



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"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Major 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 type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
<b>SITE PLANS</b>		<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input checked="" type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
<b>BRIEF DESCRIPTION OF REQUEST</b>			
DPM WAIVER OF 4 FEET OF AN EXISTING ALLEYWAY TO THE CURRENT STANDARD FOR ALLEYWAY RIGHT OF WAY AT 20 FEET			

<b>APPLICATION INFORMATION</b>			
Applicant: DIEGO & ARMANDO SEDILLO		Phone:	
Address: 710 ARNO ST SE		Email:	
City: ALBUQUERQUE	State: NM	Zip: 87102	
Professional/Agent (if any): ARCH + PLAN LAND USE CONSULTANTS		Phone: 505.980.8365	
Address: P.O. BOX 25911		Email: arch.plan@comcast.net	
City: ALBUQUERQUE	State: NM	Zip: 87125	
Proprietary Interest in Site: OWNERS		List all owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b> 1.014.057.393.085.417.13			
Lot or Tract No.: 7, 8 & 9	Block: C	Unit: 1.014.057.393.081.417.14	
Subdivision/Addition: LEWIS & SIMONS ADDN	MRGCD Map No.:	UPC Code: 1.014.057.393.081.417.14	
Zone Atlas Page(s): K-14	Existing Zoning: R-1A	Proposed Zoning	
# of Existing Lots: 3	# of Proposed Lots: 2	Total Area of Site (Acres): .40±	
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: 806-808-812 ARNO SE	Between: SANTA FE AV	and: PACIFIC AV	
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			
PR 2019-001985			

Signature: <i>Derrick Archuleta</i>		Date: 8-21-2020	
Printed Name: DERRICK ARCHULETA		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
<b>FOR OFFICIAL USE ONLY</b>			
Case Numbers	Action	Fees	
VA-2020-00267	V-DRB	\$325	
Meeting Date: September 2, 2020		Fee Total: \$325	
Staff Signature: <i>Vanessa A Segura</i>		Date: 8/21/2020	Project # PR-2019-001985

**FORM V2: Waiver- DRB**

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

**>> INFORMATION REQUIRED FOR ALL VARIANCE/WAIVER AND VACATION APPLICATIONS**

- ☐ Interpreter Needed for Meeting? \_\_\_\_\_ 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 V 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
- ☐ **WAIVER – IDO**
- ☐ 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. *Note: 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.*
- ☐ Scale drawing showing the location of the proposed variance or waiver, as applicable (7 copies, not to exceed 8.5" by 14")
- ☐ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- ☐ Office of Neighborhood Coordination neighborhood meeting inquiry response
- ☐ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
- ☐ If a meeting was requested/held, copy of sign-in sheet and meeting notes
- ☐ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ☐ Office of Neighborhood Coordination Public Notice Inquiry response
- ☐ Proof of emailed notice to affected Neighborhood Association representatives
- ☒ **WAIVER – DPM (MUST BE HEARD WITH SUBDIVISION/SITE PLAN ACTION)**
- ☐ Justification letter describing, explaining, and justifying the request per the criteria in DPM – Chapter 2
- ☐ Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
- ☐ 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\* **this step is not required if variance is to be heard with minor subdivision plat**
- ☐ Sign Posting Agreement - **this step is not required if variance is to be heard with minor subdivision plat**
- ☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
- ☐ **EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
- ☐ Letter describing, explaining, and justifying the deferral or extension
- ☐ Drawing showing the sidewalks subject to the proposed deferral or extension (7 copies, not to exceed 8.5" by 14")

*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, if required, or otherwise processed until it is complete.*

Signature: Derrick Archuleta

Date:

Printed Name: DERRICK ARCHULETA

☐ Applicant or ☒ Agent

**FOR OFFICIAL USE ONLY**

Case Numbers:

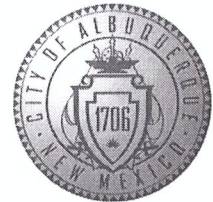
Project Number:

