



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 P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<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 - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input checked="" 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 type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
<p>WAIVER OF 1' TO REQUIRED MINIMUM OF 5' SIDEWALK WIDTH ON ATLANTIC AVENUE</p>		

<b>APPLICATION INFORMATION</b>		
Applicant: GORKY PACHA		Phone:
Address: 7138 JENSEN RD SW		Email:
City: ALBUQUERQUE	State: NM	Zip: 87105
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:	List all owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: 8, 9 & 10	Block: W	Unit:
Subdivision/Addition: ATLANTIC & PACIFIC	MRCGD Map No.:	UPC Code: 1.014.057.069.153.314.51
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): 0.248±
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 510 ATLANTIC AVE	Between: 5TH ST	and: BARELAS RD
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
PR 2019. 002058		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature: <i>Derrick Archuleta</i>	Date: 12-7-2021				
Printed Name: DERRICK ARCHULETA	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent				
<b>FOR OFFICIAL USE ONLY</b>					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:	Fee Total:				
Staff Signature:	Date:	Project #			

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

WAIVER – IDO

- 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 V2 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
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6(P)(3), compliance with the DPM, and all improvements to be waived, as applicable.
- Scale drawing showing the location of the proposed variance or waiver, as applicable
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K)
  - Office of Neighborhood Coordination neighborhood meeting inquiry response
  - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
  - Completed neighborhood meeting request form(s)
  - 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)
  - Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

WAIVER – DPM (MUST BE HEARD WITH SUBDIVISION/SITE PLAN ACTION)


- 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 V2 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
- 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
- Required notices with content per IDO Section 14-16-6-4(K)
  - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - Proof of Neighborhood Meeting
  - 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 waiver is to be heard with minor subdivision plat**
- Sign Posting Agreement - **this step is not required if waiver is to be heard with minor subdivision plat**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- 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 V2 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
- A scale drawing showing the location of the deferred sidewalk with appropriate dimensions.
- Proof of Neighborhood Meeting

EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- 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 V2 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
- Letter describing, explaining, and justifying the deferral or extension
- Drawing showing the sidewalks subject to the proposed deferral or extension

<p><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, if required, or otherwise processed until it is complete.</i></p>	
Signature: <u>Derrick Archuleta</u>	Date: <u>12.7.2021</u>
Printed Name: <u>DERRICK ARCHULETA</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers: _____	Project Number: _____
Staff Signature: _____	
Date: _____	



GORKY PACHA  
7138 JENSEN RD SW  
ALBUQUERQUE NM 87120

September 1, 2021

Jolene Wolfley, Chair  
City of Albuquerque  
Development Review Board  
600 2<sup>nd</sup> St NW  
Albuquerque NM

**RE: OWNER AUTHORIZATION  
LOTS 8, 9 & 10, BLOCK W, ATLANTIC & PACIFIC ADDITION  
PR 2021-002058**

Ms. Wolfley and members of the Board:

I am authorizing Derrick Archuleta, ARCH+PLAN Land Use Consultants to serve as agent for DPM waivers for the following:

- lack of sidewalk on Bazan Court
- lack of a 5 foot sidewalk of Atlantic Avenue
- not achieving right-of-way on Bazan Court

The authorization will include, but not limited to:

- Preparation of materials for the Development Review Board
- Project management
- Project representation
- Execution of all documents to be submitted to the City of Albuquerque and neighborhood associations

If you have any questions, please contact me.

Sincerely,

  
\_\_\_\_\_  
Gorky Pacha

7/2/21

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

December 7, 2021

Jeanne Wolfenbarger, PE  
Principal Engineer  
Development Review Board  
600 2<sup>nd</sup> St NW  
Albuquerque NM

**RE: REQUEST FOR WAIVER OF 1 FOOT TO REQUIRED 5 FEET WIDTH FOR SIDEWALK ON ATLANTIC AVENUE  
PROPOSED LOTS 9-A & 10-A, BLOCK W, ATLANTIC & PACIFIC ADDITION  
PR 2021-002058**

Ms. Wolfenbarger:

I would like to request a waiver to the DPM for the above mentioned (width of sidewalk) in the effort to complete the platting action on the proposed lot consolidation.

