City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Effective 5/17/18

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

Administrative Decisions	☐ Historic Certificate of Appropriateness – Major *(Form L)*	☐ Wireless Telecommunications Facility Waiver *(Form W2)*
☐ Archaeological Certificate *(Form P3)*	☐ Historic Design Standards and Guidelines *(Form L)*	**Policy Decisions**
☐ Historic Certificate of Appropriateness – Minor *(Form L)*	☐ Master Development Plan *(Form P1)*	☐ Adoption or Amendment of Comprehensive Plan or Facility Plan *(Form Z)*
☐ Alternative Signage Plan *(Form P3)*	☐ Site Plan – EPC including any Variances – EPC *(Form P1)*	☐ Adoption or Amendment of Historic Designation *(Form L)*
☐ WTF Approval *(Form W1)*	☐ Site Plan – DRB *(Form P2)*	☐ Amendment of IDO Text *(Form Z)*
☐ Minor Amendment to Site Plan *(Form P3)*	☐ Subdivision of Land – Minor *(Form S2)*	☐ Annexation of Land *(Form Z)*
Decisions Requiring a Public Meeting or Hearing	☐ Subdivision of Land – Major *(Form S1)*	☐ Amendment to Zoning Map – EPC *(Form Z)*
☐ Conditional Use Approval *(Form ZHE)*	☐ Vacation of Easement or Right-of-way *(Form V)*	☐ Amendment to Zoning Map – Council *(Form Z)*
☐ Demolition Outside of HPO *(Form L)*	☑ Variance – DRB *(Form V)*	**Appeals**
☐ Expansion of Nonconforming Use or Structure *(Form ZHE)*	☐ Variance – ZHE *(Form ZHE)*	☐ Decision by EPC, LC, DRB, ZHE, or City Staff *(Form A)*

APPLICATION INFORMATION

Applicant: Chant Associates		Phone: (505) 344-1633
Address: 8355 2nd Street NW		Email: chris@chantnm.com
City: Los Ranchos de Albuquerque	State: NM	Zip: 87114
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 Eighth Street NW		Email: cp@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner	List all owners: ABQ CENTRAL AVE OPERATING ASSOC LP C/O BGK PROPERTIES	

BRIEF DESCRIPTION OF REQUEST

DRB Variance to Sidewalk Requirements as part of Replatting Action

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

Lot or Tract No.: A-4	Block:	Unit:
Subdivision/Addition: The Chant Property Addition	MRGCD Map No.: N/A	UPC Code: 102305640913740130
Zone Atlas Page(s): L-23	Existing Zoning: NR-C	Proposed Zoning: Same
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (acres): 9.4

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 14800 CENTRAL AVE SE	Between: Route 66 Open Space Area	and: City Limits

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

PR-2018-001371; SD-2018-00046; Project 1010211; Project 1009983; DRB-97-109

Signature:	**Date:** 10.5.2018
Printed Name: James Strozier, FAICP	☐ Applicant or ☑ Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
VA-2018-00148	VA-DRB	$325
-		
-		
Meeting/Hearing Date:		Fee Total: $325.00
Staff Signature:	Date: 10-6-18	Project # PR-2018-001371

FORM V: Vacations of Easements or Right-of-way and Variances – DRB

Please refer to the DRB case schedules for meeting / hearing dates and deadlines. Your attendance is required.

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

☑ **VARIANCE – DRB *Requires Public Hearing***

✓ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(B)
✓ Scale drawing showing the location of the proposed variance or waiver, as applicable (7 copies, not to exceed 8.5" by 14")
✓ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)(3), compliance with the DPM, and all improvements to be waived, as applicable
N/A If the request is based on a bulk land transfer, an application for Subdivision of Land – Minor shall be filed concurrently with the variance request and notice shall be provided on that plat regarding the applicant's agreement that building permits shall not be issued before further action by the DRB.
✓ Zone Atlas map with the entire site clearly outlined and labeled
✓ Required notices with content per IDO Section 14-16-6-4(K)(6)
✓ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives

☐ **VACATION OF PRIVATE EASEMENT *Requires Public Hearing***
☐ **VACATION OF PUBLIC EASEMENT OR RIGHT-OF-WAY – DRB *Requires Public Hearing***
☐ **VACATION OF PUBLIC EASEMENT OR RIGHT-OF-WAY – COUNCIL *Requires Public Hearing***

__ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
__ Copy of the complete document which created the easement(s) (7 copies, folded)
Not required for City owned public right-of-way.
__ Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
__ If easements, list number to be vacated _____
__ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)(3)
__ Letter of authorization from the property owner if application is submitted by an agent
__ Zone Atlas map with the entire site clearly outlined and labeled
__ Required notices with content per IDO Section 14-16-6-4(K)(6)
__ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
__ Proof of emailed notice to affected Neighborhood Association representatives
__ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
__ Sign Posting Agreement (not required for easements if IDO Section 14-16-6-6(K)(2)(a) is satisfied)

The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.

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

__ Drawing showing the sidewalks subject to the proposed deferral or extension (7 copies, not to exceed 8.5" by 14")
__ Zone Atlas map with the entire site clearly outlined and labeled
__ Letter describing, explaining, and justifying the deferral or extension

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature:	**Date:** Oct 8, 2018
Printed Name: James K. Strozier FAICP	☐ Applicant or ☑ Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers
PR-2018-001371	VA-2018-00148
Staff Signature:	
Date: 10-8-18	

Effective 5/17/18

James Foty

From: Jim Strozier
Sent: Monday, October 8, 2018 9:06 AM
To: James Foty
Subject: FW: Neighborhood Meeting Inquiry_14800 Central Ave SE_Administrative Decision
Attachments: ZoneAtlasPage_L-23-Z - Chant Property.pdf; Neighborhood Meeting Inquiry_14800 Central Ave SE_Administrative Decision.xlsx; Neighborhood Mtg Inq Instruction Sheet_5_21_18.pdf

Jim Strozier, FAICP
Consensus Planning, Inc.
302 8th Street NW
(505) 764-9801

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Monday, September 10, 2018 1:54 PM
To: Jim Strozier <cp@consensusplanning.com>
Subject: Neighborhood Meeting Inquiry_14800 Central Ave SE_Administrative Decision

Jim,

Good afternoon. See list of affected associations below and attached related to coordinating a Neighborhood Meeting. Please also review the attached instruction sheet. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	Stat
Supper Rock NA	Kathleen	Schindler-Wright	baasch1@comcast.net	407 Monte Largo Drive NE	Albuquerque	NM
Supper Rock NA	Ken	O'Keefe	cnkokeefe@msn.com	600 Vista Abajo Drive NE	Albuquerque	NM

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison
Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332

Website: www.cabq.gov/neighborhoods

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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** ISD WebMaster
Sent: Sunday, September 09, 2018 8:39 AM
To: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Development Review Board
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
DRB Variance Request
Contact Name
Jim Strozier
Telephone Number
(505) 764-9801
Email Address
cp@consensusplanning.com
Company Name
Consensus Planning, Inc.
Company Address
302 8th Street NW
City
Albuquerque
State
NM
ZIP
87102
Legal description of the subject site for this project:
Tract A4 Chant Property Addition
Physical address of subject site:
14,800 Central Avenue SE
Subject site cross streets:
Approximately 1,000 feet east of Carmellia Drive SW
Other subject site identifiers:
This site is located on the following zone atlas page:
L23

==========
This message has been analyzed by Deep Discovery Email Inspector.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Phone
Supper Rock NA	Kathleen	Schindler-Wright	baasch1@comcast.net	407 Monte Largo Drive NE	Albuquerque	NM	87123	5052752710
Supper Rock NA	Ken	O'Keefe	cnkokeefe@msn.com	600 Vista Abajo Drive NE	Albuquerque	NM	87123	5052969075

From:	Jim Strozier
To:	"baasch1@comcast.net"; "cnkokeefe@msn.com"
Cc:	Vos, Michael J.; "D King"; Will Plotner Jr; "Dicome, Kym (kdicome@cabq.gov)"; Michel, Racquel M.
Subject:	Notification
Date:	Monday, September 10, 2018 6:05:00 PM
Attachments:	ZoneAtlasPage_L-23-Z - Chant Property.pdf

September 10, 2018

Kathleen Schindler-Wright
407 Monte Largo Drive NE
Albuquerque, NM 87123

Ken O'Keefe
600 Vista Abajo Drive NE
Albuquerque, NM 87123

Dear Kathleen, Ken, and the Supper Rock Neighborhood Association:

This letter is notification that Consensus Planning intends to apply for a variance to the Development Review Board (DRB), on behalf of the owners, ABQ Central Ave Operating Associates LP.

