



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

APPLICATION INFORMATION

Applicant: **JACK BAILLIO** Phone: **505-980-3335**

Address: **11017 GREENVIEW NE** Email:

City: **ALBUQUERQUE** State: **NM** Zip: **87111**

Professional/Agent (if any): **DAC ENTERPRISES, INC** Phone: **505-842-0484**

Address: **1521 EDITH BLVD NE** Email: **r.romero505@gmail.com**

City: **ALBUQUERQUE** State: **NM** Zip: **87102-1611**

Proprietary Interest in Site: _____ List all owners: _____

BRIEF DESCRIPTION OF REQUEST

VARIANCE TO THE 25' RADIUS STANDARD REQUIRED BY THE DEVELOPMENT PROCESS MANUAL (DPM)

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

Lot or Tract No.: **TR A-2** Block: _____ Unit: _____

Subdivision/Addition: **BEL AIR SHOPPING CTR.** MRGCD Map No.: _____ UPC Code: _____

Zone Atlas Page(s): **M-13** Existing Zoning: **MX-M** Proposed Zoning: **N/A**

of Existing Lots: **1** # of Proposed Lots: **2** Total Area of Site (acres): **2.6**

LOCATION OF PROPERTY BY STREETS

Site Address/Street: **5301 MENAUL BLVD NE** Between: **MEN AUL BLVD NE** and: **PHOENIX AVE NE**

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

SP-8-01-2018

Signature: **Roberte Romero, DAC ENTERPRISES, INC.** Date: **9/27/18**

Printed Name: **ROBERTE.ROMERO** Applicant or Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
VA-2018-00153	V-DRB	\$335

Meeting/Hearing Date: **October 24, 2018** Fee Total: **\$335**

Staff Signature: **[Signature]** Date: **10-12-18** Project #

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
- 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: Robert E. Romero, DAC ENTERPRISES INC. Date: 9/27/18


Printed Name: ROBERT E. ROMERO Applicant or Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers
	<u>VA-2018-0053</u>
	-
	-

Staff Signature: [Signature]

Date: 10-12-18



September 27, 2018

Kym Dicome, Chair
Development Review Board
Planning Department
City of Albuquerque

Re: Variance to a Minor Plat - Tract 2A, Bel Air Subdivision (Zone Atlas H-18)

Dear Chair Dicome and DRB Board Members:

This is a request for a variance to the 25' radius standard required by the Development Process Manual (DPM) for an existing commercial building located on the corner of Madeira Drive NE and Phoenix Avenue NE. Approval of this variance will allow applicant to move forward with a minor plat for the above referenced property.

A sketch plat has been previously submitted before the DRB and the Transportation Department advised that a variance should be submitted and approved by the Development Review Board before the final plat may be approved.

According to DPM standards, a variance to 25' radius is required because the existing building abuts the property lines on both Madeira Drive and Phoenix Avenue. It is not possible to acquire any additional right of way at this location and the approval of this minor plat will not physically change any aspect of the current configuration of either structure currently existing on the single property.

In accordance with Office of Neighborhood Services requirements, applicant has sent an e-mail notification to the two contacts from the Quigley Neighborhood Association. Further, applicant has reviewed all applicable land use regulations with the zoning enforcement office. Based upon their review, it has been determined that the use is allowed and sufficient independent parking will be provided on each newly subdivided site.

I look forward to answering any questions the DRB may have at the hearing.

Sincerely,



Robert E. Romero, Associate
505-842-0484

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	25.00'	39.24'	89° 57' 47"	N 44° 27' 07" W	35.34'
(C1)	25.00'	39.24'	89° 57' 47"	N 44° 07' 41" W	35.34'