**VA-2020-00267**

**PR-2019-001985**

Staff Signature: Vanessa A Segura

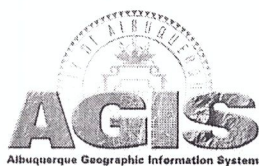
Date: **8/21/2020**



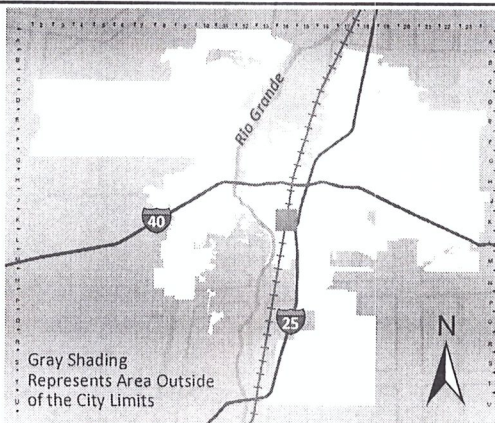


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



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



## Zone Atlas Page: K-14-Z

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

0 250 500 1,000 Feet

ESTATE OF DIEGO AND ARMANDO SEDILLO  
710 Arno Street SE  
Albuquerque NM 87102

May 13, 2019

To Whom It May Concern:

I am authorizing Derrick Archuleta, ARCH+PLAN Land Use Consultants LLC to represent me with all matters pertaining to a Variance request and process for Lot 7 (UPC# 1-014-057-393-085-417-13), Lot 8 (UPC# 1-014-057-393-081-417-14) and Lot 9, northerly ½ (UPC# 10-14-057-393-077-417-15), Block 6, Lewis and Simmonds Addition located at 806, 808 and 812 Arno Street SE zoned R-1A within the City of Albuquerque, Project #2019-001985.

The authorization will include, but not limited to:

- Preparation of materials for the Zoning Hearing Examiner
- Project management
- Project representation
- Execution of all documents to be submitted to the City of Albuquerque.

If you have any questions, please contact me.



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Authorized representative

**ARCH+PLAN**  
**LAND USE CONSULTANTS**  
**ALBUQUERQUE NM**

August 20, 2020

Ms. Jeanne Wolfenbarger, P.E.  
Transportation Development  
ZHE Division, 3<sup>rd</sup> Floor  
600 Second Street NW  
Albuquerque NM 87102

**RE: A request for waiver of 4 feet of an existing alleyway right-of-way of 16 feet to the current standard for alleyway right-of-way at 20 feet. (PR 2019-001985 / SD 2019-00018)**

Ms. Wolfenbarger,

ARCH+PLAN Land Use Consultants, agent for Armando and Diego Sedillo respectfully request your review and consideration of a waiver of 4 feet to the current standard for alleyway right-of-way at 20 feet for proposed Lots 7-A and 8-A, Block 6, Lewis and Simonds Addition. The existing alley is 16 feet in width along the eastern boundary of the property.

The purpose of the subject replat is to remove internal lot lines and reduce the number of lots from three to two. The end result is to eliminate potential setback issues with the intent of rehabilitation of the properties upon completion of the lot consolidation. The properties are currently developed with two single family residences of which each will be located within the proposed lots.

The Lewis and Simonds Addition was platted in 1881 with an average of 16 foot wide alleys throughout the entire subdivision. In addition to access options, the alley currently serves as the location of utility poles along the eastern boundary of the subject property. Achieving the alleyway standard of 20 feet would create a challenge as it would require the relocation of utility poles. Existing utility poles fall within the alley right-of-way as confirmed with PNM in their review and signature of the proposed lot consolidation. Any relocation of utility poles requires oversight and involvement by PNM and likely disruption of service throughout the duration of the project. The relocation of utility poles by 4 feet by PNM would not be cost effective by the property owner and the utility company.

The application has achieved all other requirements of the DRB which also included lot size variances before the Zoning Hearing Examiner. The only issue remaining is the 4 foot waiver request to the current 20 foot standard. As previously mentioned, not achieving current standard necessitates the subject waiver and is supported due to site constraints of the existing utility poles and the challenge and process to relocate them 4 feet.

Approval of the waiver will allow the applicant to complete the lot consolidation and proceed with redevelopment of the property.

We respectfully request your review and approval of this waiver.

