



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 5" TO THE REQUIRED 4' MINIMUM SIDEWALK WIDTH.			

APPLICATION INFORMATION			
Applicant: JULIAN & SUSANA CULL		Phone:	
Address: 1540 VAN CLEAVE RD NW		Email:	
City: ALBUQUERQUE	State: NM	Zip: 87107	
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.: 7A & 7B		Block: 2	Unit: 1-013-060-380-439-101-97
Subdivision/Addition: VAN CLEAVE ACRES		MRGCD Map No.:	UPC Code: 1-013-060-379-432-101-55
Zone Atlas Page(s): G-13	Existing Zoning: R-A	Proposed Zoning:	
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 0.8233+	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 1540 VAN CLEAVE NW		Between: SAN ISIDRO ST	and: GRIEGOS LATERAL
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR 2020-003626			

Signature:	Date: 10.20.2020
Printed Name: DERRICK ARCHULETA	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:			Fee Total:		
Staff Signature:		Date:	Project #		

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 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: 

Date: 10.20.2020

Printed Name: DERRICK ARCHULETA

Applicant or Agent

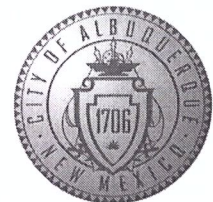
FOR OFFICIAL USE ONLY

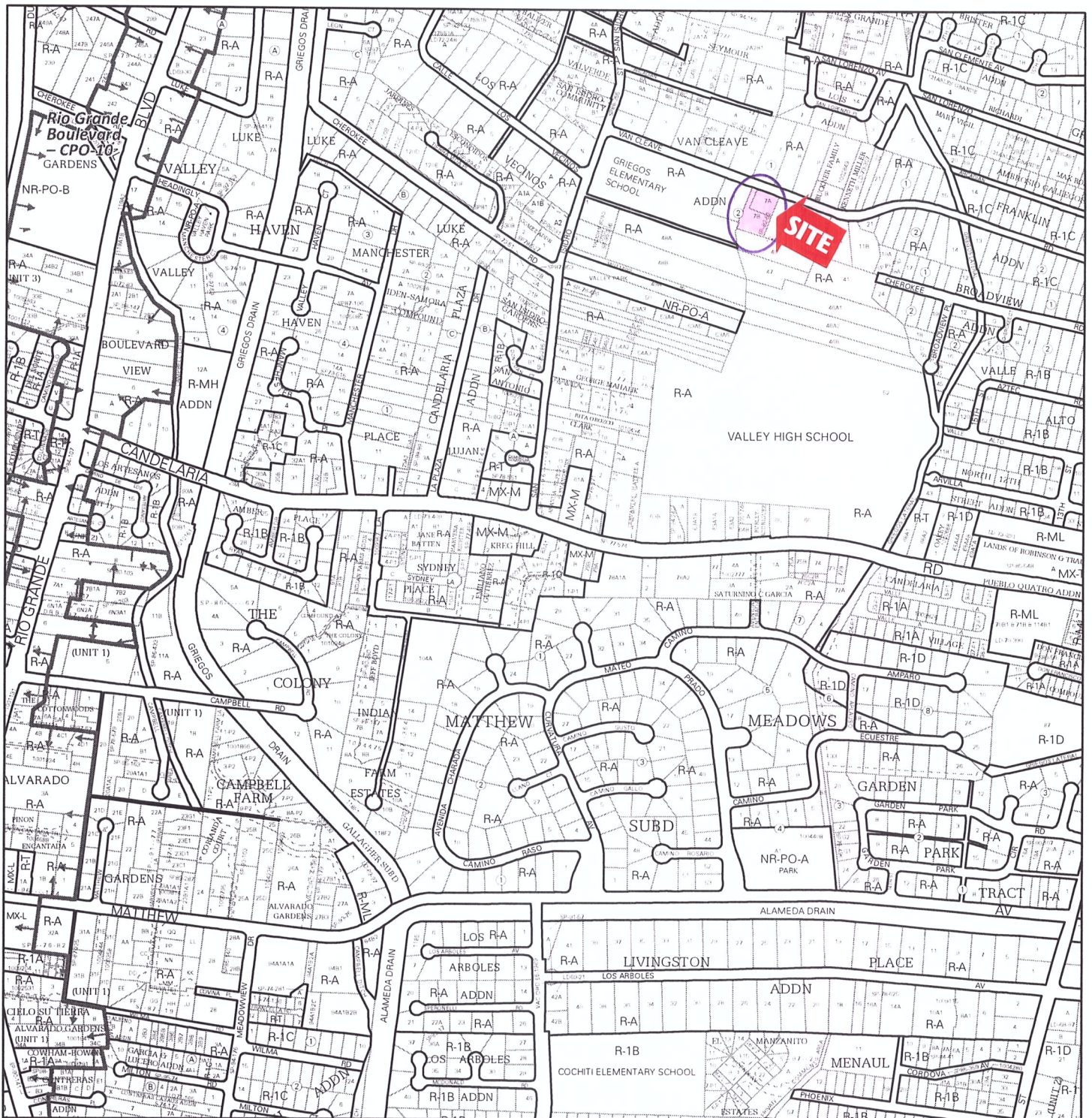
Case Numbers:

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


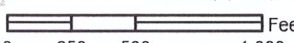


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:
G-13-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

LETTER OF AUTHORIZATION

Subject Property: 1540 Van Cleave Rd NW

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.