The subject property is located at 14,800 Central Avenue SE, approximately 1,000 feet east of Carmellia Drive SW, and is zoned Non-Residential Commercial (NR-C). The property is on the other side (south) of both Interstate 40 and Central Avenue from your neighborhood. The applicant is not proposing any changes to the property other than to subdivide the southern portion (the Tijeras Arroyo) to be sold to the City of Albuquerque for open space.

The request is for a variance to the requirement to construct a sidewalk along Central Avenue in front of the existing developed portion of the property. There are no existing sidewalks on either side of the property, so there is nothing for them to connect to. We met with the NMDOT and confirmed that they will not require sidewalk construction as part of this request.

As part of the IDO regulations we are required to formally notify you of our application prior to submittal. Should you desire to request an meeting regarding this project, you may do so by replying to this email at cp@consensusplanning.com or by phone at 505-764-9801. A meeting request must be received by September 25, 2018. If you do not want a meeting, it would be very helpful if you could let me know, so that we may proceed with the project and the creation of this critical open space parcel.

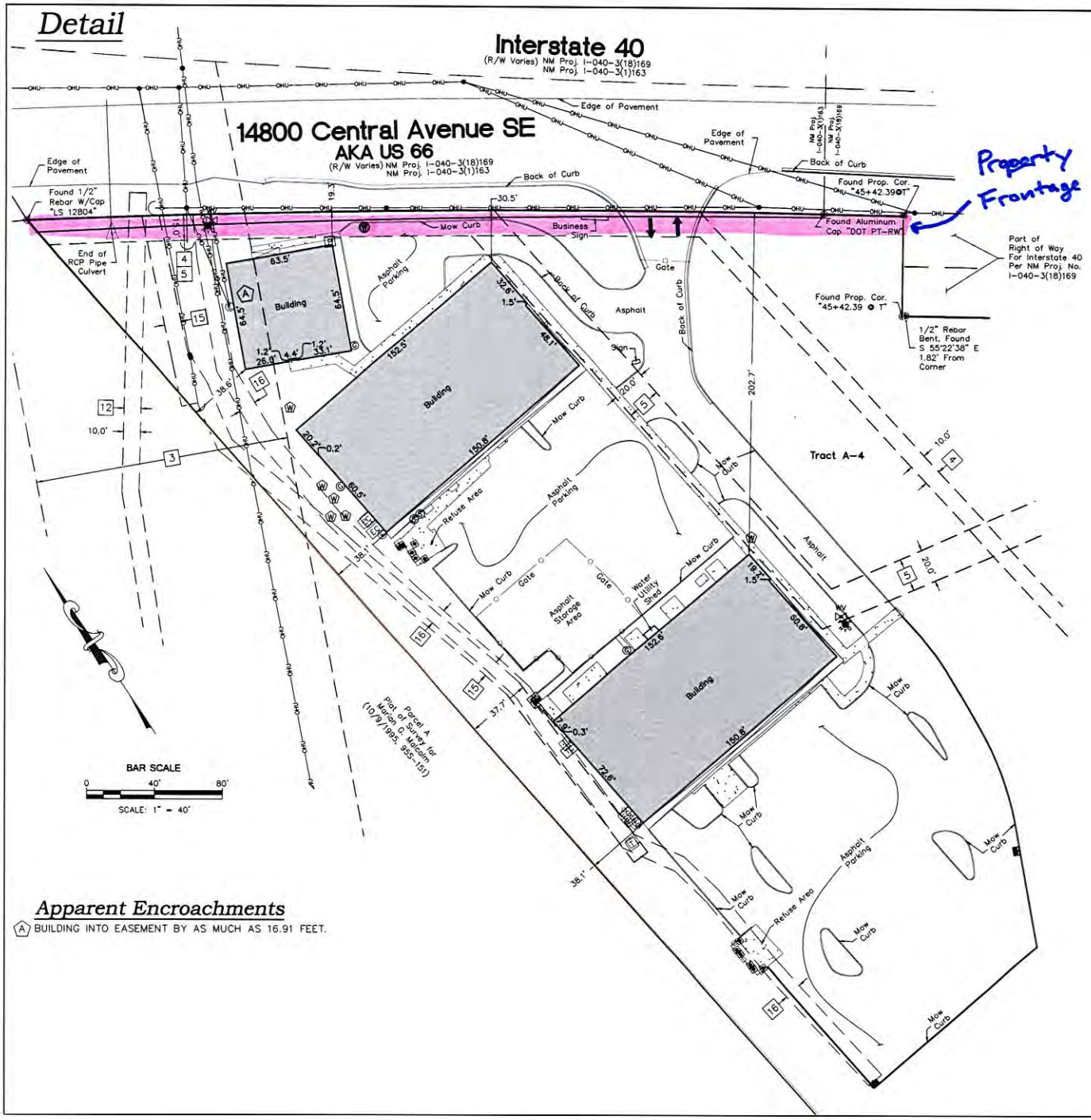
Jim Strozier, FAICP
Principal

Attached: Zone Atlas Map L-23

From: postmaster@outlook.com
To: cnkokeefe@msn.com
Subject: Delivered: Notification
Date: Monday, September 10, 2018 6:06:01 PM
Attachments: Notification .msg

Your message has been delivered to the following recipients:
cnkokeefe@msn.com (cnkokeefe@msn.com) <mailto:cnkokeefe@msn.com>
Subject: Notification

Detail



Apparent Encroachments

(A) BUILDING INTO EASEMENT BY AS MUCH AS 16.91 FEET.

Boundary Survey
for
A Portion of Tract A-4
Chant Property Addition
City of Albuquerque
Bernalillo County, New Mexico
October 2017

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (FILING INFO)
◉	FOUND MONUMENT AS INDICATED
O	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
	COVERED AREA
	CONCRETE
	METAL FENCE
	CHAINLINK FENCE
	BOLLARD
OHU	OVERHEAD UTILITY LINE
	UTILITY POLE
	ANCHOR
P	PULL BOX
