



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

SUBDIVISIONS		<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)	MISCELLANEOUS APPLICATIONS		<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)	PRE-APPLICATIONS	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<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)	
BRIEF DESCRIPTION OF REQUEST			
WAIVER OF 1 FOOT TO THE REQUIRED 5 FOOT MINIMUM SIDEWALK WIDTH ON ILIFF RD			

APPLICATION INFORMATION			
Applicant: 4SP HOTELS LLC		Phone:	
Address: 3304 W. HWY 66		Email:	
City: GALUP	State: NM	Zip: 87301	
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:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: 261-A	Block:	Unit: 8	
Subdivision/Addition: TOWN OF ATRISCO	MRGCD Map No.:	UPC Code: 1-011-058-056-529-224-03	
Zone Atlas Page(s): H-11	Existing Zoning: NR-C	Proposed Zoning:	
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 4.4844	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 6030 ILIFF RD	Between: COORS BLVD	and: ESTANCIA DR	
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR 2019-002604 PS 2019-00058			

Signature:		Date: 2.12.2024	
Printed Name: DERRICK ARCHULETA		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	Case Numbers
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 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(L)(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 (7 copies, not to exceed 8.5" by 14")
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4
 - 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
 - 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)


- 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 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 (7 copies, not to exceed 8.5" by 11")
- 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**

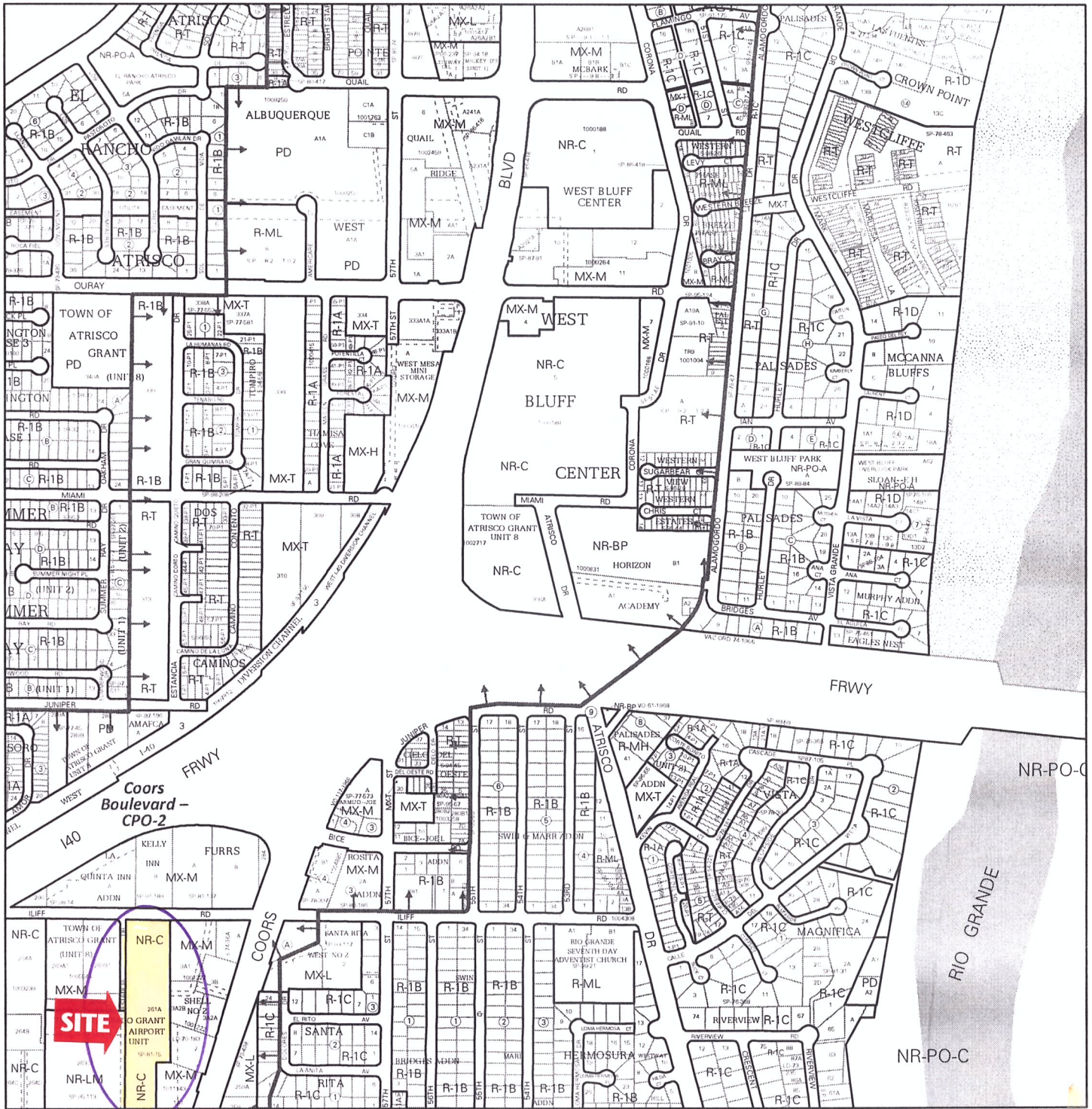
TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- 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 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 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 (7 copies, not to exceed 8.5" by 14")