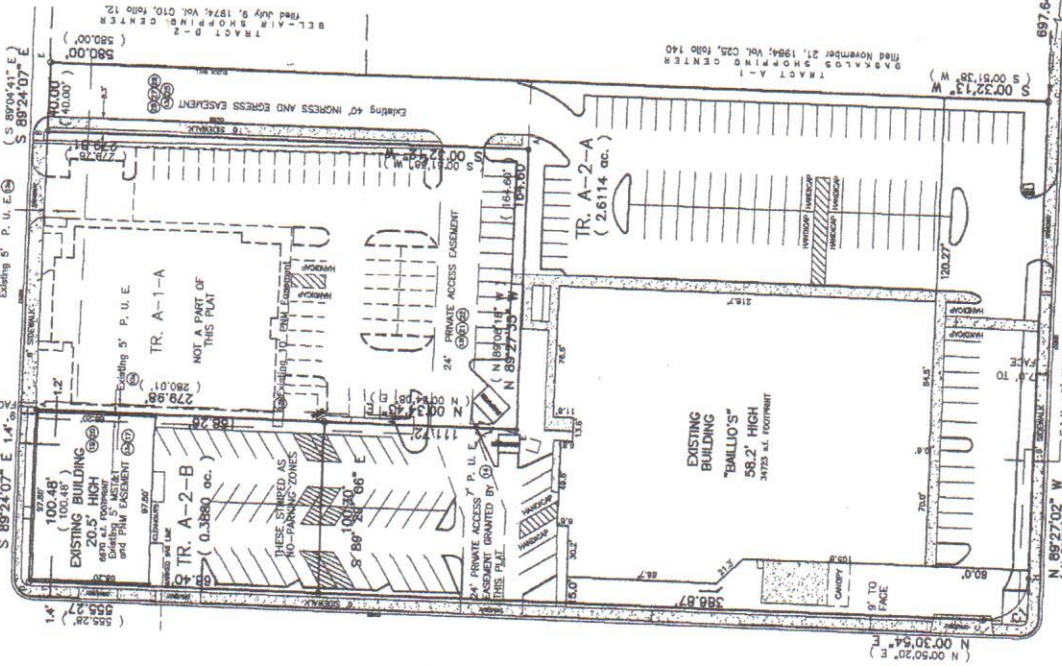
COUNTY CLERK RECORDING LABEL HERE

PLAT OF
TRACTS A-2-A AND A-2-B
BEL-AIR SHOPPING CENTER

A REPLAT OF TRACT A-2, BEL-AIR SHOPPING CENTER
 WITHIN SECTION 12, T. 10 N., R. 3 E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2018

EXISTING CONDITIONS

PHOENIX AVENUE, NE
 80.0' R. O. W.