The existing sidewalk is currently at 4 feet which falls one (1) foot under the required five (5) feet. The waiver request is for one (1) foot. The current sidewalk is along Atlantic Avenue where the subject property is located, is consistent at four (4) feet which exists along the northern boundary of the property. Although not meeting current City standards, the sidewalk has functioned effectively and consistently in this area at four (4) feet as it transitions both east and west towards other residential development in a subdivision that was originally platted in 1888.

Subject to DPM Chapter 2-9(B)(2)(ii) Criteria for Waiver from IDO Sidewalk Standards

- (1) The installation of the extra one (1) foot will not contribute to the public welfare in that the existing sidewalk functions effectively along the northern boundary of the property. The sidewalk is well defined without gaps and continues at the same width as it transitions towards primarily residential development establishing flow and continuity along this portion of Atlantic Avenue.
- (2) The existing sidewalk appears to provide sufficient right-of-way to meet minimum ADA or PROWAG guidance in that all properties along this portion of Atlantic Avenue west towards Barelmas Road and east towards 5<sup>th</sup> Street reflect a similar width with the assumption that this criteria is met or at least adequate in the residential areas.
- (3) The sidewalks along Atlantic Avenue are consistent with the subject property in terms of width. They appear to function effectively as they are located where they are well defined along the subject property maintaining a smooth and effective transition between properties. Existing sidewalk width in this area transition smoothly from property to property at the same width without any obstructions such as utility poles.

Subject to IDO 14-16-6-6(P)(3) Review and Decision Criteria for Waivers to the DRB

The existing four (4) foot wide sidewalk which currently exists at this width both east and west of Atlantic Avenue in this immediate area. The existing width reflects consistency with:

- Established neighborhood character of both the subject and adjacent properties,
- Public safety, health or welfare in that there isn't a gap in sidewalk along the subject property,
- Existing width will not cause significant material adverse impacts on surrounding properties in that they all appear to be the same width,
- The sidewalk at it's current width will not materially undermine the intent and purpose of the IDO or the applicable zoning district in that existing development is permissive in the underlying zone,
- The waiver will not affect required development standards of the underlying zone as it is seeking a one (1) foot waiver for an existing sidewalk.

Although not meeting current City standards, the overall outcome will allow for the completion of the proposed lot consolidation reflecting the existing sidewalk that not only exists along the subject property but in the immediate area as well.

Thank you for consideration of this request.