<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>	
Signature: <u><i>Derrick Archuleta</i></u>	Date: <u>2-12-2024</u>
Printed Name: <u>DERICK ARCHULETA</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers: _____	Project Number: _____
Staff Signature: _____	
Date: _____	



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:
H-11-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

Gray Shading Represents Area Outside of the City Limits

4SP HOTELS LLC
3304 W. HIGHWAY 66
GALLUP NM 87301

February 10, 2021

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

**RE: OWNER AUTHORIZATION
TRACTS 261-A, UNIT 8, TOWN OF ATRISCO GRANT
PR 2019-002604**

Ms. Wolfley and members of the Board:

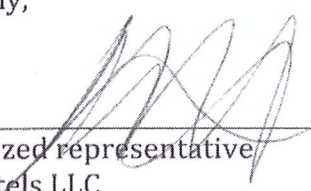
4SP Hotels LLC is authorizing Derrick Archuleta, ARCH+PLAN Land Use Consultants to serve as agent for a DPM Waiver width of existing sidewalk on Iliff Road in conjunction for a minor subdivision for the above mentioned property.

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

If you have any questions, please contact me.

Sincerely,



Authorized representative
4SP Hotels LLC

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

February 12, 2021

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

**RE: REQUEST FOR WAIVER TO WIDTH OF SIDEWALK
TRACTS 261-A-1 & TRACT 261-A-2, UNIT 8, TOWN OF ATRISCO
PR 2019-002604 / PS 2019-00058**

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 subdivision.

The existing sidewalk is currently at four (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 Iliff Road 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.

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

- (1) The installation of the extra one foot will not contribute to the public welfare in that the existing sidewalk is located between two landscaped areas and is consistent in this manner on adjacent properties as well. There isn't a gap in the existing sidewalk system along the subject site nor along Iliff Road in this portion west of Coors Boulevard where there is development.
- (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 Iliff Road east of Coors Boulevard reflect a similar width with the assumption that this criteria is met or at least adequate on this portion of Iliff Road.
- (3) The existing sidewalks along Iliff Road west of Coors Boulevard are consistent with the subject property in terms of width. They appear to function effectively as they are located between landscaped areas allowing utility poles and fire hydrant clearance and fall outside the sidewalk. Existing sidewalk width in this area transition smoothly from property to property at the same width without any obstructions.

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

The existing four (4) wide sidewalk which currently exists at this width both north and south of Iliff Road west of Coors Boulevard. The existing width reflects consistency with:

- Established neighborhood character and landscaping 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 1 foot waiver for an existing sidewalk.