EASEMENT NOTES CONTINUED

- 13. EASEMENTS AS SHOWN AND PROVIDED FOR ON THE RECORDED PLATS FILED FOR RECORD IN BOOK C10, PAGE 34, IN BOOK 91C, PAGE 149, AND IN BOOK B, PAGE 63, IN BOOK C10, PAGE 100, PUBLIC UTILITY EASEMENT, BOOK 62, ITEMS SHOWN GRAPHICALLY HEREON.
 - a: FIVE FOOT PNM EASEMENT, BOOK C3, P. 62, BOOK 91C, P. 149; BOOK 2001C, P. 34.
 - b: TEN FOOT PNM EASEMENT, BOOK 91C, P. 149; BOOK 2001C, P. 34.
 - c: FIVE FOOT MSTAT AND PNM EASEMENT, BOOK 91C, P. 149; BOOK 2001C, P. 34.
 - d: FIVE FOOT NON-EXCLUSIVE INGRESS/EGRESS EASEMENT, BOOK 2001C, P. 34 (ALSO ITEM 17)
 - e: FIVE FOOT SEWER EASEMENT, BOOK 2001C, P. 34 (ALSO ITEMS 25, 26, 27 & 28)
 - f: TWENTY-FOUR FOOT PRIVATE ACCESS EASEMENT, BOOK 2001C, P. 34 (ALSO ITEM 18)
- NOTE: THERE ARE NO EASEMENTS OF RECORD ON PLATS RECORDED IN BOOK B, P. 63; BOOK C10, P. 100, RECORD DECEMBER 23, 1985, IN BOOK MSC. 304A, PAGE 566 AS DOCUMENT NO. 85-5261A.
- 14. EASEMENT AND RIGHTS INCIDENT THERETO FOR UTILITIES, AS SET FORTH IN INSTRUMENT FILED FOR RECORD JANUARY 10, 1949, IN BOOK 142, PAGE 323.
- 15. RIGHT OF WAY AND EASEMENT GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING BY INSTRUMENT DATED JULY 27, 1937, RECORDED SEPTEMBER 23, 1937, IN BOOK 152, PAGE 245. NOT SHOWN GRAPHICALLY HEREON. ITEM IS BLANKET IN NATURE.
- 16. GRANT OF RIGHT OF WAY EASEMENT TO THE COUNTY OF BERNALILLO, DATED OCTOBER 15, 1948, IN BOOK 142, PAGE 323.
- 17. EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AND PUBLIC SERVICE COMPANY OF NEW MEXICO BY INSTRUMENT DATED APRIL 5, 1936, FILED FOR RECORD IN BOOK 142, PAGE 323.
- 18. SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY INSTRUMENT DATED SEPTEMBER 15, 1986, IN BOOK 91C, PAGE 149, AS DOCUMENT NO. 73832.
- 19. TERMS AND PROVISIONS OF THE US WEST COMMUNICATIONS ENCROACHMENT AGREEMENT FILED FOR RECORD JANUARY 23, 1998 IN BOOK 98-2, PAGE 8603, AS DOCUMENT NO. 98003901.
- 20. TERMS AND PROVISIONS OF THE PUBLIC SERVICE COMPANY OF NEW MEXICO ENCROACHMENT AGREEMENT FILED JANUARY 23, 1998 IN BOOK 98-2, PAGE 8603, AS DOCUMENT NO. 98003901.
- 21. RECIPROCAL EASEMENTS FOR COMMON ACCESS WITH THE CITY OF ALBUQUERQUE, FILED FOR RECORD AUGUST 14, 1987, IN BOOK 97-22, PAGE 1461 AS DOCUMENT NO. 97083473.
- 22. RECIPROCAL EASEMENTS FOR COMMON ACCESS WITH THE CITY OF ALBUQUERQUE, FILED FOR RECORD AUGUST 15, 1987, IN BOOK 97-22, PAGE 3043 AS DOCUMENT NO. 97083981.
- 23. NON-EXCLUSIVE EASEMENT FOR EGRESS AND INGRESS AS SET FORTH IN WARRANTY DEED FILED MAY 16, 1986, IN BOOK D804, P. 149, AS DOC. NO. 820441.
- 24. NON-EXCLUSIVE EASEMENT FOR EGRESS AND INGRESS AS SET FORTH IN WARRANTY DEED FILED MAY 16, 1986, IN BOOK D804, P. 149, AS DOC. NO. 820441.
- 25. LICENSE TO USE A FORTY FOOT STRIP OF LAND FOR INGRESS AND EGRESS, AS SET FORTH IN INSTRUMENT FILED JANUARY 6, 1987, IN BOOK R/W 143, P. 560, AS DOC. NO. 35444.
- 26. NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FILED JANUARY 6, 1987, IN BOOK R/W 143, P. 560, AS DOC. NO. 35444. ITEM IS SHOWN GRAPHICALLY HEREON. (ALSO ITEMS 13d, 25, 26 & 27)

WAYJOHN SURVEYING, INC.

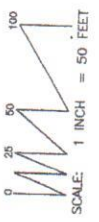
1609 2nd STREET NW
 ALBUQUERQUE, N.M. 87102
 PHONE: (505) 255-2052 FAX: (505) 255-2887

THOMAS D. JOHNSTON
 REGISTERED LAND SURVEYOR
 NO. 14269
 STATE OF NEW MEXICO

DRAWN: T R J SCALE: FILE NO.
 CHECKED: T D J 1" = 50' SP-8-01-2018
 DRAWING NO. SP80118.DWG 20 AUG 2018 SHEET 2 OF 2

ACS MONUMENT "18 H18"
 X=1,541,177.083 US SURVEY FOOT
 Y=1,495,167.654 US SURVEY FOOT
 Ground-to-grid: 0.999544864
 DATUM: NAD 83
 ZONE: CENTRAL
 ELEV: 5232.741 US SURVEY FOOT
 NAD 83

MENAU BOULEVARD, NE
 100.0' R. O. W.





