX-M to address a floating zone
line.

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

☒ Environmental Planning Commission (EPC) ☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC) ☐ Landmarks Commission (LC)

☒ Not applicable (Zoning Map Amendment – EPC only)

Hearing Date/Time*: October 16, 2025 8:40 AM

Location*³: Via Zoom: <https://cabq.zoom.us/j/5464729575>

¹ Please mark as relevant. See [IDO Table 6-1-1](#) for notice requirements.

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

³ Physical address or Zoom link

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

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

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

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

Preferred project contact name: Juanita Garcia, JAG Planning & Zoning

Email: jag@jagpandz.com

Phone: (505) 362-8903

Online website or project page: jag@jagpandz.com

Attachments: Zone Atlas Map and Proposed Plat

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

1. Zone Atlas Page(s)*⁴ J-14

2. 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 Pre-submittal Neighborhood meeting is no longer required; however,
the applicant is willing to meet with your affected neighborhood association
at a location that is convenient.

[Note: The meeting report is required to be provided in the application materials.]

Additional Information from IDO Zoning Map⁵:

1. Area of Property [typically in acres] 3.4067
2. IDO Zone District MX-M, MX-H and MX-FB-UD
3. Overlay Zone(s) [if applicable] _____
4. Center or Corridor Area [if applicable] Downtown Center and Major Transit Corridor
5. Current Land Use(s) [vacant, if none] Courthouse and Parking Structure

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 up to 15 calendar days before the public hearing date. Contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select the option for "Boards, Commissions, and ZHE signs."

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

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

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

Language Access Notice:

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

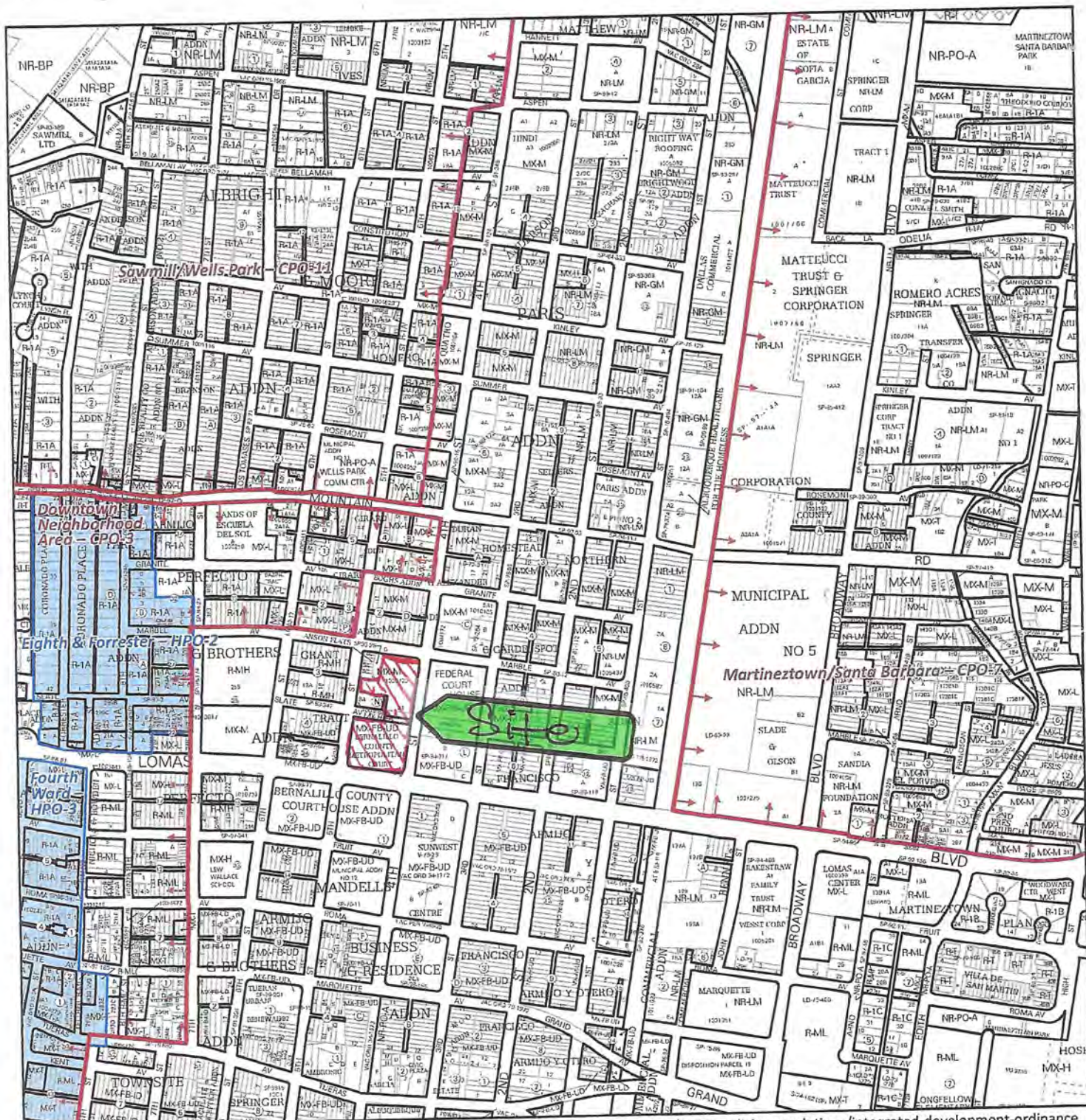
Notificación de Acceso Lingüístico.