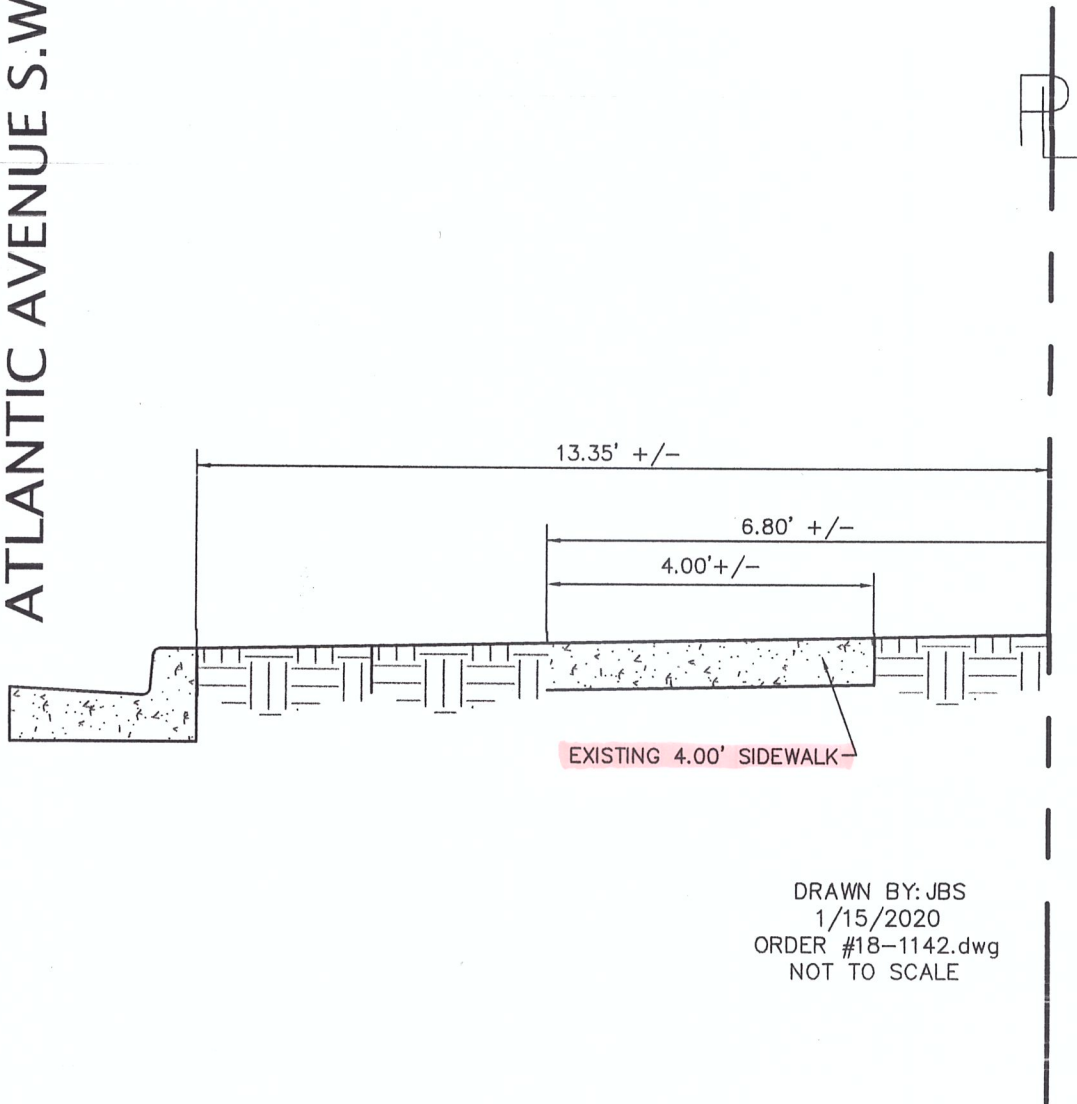
Sincerely,



Derrick Archuleta, MCRP  
Principal

# SIDEWALK EXHIBIT

ATLANTIC AVENUE S.W.



DRAWN BY: JBS  
1/15/2020  
ORDER #18-1142.dwg  
NOT TO SCALE

## THE SURVEY OFFICE, LLC

ALBUQUERQUE, NEW MEXICO      PHONE: (505) 998-0303  
333 LOMAS BLVD., N.E. 87102      FAX: (505) 998-0305

SIDEWALK EXHIBIT FOR LOTS 9-A & 10-A, BLOCK "W"

## THE ATLANTIC AND PACIFIC ADDITION

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

## 510 ATLANTIC AVE SW Public Notice Inquiry

To arch.plan@comcast.net &lt;arch.plan@comcast.net&gt;

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Phone
Barelas NA	Courtney	Bell	<a href="mailto:liberty.c.bell@icloud.com">liberty.c.bell@icloud.com</a>	500 2nd Street SW	#9	Albuquerque	NM	87102	5059299397
Barelas NA	Lisa	Padilla	<a href="mailto:lisa@swop.net">lisa@swop.net</a>	904 3rd Street SW		Albuquerque	NM	87102	5054537154

**PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts 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 application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application 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.