Elizardo Romero <r.Iromero505@gmail.com>

Fwd: Public Notice Inquiry_5301 Menaul Blvd NE

1 message

Thomas Johnston <thomas@wayjohn.com>

To: Robert Romero <r.Iromero505@gmail.com>, Doug Crandall <dougcinaz@gmail.com>

Wed, Sep 26, 2018 at 5:01 PM

Good afternoon:

Here is the response from ONC.

Regards,

Thomas D. Johnston, PS, PE, President
Wayjohn Surveying Inc.
1609 2nd Street NW
Albuquerque, NM 87102
(505) 255-2052 Fax: (505) 255-2887
www.wayjohn.com

----- Forwarded Message -----

Subject:Public Notice Inquiry_5301 Menaul Blvd NE

Date:Wed, 26 Sep 2018 21:50:13 +0000

From:Quevedo, Vicente M. <vquevedo@cabq.gov>

To:'thomas@wayjohn.com' <thomas@wayjohn.com>

Thomas,

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Quigley Park NA	Lisa	Whalen	lisa.whalen@gmail.com	2713 Cardenas Drive NE	Albuquerque	NM	87110		5052770268
Quigley Park NA	Eric	Olivas	eoman505@gmail.com	2708 Valencia Drive NE	Albuquerque	NM	87110	5059344540	

Respectfully,

Vicente M. Quevedo, MCRP

Neighborhood Liaison

Office of Neighborhood Coordination

City of Albuquerque – City Council

(505) 768-3332

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

9/27/2018

Gmail - Fwd: Public Notice Inquiry_5301 Menaul Blvd NE

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Wednesday, September 26, 2018 12:56 PM
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:

Contact Name

Thomas Johnston/Robert Romero

Telephone Number

505-255-2052

Email Address

thomas@wayjohn.com

Company Name

Wayjohn Surveying Inc./DAC Enterprises

Company Address

1609 2nd Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Tract A-2, Bel-Air Shopping Center

Physical address of subject site:

5301 Menaul Boulevard NE

Subject site cross streets:

Menaul and San Mateo

Other subject site identifiers:

Baillio's

This site is located on the following zone atlas page:

H-18

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

3 attachments

 [IDOZoneAtlasPage_H-18-Z markup.pdf](#)
533K

 [Public Notice Inquiry_5301 Menaul Blvd.xlsx](#)
15K

 [Public Notice Inquiry Instruction Sheet_7_31_18.pdf](#)
30K

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:

Contact Name

Thomas Johnston/Robert Romero

Telephone Number

505-255-2052

Email Address

thomas@wayjohn.com

Company Name

Wayjohn Surveying Inc./DAC Enterprises

Company Address

1609 2nd Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Tract A-2, Bel-Air Shopping Center

Physical address of subject site:

5301 Menaul Boulevard NE

Subject site cross streets:

Menaul and San Mateo

Other subject site identifiers:

Baillio's

This site is located on the following zone atlas page:

H-18

Please attach a Zone Atlas Map that clearly indicates where the subject site is located.

application/pdf: 544972 bytes

> Resources (<http://www.cabq.gov/office-of-neighborhood-coordination/resources>)

> Neighborhood Toolbox (<http://www.cabq.gov/office-of-neighborhood-coordination/neighborhood-toolbox>)

Home (<http://www.cabq.gov>)

/ Office of Neighborhood Coordination (<http://www.cabq.gov/office-of-neighborhood-coordination>)

/ Public Notice Inquiry Sheet (<http://www.cabq.gov/office-of-neighborhood-coordination/notice-inquiry-sheet>)

/ Thank You

Thank You

Thanks for your input.

DAC Enterprises, Inc.