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

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

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

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



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

IDO Zone Atlas May 2018



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



Zone Atlas Page:
J-14-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



LEGAL DESCRIPTION

Tract of land within the Town of Albuquerque Grant, in projected Section 17, Township 10 North, Range 3 East, New Mexico Principal Meridian, comprised of (1) Tract A-1, Bernalillo County Metropolitan Court (plat filed 5/2/2003 in 2003C-120), (2) Lot 8-A, Block N, Mandell Business & Residence Addition (plat filed 8/7/2008 in 2008C-243); and (3) portions of vacated Slate Avenue N.W. and 16-foot Public Alley within Block N, Mandell Business and Residence Addition (plat filed 2/3/1996 in C-142), and being described as follows:

Beginning at the most westerly and the southwest corner of the tract of land herein described, a point on the westerly right-of-way line of 5th Street N.W., whence the City of Albuquerque control point "A-J14" bears S 32°11'10" W, 935.35 feet distance; thence,

N 07°06'22" E, 458.35 feet distance to a point; thence,
S 80°59'46" E, 100.00 feet distance to a point; thence,
N 09°10'17" E, 144.40 feet distance to the northeast corner of the tract of land herein described, a point on the easterly right-of-way line of Marble Avenue N.W.; thence,
S 80°44'13" E, 176.21 feet distance to the point on curve at the intersection of Marble Avenue N.W. and 4th Street N.W.; thence,
Southeasterly, 39.23 feet distance along the arc of a curve bearing to the right (said arc having a radius of 25.00 feet, a central angle of 89°55'03" and a chord which bears S. 80°08'37" E, 35.33 feet distance) to a point on the westerly right-of-way line of 4th Street N.W.; thence,
S 09°12'13" W, 559.69 feet distance to the point on curve at the intersection of 4th Street N.W. and Lomas Boulevard N.W.; thence,
Southwesterly, 47.14 feet distance along the arc of a curve bearing to the right (said arc having a radius of 30.00 feet, a central angle of 90°01'36" and a chord which bears S. 54°02'15" W, 42.44 feet distance) to a point on the northerly right-of-way line of Lomas Boulevard N.W.; thence,
N 50°52'05" W, 256.65 feet distance to a point; thence,
N 35°16'12" W, 17.01 feet distance to the most westerly, the southwest corner and a point of beginning of the tract of land herein described.

PLAT OF TRACT A-1-A BERNALILLO COUNTY METROPOLITAN COURT REPLAT OF TRACT A-1, BERNALILLO COUNTY METROPOLITAN COURT & LOT 8-A, BLOCK N, MANDELL BUSINESS & RESIDENCE ADDITION & VACATED SLATE AVENUE N.W. AND 16' PUBLIC ALLEY WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 17, T10N, R3E, N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JANUARY 2025

APPROVED AND ACCEPTED BY:

DRB PROJECT NO. PR-2025-003405; SD-2023-00089; SD-2023-00064. CITY COUNCIL NO. EC-300
CASE NO.

APPLICATION NO.

DEVELOPMENT HEARING OFFICER (DHO) DATE

CITY ENGINEER DATE

REAL PROPERTY DIVISION DATE

ENVIRONMENTAL HEALTH DEPARTMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

A.B.C.W.U.A. DATE

TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE

A.M.A.F.C.A. DATE

CODE ENFORCEMENT DATE

CITY SURVEYOR DATE

UTILITY APPROVALS:

PNM DATE

NM GAS COMPANY DATE

CENTURYLINK DATE

COMCAST DATE

SURVEYOR'S CERTIFICATION

I, DAVID JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID JIRIK, NMPS NO. 22416 Date
PROFESSIONAL SURVEYING LLC
P.O. Box 54595, Albuquerque, NM 87159
5353 Wyoming Boulevard N.E., Suite 6, Albuquerque, NM
87109
office 505.892.4597; professional.surveying@comcast.net



PURPOSE OF THE PLAT

THE PURPOSE OF THIS PLAT IS TO VACATE PUBLIC RIGHTS-OF-WAYS, PUBLIC ACCESS EASEMENT, GRANT UTILITY AND DRAINAGE EASEMENTS, AND TO COMBINE VACATED RIGHTS-OF-WAYS WITH TWO EXISTING TRACTS/LOTS INTO ONE NEW TRACT.

SOLAR NOTE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

NOTES

1. BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM, AND ARE BASED ON GPS OBSERVATIONS AND TIES TO THE CITY OF ALBUQUERQUE CONTROL POINTS AS SHOWN. DISTANCES ARE GROUND. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD WHERE THEY DIFFER FROM FIELD MEASUREMENTS.
2. PROPERTY CORNERS NOT SHOWN AS FOUND WILL BE SET WITH "X" IN CONCRETE.
3. THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
4. EASEMENTS SHOWN ARE AS SHOWN ON THE RECORDED SUBDIVISION PLATS REFERENCED HEREON.
5. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35091C034G DATED 9/29/2005.
6. DOCUMENTS USED TO PERFORM THIS SURVEY ARE RECORDED PLATS REFERENCED HEREON.