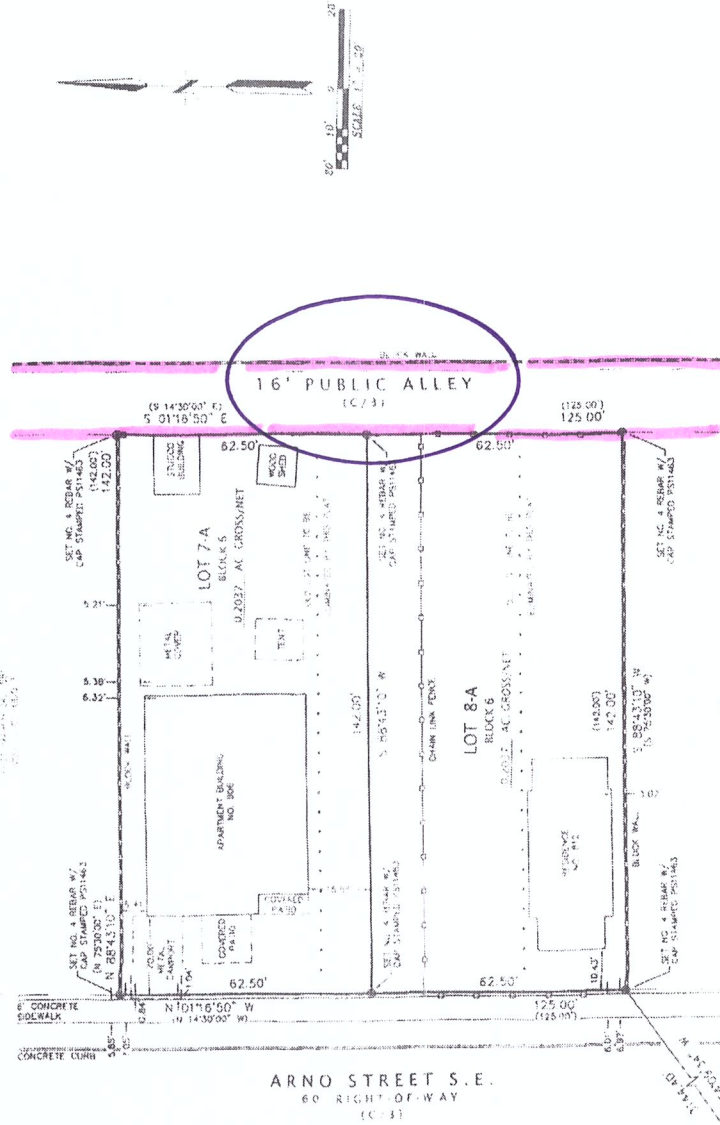
Sincerely,



Derrick Archuleta, MCRP

SKETCH PLAT OF  
**LOTS 7-A & 8-A, BLOCK 6**  
**LEWIS & SIMONDS ADDITION**

WITHIN  
 TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 20, T.10N., R.3., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2020



NOTE: A BLANKET CROSS LOT DRAINAGE EASEMENT ACROSS LOTS 7-A AND 8-A IS GRANTED BY THIS PLAT FOR THE BENEFIT OF LOTS 7-A AND 8-A AND TO MAINTAINED BY LOTS 7-A AND 8-A.

THE SURVEY OFFICE, LLC  
 ALBUQUERQUE, NEW MEXICO  
 3435 CAMAS BLVD., N.E. #7-42  
 ALBUQUERQUE, NM 87110-4207

Fwd: 806 808 812 ARNO ST SE Public Notice Inquiry

To arch.plan@comcast.net <arch.plan@comcast.net>

----- Original Message -----

From: Carmona, Dalaina L.

To: arch.plan@comcast.net

Date: 08/03/2020 10:24 AM

Subject: 806 808 812 ARNO ST SE Public Notice Inquiry

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South Broadway NA	Tiffany	Broadous	<a href="mailto:tiffany.hbl0@gmail.com">tiffany.hbl0@gmail.com</a>	215 Trumbull SE	Albuquerque	NM	87102		5055074250
South Broadway NA	Frances	Armijo	<a href="mailto:fparmijo@gmail.com">fparmijo@gmail.com</a>	915 William SE	Albuquerque	NM	87102	5054003473	5052478798

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

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

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit

application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334  
[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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**From:** [webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) [mailto:[webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org)] **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)

**Sent:** Friday, July 31, 2020 9:28 PM

**To:** Office of Neighborhood Coordination <[arch.plan@comcast.net](mailto:arch.plan@comcast.net)>

**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto: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

DERRICK ARCHULETA

Telephone Number

505-980-8365

Email Address

[arch.plan@comcast.net](mailto:arch.plan@comcast.net)

Company Name

ARCH+PLAN LAND USE CONSULTANTS

Company Address

P.O. BOX 25911

City

ALBUQUERQUE

State

NM

ZIP

87125

Legal description of the subject site for this project:

TRACTS 7, 8 & 9

BLOCK 6

LEWIS & SIMONDS ADDITION

Physical address of subject site:

806 808 812 ARNO ST SE

Subject site cross streets:

BETWEEN SANTA FE AV & PACIFIC AV

Other subject site identifiers:

This site is located on the following zone atlas page:

K-14

=====

This message has been analyzed by Deep Discovery Email Inspector.