Zoning & Land Use Services

September 27, 2018

-- CERTIFIED MAIL
QUIGLEY PARK NEIGHBORHOOD ASSOCIATION
Lisa Whalen
2713 Cardinas Dr. NE
Albuquerque, NM 87110

Re: Variance to a Minor Plat - Tract 2A, Bel Air Subdivision (Zone Atlas H-18)

Dear Ms. Whalen:

DAC Enterprises, Inc. has been authorized to represent PJAB Enterprises Ltd. requesting a variance to the 25' radius standard required by the Development Process Manual (DPM) for an existing commercial building located on the corner of Madeira Drive NE and Phoenix Avenue NE. Approval of this variance will allow applicant to move forward with a minor plat for the above referenced property.

A sketch plat has been previously submitted before the DRB and the Transportation Department advised that a variance should be submitted and approved by the Development Review Board before the final plat may be approved.

According to DPM standards, a variance to 25' radius is required because the existing building abuts the property lines on both Madeira Drive and Phoenix Avenue. It is not possible to acquire any additional right of way at this location and the approval of this minor plat will not physically change any aspect of the current configuration of either structure currently existing on the single property. We have reviewed all applicable land use regulations with the zoning enforcement office. Based upon their review, it has been determined that the use is allowed and sufficient independent parking will be provided on each newly subdivided site.

Enclosed for your information is a copy of Zone Map page H-18-Z in order to help you locate the property. Also enclosed is a copy of the proposed plat to divide Tract A-2 into two lots, A-2-A and A-2-B. The variance application will be filed with the Development Review Board (DRB) as a minor non-public hearing case. However, in accordance with the IDO requirement, affected neighborhood associations shall be notified and asked for time to present our application. Please let me know if you wish for us to attend your neighborhood meeting.

I look forward to answering any questions you may have. Please feel to contact me at 505-842-0484. In my absence you may contact Mr. Thomas Johnson at 505-259-6890.

Sincerely,

Robert E. Romero, Associate
1521 Edith Blvd NE
E-mail: r.romero505@gmail.com

Cc: Eric Olivas, 2708 Valencia Dr., NE, Albuquerque, NM 87110

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
ALBUQUERQUE, NM 87110

7010 2780 0003 2260 0666

Postage	\$3.45	0101
Certified Fee	\$2.75	09
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
	\$0.50	
Total Postage & Fees	\$6.70	

Postmark Here: SEP 27 2018

Sent To: LISA WHALEN
Street, Apt. No.; or PO Box No.: 2713 CARDENAS DR. NE
City, State, ZIP+4: ALBUQ, NM 87110

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
ALBUQUERQUE, NM 87110

7010 2780 0003 2260 0673

Postage	\$3.45	0101
Certified Fee	\$2.75	09
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
	\$0.50	
Total Postage & Fees	\$6.70	

Postmark Here: SEP 27 2018

Sent To: ERIC OLIVAS
Street, Apt. No.; or PO Box No.: 2708 VALENCIA DR. NE
City, State, ZIP+4: ALBUQ, NM 87110

PS Form 3800, August 2006 See Reverse for Instructions



Elizardo Romero <r.Iromero505@gmail.com>

Bel-Air Shopping Center Replat

7 messages

Thomas Johnston <thomas@wayjohn.com>
To: Robert Romero <r.Iromero505@gmail.com>

Thu, Sep 27, 2018 at 10:51 AM

--
Regards,
Thomas D. Johnston, PS, PE, President
Wayjohn Surveying Inc.
1609 2nd Street NW
Albuquerque, NM 87102
(505) 255-2052 Fax: (505) 255-2887
www.wayjohn.com

3 attachments **SP-8-01-2018 sheet 1.pdf**
365K **SP-8-01-2018 sheet 2.pdf**
156K **SP-8-01-2018 sheet 3.pdf**
249K**Robert Romero** <r.Iromero505@gmail.com>
To: lisa.whalen@gmail.com, eoman505@gmail.com