FREE CONSENT

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS GRANT EASEMENT SHOWN FOR THE PURPOSES NOTED, AND THEY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LANDS SUBDIVIDED. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS PLAT IS THEIR FREE ACT AND DEED.

for BERNALILLO COUNTY METROPOLITAN COURT

ACKNOWLEDGEMENT

COUNTY OF BERNALILLO
STATE OF NEW MEXICO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

BY

SUBDIVISION DATA

1. PROJECT PR-2025-003405, SD-2023-00089, SD-2023-00064
2. ZONE ATLAS INDEX NO.: J-14
3. GROSS SUBDIVISION ACREAGE: 1.9964 ACRES
4. TOTAL NUMBER OF EXISTING TRACTS: 2 TRACTS & R.O.W.
5. TOTAL NUMBER OF PROPOSED TRACTS: 1
6. VACATION OF PUBLIC R.O.W.: 10,712 SQ. FT., 0.2499 ACRE
7. DATE OF SURVEY: DECEMBER 2024
8. CITY ZONING: MX-M, MX-H, MX-F3-UD

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC), and Quest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

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. CenturyLink for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Comcast 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 within the easement, 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 post 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 posts, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers and poles, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
TRACT A-1: UPC 101405820217534502
LOT 8-A, BLOCK N: 101405918018534510
ADDRESS: 401 LOMAS BOULEVARD N.W.

BERNALILLO COUNTY TREASURER'S OFFICE

**PLAT OF
TRACT A-1-A
BERNALILLO COUNTY METROPOLITAN COURT
REPLAT OF TRACT A-1, BERNALILLO COUNTY METROPOLITAN COURT
& LOT 8-A, BLOCK N, MANDELL BUSINESS & RESIDENCE ADDITION
& VACATED SLATE AVENUE N.W. AND 16' PUBLIC ALLEY
WITHIN THE TOWN OF ALBUQUERQUE GRANT
IN PROJECTED SECTION 17, T10N, R3E, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY 2025**

CURVE DATA

NO.	RADIUS	LENGTH	CHORD
C1	25.00'	39.23'	S 80°44'13" E, 176.21'
C2	30.00'	47.14'	S 54°02'15" W, 42.44'

LINE DATA
L1 BEARING & DISTANCE
L1 N 35°18'12" W, 17.01'



VACATION REFERENCE

VACATION OF PUBLIC R.O.W. - SD-2023-00066
VACATION OF SLATE AVENUE N.W.
VACATION OF PUBLIC R.O.W. - SD-2023-00064
VACATION OF 16' PUBLIC ALLEY

