



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 SW (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)

**BRIEF DESCRIPTION OF REQUEST**

DPM WAIVER OF 4 FEET OF AN EXISTING ALLEYWAY TO THE CURRENT STANDARD FOR ALLEYWAY RIGHT OF WAY AT 20 FEET

**APPLICATION INFORMATION**

Applicant: LEE + MARY CARMODY Phone:

Address: 1016 IRON AV SW 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:

**SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)**

Lot or Tract No.: 879 (W. 75 FEET) Block: B Unit: 1.014.057.375.163.425.22

Subdivision/Addition: HIGHLAND ADDN. SOUTH MRGCD Map No.: UPC Code: 1.014.057.353.158.425.01

Zone Atlas Page(s): K-14 Existing Zoning: MX-L Proposed Zoning: N/A

# of Existing Lots: 2 # of Proposed Lots: 1 Total Area of Site (Acres):

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 640 BROADWAY SE Between: HAZELDINE AV and: IRON AV

**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

PR 2019-003055

Signature: *Derrick Archuleta* Date: 10.6.2020

Printed Name: DERRICK ARCHULETA  Applicant or  Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees	Case Numbers	Action	Fees
VA-2020-00346	V-DRB	\$325			

Meeting Date: October 14, 2020 Fee Total: \$325

Staff Signature: *Vanessa A Segura* Date: 10/6/2020 Project # PR-2020-003055

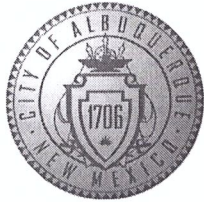


**FORM V2: Waiver- DRB**

**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>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>Derrick Archuleta</u>	Date: <u>10-6-2020</u>
Printed Name: <u>DERRICK ARCHULETA</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Case Numbers: <u>VA-2020-00346</u>	Project Number: <u>PR-2019-003055</u>
<div style="text-align: right;">  </div>	
Staff Signature: <u>Vanessa A Segura</u>	
Date: <u>10/6/2020</u>	








**LETTER OF AUTHORIZATION**

Subject Property: 640 Broadway SE

I, the undersigned owner of subject property, hereby designate Arch+Plan, LLC to be my authorized representative agent for the processing and recording of planning, zoning or appeals actions on this property.

  
Owner

9/18/2020  
Date

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

October 5, 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 2019-003055 / PS 2019-00107)**

Ms. Wolfenbarger,

ARCH+PLAN Land Use Consultants, agent for Lee and Mary Carmody 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 Lot 8-A, Block B, Highland Addition South. The existing alley is 16 feet in width along the eastern boundary of the property.

The purpose of the subject replat is to remove an internal lot line and reduce the number of lots from two to one. The property is currently developed with a vacant 1,000 square foot building which in process of building permit for a bakery. The interior lot line elimination is required to be completed in connection with the building permit.

The Highland Addition South subdivision was platted in 1887 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 and completion of the building permit.

We respectfully request your review and approval of this waiver.

