

**FORM S1: SUBDIVISION OF LAND – MAJOR**

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

**>> INFORMATION REQUIRED FOR ALL MAJOR SUBDIVISION REQUESTS**

- ☒ Interpreter Needed for Hearing? NO if yes, indicate language: \_\_\_\_\_
- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P1 at the front followed by the remaining documents in the order provided on this form.
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Sign Posting Agreement


☒ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**☐ **MAJOR AMENDMENT TO PRELIMINARY PLAT**

- ☒ Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ☒ TIS Traffic Impact Study Form
- ☒ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- ☒ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(J)
- ☒ Proof of Sketch Plat per IDO Section 14-16-6-6(J)(2)(b)
- ☒ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ☒ Office of Neighborhood Coordination notice inquiry response
- ☒ Copy of notification 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) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- ☒ Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat (7 copies, 24" x 36" folded)
- ☒ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- ☒ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- ☒ Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- ☒ Proposed Infrastructure List

☐ **EXTENSION OF PRELIMINARY PLAT**☐ **INFRASTRUCTURE LIST EXTENSION FOR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)**

*For temporary sidewalk deferral extension, use Form V.*

- Letter describing, explaining, and justifying the request per IDO Sections 14-16-6-4(W) and 14-16-6-6(J)
- Copy of the Official DRB Notice of Decision for any prior approvals
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination notice inquiry response
- Copy of notification 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) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- Preliminary Plat or site plan reduced to 8.5" x 11"
- Copy of DRB approved infrastructure list

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i>	
Signature: <u>[Signature]</u>	Date: <u>4/29/19</u>
Printed Name: <u>THOMAS D. JOHNSTON</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Case Numbers:	Project Number:
Staff Signature:	
Date:	