Thu, Sep 27, 2018 at 8:53 PM

Re:Required IDO Notification for your neighborhood association, Quigley Park.
Hello Ms. Whalen and Mr. Olivas, my name is Robert E. Romero, Associate with DAC Enterprises, Inc., a planning and zoning consulting service in Albuquerque. We are representing PJAB Enterprises, Ltd. requesting a variance to the 25' radius standard required by the Development Process Manual (DPM) for an existing commercial building on the corner of Madeira Dr NE and Phoenix Ave. NE. This e-mail is mainly to let you know that we will be presenting the variance request before the Development Review Board (DRB) and ask if you would want us to present the request at your neighborhood meeting. You will be receiving a detailed certified letter regarding the variance request. Meanwhile, I have attached 3 documents which shows the building in question and the proposed lot split which precipitated the need for the variance.

If you feel that after reviewing the letter and documentation you don't wish to meet, please let me know via e-mail at: r.Iromero505@gmail.com. You may also contact Thomas Johnson at 505-259-6890.

Thank you,
Robert E. Romero
505-842-0484

[Quoted text hidden]

3 attachments **SP-8-01-2018 sheet 1.pdf**
365K **SP-8-01-2018 sheet 2.pdf**
156K **SP-8-01-2018 sheet 3.pdf**
249K

Robert Romero <r.lromero505@gmail.com>
To: lisa.whalen@gmail.com

Mon, Oct 1, 2018 at 10:40 AM

Good Morning Ms. Whalen:

I hope all is well with you. I'm checking to see if you had an opportunity to share our request with others in your neighborhood association, and if you or others had additional questions. If your neighborhood association is satisfied with the information I sent will you please send me an e-mail stating you received the information and that your neighborhood association is not objecting to the variance application.

Thank you,

Robert E. Romero, Associate
DAC Enterprises, Inc.
505-842-0484

[Quoted text hidden]

3 attachments

 **SP-8-01-2018 sheet 1.pdf**
365K

 **SP-8-01-2018 sheet 2.pdf**
156K

 **SP-8-01-2018 sheet 3.pdf**
249K

Lisa Whalen <lisa.whalen@gmail.com>
To: r.lromero505@gmail.com

Mon, Oct 1, 2018 at 12:35 PM

I just sent the email on Saturday to Eric to forward to the rest of the neighborhood, and he has not done that yet. So I have no information from the neighborhood yet, sorry!

Lisa

[Quoted text hidden]

Robert Romero <r.lromero505@gmail.com>
To: lisa.whalen@gmail.com

Mon, Oct 1, 2018 at 1:34 PM

Hello Ms. Whalen:

Thank you. I'll stay tuned!

Regards, Robert E. Romero

[Quoted text hidden]

Robert Romero <r.lromero505@gmail.com>
To: lisa.whalen@gmail.com, Thomas Johnston <thomas@wayjohn.com>

Tue, Oct 2, 2018 at 11:58 AM

Hello Ms. Whalen:

I will be out of the office for awhile and in the meantime please communicate your associations findings and or questions to Thomas Johnson at the following contact information:

E-mail: Thomas@wayjohn.com

Tel: 259-6890

Thomas is well versed on the variance request before your neighborhood association. Thank you for your consideration.

Regards,

Robert E. Romero, Associate

DAC Enterprises, Inc.

[Quoted text hidden]

Lisa Whalen <lisa.whalen@gmail.com>
To: r.lromero505@gmail.com

Tue, Oct 2, 2018 at 2:04 PM

Hi Robert,

10/11/2018

Gmail - Bel-Air Shopping Center Replat

Eric forwarded your email last night - so if you don't hear from anyone in the next few days, I assume you can move forward!

Lisa

[Quoted text hidden]

Vos, Michael J.

From: Robert Romero <r.lromero505@gmail.com>
Sent: Friday, October 12, 2018 4:16 PM
To: lisa.whalen@gmail.com; Eric Olivas; Thomas Johnston; Vos, Michael J.; Doug Crandall
Subject: Re: Bel-Air Shopping Center Replat

Hello Ms. Whalen and Mr. Olivas:

As of this date we have not received an inquiry from anyone in the Quigley Neighborhood Association and as you mentioned in your last e-mail, we have moved forward and filed our variance application with the City of Albuquerque. The variance will be heard by the Development Review Board at their October 24, 2018 hearing in the basement level of the Plaza Del Sol building, 600 2nd Street NW at 9:00 am. You or any member of your neighborhood association are certainly welcome to attend to speak to the application. We, however, remain available to answer any questions and/or meet with your association.