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

<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Thanks,



State

NM

ZIP

87125

Legal description of the subject site for this project:

LOTS 8, 9 & 10

BLOCK W

ATLANTIC & PACIFIC ADDITION

Physical address of subject site:

510 ATLANTIC AVE SW

Subject site cross streets:

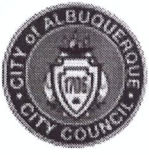
BETWEEN 5TH ST & BARELAS RD

Other subject site identifiers:

This site is located on the following zone atlas page:

K-14

- 
- 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 (3 KB)



*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:** Monday, August 30, 2021 8:34 AM

**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

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

September 5, 2021

RE: REQUEST FOR WAIVER TO WIDTH OF SIDEWALK/  
BAZAN COURT & ATLANTIC AVENUE  
REQUEST FOR WAIVER TO RIGHT-OF-WAY WIDTH REQUIREMENTS/BAZAN  
COURT  
LOTS 8 (west 20 feet), 9 & 10, BLOCK W, ATLANTIC & PACIFIC ADDITION  
PR 2021-002058

To representatives of the Barelas Neighborhood Association:

This email is to inform yourselves and members of your association that an application has been submitted to the City of Albuquerque's Development Review Board (DRB) for consideration of three waivers:

- 1) a sidewalk width waiver of five (5) feet to the required five (5) foot sidewalk width along Bazan Court. There is no sidewalk on Bazan Court.
- 2) a sidewalk waiver of one (1) foot to the required five (5) foot sidewalk width along Atlantic Avenue. There are existing four (4) foot sidewalks on Atlantic Avenue.
- 3) a right-of-way width waiver of fourteen (14) feet to the required sixty (60) feet of right-of-way. Bazan Court was platted with a forty-six (46) foot right-of-way.

The property owner at 510 Atlantic Avenue is proposing a lot consolidation (3 to 2 lots) for existing Lots 8 (west 20 feet), 9 & 10, Block W, Atlantic and Pacific Addition.

The request reflects a realignment of existing north-south lot lines to an east-west lot light to eliminate the existing lots from bisecting the single family residence on the property. Adjusting the lot line direction as part of consolidation will eliminate redevelopment intentions.

Proposed Lot 9-A currently developed with a single family residence with access from Atlantic Avenue. Proposed lot 10-A (currently vacant), will get access from Bazan Court.

The properties are located between 5th Street and Barelas Road.

At the December 16, 2020 Sketch plat meeting before the DRB it was determined that the lack of sidewalk along both Atlantic Avenue and Bazan Court did not achieve the required five (5) foot width. In addition, Bazan Court did not meet minimum right-of-way requirements.

As a result, a waiver for each of the three issues is required from the Development Process Manual (DPM) and needs to be considered and approved by the Development Review Board (DRB) prior to approval of the Preliminary Final Plat for both existing sidewalks on Atlantic Avenue and Bazan Court, including the existing right-of-way width also for Bazan Court.

As per the Integrated Development Ordinance (IDO), any waiver actions to the DRB require the applicant to offer a meeting to further discuss the request with affected neighborhood associations.

This email serves as the official offer to meet with you to provide additional information.

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

Attached for your review are the following:

- Zone Atlas page K-14 (location of the property)
- Proposed lot consolidation
- Exhibit illustrating lack of sidewalk and platted right-of-way width on Bazan Court.
- Sidewalk exhibit illustrating the existing four (4) foot sidewalk on Atlantic Avenue

In our efforts to complete the platting action and reflect compliance with the IDO requirements for waiver actions to the DRB, it would be greatly appreciated for a response at your **earliest convenience**.

In order for us to proceed we are required to have a response from the affected neighborhood association to the above listed options.

Please contact me with any questions or concerns.

Thank you for your time and attention.