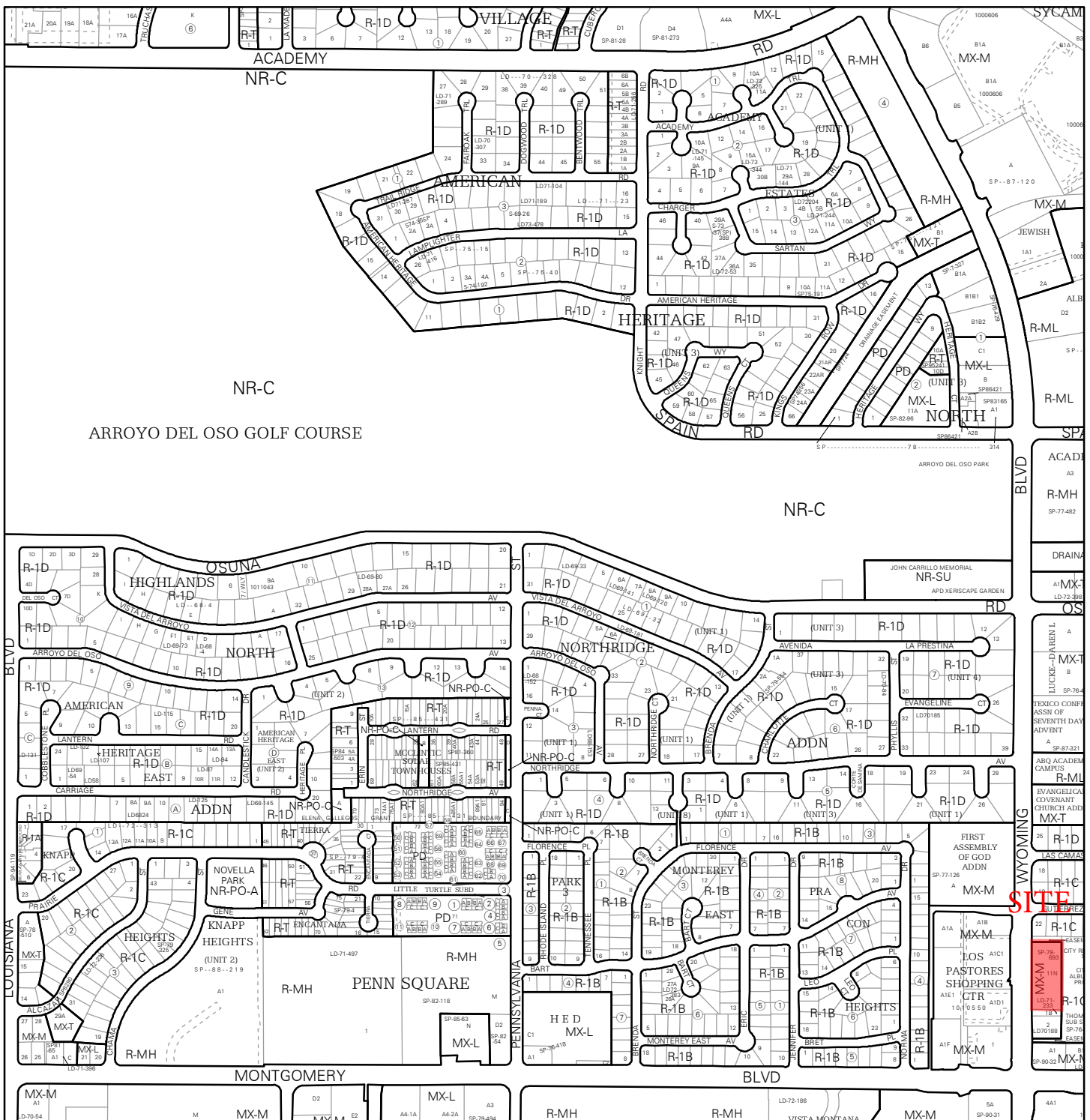
## DEVELOPMENT REVIEW BOARD APPLICATION

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

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	<input type="checkbox"/> Variance for Carport within setback(s) (Form V)
<input checked="" type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input checked="" type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Amendment to Infrastructure List (Form P1)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Variance – Temporary Deferral of SNW (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form P2)
	<input type="checkbox"/> Variance – Sidewalk Waiver (Form V)	
<b>SITE PLANS</b>	<input type="checkbox"/> Variance to IDO (Form V)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Variance to DPM (Form V)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
Create 2 lots from one existing lot		

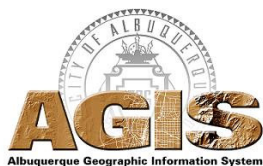
<b>APPLICATION INFORMATION</b>		
Applicant: Godori Investments, LLC c/o Kyla Stoker, CBRE		Phone: 505-837-4927
Address: 6100 Uptown Blvd. NE, Ste. 300		Email: kyla.stoker@cbre.com
City: Albuquerque	State: NM	Zip: 87111
Professional/Agent (if any): Wayjohn Surveying, Inc.		Phone: (505) 255-2052
Address: 1609 Second Street, NW		Email: info@wayjohn.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner		List all owners: Godori Investments, LLC
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: 11-N	Block: 11	Unit: NA
Subdivision/Addition: Ofimiano J. Gutierrez Lower Terrace	MRGCD Map No.: NA	UPC Code: 1 020 061 014 056 30128
Zone Atlas Page(s): F-19	Existing Zoning: MX-M	Proposed Zoning: MX-M
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (acres): 1.2392 ac
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 4516 Wyoming Boulevard, NE	Between: Montgomery Boulevard NE	and: Spain Road, NE
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
2019-001951 Pa-2019-001951		

Signature:		Date: 4/29/2019
Printed Name: THOMAS D. JOHNSTON		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>		
Case Numbers	Action	Fees
Meeting/Hearing Date:		Fee Total:
Staff Signature:	Date:	Project #

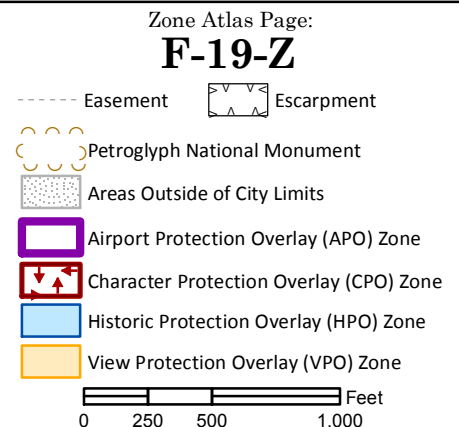
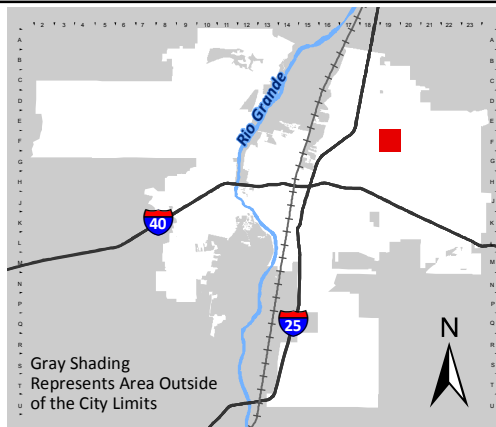


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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).



# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from \_\_\_\_\_ To \_\_\_\_\_

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

 AGENT  
(Applicant or Agent)

5/9/19  
(Date)

I issued \_\_\_\_\_ signs for this application, \_\_\_\_\_, \_\_\_\_\_  
(Date) (Staff Member)

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

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Way John Surveying DATE OF REQUEST: 5/8/19 ZONE ATLAS PAGE(S): M15

### CURRENT:

ZONING MX-M

PARCEL SIZE (AC/SQ. FT.) 1.2392

### LEGAL DESCRIPTION:

LOT OR TRACT # 11-N BLOCK # 11

SUBDIVISION NAME OFIMIANO J. GUTIERREZ  
LOWER TERRACE

### REQUESTED CITY ACTION(S):

ANNEXATION ☐

ZONE CHANGE ☐: From \_\_\_\_\_ To \_\_\_\_\_

SECTOR, AREA, FAC, COMP PLAN ☐

AMENDMENT (Map/Text) ☐

### SITE DEVELOPMENT PLAN:

SUBDIVISION\* ☒ AMENDMENT ☐

BUILDING PERMIT ☐ ACCESS PERMIT ☐

BUILDING PURPOSES ☐ OTHER ☐

\*includes platting actions

### PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT ☐

NEW CONSTRUCTION ☒

EXPANSION OF EXISTING DEVELOPMENT ☐

### GENERAL DESCRIPTION OF ACTION:

# OF UNITS: 1

BUILDING SIZE: 3936 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☐ BORDERLINE ☐

THRESHOLDS MET? YES ☐ NO ☐ MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: ☐

Notes:

**If a TIS is required:** a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

TRAFFIC ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED    /   /     
-FINALIZED    /   /   

TRAFFIC ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_

Revised January 20, 2011

**FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY**

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: TRACTS 11-N-1 AND 11-N-2, OF IMIANO J. GUTIERREZ  
LOWER TERRACE ADDITION  
AGIS MAP # F19

LEGAL DESCRIPTIONS: TRACT 11-N, OF IMIANO J. GUTIERREZ  
LOWER TERRACE ADDITION

     **DRAINAGE REPORT/GRADING AND DRAINAGE PLAN**

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2<sup>nd</sup> /Ground Floor, Plaza del Sol) on \_\_\_\_\_ (date).

  
Applicant/Agent

4.24.19

Date

  
Hydrology Division Representative


4/24/19

Date

**NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL**

     **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2<sup>nd</sup>/Ground floor, Plaza del Sol) on 3/19/19 (date).

  
Applicant/Agent

4.24.19

Date

  
ABCWUA Representative

4/24/19

Date

**PROJECT #** 2019-001951



330 Louisiana Blvd., N.E. • Albuquerque, NM 87108 • Phone: (505) 255-2052 • Fax: (505) 255-2887

May 7, 2019

Planning Department  
City of Albuquerque  
PO Box 1293

Albuquerque, NM 87103

RE: Preliminary/Final Minor Plat of Lot 11-N, Block 11 Ofimiano J. Gutierrez Lower Terrace

To Whom It May Concern:

I am submitting a request for Major preliminary plat review. My client would like to create Two lots from one existing lots and add a left turn lane onto Wyoming Boulevard, NE.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read "Thomas D. Johnston", written in a cursive style.

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.

Foot of sketch plat

## FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

### >> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- ☒ NA Interpreter Needed for Hearing? NO if yes, indicate language: NA
- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ☒ Zone Atlas map with the entire site clearly outlined and labeled

### ☐ SKETCH PLAT REVIEW AND COMMENT

- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)

### ☐ MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)

- Letter describing, explaining, and justifying the request
- Copy of recorded IIA
- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

### ☒ MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

- ☒ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- ☒ NA Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ☒ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- ☒ Required notice with content per IDO Section 14-16-6-4(K)(6)
- ☒ Office of Neighborhood Coordination Public Notice Inquiry response
- ☒ Proof of emailed notice to applicable Neighborhood Association representatives
- ☒ Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- ☒ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- ☒ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- ☒ NA Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- ☒ Proposed Infrastructure List, if applicable
- ☒ DXF file and hard copy of final plat data for AGIS submitted and approved