20' PUBLIC SANITARY SEWER OR 25' WATERLINE AND
SANITARY SEWER EASEMENT GRANTED BY THIS PLAT

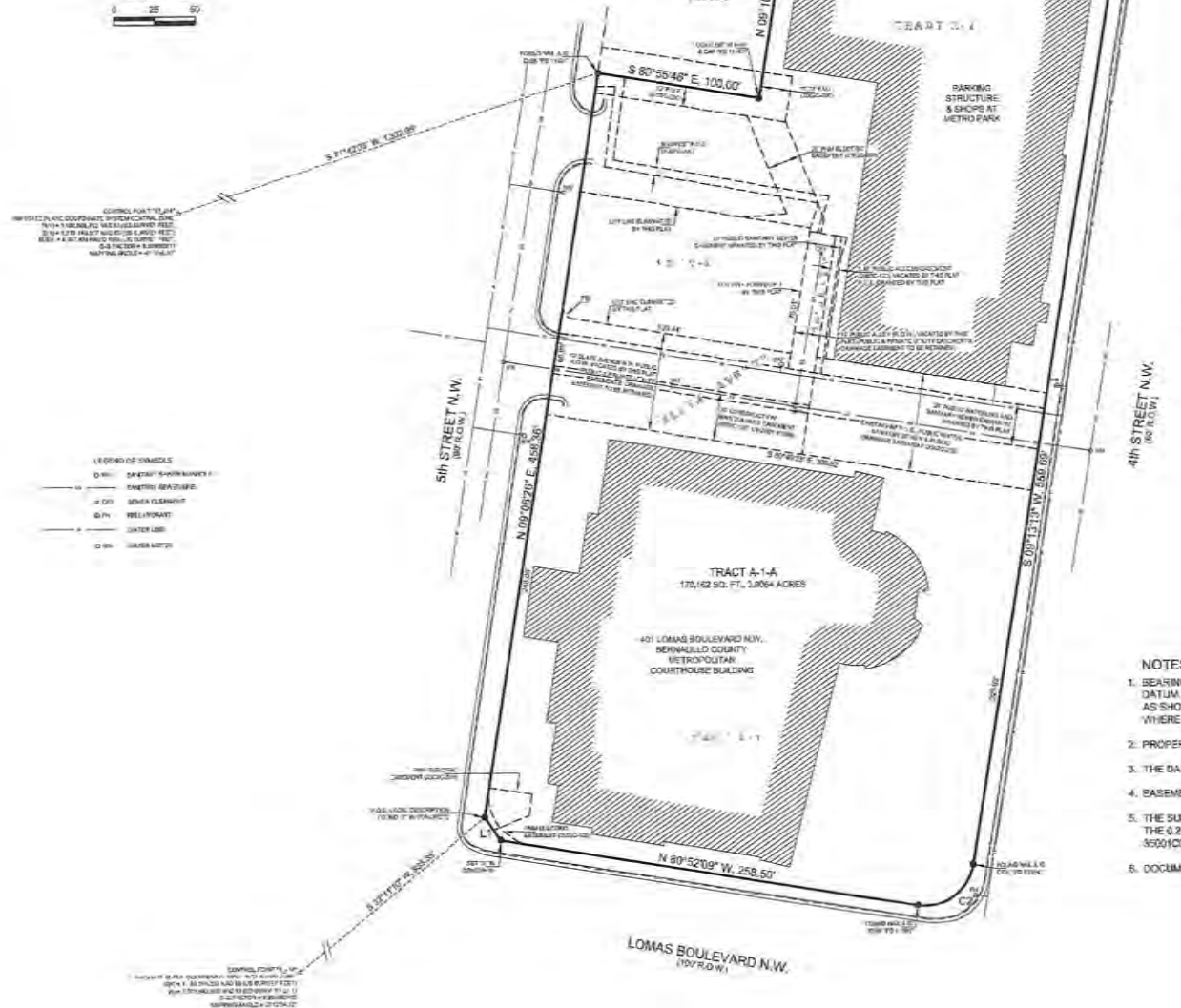
NOTES

1. BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM, AND ARE BASED ON GPS OBSERVATIONS AND TIES TO THE CITY OF ALBUQUERQUE CONTROL POINTS AS SHOWN. DISTANCES ARE GROUND. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD WHERE THEY DIFFER FROM FIELD MEASUREMENTS.
2. PROPERTY CORNERS NOT SHOWN AS FOUND WILL BE SET WITH "X" IN CONCRETE.
3. THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
4. EASEMENTS SHOWN ARE AS SHOWN ON THE RECORDED SUBDIVISION PLATS REFERENCED HEREON.
5. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35001C0346 DATED 9/29/2008.
6. DOCUMENTS USED TO PERFORM THIS SURVEY ARE RECORDED PLATS REFERENCED HEREON.

SITE PLAN & SKETCH
TRACT A-1-A
BERNALILLO COUNTY METROPOLITAN COURT
 REPLAT OF TRACT A-1, BERNALILLO COUNTY METROPOLITAN COURT
 & LOT 8-A, BLOCK N, MANDELL BUSINESS & RESIDENCE ADDITION
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 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
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CURVE DATA			
NO.	RADIUS	LENGTH	CHORD
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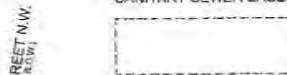
LINE DATA
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 VACATION OF PUBLIC R.O.W. - SD-2023-00064
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6. DOCUMENTS USED TO PERFORM THIS SURVEY ARE RECORDED PLATS REFERENCED HEREON.

SIGN POSTING AGREEMENT

Environmental Planning Commission

All persons requesting a hearing before the Environmental Planning Commission are responsible for the posting and maintaining of one or more signs on the property.

Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.

Per Integrated Development Ordinance 14-16-6-4(J)(4): **The applicant shall post at least 1 sign on each street abutting the property that is the subject of the application, at a point clearly visible from that street, for at least 15 calendar days before the public hearing and for the appeal period of 15 calendar days following any decision, required pursuant to Subsection 14-16-6-4(T) and Subsection 14-16-6-4(U)(3)(a)1.**

1. LOCATION

- A. The sign shall be conspicuously located within twenty feet of the public sidewalk (or edge of public street).
- 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 help prevent tearing and are best for attaching signs to a post or backing.

Signs must be posted from 15 days prior to the hearing to 15 days after the hearing.

Project Number & Address: ZMA-2025-00015_401 Lomas Blvd NW and 801 4th ST NW

Applicant/Agent Signature Juanita Garcia - JAG Planning & Zoning **Date:** 09/04/2025

Posted Sign Photos



F) PUBLIC COMMENT



JAG JAG <jag@jagpandz.com>

zoning map amendment EPC Tract A-1 Bernalillo County Metropolitan Court, notice dated 9/3/2025

2 messages

albuquerquepawn@aol.com <albuquerquepawn@aol.com>
To: "jag@jagpandz.com" <jag@jagpandz.com>

Fri, Sep 5, 2025 at 11:33 AM

Dear Juanita Garcia,
per our phone conversation, regarding this notice we received today via certified mail. Please confirm in writing that this change will not affect either zoning to our property, access to our property or value of our property at [501 Lomas Boulevard NW, Albuquerque, NM 87102](#)

Thank you,
Jay & Kristen Johnston

JAG JAG <jag@jagpandz.com>
To: "albuquerquepawn@aol.com" <albuquerquepawn@aol.com>
Cc: Tanya Torres <metrmt@nmcourts.gov>, Rogelio Cruz <metrrsc@nmcourts.gov>

Fri, Sep 5, 2025 at 8:13 PM

Hello Jay and Kristen,

Thank you for your email. The zone map amendment request that we are seeking for 401 Lomas Blvd and 801 4th ST NW will not change the zone category of any of the surrounding properties, including 501 Lomas Blvd NW. In addition, the vacation requests of Slate Ave and the 16' wide alley, north of Slate Ave NW, between Lomas Blvd and Marble Ave NW, that are currently in the process of being reviewed and approved by the City Council, also will not affect vehicular access to the property of 501 Lomas Blvd NW.