Sincerely,  
**Derrick Archuleta, MCRP**  
Principal

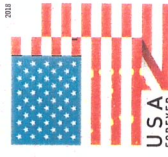
ARCH+PLAN Land Use Consultants  
P.O. Box 25911  
Albuquerque NM 87125  
p: 505.980.8365  
e: [arch.plan@comcast.net](mailto:arch.plan@comcast.net)  
w: [www.ArchPlan.org](http://www.ArchPlan.org)

ARCH+PLAN  
LAND USE CONSULTANTS  
P.O. Box 2591 1  
ALBUQUERQUE NM 87125

LISA PADILLA  
BARELAS NEIGHBORHOOD ASSN  
904 3<sup>RD</sup> ST SW  
ALBUQUERQUE NM 87102

ARCH+PLAN  
LAND USE CONSULTANTS  
P.O. Box 2591 1  
ALBUQUERQUE NM 87125

COURTNEY BELL  
BARELAS NEIGHBORHOOD ASSN  
500 2<sup>ND</sup> STREET SW, #9  
ALBUQUERQUE NM 87102



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

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

Date of Request\*: 9.5.2021

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

Neighborhood Association (NA)\*: BARELAS NEIGHBORHOOD ASSN.

Name of NA Representative\*: COURTNEY BELL LISA PADILLA

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: liberty.c.bell@icloud.com lisa@swop.net

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

Email address to respond yes or no: arch.plan@comcast.net

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

Meeting Date / Time / Location:

\_\_\_\_\_

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

1. Subject Property Address\* 510 ATLANTIC AVE SW

Location Description BETWEEN 5th ST & BARELAS ROAD

2. Property Owner\* GORKY PACHA

3. Agent/Applicant\* [if applicable] ARCH PLAN LAND USE CONSULTANTS

4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]

- Conditional Use Approval
- Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
- Site Plan
- Subdivision \_\_\_\_\_ (Minor or Major)

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

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

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

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

Summary of project/request<sup>3\*</sup>:

1' WAIVER TO 5' MINIMUM WIDTH REQUIRED FOR  
SIDEWALK ON ATLANTIC AVENUE

5. This type of application will be decided by\*:  City Staff  
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE)                       Development Review Board (DRB)
  - Landmarks Commission (LC)                               Environmental Planning Commission (EPC)
  - City Council
6. Where more information about the project can be found<sup>4\*</sup>:
- \_\_\_\_\_

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

1. Zone Atlas Page(s)<sup>5</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project\*:
  - Deviation(s)                       Variance(s)                       Waiver(s)

Explanation:  
ATLANTIC AVENUE: WAIVER OF 1 FOOT OF SIDEWALK WIDTH

\_\_\_\_\_

\_\_\_\_\_
4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1<sup>\*</sup>:  Yes  No

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

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

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

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

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.\*
- b. Access and circulation for vehicles and pedestrians.\*
- c. Maximum height of any proposed structures, with building elevations.\*
- d. **For residential development\***: Maximum number of proposed dwelling units.
- e. **For non-residential development\***:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:

- a. Area of Property [typically in acres] 0.248±
- b. IDO Zone District R-1A
- c. Overlay Zone(s) [if applicable] BARRELS CPO
- d. Center or Corridor Area [if applicable] \_\_\_\_\_

2. Current Land Use(s) [vacant, if none] RESIDENTIAL

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: \_\_\_\_\_ [Other Neighborhood Associations, if any]

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>



RE: SIDEWALK WIDTH WAIVER - ATLANTIC AVENUE & BAZAN COURT &  
RIGHT-OF-WAY WIDTH REQUIREMENTS WAIVER FOR BAZAN COURT

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

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

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

To: [liberty.c.bell@icloud.com](mailto:liberty.c.bell@icloud.com), [lisa@swop.net](mailto:lisa@swop.net)

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

Date: 09/5/2021 5:15 PM

Subject: RE: SIDEWALK WIDTH WAIVER - ATLANTIC AVENUE & BAZAN COURT & RIGHT-OF-WAY WIDTH REQUIREMENTS WAIVER FOR BAZAN COURT

Good afternoon representatives of the Bareleas Neighborhood Association:

This email is to inform yourselves and members of your association that an application has been submitted to the City of Albuquerque's Development Review Board (DRB) for consideration of three waivers:

- 1) a sidewalk width waiver of five (5) feet to the required five (5) foot sidewalk width along Bazan Court. There is no sidewalk on Bazan Court.
- 2) a sidewalk waiver of one (1) foot to the required five (5) foot sidewalk width along Atlantic Avenue. There are existing four (4) foot sidewalks on Atlantic Avenue.
- 3) a right-of-way width waiver of fourteen (14) feet to the required sixty (60) feet of right-of-way. Bazan Court was platted with a forty-six (46) foot right-of-way.