Please call on me if you have any questions.

Best Regards,

Robert E. Romero, Associate

DAC Enterprises, Inc.

505-842-0484

E-mail: r.lromero505@gmail.com

On Tue, Oct 2, 2018 at 2:04 PM Lisa Whalen <lisa.whalen@gmail.com> wrote:

Hi Robert,

Eric forwarded your email last night - so if you don't hear from anyone in the next few days, I assume you can move forward!

Lisa

On Tue, Oct 2, 2018 at 11:58 AM Robert Romero <r.lromero505@gmail.com> wrote:

Hello Ms. Whalen:

I will be out of the office for awhile and in the meantime please communicate your associations findings and or questions to Thomas Johnson at the following contact information:

E-mail: Thomas@wayjohn.com

Tel: 259-6890

Thomas is well versed on the variance request before your neighborhood association. Thank you for your consideration.

Regards,

Robert E. Romero, Associate

DAC Enterprises, Inc.

On Mon, Oct 1, 2018 at 1:34 PM Robert Romero <r.lromero505@gmail.com> wrote:

Hello Ms. Whalen:

Thank you. I'll stay tuned!

Regards, Robert E. Romero

On Mon, Oct 1, 2018 at 12:35 PM Lisa Whalen <lisa.whalen@gmail.com> wrote:

I just sent the email on Saturday to Eric to forward to the rest of the neighborhood, and he has not done that yet. So I have no information from the neighborhood yet, sorry!

Lisa

On Mon, Oct 1, 2018 at 10:40 AM Robert Romero <r.lromero505@gmail.com> wrote:

Good Morning Ms. Whalen:

I hope all is well with you. I'm checking to see if you had an opportunity to share our request with others in your neighborhood association, and if you or others had additional questions. If your neighborhood association is satisfied with the information I sent will you please send me an e-mail stating you received the information and that your neighborhood association is not objecting to the variance application.

Thank you,

Robert E. Romero, Associate
DAC Enterprises, Inc.
505-842-0484

----- Forwarded message -----

From: **Robert Romero** <r.lromero505@gmail.com>
Date: Thu, Sep 27, 2018 at 8:53 PM
Subject: Fwd: Bel-Air Shopping Center Replat
To: <lisa.whalen@gmail.com>, <eoman505@gmail.com>

Re:Required IDO Notification for your neighborhood association, Quigley Park.

Hello Ms. Whalen and Mr. Olivas, my name is Robert E. Romero, Associate with DAC Enterprises, Inc., a planning and zoning consulting service in Albuquerque. We are representing PJAB Enterprises, Ltd. requesting a variance to the 25 ' radius standard required by the Development Process Manual (DPM) for an existing commercial building on the corner of Madeira Dr NE and Phoenix Ave. NE. This e-mail is mainly to let you know that we will be presenting the variance request before the Development Review Board (DRB) and ask if you would want us to present the request at your neighborhood meeting. You will be receiving a detailed certified letter regarding the variance request. Meanwhile, I have attached 3 documents which shows the building in question and the proposed lot split which precipitated the need for the variance.

If you feel that after reviewing the letter and documentation you don't wish to meet, please let me know via e-mail at: r.lromero505@gmail.com. You may also contact Thomas Johnson at 505-259-6890.

Thank you,

Robert E. Romero
505-842-0484

----- Forwarded message -----

From: **Thomas Johnston** <thomas@wayjohn.com>
Date: Thu, Sep 27, 2018 at 10:51 AM
Subject: Bel-Air Shopping Center Replat
To: Robert Romero <r.lromero505@gmail.com>

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Regards,
Thomas D. Johnston, PS, PE, President
Wayjohn Surveying Inc.
1609 2nd Street NW
Albuquerque, NM 87102