E	ELECTRIC METER
T	TRANSFORMER
EC	ELECTRIC CABINET
G	GAS METER
TC	TELEPHONE CABINET
WV	WATER VALVE
W	WATER METER
	FIRE HYDRANT
W	WATER MANHOLE
S	SANITARY SEWER MANHOLE
CO	SAS CLEANOUT
	DROP INLET
	CURB CUT/INDICATION OF ACCESS TO ROADWAY
MW	APPEARS TO BE MONITORING WELL

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

October 8, 2018

Ms. Kym Dicome, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Chant Associates – Request for Sidewalk Variance

Dear Madam Chair:

The purpose of this letter is to request approval of a special exception variance to the Integrated Development Ordinance's sidewalk requirements for a site located at 14800 Central Avenue SE (see Figure 1). The 9.4 acre site is currently proposed to be replatted to allow the City of Albuquerque to acquire the southern portion of the site (along with the County parcel to the south) as public open space. The property is part of the Tijeras Arroyo Biozone, which has been identified by the Open Space Advisory Board as a high priority for City acquisition. The subject property is legally described as, "Tract A-4 of the Chant Property Addition." The lot is zoned Non-Residential Commercial ("NR-C").

The requested variance is to the IDO sidewalk provisions that require that "Sidewalks meeting the standards of the DPM shall be provided along the entire frontage of each lot or parcel" in mixed-use and non-residential development areas (per IDO 5-3(D)(2)(b) Sidewalks).

Figure 1. Subject site

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA, ASLA, LEED AP
Jacqueline Fishman, AICP

CONSENSUS PLANNING

I. PROJECT DESCRIPTION

The sidewalk variance request is part of a platting action on behalf of Chant Associates ("The Applicant"). The site is being proposed to re-platted into two parcels. The northern portion of the site is developed and no additional development is proposed with this action.

The frontage along NM 333 / Central Avenue is developed with landscaping and a right-turn deceleration lane along the Central Avenue / NM 333 frontage. This landscape area is approximately 20 feet wide and includes xeric plants and landscape features. There is not a sidewalk along the property frontage and no sidewalk to the east or west.