- 
- K-14 ZONE ATLAS.PDF (3 MB)
  - image001.png (18 KB)
  - image002.png (8 KB)
  - image003.png (3 KB)
  - image004.png (7 KB)
  - image007.png (2 KB)

## RE: REQUEST FOR WAIVER - WIDTH OF ALLEY

To arch.plan@comcast.net <arch.plan@comcast.net>

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----- Original Message -----

From: Derrick Archuleta <arch.plan@comcast.net>

To: [tiffany.hb10@gmail.com](mailto:tiffany.hb10@gmail.com), [fparmijo@gmail.com](mailto:fparmijo@gmail.com)

Cc: [arch.plan@comcast.net](mailto:arch.plan@comcast.net)

Date: 08/10/2020 11:37 AM

Subject: RE: REQUEST FOR WAIVER - WIDTH OF ALLEY

To South Broadway Neighborhood Association:

I represent Diego and Armando Sedillo, the owners of the property located at 806, 808 & 812 Arno Street SE, Albuquerque NM, 87102.

As agent for the property owner, I am in process of consolidating existing Lots 7, 8 and the northern half of Lot 9, Block 6, Lewis and Simonds Addition into two (2) lots.

As you are aware, the properties received lot size variance by the Zoning Hearing Examiner in December 2019 because each proposed lot exceeded the allowed maximum lot size for R-1(A) zone properties in this area.

The Preliminary/Final Plat went before the Development Review Board on July 8, 2020. At the hearing it was revealed that the existing alley does not achieve the required right-of-way of 20 feet. The existing alley is 16 feet.

As a result, we are requesting a waiver of 4 feet to allow the existing alley to remain at 16 feet along the length of this property.

This letter is an offer to meet with you to provide additional information:

Per Ordinance, you must respond within 15 consecutive days to: 1) request a meeting; 2) decline the meeting; or 3) support the above request for approval.

I am attaching a zone atlas and an exhibit reflecting the proposed lot sizes, site plan and including location of the alley.

Please contact me for details if you have any questions regarding the request.

Thank you.  
Derrick

***Derrick Archuleta, MCRP***

ARCH+PLAN Land Use Consultants

P.O. Box 25911 Albuquerque NM 87125

p: 505.980.8365

e: [arch.plan@comcast.net](mailto:arch.plan@comcast.net)

w: [www.ArchPlan.org](http://www.ArchPlan.org)

- 
- K-14 ZONE ALTAS.PDF (3 MB)
  - LEWIS & SIMONDS REPLAT.PDF (2 MB)

**ARCH+PLAN**  
**LAND USE CONSULTANTS**  
**ALBUQUERQUE NM**

August 10, 2020

To South Broadway Neighborhood Association:

I represent Diego and Armando Sedillo, the owners of the property located at 806, 808 & 812 Arno Street SE, Albuquerque NM, 87102.

As agent for the property owner, I am in process of consolidating existing Lots 7, 8 and the northern half of Lot 9, Block 6, Lewis and Simonds Addition into two (2) lots.

As you are aware, the properties received lot size variance by the Zoning Hearing Examiner in December 2019 because each proposed lot exceeded the allowed maximum lot size for R-1(A) zone properties in this area.

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Please contact me for details if you have any questions regarding the request.

Thank you.



Derrick Archuleta, MCRP  
arch.plan@comcast.net  
505-980-8365



ARCH+PLAN  
LAND USE CONSULTANTS  
P.O. Box 25911  
ALBUQUERQUE NM 87125

FRANCES ARMIJO  
SOUTH BROADWAY NA  
915 WILLIAM SE  
ALBUQUERQUE NM 87102

ARCH+PLAN  
LAND USE CONSULTANTS  
P.O. Box 25911  
ALBUQUERQUE NM 87125

TIFFANY BROADOUS  
SOUTH BROADWAY NA  
215 TRUMBULL SE  
ALBUQUERQUE NM 87102