The property owner at 510 Atlantic Avenue is proposing a lot consolidation (3 to 2 lots) for existing Lots 8 (west 20 feet), 9 & 10, Block W, Atlantic and Pacific Addition.

The request reflects a realignment of existing north-south lot lines to an east-west lot line to eliminate the existing lots from bisecting the single family residence on the property. Adjusting the lot line direction as part of consolidation will eliminate redevelopment intentions.

Proposed Lot 9-A currently developed with a single family residence with access from Atlantic Avenue. Proposed lot 10-A (currently vacant), will get access from Bazan Court.

The properties are located between 5th Street and Barelas Road.

At the December 16, 2020 Sketch plat meeting before the DRB it was determined that the lack of sidewalk along both Atlantic Avenue and Bazan Court did not achieve the required five (5) foot width. In addition, Bazan Court did not meet minimum right-of-way requirements.

As a result, a waiver for each of the three issues is required from the Development Process Manual (DPM) and needs to be considered and approved by the Development Review Board (DRB) prior to approval of the Preliminary Final Plat for both existing sidewalks on Atlantic Avenue and Bazan Court, including the existing right-of-way width also for Bazan Court.

As per the Integrated Development Ordinance (IDO), any waiver actions to the DRB require the

applicant to offer a meeting to further discuss the request with affected neighborhood associations.

This email serves as the official offer to meet with you to provide additional information.

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

Attached for your review are the following:

- Zone Atlas page K-14 (location of the property)
- Proposed lot consolidation
- Exhibit illustrating lack of sidewalk and platted right-of-way width on Bazan Court.
- Sidewalk exhibit illustrating the existing four (4) foot sidewalk on Atlantic Avenue

In our efforts to complete the platting action and reflect compliance with the IDO requirements for waiver actions to the DRB, it would be greatly appreciated for a response at your **earliest convenience**.

In order for us to proceed we are required to have a response from the affected neighborhood association to the above listed options.

Please contact me with any questions or concerns.

Thank you for your time and attention.

Sincerely,  
Derrick Archuleta

***Derrick Archuleta, MCRP***

ARCH+PLAN Land Use Consultants

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- K-14 ZONE ATLAS.PDF (3 MB)
  - PRELIM FINAL PLAT.PDF (2 MB)



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



PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: SIDEWALK WAIVER
Decision-making Body: DRB
Pre-Application meeting required: [ ] Yes [X] No
Neighborhood meeting required: [ ] Yes [X] No
Mailed Notice required: [X] Yes [ ] No
Electronic Mail required: [X] Yes [ ] No
Is this a Site Plan Application: [ ] Yes [X] No Note: if yes, see second page

PART II - DETAILS OF REQUEST

Address of property listed in application: 510 ATLANTIC AVE SW
Name of property owner: GORKY PACHA
Name of applicant: PACH + PLAN LANDUSE CONSULTANTS (DERRICK APCHULETA)
Date, time, and place of public meeting or hearing, if applicable:
DECEMBER 15, 2021 9AM VIA ZOOM
Address, phone number, or website for additional information:
P.O. BOX 25911 ALBUQUERQUE NM 87125 505-980-8365

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

[X] Zone Atlas page indicating subject property.
[X] Drawings, elevations, or other illustrations of this request.
[X] Summary of pre-submittal neighborhood meeting, if applicable.
[X] Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Derrick Apchuleta (Applicant signature) 12.7.2021 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.