The properties to the west of the site is undeveloped City open space. Lands to the north include I-40 and undeveloped portion of Bernalillo County. Properties to the east consist of office uses (*American Society of Radiologic Technologies*) and undeveloped land within Bernalillo County. Lands to the south are undeveloped and also within Bernalillo County.

II. VARIANCE REQUEST

The Applicant is requesting a variance to the frontage sidewalk requirements in section *5-3(D)(2)(b)* of the IDO:

Sidewalk Requirements in Mixed-use and Non-residential Zones:

> **Required:** "Sidewalks meeting the standards of the DPM shall be provided along the entire frontage of each lot or parcel." *5-3(D)(2)(b)*
>
> **Variance Request:** Exemption from the requirement to provide sidewalks on the Central Avenue / NM 333 frontage of this property.

III. VARIANCE CRITERIA

As explained above, the Applicant is requesting a variance to the sidewalk requirements in the IDO. The variance request meets the applicable criteria in section 6-6(L)(3) of the IDO as described below:

1. **Any of the following applies:**
   a. **There are special circumstances applicable to the subject property that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, and physical characteristics, and such special circumstances were created either by natural forces or by government eminent domain actions for which no compensation was paid. Such special circumstances of the property either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property, or practical difficulties result from strict compliance with the minimum standards.**

      The site is already developed along the Central Avenue / NM 333 frontage. This segment of Central Avenue/ NM 333, is owned and maintained by NMDOT. The applicant and City transportation staff met with representatives

of NMDOT, and they indicated that the Department will not require the construction of new sidewalk along this segment of NM 333.

Special circumstances justifying the variance include:

i. There are no sidewalks adjacent to the property;
ii. Areas adjacent to the subject property include steep grades and guardrails that would not allow for new sidewalk construction; and
iii. Other adjacent City projects were developed without sidewalks.

b. **There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, man-made obstructions, or utility lines.**

As stated above, the site has already been developed along the Central Avenue frontage. The front side of the property faces Central Avenue / NM 333 and has existing landscaping that extends from the property line into the right-of-way.

In addition, to the west of the property, a steep grade and a drainage channel result in a very narrow shoulder area and existing guardrails along the shoulder of the roadway restricting the ability to install sidewalks there.

c. **The area or site has been recognized as having historical, archeological, and/or architectural significance by the City, state, or federal government, and a Variance is needed and appropriate to maintain such historical, archeological, and/or architectural significance.**

The site has no historical, archaeological, or architectural significance.

d. **The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.**

The request does not adversely impact the existing character of the roadway or surrounding neighborhood. Sidewalks do not exist along this portion of the roadway, which is developed as a rural section. The overall character of this area is semi-rural, and sidewalks are not included on adjacent properties to either the east or west.

e. **Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning.**

The approval of the variance request will allow the subject property to be platted into two parcels, which in turn will allow the City of Albuquerque to purchase a portion of the site as additional open space lands along the Tijeras Arroyo.

CONSENSUS PLANNING

2. **The Variance will not be materially contrary to the public safety, health, or welfare.**

   Although sidewalks are a form of public infrastructure that typically support public safety and promote the general welfare, they are most necessary along urban roadways that are already connected to a wider sidewalk network. The subject property is located at the eastern boundary of the City and along a segment of Central Avenue / NM 333 that is rural in character. As a result, properties in the immediate area do not have sidewalks, and the installation of sidewalks on the subject property would not create a connection to a wider network of sidewalks or promote public safety or the general welfare.

3. **The Variance does not cause significant material adverse impacts on surrounding properties.**

   The existing site improvements have already been built and adjacent properties do not have sidewalks. A lack of sidewalks along the subject site frontage will not create a gap in the network of sidewalks for this area nor will it negatively impact surrounding properties.

4. **The Variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.**

   NMDOT currently owns the right-of-way for this segment of Central Avenue / NM 333. The Department has stated that it will not require sidewalks in this area. No additional right-of-way is needed at this location.

5. **The Variance will not conflict significantly with the goals and provisions of any city, county, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.**

   The requested variance does not undermine the goals or provisions of any adopted plans or polices for this area.

