

**From:** [Justin Simenson](#)  
**To:** [Boylan, Jacob](#)  
**Cc:** [Rodenbeck, Jay B.](#)  
**Subject:** Re: Deviation Request for PR-2019-002573  
**Date:** Monday, December 2, 2024 11:54:00 AM  
**Attachments:** [IMG\\_9934.HEIC](#)

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[EXTERNAL] Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Thank you Jacob. Here is a photo of the posted sign taken Nov, 19.

Please let me know if there is anything else you need.



**Justin Thor Simenson**  
**President**  
**Isaacson & Arfman, Inc.**  
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On Mon, Dec 2, 2024 at 11:51 AM Boylan, Jacob <[jboylan@cabq.gov](mailto:jboylan@cabq.gov)> wrote:

Justin,

Thank you for sending that email chain over it was very helpful. With that being said I do not feel that you will need the deviation request and the memo for Wednesday will reflect that. The only other thing was the posted signage for the project. I did not see any proof of the posted signage included with the submittal. Do you happen to have that on hand?

Thank you,  
Jacob

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**From:** Justin Simenson <[thors@iacivil.com](mailto:thors@iacivil.com)>  
**Sent:** Monday, December 2, 2024 11:21 AM  
**To:** Boylan, Jacob <[jboylan@cabq.gov](mailto:jboylan@cabq.gov)>  
**Cc:** Rodenbeck, Jay B. <[jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)>  
**Subject:** Re: Deviation Request for PR-2019-002573

[EXTERNAL] Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Good morning Jacob,

During the Sketch Plat meeting, we discussed this with Jeff Palmer. After he looked at the contextual lot size again he determined a deviation was NOT REQUIRED. I followed up with him via email; that email chain is attached. My application for preliminary plat did NOT include the deviation based on that conversation.

Please let me know if you have any questions or if you feel we still need this deviation.

Thank you.

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On Mon, Dec 2, 2024 at 11:08 AM Boylan, Jacob <[jboylan@cabq.gov](mailto:jboylan@cabq.gov)> wrote:

Good Morning Justin,

I am reaching out regarding Case #1 for this weeks DHO meeting PR-2019-002573 at Glendale and Barstow. I was reviewing the case history for the upcoming meeting and saw a comment from Code Enforcement relating to Contextual Lot size standards.

From Code Enforcement: "During the review of the previous Sketch Plat for PR-2019-002573/ PS-2023-00029, Code Enforcement noted in their memo for that Sketch Plat that the Contextual Lot Size Standards permitted lot sizes from 0.6043 acres to 1.007 acres; the lot sizes depicted in the Sketch Plat currently being reviewed are 0.5890 to 0.5899 acres in size, which are within 10% of the minimum lot size of 0.6043 acres per the Contextual Lot Size Standards. To permit the lot sizes and proposed with the current Sketch Plat, a Deviation request per 6-4(O) of the IDO would need to be submitted with a future platting application, with justification provided in a letter addressing the justification criteria of 6-4(O)(3) of the IDO."

I wanted to check with you to see if you had completed the deviation request. If you have not submitted it yet please do so by no later than 9:00 AM tomorrow morning 12/3/2024. If you can either show proof of submittal to me or get the request submitted by tomorrow I can include it in my review and prevent a deferral.

I also wanted to check if you had submitted proof of the posted sign notice. I did not see a picture of the posted signage included with your submittal but may have missed it. Do you have a picture of the posted signage to provide?

Thank you,



**Jacob Boylan**

*Sr. Planner*

*Development Review Services*

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[cabq.gov/planning](http://cabq.gov/planning)