Julian Cull

Owner

9/5/2020

Date

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

October 20, 2020

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

**RE: REQUEST FOR WAIVER TO WIDTH OF SIDEWALK
LOTS 7-A & 7-B, VAB CLEAVE ACRES
PR 2019-003626 / SD 2020-00132**

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 3.50' which falls 0.5" under the required 4.00'. The variance request is for 0.5". The current sidewalk inbetween San Isidro Street and Griegos Lateral where the subject property is located, is consistent at 3.50'. Although not meeting current City standards, the sidewalk has functioned effectively and consistently in this area at 3.50'.

The Van Cleave Acres subdivision was platted in 1933 and sidewalks may have been constructed shortly thereafter. The subject application is requesting to relocate an interior lot line to reassign an existing permanent storage shed onto one of the proposed lots. The property is currently developed with two single family residences with one per lot and will not increase the number of existing lots. The property will remain in compliance with the underlying R-A zone.

Although not meeting current City standards, the overall outcome will allow for the completion of the relocation of an interior lot without creating any major impact on the existing sidewalk

Thank you for consideration of this request.

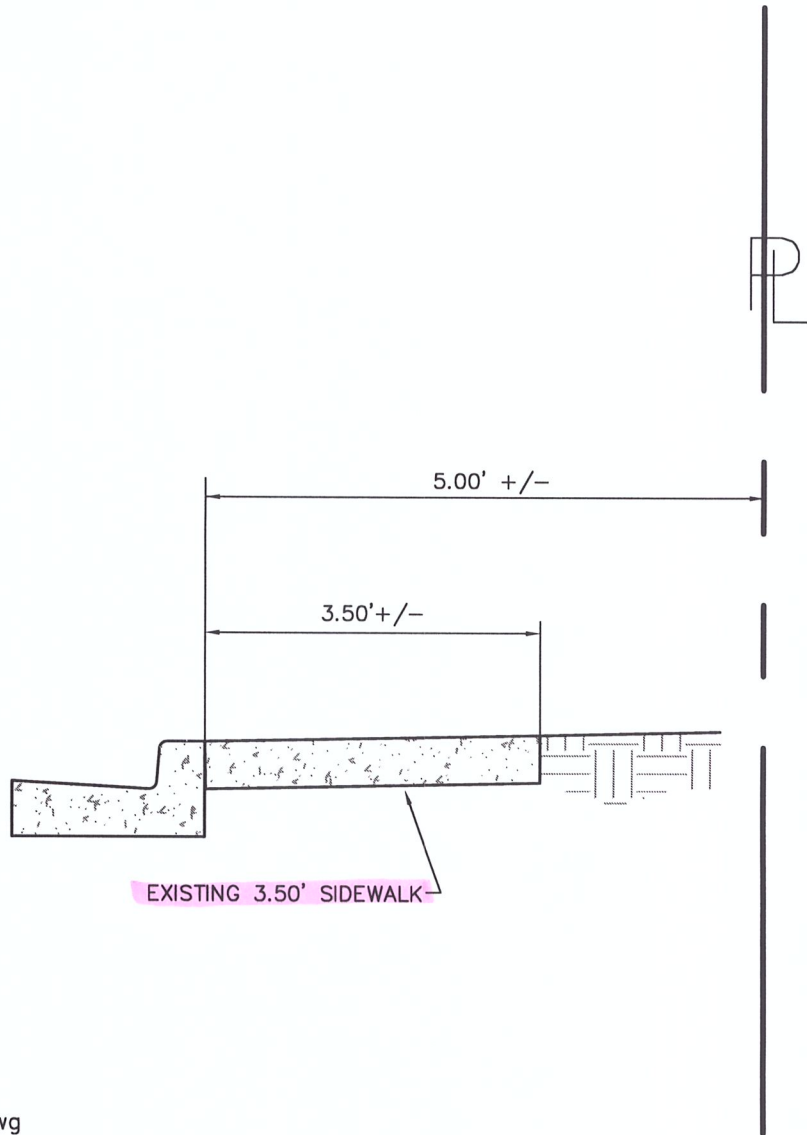
Sincerely,



Derrick Archuleta, MCRP
Principal

SIDEWALK EXHIBIT

VAN CLEAVE ROAD N.W.



DRAWN BY: JBS
9/20/2018
ORDER #19-0933.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 7-A-1 & 7-B-1, BLOCK 2

VAN CLEAVE ACRES

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

1540-1544 VAN CLEAVE RD NW Public Notice Inquiry

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

Dear Applicant,

See list of associations below regarding your Public Notice Inquiry. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
North Valley Coalition	Peggy	Norton	peggy_norton@yahoo.com	P.O. Box 70232	Albuquerque	NM	87197	5058509293	5053459567
North Valley Coalition	Doyle	Kimbrough	newmexmba@anol.com	2327 Campbell Road NW	Albuquerque	NM	87104	5052490938	5053441364

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

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

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

RE: REQUEST FOR WAIVER - WIDTH OF SIDEWALK (VAN CLEAVE ACRES)

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

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

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

To: peggy.norton@yahoo.com, newmexmba@aol.com

Date: 7/23/2020 9:13 AM

Subject: RE: REQUEST FOR WAIVER - WIDTH OF SIDEWALK (VAN CLEAVE ACRES)

Good morning representatives of the North Valley Coalition:

I am working on an interior lot realignment for existing Lots 7-A and 7-B, Van Cleave Acres from two (2) lots into two (2) lots.

The property is currently developed with two single family residences, one to be on each proposed lot to reflect existing development and to assign an existing storage building to one of the proposed lots.

The properties are located at 1540 and 1544 Van Cleave Road NW between San Isidro Street and the Griegos Lateral.

At the July 15, 2020 Preliminary Final plat meeting before the DRB it was determined that the existing 3.5 foot wide sidewalk does not meet the required 4 foot width. The waiver request is for 5 inches. 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 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 G-13 (location of the property)
- Sidewalk exhibit illustrating existing 3.5' 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