6. **The Variance will not allow, encourage, or make possible undesired development in the 100-year Floodplain.**

   The area in question is not within a floodplain and no new development is proposed.

7. **The Variance will not materially undermine the intent and purpose of this IDO or the applicable zone district.**

   The variance request will not undermine the intent of the NR-C zone for the subject property, as the variance request does not propose a change in any dimensional standards, landscape dimensions, connectivity requirements, or other standards in the IDO. The requested exception allows for the continued operation of the existing office use and approval of a plat will increase the City's open space holdings.

CONSENSUS PLANNING

8. **The Variance does not allow a lot or type of development that does not meet the applicable size, area, and development standards applicable in the zone district where the lot is located, unless a Deviation to such standards is within the thresholds established by Subsection 14-16-6-4(O) (Deviations) and is granted by the DRB as part of this approval.**

   Not applicable.

9. **The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.**

   Because this is a developed site, with existing landscaping, parking areas, and other improvements, the installation of new sidewalks would create a practical difficulty that would require the reconfiguration of existing site improvements at great expense. As stated above, the right-of-way for this segment of Central Avenue / NM 333 is owned and maintained by NMDOT. The Department has stated that sidewalks are not required for the plat.

   Further, the proposed plat for the subject property does not involve the construction or expansion of any buildings. The requested variance is only for the small amount of frontage and is the minimum necessary to avoid hardship or unnecessary construction.

10. **The Variance for Sidewalk Requirements meets the criteria in (b) below.**

    a. **The area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property or area.**

       Although sidewalks are a form of public infrastructure that typically support public safety and promote the general welfare, they work best along urban roadways that are already connected to a wider sidewalk network. The subject property is located at the eastern boundary of the City and along a segment of Central Avenue / NM 333 that is rural in character. The surrounding properties are low-intensity land uses, include City open space, low intensity office uses, and undeveloped land. The properties in the immediate area (specifically on either side of the subject property) do not have sidewalks, and the installation of sidewalks on the subject property would not create a connection to a wider network of sidewalks or other pedestrian connections. As result, the absence of sidewalks for the subject property will not create a gap in the existing sidewalk system or be a detriment to the public welfare.

    b. **The City's right-of-way is insufficient in width to permit the construction of a sidewalk of standard dimension and placement, but there is sufficient right-of-way to meet minimum ADA or PROWAG guidance.**

       The variance is based on the surrounding area and character of the roadway; this criteria is not applicable.

CONSENSUS PLANNING

c. **The adjoining sidewalks are non-standard as to width and/or location, and the Variance would enable the new and existing sidewalks to match in width and/or location, or could create a smooth transition between areas of different width and/or character.**

There are currently no existing sidewalks on the site or on adjacent properties fronting Central Avenue / NM 333. Hence, the installation of sidewalks for the subject property would not connect to a wider network of sidewalks or pedestrian connections in this area.

