



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY	
Provide a site plan that shows, at a minimum, the following:	
N/A a.	Location of proposed buildings and landscape areas.
N/A b.	Access and circulation for vehicles and pedestrians.
N/A c.	Maximum height of any proposed structures, with building elevations.
N/A d.	For residential development: Maximum number of proposed dwelling units.
N/A e.	For non-residential development: <ul style="list-style-type: none"> <input type="checkbox"/> Total gross floor area of proposed project. <input type="checkbox"/> Gross floor area for each proposed use.

REQUEST FOR NEIGHBORHOOD MEETING

Date: June 4, 2021

To Whom This May Concern:

I am requesting approval from the Zoning Hearing Examiner within the City of Albuquerque for a conditional use or variance to allow an overnight shelter in a portion of the Gibson Medical Center. This request is for the City's Gateway Center.

Property owner City of Albuquerque, Family and Community Services
Agent if applicable Jacqueline Fishman, AICP, Principal, Consensus Planning
Property Address 5400 Gibson Blvd. SE, Albuquerque, NM, 87108 (zip code).

This letter is an offer to meet with you to provide additional information. If you wish to meet, please respond within 15 days. If you do not want to meet, or you support the proposal, please let me know.

Thank you,
Applicant Name Jacqueline Fishman (Agent)
Email fishman@consensusplanning.com
Phone Number (505) 764-9801

The City may require the applicant to attend a City-sponsored facilitated meeting with the Neighborhood Associations whose boundaries include or are adjacent to the proposed project, based on the complexity and potential impacts of a proposed project. For more information, please contact the ZHE Administrative Assistant Suzie Sanchez at 505-924-3894 or suzannasanchez@cabq.gov.

Please note: "You may submit written comments to the Zoning Hearing Examiner up to 6 days before the hearing (5pm on the Wednesday before the hearing). Written comments received after that deadline will not be taken into consideration for this application.

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

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

Date of Request*: June 4, 2021

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

District 6 Coalition of Neighborhood Associations and
Neighborhood Association (NA)*: South San Pedro Neighborhood Association.

Name of NA Representative*: Mandy Warr, Patricia Willson, Zabdiel Aldaz, Khadijah Bottom

Email Address* or Mailing Address* of NA Representative¹: mandy@theremedyspa.com, info@willsonstudio.com, zabdiel505@gmail.com, khadijahasili@vizionz.org

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

Email address to respond yes or no: fishman@consensusplanning.com

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

Meeting Date / Time / Location:

Tuesday, June 22, 2021, 5:30-7:00 PM via Zoom using the following link:

<https://bit.ly/2SVSXxt>

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

1. Subject Property Address* 5400 Gibson Blvd. SE, 87108
Location Description Existing Gibson Medical Center
2. Property Owner* City of Albuquerque, Family and Community Services
3. Agent/Applicant* [if applicable] Jacqueline Fishman, AICP, Principal, Consensus Planning
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

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

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

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

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

Summary of project/request^{3*}:

Conditional use request for an overnight shelter in a portion of the existing Gibson Medical Center.

The overnight shelter is for the City's Gateway Project.

5. This type of application will be decided by^{*}: City Staff
 OR at a public meeting or hearing by:
 Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 Landmarks Commission (LC) Environmental Planning Commission (EPC)
 City Council
6. Where more information about the project can be found^{*4}:
Please contact Jacqueline Fishman at fishman@consensusplanning.com or 505-764-9801.

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

1. Zone Atlas Page(s)^{*5} M-18
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 Deviation(s) Variance(s) Waiver(s)
 Explanation:
None requested.