We cannot respond to the effects on the value of properties since the Bernalillo County Assessor's Office is the office that establishes property values. You can contact them at assessor@bernco.gov or at (505) 222-3700.

We hope this addresses your questions and are happy to answer any other questions you may have.

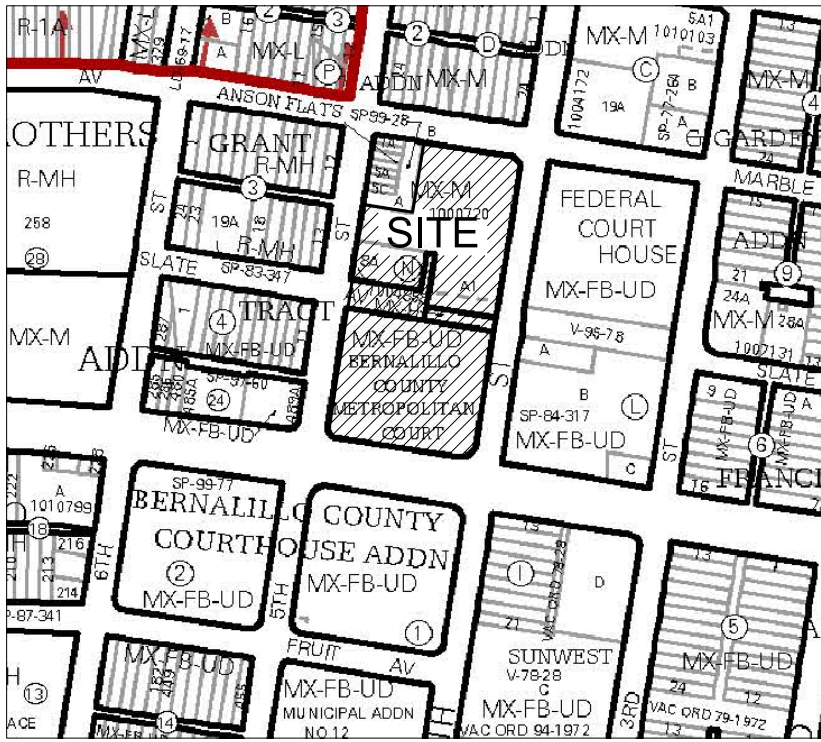
Kind regards,

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



[Quoted text hidden]

G) PROPOSED REPLAT (SUBDIVISION)
- not a part of this request



LOCATION MAP
ZONE ATLAS MAP NO. J-14-Z

SUBDIVISION DATA

1. PROJECT PR-2020-003485
2. ZONE ATLAS INDEX NO.: J-14
3. GROSS SUBDIVISION ACREAGE: 3.9064 ACRES
4. TOTAL NUMBER OF EXISTING TRACTS: 2 TRACTS & R.O.W.
5. TOTAL NUMBER OF PROPOSED TRACTS: 2 TRACTS
6. VACATION OF PUBLIC R.O.W.: 10,712 SQ. FT., 0.2459 ACRE
7. DATE OF SURVEY: DECEMBER 2024
8. CITY ZONING: MX-M, MX-H, MX-FB-UD

DISCLAIMER

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TRACT A-1: UPC 101405820217534502
LOT 8-A, BLOCK N: 101405818018534510
ADDRESS: 401 LOMAS BOULEVARD N.W.

BERNALILLO COUNTY TREASURER'S OFFICE: _____

LEGAL DESCRIPTION

Tract of land within the Town of Albuquerque Grant, in projected Section 17, Township 10 North, Range 3 East, New Mexico Principal Meridian, comprised of (1) Tract A-1, Bernalillo County Metropolitan Court (plat filed 5/2/2003 in 2003C-120), (2) Lot 8-A, Block N, Mandell Business & Residence Addition (plat filed 8/7/2006 in 2006C-243); and (3) portions of vacated State Avenue N.W. and 16-foot Public Alley within Block N, Mandell Business and Residence Addition (plat filed 2/3/1886 in C-142), and being described as follows;

Beginning at the most westerly and the southwest corner of the tract of land herein described, a point on the easterly right-of-way line of 5th Street N.W., whence the City of Albuquerque control point "4-J14" bears S 32°11'10" W, 935.35 feet distance; thence,

N 09°06'26" E, 458.36 feet distance to a point; thence,
S 80°55'46" E, 100.00 feet distance to a point; thence,
N 09°10'17" E, 144.40 feet distance to the northwest corner of the tract of land herein described, a point on the southerly right-of-way line of Marble Avenue N.W.; thence,
S 80°44'13" E, 176.21 feet distance to the point on curve at the intersection of Marble Avenue N.W. and 4th Street N.W.; thence,
Southeasterly, 39.23 feet distance along the arc of a curve bearing to the right (said arc having a radius of 25.00 feet, a central angle of 89°55'03" and a chord which bears S. 36°08'30" E, 35.33 feet distance) to a point on the westerly right-of-way line of 4th Street N.W.; thence,
S 09°13'13" W, 559.69 feet distance to the point on curve at the intersection of 4th Street N.W. and Lomas Boulevard N.W.; thence,
Southwesterly, 47.14 feet distance along the arc of a curve bearing to the right (said arc having a radius of 30.00 feet, a central angle of 90°01'36" and a chord which bears S. 54°02'15" W, 42.44 feet distance) to a point on the northerly right-of-way line of Lomas Boulevard N.W.; thence,
N 80°52'09" W, 258.50 feet distance to a point; thence,
N 35°16'12" W, 17.01 feet distance to the most westerly, the southwest corner and a point of beginning of the tract of land herein described.