### ☐ MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

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: Thomas D. Johnston

Date: 4-29-19

Printed Name: THOMAS D. JOHNSTON

☐ Applicant or ☒ Agent

#### FOR OFFICIAL USE ONLY

Case Numbers:

Project Number

SD-2019-00081

PR-2019-001951

Staff Signature: [Signature]

Date: 4-30-19





Proct at Sketch Plat

DEVELOPMENT REVIEW BOARD  
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-001951  
4516 Wyoming Blvd. NE

AGENDA ITEM NO: 07

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. A Trip Generation study and exhibit is required for addition of left turn lane.
2. If the turn lane is approved the site plan will be reviewed at DRB.

\*Please remember to send an electronic copy of all supplemental submittal documents.

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

FROM: Racquel M. Michel, P.E.  
Transportation Development  
505-924-3991 or [rmichel@cabq.gov](mailto:rmichel@cabq.gov)

DATE: January 16, 2019

ACTION: \_\_\_\_\_

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

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



## Loma Del Rey Neighborhood Assoc-has received IDO Notification ...

**Subject:** Loma Del Rey Neighborhood Assoc-has received IDO Notification of DRB Minor Plat Submittal for 4516 Wyoming Blvd NE, ABQ - project to build a new car wash to replace vacant, former Quarters BBQ bar  
**From:** Brian Eagan <eagan.brian@gmail.com>  
**Date:** 2/28/2019, 1:47 PM  
**To:** info@wayjohn.com  
**CC:** Armijo Jessica <jmarmijo@hotmail.com>

Dear Jeremy Klar,


got it. Thank you for sending me the plat and information.

And please note for your records for future letters about this project, for letters sent by U.S. Mail - my home address includes: Apt. 4b. The letter sent to me by email left out the Apt. 4b on the street address. That might impair delivery of items sent by U.S. mail since there are 18 different town home units located at 8416 Hilton Av NE. And I want to make sure I receive any documents that you are sending to me. I want to keep in touch with your firm. Thank again.

Sincerely,

Brian A. Eagan, President  
Loma Del Rey Neighborhood Association  
8416 Hilton Ave NE, Apt. 4b  
Albuquerque, NM 87111-3155  
505-480-8894 cell  
[eagan.brian@gmail.com](mailto:eagan.brian@gmail.com)

---

from:  
1609 2ND Street NW, Albuquerque, NM 87102  
Phone: (505) 255-2052  Fax: (505) 255-2887

to:  
Brian Eagan  
Loma Del Rey Neighborhood Association Representative  
8416 Hilton Avenue, NE  
Albuquerque, NM 87111

RE: Neighborhood Notification about Future Development Application

Dear Neighborhood Association Representative:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss the following application(s) we will be making for a project proposed in or near your neighborhood:  
Development Review Board (DRB) Minor Preliminary/Final Plat Application  
This would be an informal meeting where we as the agent would present the proposal, and we can discuss any ideas or concerns you may have.

Contact Information:  
Thomas D. Johnston, PS, PE (505) 255-2052  
Site Address: 4516 Wyoming Boulevard, NE

Short Description of Proposal:  
This is a minor preliminary/final plat request to create one lot from Two existing lots.  
Per the IDO, you have 15 days from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on this date:  
March 20, 2019

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter.

Before submitting our application, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public meeting [hearing/meeting] at which the project will be reviewed and decided by the City.

We have attached a copy of the proposed plat as well as a copy of the zone atlas page with the location of the site shown.

Useful Links  
Integrated Development Ordinance (IDO):

<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Interactive Map  
<https://tinyurl.com/IDOzoningmap>

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.  
Agent

----- Forwarded message -----  
From: Info <[info@wayjohn.com](mailto:info@wayjohn.com)>  
Date: Wed, Feb 27, 2019 at 12:00 PM  
Subject: IDO Notification of DRB Minor Plat Submittal  
To: <[eagan.brian@gmail.com](mailto:eagan.brian@gmail.com)>, <[jmarmijo@hotmail.com](mailto:jmarmijo@hotmail.com)>

I Apologize, I forgot to attach the plat.