Although not meeting current City standards, the overall outcome will allow for the completion of the proposed subdivision 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,

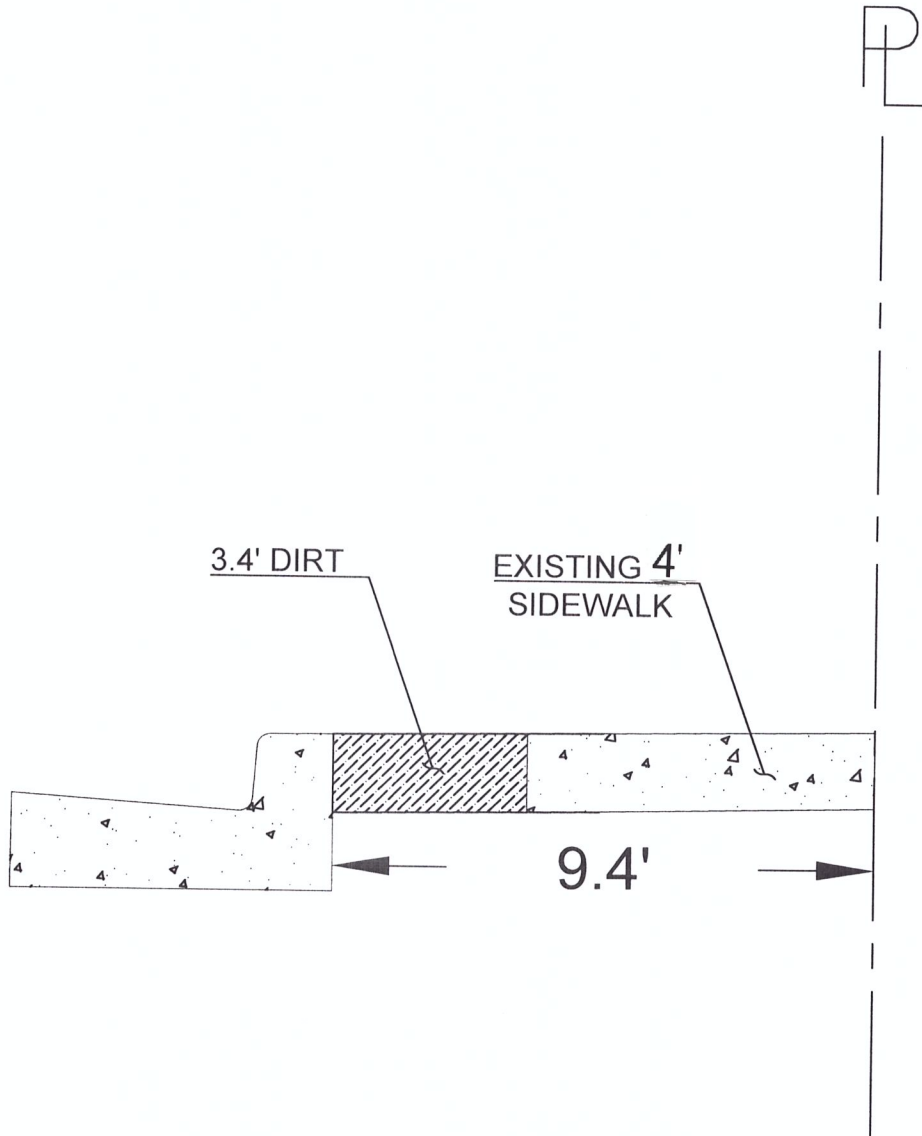
A handwritten signature in black ink, appearing to read "Derrick Archuleta". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Derrick Archuleta, MCRP
Principal

SIDEWALK EXHIBIT

OF PROPOSED
TRACTS 261-A-1 & 261-A-2, UNIT 8
TOWN OF ATRISCO GRANT
WITHIN SECTION 11 T10N, R2E, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2021

ILIFF ROAD N.W.