PURPOSE OF THE PLAT

THE PURPOSE OF THIS PLAT IS TO VACATE PUBLIC RIGHTS-OF-WAYS, PUBLIC ACCESS EASEMENT, GRANT PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENTS, AND TO COMBINE VACATED RIGHTS-OF-WAYS WITH TWO EXISTING TRACTS/LOTS INTO TWO NEW TRACTS.

SOLAR NOTE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

NOTES

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6. DOCUMENTS USED TO PERFORM THIS SURVEY ARE RECORDED PLATS REFERENCED HEREON.

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_____ for BERNALILLO COUNTY METROPOLITAN COURT

ACKNOWLEDGEMENT

COUNTY OF BERNALILLO
STATE OF NEW MEXICO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____.

BY _____

PLAT OF
TRACTS A-1-A & A-1-B
BERNALILLO COUNTY METROPOLITAN COURT
REPLAT OF TRACT A-1, BERNALILLO COUNTY METROPOLITAN COURT
& LOT 8-A, BLOCK N, MANDELL BUSINESS & RESIDENCE ADDITION
& VACATED SLATE AVENUE N.W. AND 16' PUBLIC ALLEY
WITHIN THE TOWN OF ALBUQUERQUE GRANT
IN PROJECTED SECTION 17, T10N, R3E, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2025

APPROVED AND ACCEPTED BY:

DRB PROJECT NO. PR-2020-003485
CASE NO. _____

APPLICATION NO. _____

DEVELOPMENT HEARING OFFICER (DHO) _____ DATE _____

CITY ENGINEER _____ DATE _____

REAL PROPERTY DIVISION _____ DATE _____

ENVIRONMENTAL HEALTH DEPARTMENT _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

A.B.C.W.U.A. _____ DATE _____

TRAFFIC ENGINEER, TRANSPORTATION DIVISION _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

CODE ENFORCEMENT _____ DATE _____

Loren N. Risenhoover P.S. 2/26/2025
CITY SURVEYOR DATE

UTILITY APPROVALS:

Daniel Aragon 09/30/2025
PNM DATE

_____ DATE _____
NM GAS COMPANY

_____ DATE _____
CENTURYLINK

_____ DATE _____
COMCAST

SURVEYOR'S CERTIFICATION

I, DAVID JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

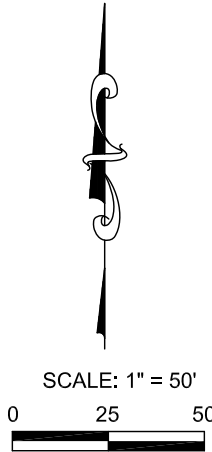
David Jirik 9/16/2025
DAVID JIRIK, NMPS NO. 29416 Date
PROFESSIONAL SURVEYING LLC
P.O. Box 94595, Albuquerque, NM 87199
5353 Wyoming Boulevard N.E., Suite 6, Albuquerque, NM
87109
office 505.892.4597; professional.surveying@comcast.net