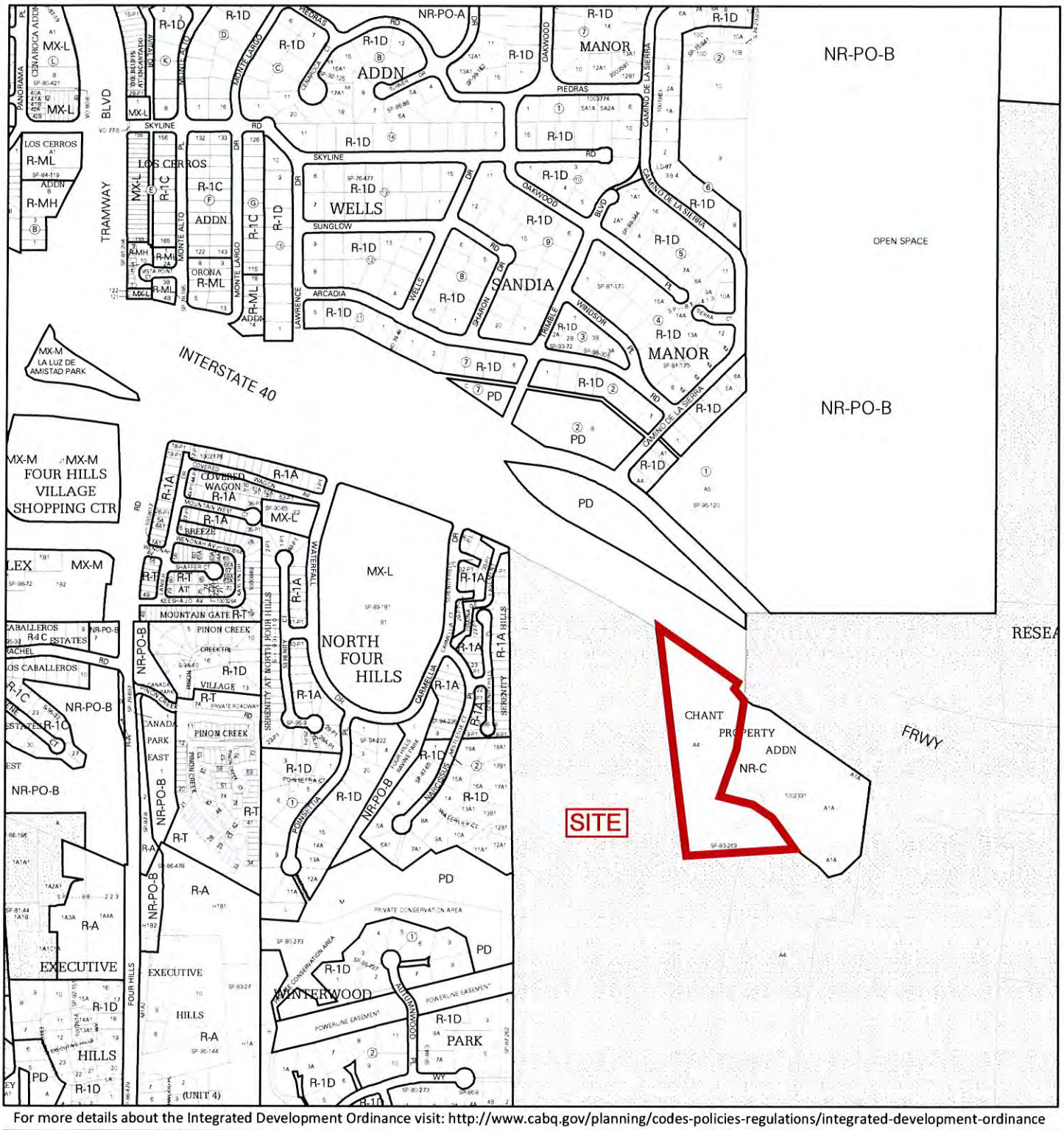
11. **The Variance for Front Yard Parking meets the criteria in (c) below.**

Not Applicable.

Based upon the facts presented, we respectfully request that you review and approve this variance request.

Sincerely,

James K. Strozier, FAICP
Principal, Consensus Planning



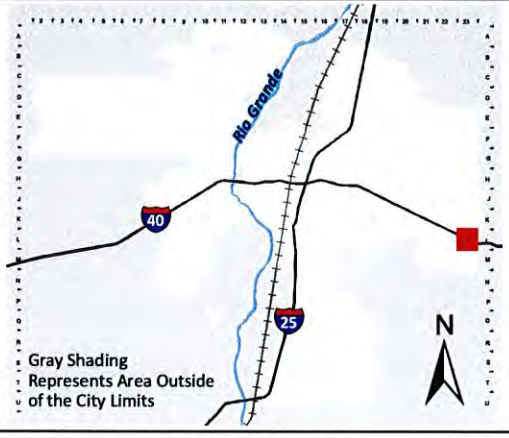
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

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



Zone Atlas Page:

L-23-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

Feet: 0 250 500 1,000

James Foty

From: Office of Neighborhood Coordination <onc@cabq.gov>
Sent: Thursday, October 4, 2018 1:58 PM
To: James Foty
Subject: FW: Public Notice Inquiry_14800 Central Ave SE_DRB
Attachments: ZoneAtlasPage_L-23-Z - Chant Property.pdf; Public Notice Inquiry_14800 Central Ave SE_DRB.xlsx; Public Notice Inquiry Instruction Sheet_7_31_18.pdf

Here you go. Thanks.