CONSTRUCTION SURVEY TECHNOLOGIES, INC

MAILING: PO BOX 65395, ALBUQUERQUE, NM 87193 505-917-8921
OFFICE: 1606 CENTRAL AVE SE, SUITE 101, ALBUQUERQUE, NM 87106
NMSURVEYOR@GMAIL.COM

6030 ILIFF RD NW Public Notice Inquiry

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

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
Los Volcanes NA	Ted	Trujillo	nedcarla@live.com	6601 Honeylocust Avenue NW	Albuquerque	NM	87121	5058508375
Los Volcanes NA	Max	Garcia	max_garcia@msn.com	6619 Honeylocust Avenue NW	Albuquerque	NM	87121	5054012280
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW	Albuquerque	NM	87105	
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381

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

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, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



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

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

Sent: Wednesday, February 10, 2021 1:41 PM

To: Office of Neighborhood Coordination <arch.plan@comcast.net>
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

DERRICK ARCHULETA

Telephone Number

505-980-8365

Email Address

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:

TRACT 261-A

UNIT 8

TOWN OF ATRISCO GRANT

Physical address of subject site:

6030 ILIFF RD NW

Subject site cross streets:

BETWEEN COORS BLVD & ESTANCIA DR

Other subject site identifiers:

This site is located on the following zone atlas page:

H-11

=====

This message has been analyzed by Deep Discovery Email Inspector.

-
- H-11 ZONE ATLAS.PDF (2 MB)
 - image001.png (18 KB)
 - image002.png (8 KB)
 - image003.png (3 KB)
 - image004.png (7 KB)
 - image007.png (2 KB)

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

February 12, 2021

RE: REQUEST FOR WAIVER TO WIDTH OF SIDEWALK
TRACTS 261-A-1 & TRACT 261-A-2, UNIT 8, TOWN OF ATRISCO
PR 2019-00002604 / PS 2019-00058

To representatives of the Los Volcanes Neighbored Association, Southwest Alliance of Neighborhoods and Westside Coalition of Neighborhood Associations:

This letter 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 a one (1) foot waiver to the required five (5) foot sidewalk width along Iliff Road.

The property owner is proposing to create two (2) lots from one (1) existing lot for Tract 261-A, Unit 8, Town of Atrisco Grant.

The site is currently developed with a hotel (Super 8 Hotel) on one of the proposed lots.

The property is located at 6030 Iliff Road NW between Coors Boulevard and Estancia Drive.

At the February 10, 2021 Preliminary Final plat meeting before the DRB it was determined that the existing 4 foot sidewalk along Iliff Road did not meet the required five (5) foot width.

As a result, a waiver from the Development Process Manual (DPM) needs to be considered and approved by the Development Review Board (DRB) prior to approval of the Preliminary Final Plat.

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. The North Valley Coalition is the only affected neighborhood associations.

This letter 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 H-11 (location of the property)
- Proposed plat
- Sidewalk exhibit illustrating existing 4' width

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
P.O. Box 25911
Albuquerque NM 87125
p: 505.980.8365
e: arch.plan@comcast.net
w: www.ArchPlan.org

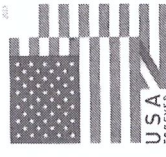
ARCH+PLAN
LAND USE CONSULTANTS
P.O. Box 25911
ALBUQUERQUE NM 87125

MAX GARCIA
LOS VOLCANES NEIGHBORHOOD ASSN
6619 HONEYLOCUST AV NW
ALBUQUERQUE NM 87121



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

TED TRUJILLO
LOS VOLCANES NEIGHBORHOOD ASSN
6601 HONEYLOCUST AV NW
ALBUQUERQUE NM 87121

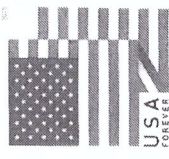


ARCH+PLAN
LAND USE CONSULTANTS
P.O. Box 25911
ALBUQUERQUE NM 87125

JERRY GALLEGOS
SOUTHWEST ALLIANCE OF NEIGHBORS
5921 CENTRAL AV NW
ALBUQUERQUE NM 87105

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

LUIS HERNÁNDEZ JR
SOUTHWEST ALLIANCE OF NEIGHBORS
5921 CENTRAL AV NW
ALBUQUERQUE NM 87105

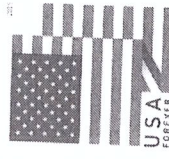
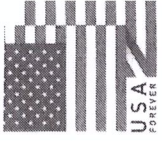