--  
Regards,  
Jeremy Klar  
Survey Technician  
Wayjohn Surveying, Inc.  
1609 2nd St, NW  
Albuquerque, NM 87102  
Phone: 505-255-2052  
Fax: 505-255-2887

Info <info@wayjohn.com>  
to me

▲ Feb 27, 2019, 11:48 AM (1 day ago)

Good morning!

I have attached the IDO notification letter for the proposed minor plat action, as well as a copy of the plat and the zone atlas page marked with the site. Your quick response will be greatly appreciated, as we would like to submit the application on Friday, March 8th, 2019 . Feel free to contact us if you have any questions or concerns regarding this matter. Thank you for your time in considering this matter and have a great day!

--  
Regards,  
Jeremy Klar  
Survey Technician  
Wayjohn Surveying, Inc.  
1609 2nd St, NW  
Albuquerque, NM 87102  
Phone: 505-255-2052  
Fax: 505-255-2887

-- Attachments:

SP-12-01-2018-SHEET 1.pdf	253 KB
SP-12-01-2018-SHEET 3.pdf	112 KB



1609 2<sup>ND</sup> Street NW, Albuquerque, NM 87102 Phone: (505) 255-2052 Fax: (505) 255-2887

February 27, 2019  
Brian Eagan  
Loma Del Rey Neighborhood Association Representative  
8416 Hilton Avenue, NE  
Albuquerque, NM 87111

RE: Neighborhood Notification about Future Development Application

Dear Neighborhood Association Representative:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss the following application(s) we will be making for a project proposed in or near your neighborhood:

**Development Review Board (DRB) Minor Preliminary/Final Plat Application**

This would be an informal meeting where we as the agent would present the proposal, and we can discuss any ideas or concerns you may have.

**Contact Information:**

Thomas D. Johnston, PS, PE (505) 255-2052

**Site Address:** 4516 Wyoming Boulevard, NE

**Short Description of Proposal:**

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March 20, 2019

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter.



1609 2<sup>ND</sup> Street NW, Albuquerque, NM 87102 Phone: (505) 255-2052 Fax: (505) 255-2887

Before submitting our application, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public meeting [hearing/meeting] at which the project will be reviewed and decided by the City.

We have attached a copy of the proposed plat as well as a copy of the zone atlas page with the location of the site shown.

Useful Links

Integrated Development Ordinance (IDO):

<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read "Thomas D. Johnston", written over a horizontal line.

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.  
Agent

NO RESPONSE AS OF 4/15

**Subject:** IDO Notification of DRB Minor Plat Submittal

**From:** Info <info@wayjohn.com>

**Date:** 2/27/2019, 11:51 AM

**To:** jmarmijo@hotmail.com

Good morning!

I have attached the IDO notification letter for the proposed minor plat action, as well as a copy of the plat and the zone atlas page marked with the site. Your quick response will be greatly appreciated, as we would like to submit the application on Friday, March 8th. Feel free to contact us if you have any questions or concerns regarding this matter. Thank you for your time in considering this matter and have a great day!

--

Regards,  
Jeremy Klar  
Survey Technician  
Wayjohn Surveying, Inc.  
1609 2nd St, NW  
Albuquerque, NM 87102  
Phone: 505-255-2052  
Fax: 505-255-2887

— Attachments: —

IDO Notification Letter-Armijo.pdf	27 bytes
IDOZoneAtlasPage_F-19-Z.pdf	27 bytes



1609 2<sup>ND</sup> Street NW, Albuquerque, NM 87102 Phone: (505) 255-2052 Fax: (505) 255-2887

February 27, 2019  
Jessica Armijo  
Loma Del Rey Neighborhood Association Representative  
3701 Erbbe Street, NE  
Albuquerque, NM 87111

RE: Neighborhood Notification about Future Development Application

Dear Neighborhood Association Representative:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss the following application(s) we will be making for a project proposed in or near your neighborhood:

**Development Review Board (DRB) Minor Preliminary/Final Plat Application**

This would be an informal meeting where we as the agent would present the proposal, and we can discuss any ideas or concerns you may have.

**Contact Information:**

Thomas D. Johnston, PS, PE (505) 255-2052

**Site Address:** 4516 Wyoming Boulevard, NE

**Short Description of Proposal:**

This is a minor preliminary/final plat request to create one lot from Two existing lots.

Per the IDO, you have 15 days from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on this date:

March 20, 2019

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter.