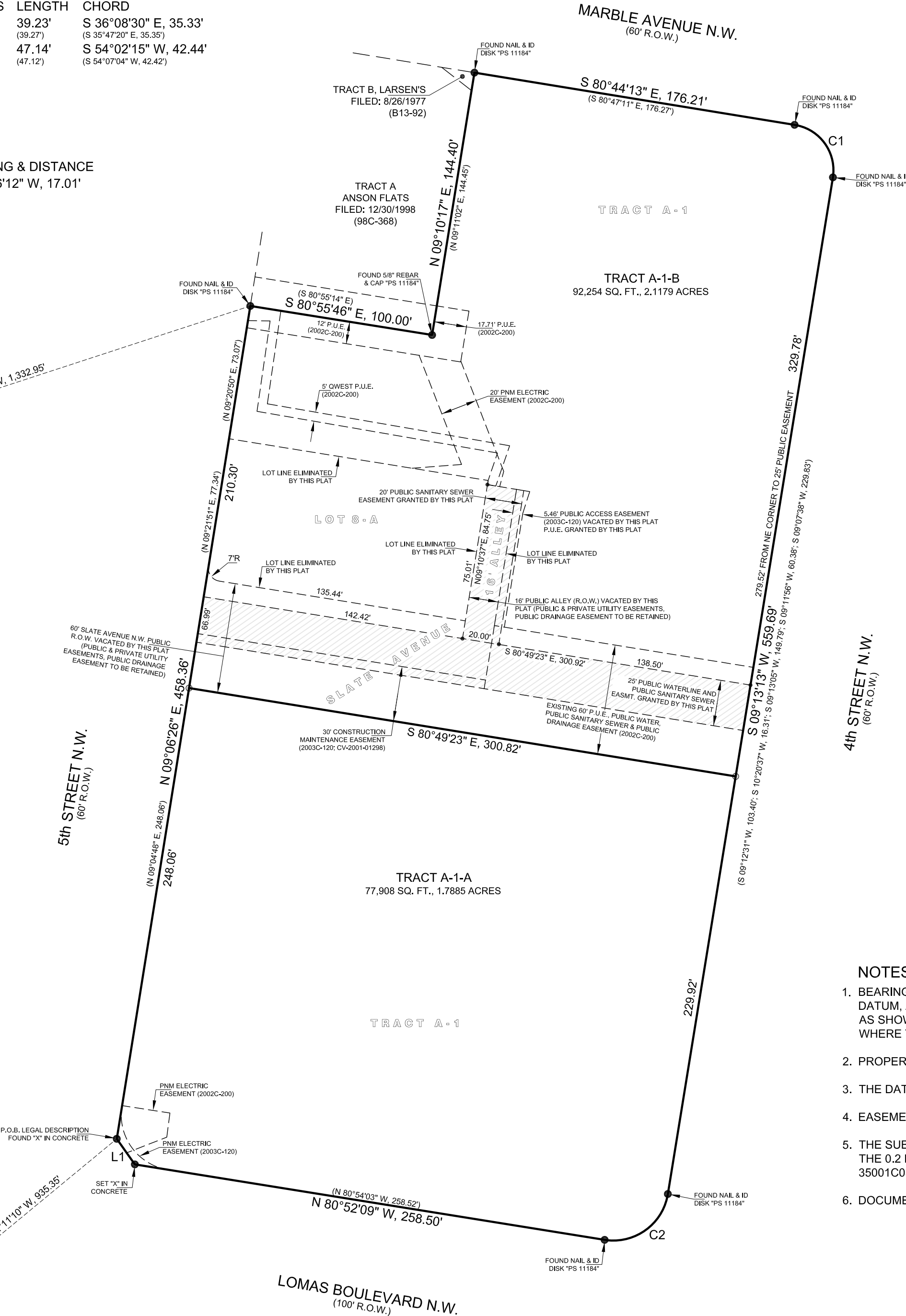
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ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2025

CURVE DATA			
NO.	RADIUS	LENGTH	CHORD
C1	25.00'	39.23' (39.27')	S 36°08'30" E, 35.33' (S 35°47'20" E, 35.35')
C2	30.00'	47.14' (47.12')	S 54°02'15" W, 42.44' (S 54°07'04" W, 42.42')

LINE DATA	
NO.	BEARING & DISTANCE
L1	N 35°16'12" W, 17.01'



CONTROL POINT "17-J14"
NM STATE PLANE COORDINATE SYSTEM CENTRAL ZONE
N(Y) = 1,488,866,762 NAD 83 (US SURVEY FEET)
E(X) = 1,519,149,317 NAD 83 (US SURVEY FEET)
ELEV. = 4,937.454 NAVD 1988 (US SURVEY FEET)
G-G FACTOR = 0.999683611
MAPPING ANGLE = -0°13'59.00"



VACATION REFERENCE

VACATION OF PUBLIC R.O.W. - SD-2025-
VACATION OF SLATE AVENUE N.W.

VACATION OF PUBLIC R.O.W. - SD-2025-
VACATION OF 16' PUBLIC ALLEY

20' PUBLIC SANITARY SEWER OR 25' PUBLIC WATERLINE AND
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- DOCUMENTS USED TO PERFORM THIS SURVEY ARE RECORDED PLATS REFERENCED HEREON.

CONTROL POINT "4-J14"
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N(Y) = 1,488,041,353 NAD 83 (US SURVEY FEET)
E(X) = 1,519,043,350 NAD 83 (US SURVEY FEET)
G-G FACTOR = 0.999683455
MAPPING ANGLE = -0°13'54.12"

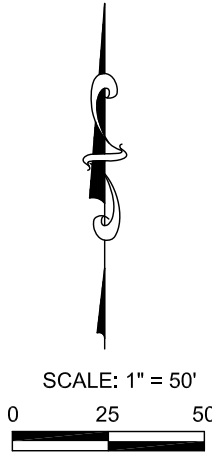
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CURVE DATA

NO.	RADIUS	LENGTH	CHORD
C1	25.00'	39.23'	S 80°44'13" E, 176.21'
C2	30.00'	47.14'	S 54°02'15" W, 42.44'

LINE DATA

NO.	BEARING & DISTANCE
L1	N 35°16'12" W, 17.01'