ARCH+PLAN
LAND USE CONSULTANTS
P.O. BOX 25911
ALBUQUERQUE NM 87125

RENE HORVATH
WESTSIDE COALITION
5515 PALOMINO DR NW
ALBUQUERQUE NM 87120

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

ELIZABETH HALEY
WESTSIDE COALITION
6005 CHAPARRAL CIR NW
ALBUQUERQUE NM 87114



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

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

Date of Request*: 2.12.2021

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)*: LOS VOLCANES · SOUTHWEST ALLIANCE · WESTSIDE COALITION

Name of NA Representative*: SEE ATTACHED

Email Address* or Mailing Address* of NA Representative¹: SEE ATTACHED

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.²

Email address to respond yes or no: _____

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* 6030 LUFF RD NW
Location Description BETWEEN COORS BLVD - ESTANCIA DR
2. Property Owner* 4SP HOTELS LLC
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)

¹ 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.

² 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^{3*}:

WAIVER OF 1 FOOT TO THE REQUIRED 5 FEET ON ILIFF ROAD
SIDEWALK WAIVER

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^{*4}:

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

1. Zone Atlas Page(s)^{*5} H-11
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:
WAIVER OF 1 FOOT TO THE REQUIRED 5 FEET ON ILIFF ROAD
SIDEWALK WAIVER
4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1^{*}: Yes No

³ 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.

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

⁵ 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 Map⁶:

- a. Area of Property [typically in acres] 4.4844±
- b. IDO Zone District NR-C
- c. Overlay Zone(s) [if applicable] COORS BLVD CPO
- d. Center or Corridor Area [if applicable] _____

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>

RE: TOWN OF ATRISCO GRANT - SIDEWALK WAIVER

To nedcarla@live.com <nedcarla@live.com> • max_garcia@msn.com <max_garcia@msn.com> • jgallegoswccd@gmail.com <jgallegoswccd@gmail.com> • luis@wccd.org <luis@wccd.org> • aboard111@gmail.com <aboard111@gmail.com> • ekhaley@comcast.net <ekhaley@comcast.net> Copy arch.plan@comcast.net <arch.plan@comcast.net>

Good morning representatives of the Los Volcanes Neighbored Association, Southwest Alliance of Neighborhoods and Westside Coalition of Neighborhood Associations:

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 a one (1) foot waiver to the required five (5) foot sidewalk width along Iliff Road.

The property owner is proposing to create two (2) lots from one (1) existing lot for Tract 261-A, Unit 8, Town of Atrisco Grant.

The site is currently developed with a hotel (Super 8 Hotel) on one of the proposed lots.

The property is located at 6030 Iliff Road NW between Coors Boulevard and Estancia Drive.

At the February 10, 2021 Preliminary Final plat meeting before the DRB it was determined that the existing 4 foot sidewalk along Iliff Road did not meet the required five (5) foot width.

As a result, a waiver from the Development Process Manual (DPM) needs to be considered and approved by the Development Review Board (DRB) prior to approval of the Preliminary Final Plat.

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 H-11 (location of the property)
- Proposed plat
- Sidewalk exhibit illustrating existing 4 foot wide sidewalk
- Neighborhood meeting request form

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

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- [SIDEWALK WAIVER.PDF \(3 MB\)](#)
 - [NEIGH MTG REQUEST FORM.PDF \(2 MB\)](#)