1609 2<sup>ND</sup> Street NW, Albuquerque, NM 87102 Phone: (505) 255-2052 Fax: (505) 255-2887

Before submitting our application, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public meeting [hearing/meeting] at which the project will be reviewed and decided by the City.

We have attached a copy of the proposed plat as well as a copy of the zone atlas page with the location of the site shown.

Useful Links

Integrated Development Ordinance (IDO):

<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read "Thomas D. Johnston", is written over a horizontal line.

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.  
Agent

**Subject:** Public Notice Inquiry\_4516 Wyoming Boulevard, NE\_DRB  
**From:** "Quevedo, Vicente M." <vquevedo@cabq.gov>  
**Date:** 2/26/2019, 10:42 AM  
**To:** "info@wayjohn.com" <info@wayjohn.com>

Thomas,

See list of associations below and attached regarding your DRB submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
Loma Del Rey NA	Brian	Eagan	<a href="mailto:brian.eagan@gmail.com">brian.eagan@gmail.com</a>	8416 Hilton Avenue NE	Apt. 4B	Albuquerque	NM	87111	5054808894	5052329571
Loma Del Rey NA	Jessica	Armijo	<a href="mailto:jarmijo@hotmail.com">jarmijo@hotmail.com</a>	3701 Erbbe Street NE		Albuquerque	NM	87111	5054001221	5057172378

**IDO – Public Notice Requirements & Template:** <https://www.cabq.gov/planning/urban-design-development/public-notice>

**IDO – Neighborhood Meeting Requirements & Template:** <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

**IDO - Administration & Enforcement section:** <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

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

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

**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov  
**Sent:** Monday, February 25, 2019 3:44 PM  
**To:** Office of Neighborhood Coordination <info@wayjohn.com>  
**Cc:** 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, PS, PE

Telephone Number

5052552052

Email Address

[info@wayjohn.com](mailto:info@wayjohn.com)

Company Name

Wayjohn Surveying, Inc

Company Address

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Tract 11-N, Block 11, Ofimiano J. Gutierrez Lower Terrace Addition

Physical address of subject site:

4516 Wyoming Boulevard, NE

Subject site cross streets:

Wyoming Boulevard, NE and Montgomery Boulevard, NE

Other subject site identifiers:

Quarters Restaurant

This site is located on the following zone atlas page:

F-19

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 This message has been analyzed by Deep Discovery Email Inspector.

-----  
 Attachments:

IDOZoneAtlasPage\_F-19-Z.PDF

539 KB

Public Notice Inquiry\_4516 Wyoming Boulevard, NE\_DRB.xlsx

14.4 KB



1609 2<sup>ND</sup> Street NW. • Albuquerque, NM 87102 • Phone: (505) 255-2052 • Fax: (505) 255-2887

May 6, 2019

RE: Neighborhood Notification about Future Development Application

To Whom it May Concern:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C), we are providing notice that the following application(s) we will be making for a project proposed in or near your neighborhood:

**Development Review Board (DRB) Preliminary Plat and Infrastructure List Application**

**Contact Information:**

Thomas D. Johnston, PS, PE (505) 255-2052

**Site Address:** 4516 Wyoming Boulevard, NE

**Short Description of Proposal:**

This is a preliminary plat and infrastructure list request to create two parcels from one existing parcel.

The Application will be heard on: <sup>June 5</sup> ~~May 10~~, 2019

Before submitting our application, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public meeting [hearing/meeting] at which the project will be reviewed and decided by the City. We have attached a copy of the proposed plat as well as a copy of the zone atlas page with the location of the site shown.

**Useful Links**

Integrated Development Ordinance (IDO):

<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.  
Agent



David Gurefick & Anna Swadlow  
8404 Guiterrez Rd NE  
Albuquerque, NM 87111



Gordon Investments, LLC  
2270 Wyoming Boulevard NE  
Albuquerque, NM 87111



ABCWVA  
PO Box 1222  
Albuquerque, NM 87103



Paul Baca  
8412 Guiterrez Rd NE  
Albuquerque, NM 87111



Bryn Garcia  
8420 Guiterrez Rd NE  
Albuquerque, NM 87111



Veronica Pacheco  
8417 Guiterrez Rd NE  
Albuquerque, NM 87111



Joseph Alvarez Sharon Krue  
8418 Guiterrez Rd NE  
Albuquerque, NM 87111



Western Helling Richey LLC  
3250 W. Washington St. Ste 101  
Tomball, AZ 85281



Fisher Real Estate Investments, LLC  
11501 San Antonio Dr. NE  
Albuquerque, NM 87111