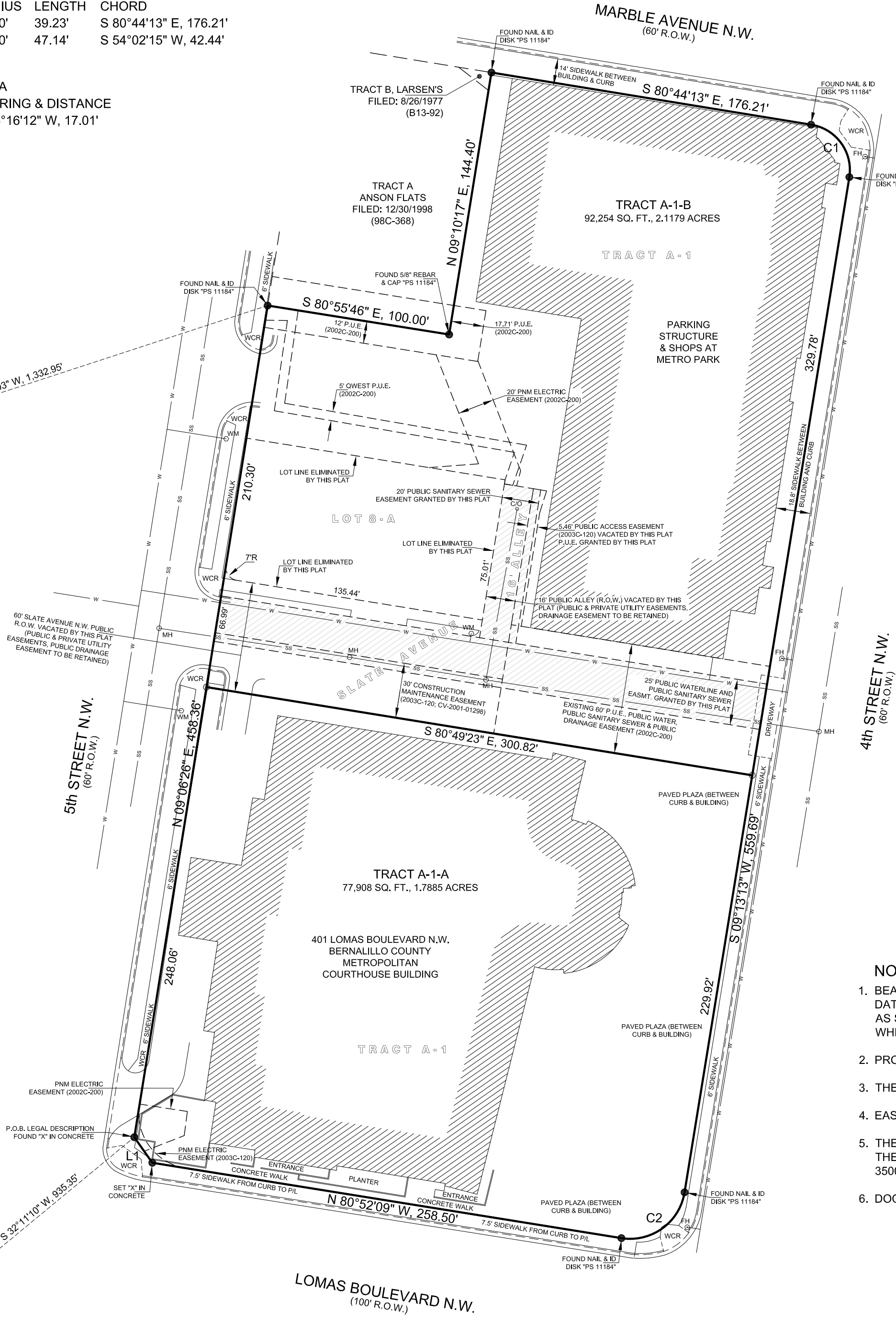


CONTROL POINT "17-J14"
NM STATE PLANE COORDINATE SYSTEM CENTRAL ZONE
N(Y) = 1,488,866,762 NAD 83 (US SURVEY FEET)
E(X) = 1,519,149,317 NAD 83 (US SURVEY FEET)
ELEV. = 4,937.454 NAVD 1989 (US SURVEY FEET)
G-G FACTOR = 0.999683611
MAPPING ANGLE = -0°13'59.00"

LEGEND OF SYMBOLS

○ MH	SANITARY SEWER MANHOLE
SS	SANITARY SEWER LINE
○ C/O	SEWER CLEAN-OUT
⊗ FH	FIRE HYDRANT
— W	WATER LINE
○ WM	WATER METER
WCR	WHEEL CHAIR RAMP

CONTROL POINT "4-J14"
NM STATE PLANE COORDINATE SYSTEM CENTRAL ZONE
N(Y) = 1,488,041,353 NAD 83 (US SURVEY FEET)
E(X) = 1,519,043,350 NAD 83 (US SURVEY FEET)
G-G FACTOR = 0.999683455
MAPPING ANGLE = -0°13'54.12"



VACATION REFERENCE

VACATION OF PUBLIC R.O.W. - SD-2023-00066
VACATION OF SLATE AVENUE N.W.

VACATION OF PUBLIC R.O.W. - SD-2023-00064
VACATION OF 16' PUBLIC ALLEY

20' PUBLIC SANITARY SEWER OR 25' PUBLIC WATERLINE AND
PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT



NOTES

1. BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM, AND ARE BASED ON GPS OBSERVATIONS AND TIES TO THE CITY OF ALBUQUERQUE CONTROL POINTS AS SHOWN. DISTANCES ARE GROUND. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD WHERE THEY DIFFER FROM FIELD MEASUREMENTS.
2. PROPERTY CORNERS NOT SHOWN AS FOUND WILL BE SET WITH "X" IN CONCRETE.
3. THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
4. EASEMENTS SHOWN ARE AS SHOWN ON THE RECORDED SUBDIVISION PLATS REFERENCED HEREON.
5. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35001C0334G DATED 9/26/2008.
6. DOCUMENTS USED TO PERFORM THIS SURVEY ARE RECORDED PLATS REFERENCED HEREON.