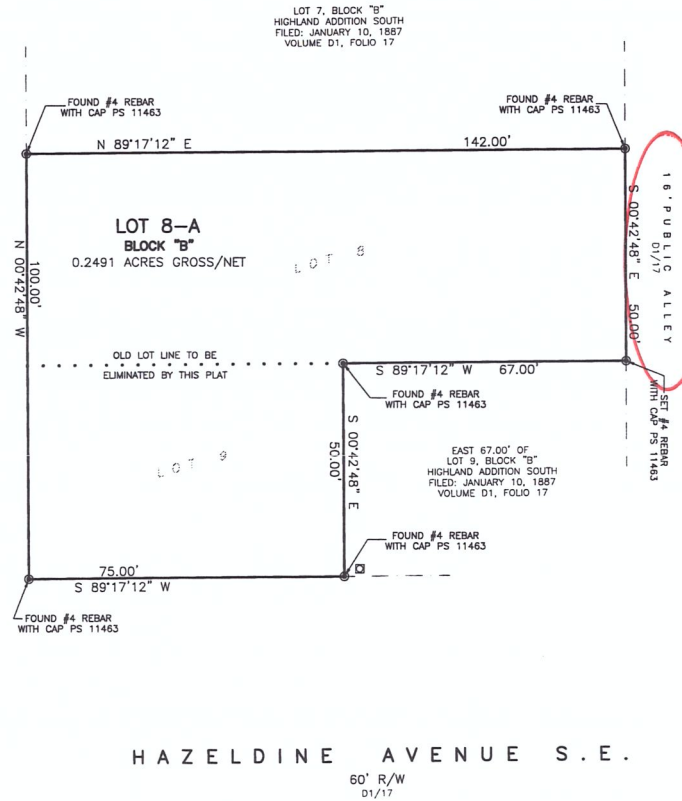
Sincerely,



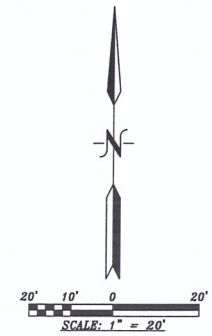
Derrick Archuleta, MCRP

PLAT OF  
**LOT 8-A, BLOCK "B"**  
**HIGHLAND ADDITION SOUTH**  
 WITHIN  
 TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 20, T.10N., R.3E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST, 2020

BROADWAY BOULEVARD S.E.  
 100' R/W  
 01/17



**SITE**



19-1025.dwg PRINTED: 9/3/2020

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



RE: REQUEST FOR WAIVER - WIDTH OF ALLEY (HIGHLAND ADDITION SOUTH)

To fparmijo@gmail.com <fparmijo@gmail.com> • tiffany.hb10@gmail.com <tiffany.hb10@gmail.com> • andersonbonnie505@gmail.com <andersonbonnie505@gmail.com> • a.louisa.carson@gmail.com <a.louisa.carson@gmail.com> Copy arch.plan@comcast.net <arch.plan@comcast.net>

Good morning representatives of the South Broadway Neighborhood Association and Huning Highland Historic District Association:

As per an email I sent you this past Tuesday (September 14), I am working on a lot consolidation for existing Lots 8 and the western 75 feet of Lot 9, Block B, Highland Addition South from two (2) lots into one (1) lot located at 640 Broadway Boulevard SE.

The property owner is in process of trying to complete the building permit process for a bakery known as Burque Bakehouse.

The interior lot line elimination is required to be completed in connection with the building permit.

This email is to inform yourselves and members of your association that an application will also require submittal to the City of Albuquerque's Development Review Board (DRB) for a four (4) foot waiver to the required twenty (20) foot alleyway that exists along the eastern boundary of the subject property.

The Highland Addition South was platted in 1887 with alleyways of sixteen (16) feet, none of which comply with the current requirement of twenty (20) feet.

Thus, this waiver of four (4) feet requires the action by the Development Review Board prior to the completion of the lot consolidation.

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 South Broadway Neighbored Association and the Huning Highland Historic District Association are the 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)
- Location of the sixteen (16) foot alley requesting the four (4) foot waiver

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](mailto:arch.plan@comcast.net)  
w: [www.ArchPlan.org](http://www.ArchPlan.org)

- 
- [HIGHLAND ADDITION SOUTH - WAIVER EXHIBIT.PDF \(3 MB\)](#)



Re: REQUEST FOR WAIVER - WIDTH OF ALLEY (HIGHLAND ADDITION SOUTH)

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

Derrick, sorry to have taken so long to answer. We understand the history and reason for your request.

Glad to see this new business at this former Dairy Queen site. Good luck and welcome!

On Sat, Sep 19, 2020 at 11:24 AM Derrick Archuleta <[arch.plan@comcast.net](mailto:arch.plan@comcast.net)> wrote:

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Sincerely,  
Derrick Archuleta

***Derrick Archuleta, MCRP***

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