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison
Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332

Website: www.cabq.gov/neighborhoods

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From: Office of Neighborhood Coordination
Sent: Wednesday, September 26, 2018 8:29 AM
To: 'cp@consensusplanning.com' <cp@consensusplanning.com>
Cc: Dicome, Kym <kdicome@cabq.gov>; D King <cartesiandenise@gmail.com>
Subject: Public Notice Inquiry_14800 Central Ave SE_DRB

Jim,

Good morning. See list of affected associations below and attached related to your DRB submittal. Please also review the attached instruction sheet. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	Stat
Supper Rock NA	Kathleen	Schindler-Wright	baasch1@comcast.net	407 Monte Largo Drive NE	Albuquerque	NM
Supper Rock NA	Ken	O'Keefe	cnkokeefe@msn.com	600 Vista Abajo Drive NE	Albuquerque	NM

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison
Office of Neighborhood Coordination

City of Albuquerque – City Council
(505) 768-3332

Website: www.cabq.gov/neighborhoods

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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** ISD WebMaster
Sent: Sunday, September 09, 2018 8:39 AM
To: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Development Review Board
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
DRB Variance Request
Contact Name
Jim Strozier
Telephone Number
(505) 764-9801
Email Address
cp@consensusplanning.com
Company Name
Consensus Planning, Inc.
Company Address
302 8th Street NW
City
Albuquerque
State
NM
ZIP
87102
Legal description of the subject site for this project:
Tract A4 Chant Property Addition
Physical address of subject site:
14,800 Central Avenue SE
Subject site cross streets:
Approximately 1,000 feet east of Carmellia Drive SW
Other subject site identifiers:
This site is located on the following zone atlas page:
L23

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This message has been analyzed by Deep Discovery Email Inspector.

Jim Strozier

From:	Jim Strozier
Sent:	Monday, October 8, 2018 1:27 PM
To:	'baasch1@comcast.net'; 'cnkokeefe@msn.com'
Cc:	James Foty; 'D King'; Vos, Michael J.
Subject:	DRB Variance Application
Attachments:	ZoneAtlasPage_L-23-Z - Chant Property.pdf

Tracking:	**Recipient**	**Delivery**
	'baasch1@comcast.net'	
	'cnkokeefe@msn.com'	
	James Foty	Delivered: 10/8/2018 1:27 PM
	'D King'	
	Vos, Michael J.	

Kathleen Schindler-Wright
407 Monte Largo Drive NE
Albuquerque, NM 87123

Ken O'Keefe
600 Vista Abajo Drive NE
Albuquerque, NM 87123

Dear Kathleen, Ken, and the Supper Rock Neighborhood Association:

This letter is notification that Consensus Planning has submitted a request for approval of a Variance Request to the Development Review Board (DRB) on behalf of Chant Associates. The request will be heard in conjunction with the Plat, which is needed to split the property into two parcels. The southern parcel is proposed to be City open space as part of the Tijeras Arroyo Biozone.

The subject property is located at 14800 Central Avenue SE, approximately 1,000 feet east of Carmellia Drive SW, and is zoned Non-Residential Commercial (NR-C). The property is on the other side (south) of both Interstate 40 and Central Avenue from your neighborhood. The applicant is not proposing any changes to the property other than to subdivide the southern portion (the Tijeras Arroyo) to be sold to the City of Albuquerque for open space.

The request is for a variance to the requirement to construct a sidewalk along Central Avenue in front of the existing developed portion of the property. There are no existing sidewalks on either side of the property, so there is nothing for them to connect to. We met with the NMDOT and confirmed that they will not require sidewalk construction as part of this request. The DRB hearing for this application will be held on **October 17, 2018 beginning at 9:00 a.m.** at the Plaza del Sol Building, located at 600 2nd Street NW.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Under the IDO, anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4(D)). Visit: https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/ to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505.924.3955.

Do not hesitate to contact me if you have any questions.

Jim Strozier, FAICP
Principal, Consensus Planning

302 Eighth Street NW
Albuquerque, NM, 87102
(505) 764-9801
cp@consensusplanning.com

Attached: Zone Atlas Map L-23

Jim Strozier, FAICP
Consensus Planning, Inc.
302 8th Street NW
(505) 764-9801