Brandon & Rachel Repichowski  
8405 Guiterrez Rd NE  
Albuquerque, NM 87111



Paul Matteucci ETUX ETAL  
C/O Thompson Property Tax Services  
PO Box 2609  
Carlsbad, CA 92018



Richard & Mary Martinez  
8408 Guiterrez Rd. NE  
Albuquerque, NM 87111



Legacy Church Inc  
7200 Central Ave NW  
Albuquerque, NM 87121



Veterans Independent Living of Albuquerque Inc  
3900 Juan Tabo Boulevard NE  
Albuquerque, NM 87111



WELM Co  
517 6th ST NW  
Albuquerque, NM 87102



Christian Tomnaso  
8403 Guiterrez Rd NE  
Albuquerque, NM 87111



Jano Morjuran  
8413 Guiterrez Rd NE  
Albuquerque, NM 87111



Mauney Investments LLC & ETAL  
C/O Ryan LLC  
PO Box 2809  
Carlsbad, CA 92018

MAILED

MAILED

PACHECO VERONICA  
8417 GUTIERREZ RD NE  
ALBUQUERQUE NM 87111-2316

GORELICK DAVID C & SWANWICK  
ANNA F  
8404 GUTIERREZ RD NE  
ALBUQUERQUE NM 87112

VETERANS INDEPENDENT LIVING OF  
ALBUQUERQUE INC (VILA)  
3900 JUAN TABO BLVD NE  
ALBUQUERQUE NM 87111-3984

TOMMASO CHRISTIAN  
8400 GUTIERREZ RD NE  
ALBUQUERQUE NM 87111-2317

FINLEY REAL ESTATE INVESTMENTS LLC  
11901 SAN ANTONIO DR NE  
ALBUQUERQUE NM 87122-1007

GARCIA BRYN R  
8420 GUTIERREZ RD NE  
ALBUQUERQUE NM 87111-2317

VALDEZ JUAN A SR  
10001 WELLINGTON ST NE  
ALBUQUERQUE NM 87111

GODORI INVESTMENTS LLC  
2270 WYOMING BLVD NE  
ALBUQUERQUE NM 87112-2675

LEGACY CHURCH INC  
7201 CENTRAL AVE NW  
ALBUQUERQUE NM 87121

CHAVEZ JOSEPH M & KRUSE SHARON  
M  
8416 GUTIERREZ RD NE  
ALBUQUERQUE NM 87111-2317

*D.P.*  
GODORI INVESTMENTS LLC  
2270 WYOMING BLVD NE  
ALBUQUERQUE NM 87112-2675

WESTERN REFINING RETAIL LLC  
1250 W WASHINGTON ST SUITE 101  
TEMPE AZ 85281

BACA PAUL R  
8412 GUTIERREZ RD NE  
ALBUQUERQUE NM 87111-2317

ALBUQUERQUE BERNALILLO COUNTY  
WATER UTILITY AUTHORITY  
PO BOX 1293  
ALBUQUERQUE NM 87103-1293

REPICHOWSKI BRANDON E & RACHEL E  
8405 GUTIERREZ RD NE  
ALBUQUERQUE NM 87111

MONJUREAN JANA E  
8413 GUTIERREZ RD NE  
ALBUQUERQUE NM 87111

*D.P.*  
GODORI INVESTMENTS LLC  
2270 WYOMING BLVD NE  
ALBUQUERQUE NM 87112-2675

MARTINEZ RICHARD STEVEN & MARY A  
8408 GUTIERREZ RD NE  
ALBUQUERQUE NM 87111-2317

MATTEUCCI PAUL J ETUX ETAL C/O  
THOMSON PROPERTY TAX SERVICES  
PO BOX 2609  
CARLSBAD CA 92018

MAUNEY INVESTMENTS LLC & ETAL  
C/O RYAN LLC  
PO BOX 2609  
CARLSBAD CA 92018-2609

*D.P.*  
W & M CO  
317 6TH ST NW  
ALBUQUERQUE NM 87102

W & M CO  
317 6TH ST NW  
ALBUQUERQUE NM 87102

W & M CO  
317 6TH ST NW  
ALBUQUERQUE NM 87102

*Duplicate*