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

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

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

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

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

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

Additional Information:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] 20.4 acres
 - b. IDO Zone District Mixed-use High Intensity (MX-H)
 - c. Overlay Zone(s) [if applicable] Airport Protection Overlay Zone (APO)
 - d. Center or Corridor Area [if applicable] Center: Lovelace/VA Employment Center
2. Current Land Use(s) [vacant, if none] Institutional / Medical
-

Useful Links

Integrated Development Ordinance (IDO):

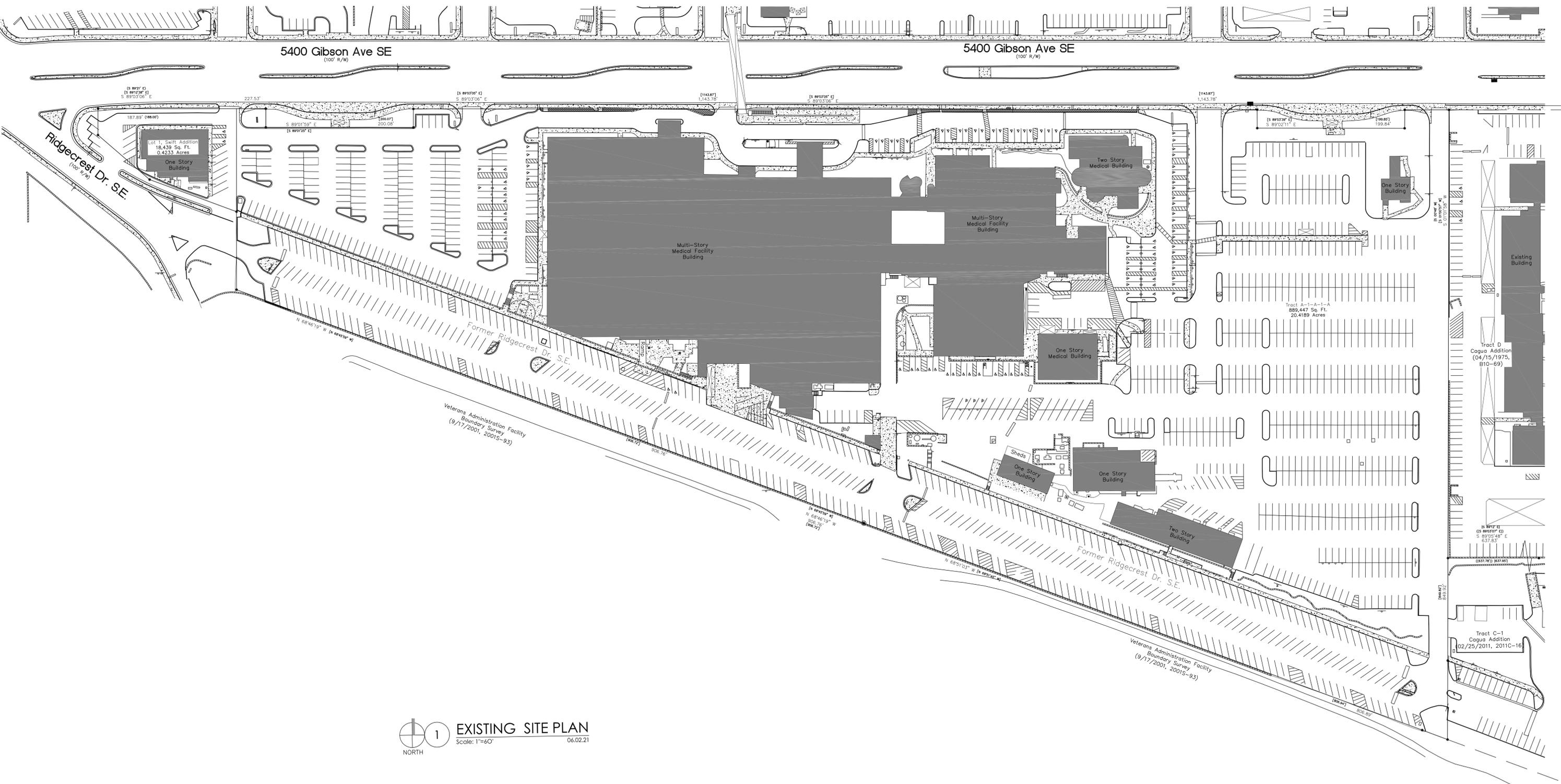
<https://ido.abc-zone.com/>

IDO Interactive Map

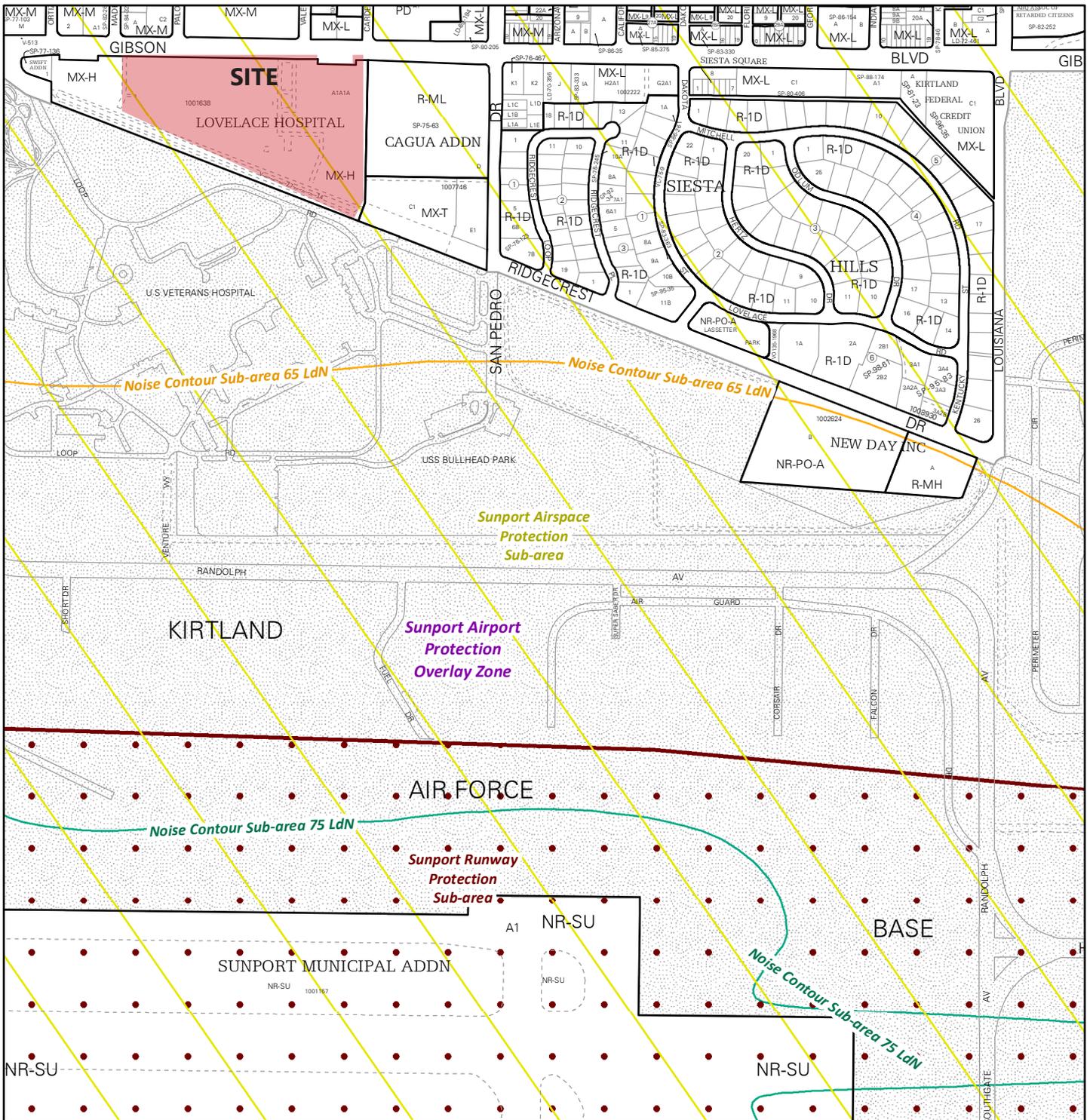
<https://tinyurl.com/IDOzoningmap>

- Cc: Elder Homestead Neighborhood Association [Other Neighborhood Associations, if any]
- Parkland Hills Neighborhood Association
- Trumbull Village Association
- Siesta Hills Neighborhood Association
- South San Pedro Neighborhood Association

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




EXISTING SITE PLAN
 Scale: 1"=60' 06.02.21



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:
M-18-Z

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

Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet