



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 P1)	<input type="checkbox"/> 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 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"/> 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 type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
3 Waivers for Sidewalk width, sidewalk location, and sidewalk/cul-de-sac installation.		

APPLICATION INFORMATION		
Applicant: City of Albuquerque Department of Family & Community Services		Phone: (505) 767-5886
Address: PO Box 1293		Email: jrmartinez@cabq.gov
City: Albuquerque	State: NM	Zip: 87103
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 8th Street NW		Email: vos@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site:	List <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Lots 216 - 222 & West Portion of Lot 223	Block:	Unit:
Subdivision/Addition: Pat Hurley Park, Glendale Gardens Addition	MRGCD Map No.:	UPC Code: 101105832408340143
Zone Atlas Page(s): J-11	Existing Zoning: NR-PO-A	Proposed Zoning No Change
# of Existing Lots: 1	# of Proposed Lots: No Change	Total Area of Site (Acres): 19.39 acres
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 3828 Rincon Rd NW	Between: Regina Drive	and: Yucca Drive
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
Project #1010602 and PR-2020-004414		

Signature:	Date: 11/6/20
Printed Name: Michael J. Vos, AICP	<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
- N/A 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**
- N/A 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")

<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>	
<p>Signature: </p>	<p>Date: 11/6/20</p>
<p>Printed Name: Michael J. Vos, AICP</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers: _____</p>	<p>Project Number: _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

Department of Family and Community Services

Carol M. Pierce, Director

Timothy M. Keller, Mayor

August 26, 2020

Jolene Wolfley
DRB Chair
Plaza del Sol
Albuquerque, NM 87103

Re: Agent Authorization Letter
Joan Jones Community Center – Phase 2

Dear Ms. Wolfley:

The Department of Family and Community Services gives permission to Greer Stafford/SJCF Architecture, Inc., and their planning consultant Consensus Planning, to represent us and act as our agent before the DRB for the Joan Jones Community Center project.

Sincerely,



Jess R. Martinez
Deputy Director
Department of Family and Community Services

August 26, 2020

Jolene Wolfley
DRB Chair
Plaza del Sol
Albuquerque, NM 87103

Re: Agent Authorization Letter
Joan Jones Community Center – Phase 2

Dear Ms. Wolfley:

The Department of Family and Community Services gives permission to Greer Stafford/SJCF Architecture, Inc., and their planning consultant Consensus Planning, to represent us and act as our agent before the DRB for the Joan Jones Community Center project.

Sincerely,



David Flores, RLA, ASLA
Deputy Director
Parks & Recreation Department



November 6, 2020

Jolene Wolfley, Chair
Development Review Board
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Landscape Architecture
Urban Design
Planning Services

Re: Waiver Requests Related to the Joan Jones Community Center Site Plan – DRB
(PR-2020-004414)

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Ms. Wolfley:

The purpose of this letter is to request approval of three (3) waivers on behalf of the City of Albuquerque Parks and Recreation Department and Department of Family and Community Services. These requests are related to the Site Plan for expansion of the Joan Jones Community Center. The property is legally described as Pat Hurley Park & Lots 216 through 222 & Westerly Portion of Lot 223 Glendale Gardens Addition Except Lots 27-A & 28-A of the Palisades containing 19.39 acres and located at 3828 Rincon Road NW (Figure 1).



Figure 1: Site Location.

PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

The site is zoned NR-PO-A (City-owned or Managed Parks). The three waiver requests are necessary for approval of the Site Plan for the Community Center while continuing the use of existing sidewalks at the perimeter of the park, which match the sidewalks throughout the surrounding neighborhoods, as well as providing an exception to a required cul-de-sac at the end of Rincon Road due to topographic challenges to constructing a turnaround and



related sidewalk within the existing right-of-way. The Applicant has demonstrated that an alternative hammerhead turnaround utilizing the existing parking lot entrance for the park provides the necessary turning movements for Fire Department access. An infrastructure list has been provided that includes a small extension of Rincon Road to the west, which will provide access to the lots on the south side of the road regardless of the proposed waiver.

The specifics of each waiver are as follows:

1. Waiver of 1-foot to the required 5-foot sidewalk width to allow the continued use of the existing 4-foot-wide sidewalks along portions of Regina Road and Yucca Drive.
2. Waiver to the location of sidewalks in order to permit the existing meanders into the park without installing duplicative sidewalks parallel to the curb.
3. Waiver to the requirement to build a full cul-de-sac at the existing dead-end of Rincon Road due the steep topography making such construction infeasible.

Regarding the proposed waivers, they meet the requirements for approval as outlined in Section 6-6(P)(3) of the IDO, as follows:

6-6(P)(3)(a) Any of the following applies:

- 1. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, man-made obstructions, or utility lines.***
- 3. The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.***
- 4. Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity of design of a subdivision, in accordance with accepted principles of site planning.***

Response: The requested waivers are necessary due to three of the four criteria in Section 6-6(P)(3)(a) as shown above. Pat Hurley Park is located along the western bluff of the Rio Grande valley and includes a significant grade change that presents significant challenges, particularly as it relates to construction of the required turnaround at the end of Rincon Road. To avoid the slope challenges and minimize grading, the turnaround needs to be relocated to the east. Even with this relocation, there is insufficient right-of-way, additional obstructions, and concerns about adjacent property ownership that would need to be coordinated. The Applicant has demonstrated that an alternative hammerhead satisfies the need for a turnaround in the existing conditions, thus mitigating these challenges while providing the necessary turnaround.

For the proposed sidewalk waivers, there is an existing drainage feature on the east side of the park that prohibits a sidewalk from being located at the back of curb along Regina south of the community center. In addition, allowing the use of the existing meandering walkways located within the park to meet the sidewalk requirements provides flexibility for the City and ingenuity in the site design. Routing pedestrians away from the street and slightly into the park achieves a more pleasant walking experience.



Lastly, the sidewalk width waiver is necessary for the sidewalks on Regina and Yucca around the perimeter of the park to match the width of sidewalks within the neighborhoods adjacent to the property. Allowing the continuation of the 4-foot minimum width is consistent with the character of the area while still meeting ADA pedestrian access requirements.

6-6(P)(3)(b) The Waiver will not be materially contrary to the public safety, health, or welfare.

Response: The requested waiver is not materially contrary to the public safety, health, or welfare. The proposed waivers allow for the continuation of existing conditions at the park, while simultaneously allowing for approval of a site plan for expansion and improvements at the community center. The sidewalks around the site will continue to allow for safe and pleasant pedestrian access and the waiver to the width and location requirements do not undermine this purpose. The waiver for the turnaround is not contrary to the health or welfare because the Applicant has demonstrated alternative means of emergency access to the properties along Rincon Road.

6-6(P)(3)(c) The Waiver does not cause significant material adverse impacts on surrounding properties.

Response: The proposed waivers will not cause material adverse impacts on surrounding properties. As described above, the proposed sidewalks match those in the surrounding neighborhood and will provide a safe and pleasant pedestrian connection between the park and surrounding properties. By waiving the standard turnaround, the properties on Rincon Road will continue to be served as they have for many years without the need for additional right-of-way or encroachments into those properties.

6-6(P)(3)(d) The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

Response: The proposed waiver will not hinder the City's ability to plan, acquire, finance, or build any public infrastructure improvements. The City is the Applicant and waiving these standards does not prohibit them from making future improvements to the park or surrounding rights-of-way when desired or appropriate.

6-6(P)(3)(e) The Waiver will not conflict significantly with provisions of any city, county, or AMAFCA adopted plan, this IDO, or any other City code or ordinance.

Response: The proposed waivers do not conflict with any adopted plans. Sidewalks have been provided around the entire property, as required by the IDO, and an alternative means of emergency access is provided consistent with the Fire Code.

6-6(P)(3)(f) The Waiver will not allow, encourage, or make possible undesired development in the 100-year floodplain.

Response: The subject site is not within a 100-year floodplain.



6-6(P)(3)(g) The Waiver will not materially undermine the intent and purpose of this IDO or applicable zone district.

Response: The proposed waivers will not undermine the intent or purpose of the IDO or the applicable NR-PO-A zone district. The purpose of NR-PO zone district is to “protect the natural character of designated private and public parks and open space for public recreation, use, and enjoyment.” The proposed waivers will help protect the existing character of Pat Hurley Park, a public park, for continued recreation, use, and enjoyment of the residents of the City of Albuquerque. In general, design standards specified by a plan approved by the Parks and Recreation Department prevail over IDO standards and may be reflected in Site Plans approved under the IDO. The proposed plan provides a balance between the IDO and DPM standards for the property while maintaining the character of the park and the surrounding neighborhoods.

6-6(P)(3)(h) The Waiver does not allow a lot or type of development that does not meet the applicable size, area, and development standards applicable in the zone district where the lot is located, unless a Deviation to such standards is within the thresholds established by Subsection 14-16-6-4(O) (Deviations) and is granted by the DRB as part of this approval.

Response: The waivers do not allow a lot or type of development that does not meet the size, area, and development standards of the IDO. As previously mentioned, the park is existing and zoned NR-PO-A. Standards applied by the Parks and Recreation Department prevail over those of the IDO. There is no minimum or maximum lot sizes and the proposed expansion of the Joan Jones Community Center meets the requirements of the IDO.

6-6(P)(3)(i) The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Section.

Response: As described, the requested waivers are consistent with this section of the IDO and is necessary to provide redress due to topographic challenges of the site and matching the character of the surrounding development in a way that provides a safe and pleasant pedestrian experience and the required emergency access.

6-6(P)(3)(j) If the request is for a Waiver to IDO sidewalk requirements, the area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property.

Response: This criterion is not applicable to the request. Sidewalks exist and will be extended by the concurrent site plan request. The waivers are only to width and location as justified above.



Based upon the information provided, we respectfully request the DRB's review and approval of the three waiver requests as described and shown on the attached exhibit. Please do not hesitate to contact me if you have any questions or need any additional information.

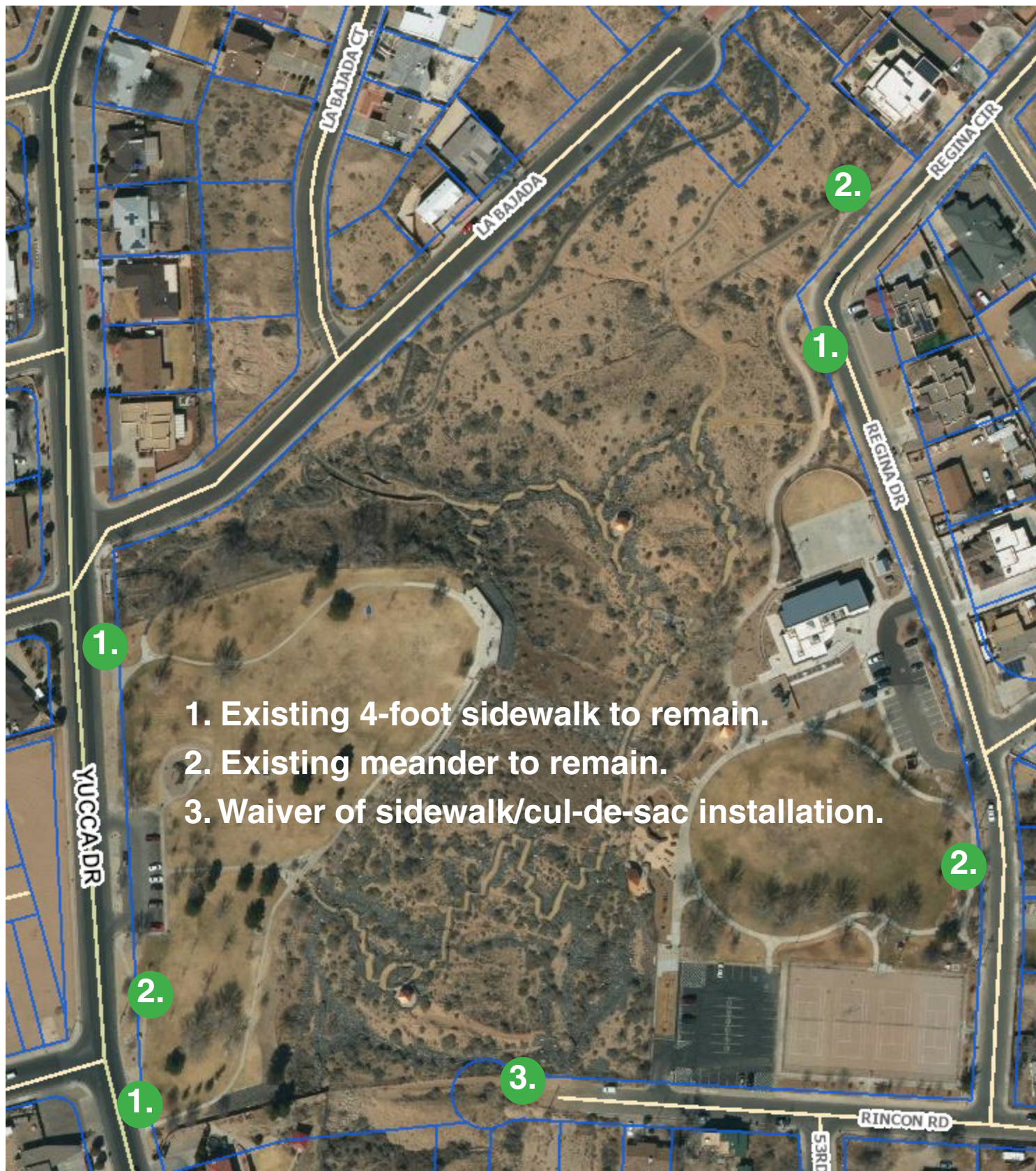
Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. Vos".

Michael J. Vos, AICP
Senior Planner

Proposed Waiver Requests

Pat Hurley Park



From: [Carmena, Dalaina L.](#)
To: [Michael Vos](#)
Subject: 3828 Rincon Road NW Neighborhood Meeting Inquiry
Date: Tuesday, October 13, 2020 4:14:16 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image007.png](#)
[ID0_7mmAttachedPage_1-11-7_with_Site.pdf](#)

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
West Mesa NA	Steven	Budenski	stevenbudenski@gmail.com	5732 La Anita Avenue NW		Albuquerque	NM	87105	5054891218	
West Mesa NA	Dee	Silva	ddee4329@aol.com	313 63rd Street NW		Albuquerque	NM	87105	5053627737	
Los Volcanes NA	Max	Garcia	max_garcia@msn.com	6619 Honeylocust Avenue NW		Albuquerque	NM	87121	5054012280	
Los Volcanes NA	Ted	Trujillo	nedcarla@live.com	6601 Honeylocust Avenue NW		Albuquerque	NM	87121	5058508375	5058360336
Alamosa NA	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW		Albuquerque	NM	87105	5053855809	5058362976
Alamosa NA	Jeanette	Baca	jetbac@aol.com	5921 Central NW		Albuquerque	NM	87105	5053792976	5058363281
Crestview Bluff Neighbors Association	Alfred	Otero		414 Crestview Drive SW		Albuquerque	NM	87105		5057105749
Crestview Bluff Neighbors Association	Stephanie	Gilbert		908 Alta Vista Court SW		Albuquerque	NM	87105	5059445528	
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW		Albuquerque	NM	87105	5053855809	5058362976
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	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW		Albuquerque	NM	87114	5054074381	
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW		Albuquerque	NM	87120		5058982114
South Valley Coalition of Neighborhood Associations	Marcia	Fernandez	mbfernandez1@gmail.com	2401 Violet SW		Albuquerque	NM	87105		5058779727
South Valley Coalition of Neighborhood Associations	Roberto	Roibal	rroibal@comcast.net	211 10th Street SW		Albuquerque	NM	87105	5059809651	
Villa Del Rio HOA	Donna	Chavez	dchavez@cgres.com	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113	5052396124	5053422797
Villa Del Rio HOA	Richard	Davis	radavis@fnf.com	3304 Calle Vigo NW		Albuquerque	NM	87104		5054502060
Skyview West NA	Tony	Chavez	chavezlkt@aol.com	305 Claire Lane SW		Albuquerque	NM	87121	5054531321	
Skyview West NA	Beatrice	Purcella		201 Claire Lane SW		Albuquerque	NM	87121	5059741809	5058315556
Vista Magnifica Association	Olive Gabriela	Marques	olivegabrielam@gmail.com	1729 Cliffside Drive NW		Albuquerque	NM	87105	4849880460	
Vista Magnifica Association	Lita	Pino	jo.pino04@comcast.net	5129 Cascade Place NW		Albuquerque	NM	87105	5054598881	5058369604
Riverview Heights NA	Cyrus	Toll	tollhouse1@msn.com	1306 Riverview Drive NW		Albuquerque	NM	87105	5052052513	5058311657
Riverview Heights NA	Cynthia	Doe	cyndoe@hotmail.com	1414 Crescent Drive NW		Albuquerque	NM	87105		5059343951
Vecinos Del Bosque NA	Rod	Mahoney	rmahoney01@comcast.net	1838 Sadora Road SW		Albuquerque	NM	87105	5056813600	5058425140
Vecinos Del Bosque NA	Harrison (Tai)	Alley	taialleyh@gmail.com	1316 Dennison SW		Albuquerque	NM	87105		5059806151
Gardens on the Rio Grande HOA	Gil	Clarke	g.clarke45@comcast.net	2630 Aloysia Lane NW		Albuquerque	NM	87104		5058426620
Gardens on the Rio Grande HOA	Kim	Fusselman	kimNICUrt@gmail.com	509 Cilantro Lane NW		Albuquerque	NM	87104	5057150008	
West Old Town NA	Glen	Effertz	gteffertz@gmail.com	2918 Mountain Road NW		Albuquerque	NM	87104		5059800964
West Old Town NA	Gil	Clarke	g.clarke45@comcast.net	2630 Aloysia Lane NW		Albuquerque	NM	87104		5058426620
Del Bosque HOA Incorporated	Patricia	Cream	lmpjc@comcast.net	652 Rio Azul Lane NW		Albuquerque	NM	87104	5053214232	
Del Bosque HOA Incorporated	Kathleen	Davis	mkdavis24@gmail.com	664 Bosque Verde Lane NW		Albuquerque	NM	87104	5054407756	

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: <https://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: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

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
dcarmona@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: Tuesday, October 13, 2020 1:37 PM
To: Office of Neighborhood Coordination <vos@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

City Project

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Michael Vos

Telephone Number

5057649801

Email Address

vos@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

PAT HURLEY PARK & LOTS 216 THRU 222 & WLY PORT OF LOT 223 GLENDALE GARDENS ADDN EXCEPT LOTS 27-A & 28-A OF THE PALISADES

Physical address of subject site:

3828 Rincon Road NW

Subject site cross streets:

Rincon Road and Regina Drive

Other subject site identifiers:

Northwest of referenced cross streets and southeast of Yucca Drive and La Bajada

This site is located on the following zone atlas page:

J-11

=====
This message has been analyzed by Deep Discovery Email Inspector.

From: [Michael Vos](#)
To: [stevenbudenski@gmail.com](#); [ddee4329@aol.com](#); [max_garcia@msn.com](#); [nedcarla@live.com](#); [jgaillegoswccdg@gmail.com](#); [jetbac@aol.com](#); [luis@wccdg.org](#); [ekhaley@comcast.net](#); [Rene Horvath](#); [mbfernandez1@gmail.com](#); [roiibal@comcast.net](#); [dchavez@cgres.com](#); [radavis@fnf.com](#); [chavezlkt@aol.com](#); [olivegabrielam@gmail.com](#); [jo.pino04@comcast.net](#); [tollhouse1@msn.com](#); [cyndoe@hotmail.com](#); [rmahoney01@comcast.net](#); [taialleyh@gmail.com](#); [g.clarke45@comcast.net](#); [kimNICUrt@gmail.com](#); [gteffertz@gmail.com](#); [ljmpic@comcast.net](#); [mkdavis24@gmail.com](#)
Cc: [Steven Alano](#)
Subject: IDO Pre-Application Meeting Notification
Date: Wednesday, October 14, 2020 6:41:00 PM
Attachments: [Waiver Exhibit.pdf](#)

Dear Neighbors,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO), we are providing you an opportunity to discuss applications for three (3) waivers to transportation design standards related to the site plan for expansion of the Joan Jones Community Center at Pat Hurley Park, which you have previously been notified about. The property is owned by the City of Albuquerque and located at 3828 Rincon Road NW. It is legally described as Pat Hurley Park and Lots 216 thru 222 & westerly portion of Lot 223, Glendale Gardens Addition except Lots 2-A & 28-A of the Palisades. The site area is approximately 19.4 acres in size and zoned NR-PO-A: Non-residential Parks and Open Space District (City-owned or Managed Parks).

The proposed waivers are as follows:

1. Waiver of 1-foot to the required 5-foot sidewalk width to allow the continued use of the existing 4-foot-wide sidewalks along portions of Regina Road and Yucca Drive.
2. Waiver to the location of sidewalks in order to permit the existing meanders into the park without installing duplicative sidewalks parallel to the curb.
3. Waive the requirement to build sidewalk and a full cul-de-sac at the existing dead-end of Rincon Road due the steep topography making such construction difficult and there not being any destination for pedestrians past the existing park entrance.

An exhibit showing the locations of each of these requested waivers is attached.

Should you desire to request a meeting regarding this request, please do not hesitate to email me at vos@consensusplanning.com. You may also contact us by phone at (505) 764-9801. Per the IDO, you have 15 days or until October 29, 2020 to request a meeting. If you do not want to schedule a meeting or support this request please let us know that as well, so we can continue in the approval process. We would like to submit the waiver applications as soon as possible to have them heard with the site plan request that has already been submitted.

Sincerely,

Michael Vos, AICP
CONSENSUS PLANNING, INC.
302 Eighth Street NW
Albuquerque, NM 87102
phone (505) 764-9801
vos@consensusplanning.com



October 14, 2020

Dear Neighbor,

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO), we are providing you an opportunity to discuss applications for three (3) waivers to transportation design standards related to the site plan for expansion of the Joan Jones Community Center at Pat Hurley Park, which you have previously been notified about. The property is owned by the City of Albuquerque and located at 3828 Rincon Road NW. It is legally described as Pat Hurley Park and Lots 216 thru 222 & westerly portion of Lot 223, Glendale Gardens Addition except Lots 2-A & 28-A of the Palisades. The site area is approximately 19.4 acres in size and zoned NR-PO-A: Non-residential Parks and Open Space District (City-owned or Managed Parks).

The proposed waivers are as follows:

1. Waiver of 1-foot to the required 5-foot sidewalk width to allow the continued use of the existing 4-foot-wide sidewalks along portions of Regina Road and Yucca Drive.
2. Waiver to the location of sidewalks in order to permit the existing meanders into the park without installing duplicative sidewalks parallel to the curb.
3. Waive the requirement to build sidewalk and a full cul-de-sac at the existing dead-end of Rincon Road due the steep topography making such construction difficult and there not being any destination for pedestrians past the existing park entrance.

An exhibit showing the locations of each of these requested waivers is attached.

Should you desire to request a meeting regarding this request, please do not hesitate to email me at vos@consensusplanning.com. You may also contact us by phone at (505) 764-9801. Per the IDO, you have 15 days or until October 29, 2020 to request a meeting. If you do not want to schedule a meeting or support this request please let us know that as well, so we can continue in the approval process. We would like to submit the waiver applications as soon as possible to have them heard with the site plan request that has already been submitted.

Sincerely,

PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

Michael Vos, AICP
Senior Planner

Attached: Proposed Waivers Exhibit

7018 0360 0000 1718 6251

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Albuquerque, NM 87105

OFFICIAL USE

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fees as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0101
20
Postmark
Here
10/14/2020

Postage \$0.55
 Total Postage \$6.95
 Sent To Stephanie Gilbert
 Crestview Bluff Neighbors Association
 908 Alta Vista Court SW
 Albuquerque, NM 87105

7018 0360 0000 1718 6268

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.
Albuquerque, NM 87105

OFFICIAL USE

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fees as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0101
20
Postmark
Here
10/14/2020

Postage \$0.55
 Total Postage \$6.95
 Sent To Alfred Otero
 Crestview Bluff Neighbors Association
 414 Crestview Drive SE
 Albuquerque, NM 87105

7018 0360 0000 1718 5919

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.
Albuquerque, NM 87121

OFFICIAL USE

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fees as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0101
20
Postmark
Here
10/14/2020

Postage \$0.55
 Total Postage \$6.95
 Sent To Beatrice Purcella
 Skyview West NA
 201 Claire Lane SW
 Albuquerque, NM 87121

From: Carmona, Delaina L.
To: Michael Vos
Subject: 3828 Rincon Road NW Public Notice Inquiry (City Project)
Date: Friday, November 6, 2020 11:33:12 AM
Attachments: imaoe001.png
 imaoe002.png
 imaoe003.png
 imaoe004.png
 imaoe007.png
 IDQ 27newAttachment 1-11-7 with Site.pdf

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
West Mesa NA	Steven	Budenski	stevenbudenski@gmail.com	5732 La Anita Avenue NW		Albuquerque	NM	87105	5054891218	
West Mesa NA	Dee	Silva	ddee4329@aol.com	313 63rd Street NW		Albuquerque	NM	87105	5053627737	
Los Volcanes NA	Max	Garcia	max_garcia@msn.com	6619 Honeylocust Avenue NW		Albuquerque	NM	87121	5054012280	
Los Volcanes NA	Ted	Trujillo	nedcarla@live.com	6601 Honeylocust Avenue NW		Albuquerque	NM	87121	5058508375	5058360336
Alamosa NA	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW		Albuquerque	NM	87105	5053855809	5058362976
Alamosa NA	Jeanette	Baca	jetbac@aol.com	5921 Central NW		Albuquerque	NM	87105	5053792976	5058363281
Crestview Bluff Neighbors Association	Alfred	Otero		414 Crestview Drive SW		Albuquerque	NM	87105		5057105749
Crestview Bluff Neighbors Association	Stephanie	Gilbert		908 Alta Vista Court SW		Albuquerque	NM	87105	5059445528	
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW		Albuquerque	NM	87105		
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW		Albuquerque	NM	87105	5053855809	5058362976
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW		Albuquerque	NM	87114	5054074381	
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW		Albuquerque	NM	87120		5058982114
South Valley Coalition of Neighborhood Associations	Roberto	Roibal	rroibal@comcast.net	211 10th Street SW		Albuquerque	NM	87105	5059809651	
South Valley Coalition of Neighborhood Associations	Marcia	Fernandez	mbfernandez1@gmail.com	2401 Violet SW		Albuquerque	NM	87105		5058779727
Villa Del Rio HOA	Donna	Chavez	dchavez@cgres.com	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113	5052396124	5053422797
Villa Del Rio HOA	Richard	Davis	radavis@fnf.com	3304 Calle Vigo NW		Albuquerque	NM	87104		5054502060
Skyview West NA	Tony	Chavez	chavezlkt@aol.com	305 Claire Lane SW		Albuquerque	NM	87121	5054531321	
Skyview West NA	Beatrice	Purcella		201 Claire Lane SW		Albuquerque	NM	87121	5059741809	5058315556
Vista Magnifica Association	Lita	Pino	jo.pino04@comcast.net	5129 Cascade Place NW		Albuquerque	NM	87105	5054598881	5058369604
Vista Magnifica Association	Olive Gabriela	Marques	olivegabrielam@gmail.com	1729 Cliffside Drive NW		Albuquerque	NM	87105	4849880460	
Riverview Heights NA	Cynthia	Doe	cyndoe@hotmail.com	1414 Crescent Drive NW		Albuquerque	NM	87105		5059343951
Riverview Heights NA	Cyrus	Toll	tollhouse1@msn.com	1306 Riverview Drive NW		Albuquerque	NM	87105	5052052513	5058311657
Vecinos Del Bosque NA	Rod	Mahoney	rmaahoney01@comcast.net	1838 Sadora Road SW		Albuquerque	NM	87105	5056813600	5058425140
Vecinos Del Bosque NA	Harrison (Tai)	Alley	taialleyh@gmail.com	1316 Dennison SW		Albuquerque	NM	87105		5059806151
Gardens on the Rio Grande HOA	Gil	Clarke	g.clarke45@comcast.net	2630 Aloysia Lane NW		Albuquerque	NM	87104		5058426620
Gardens on the Rio Grande HOA	Kim	Fusselman	kimNICurt@gmail.com	509 Cilantro Lane NW		Albuquerque	NM	87104	5057150008	
West Old Town NA	Glen	Effertz	gteffertz@gmail.com	2918 Mountain Road NW		Albuquerque	NM	87104		5059800964
West Old Town NA	Gil	Clarke	g.clarke45@comcast.net	2630 Aloysia Lane NW		Albuquerque	NM	87104		5058426620
Del Bosque HOA Incorporated	Patricia	Cream	lmpjpc@comcast.net	652 Rio Azul Lane NW		Albuquerque	NM	87104	5053214232	
Del Bosque HOA Incorporated	Kathleen	Davis	mkdavis24@gmail.com	664 Bosque Verde Lane NW		Albuquerque	NM	87104	5054407756	

You will need to e-mail each of the listed contacts and let them know that you are applying 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: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

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: Thursday, November 05, 2020 5:59 PM
To: Office of Neighborhood Coordination <vos@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
City Project

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name
Michael Vos
Telephone Number
5057649801
Email Address
vos@consensusplanning.com

Company Name
Consensus Planning, Inc.
Company Address
302 8th Street NW
City
Albuquerque
State
NM
ZIP
87102

Legal description of the subject site for this project:
PAT HURLEY PARK & LOTS 216 THRU 222 & WLY PORT OF LOT 223 GLENDALE GARDENS ADDN EXCEPT LOTS 27-A & 28-A OF THE PALISADES

Physical address of subject site:
3828 Rincon Road NW

Subject site cross streets:
Rincon Road and Regina Drive

Other subject site identifiers:
Northwest of referenced cross streets and southeast of Yucca Drive and La Bajada
This site is located on the following zone atlas page:
J-11

=====
This message has been analyzed by Deep Discovery Email Inspector.

From: [Michael Vos](mailto:Michael.Vos@cabq.gov)
To: stevenbudenski@gmail.com; ddee4329@aol.com; max_garcia@msn.com; nedcarla@live.com; jgallegoswccdg@gmail.com; jetbac@aol.com; luis@wccdg.org; ekhaley@comcast.net; [Rene Horvath](mailto:Rene_Horvath@mbfernandez1@gmail.com); mbfernandez1@gmail.com; roiabal@comcast.net; dchavez@cgres.com; radavis@fnf.com; chavezlkt@aol.com; olivegabrielam@gmail.com; jo.pino04@comcast.net; tollhouse1@msn.com; cyndoe@hotmail.com; rmahoney01@comcast.net; taialleyh@gmail.com; g.clarke45@comcast.net; kimNICUrt@gmail.com; gteffertz@gmail.com; lmpjc@comcast.net; mkdavis24@gmail.com
Subject: Public Notice for Waiver Requests Related to Site Plan for the Joan Jones Community Center at Pat Hurley Park
Date: Friday, November 6, 2020 11:37:00 AM
Attachments: [3828 Rincon Road Emailed Notice Information.pdf](#)
[Waiver Exhibit.pdf](#)
[Public Notice Certification Form.pdf](#)
[IDO ZoneAtlasPage J-11-Z with Site.pdf](#)

Dear Neighbors:

This email is notification that Consensus Planning has applied for three (3) Waivers to the Development Review Board (DRB) on behalf of the City of Albuquerque Family and Community Services Department related to the Site Plan to expand the Joan Jones Community Center at Pat Hurley Park. The property is located at 3828 Rincon Road NW and is legally described as "Pat Hurley Park and Lots 216 thru 222 & westerly portion of Lot 223, Glendale Gardens Addition except Lots 2-A & 28-A of the Palisades." It is zoned NR-PO-A (City-owned and Managed Park) and contains approximately 19.39 acres. Attached to this email is additional information, a location map, and exhibit showing the locations of each waiver requested.

The proposed waivers are as follows:

1. Waiver of 1-foot to the required 5-foot sidewalk width to allow the continued use of the existing 4-foot-wide sidewalks along portions of Regina Road and Yucca Drive.
2. Waiver to the location of sidewalks in order to permit the existing meanders into the park without installing duplicative sidewalks parallel to the curb.
3. Waive the requirement to build sidewalk and a full cul-de-sac at the existing dead-end of Rincon Road due the steep topography making such construction difficult and there not being any destination for pedestrians past the existing park entrance.

The DRB meeting for this application will be held on November 18, 2020 starting at 9:00 AM. Due to the ongoing public health emergency, this meeting will be a remote public meeting with participation using the software Zoom. More information can be found at: <http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board>.

Meeting agendas are made available on Friday afternoons prior to the hearing date here:

<http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>.

You can join the remote DRB meeting using a computer with microphone and/or camera or by phone using the information below:

Join Zoom Meeting: <https://cabq.zoom.us/j/96274795316>

Meeting ID: 962 7479 5316

By Phone: +1 312 626 6799 US

Find your local number: <https://cabq.zoom.us/u/aUrkBNE6t>

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Under the IDO, anyone may request, and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4(D)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting, please contact the Planning Department at (505) 924-3994 or email devhelp@cabq.gov.

Sincerely,

Michael Vos, AICP
CONSENSUS PLANNING, INC.
302 Eighth Street NW
Albuquerque, NM 87102
phone (505) 764-9801
vos@consensusplanning.com

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: November 6, 2020

This notice of an application 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)*: Multiple, See Attached

Name of NA Representative*: See Attached

Email Address* or Mailing Address* of NA Representative¹: See Attached

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

1. Subject Property Address* 3828 Rincon Road NW
Location Description Pat Hurley Park - between Yucca Drive and Regina Drive NW
2. Property Owner* City of Albuquerque
3. Agent/Applicant* *[if applicable]* Consensus Planning, Inc.
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)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

Three waivers are proposed to allow the use of existing 4-foot sidewalks, sidewalk locations that meander into the park, and to waive the installation of a full cul-de-sac at the end of Rincon Road due to the topography. The Site Plan request for this project was previously submitted and these waivers resulted from comments received on that plan to expand the Joan Jones Community Center. See attached exhibit.

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 Attach additional information, as needed to explain the project/request.

[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 [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] approximately 19.4 acres
2. IDO Zone District NR-PO-A: Non-residential Parks and Open Space (City-owned or Managed Park)
3. Overlay Zone(s) [if applicable] N/A
4. Center or Corridor Area [if applicable] N/A

Current Land Use(s) [vacant, if none] Parks and open space; Community Center

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: See Attached *[Other Neighborhood Associations, if any]*

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

From: Carmona, Delaina L.
To: Michael Vos
Subject: 3828 Rincon Road NW Public Notice Inquiry (City Project)
Date: Friday, November 6, 2020 11:33:12 AM
Attachments: imaoe001.png
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 imaoe003.png
 imaoe004.png
 imaoe007.png
 IDQ 7newAttachments 1-11-7 with Site.pdf

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
West Mesa NA	Steven	Budenski	stevenbudenski@gmail.com	5732 La Anita Avenue NW		Albuquerque	NM	87105	5054891218	
West Mesa NA	Dee	Silva	ddee4329@aol.com	313 63rd Street NW		Albuquerque	NM	87105	5053627737	
Los Volcanes NA	Max	Garcia	max_garcia@msn.com	6619 Honeylocust Avenue NW		Albuquerque	NM	87121	5054012280	
Los Volcanes NA	Ted	Trujillo	nedcarla@live.com	6601 Honeylocust Avenue NW		Albuquerque	NM	87121	5058508375	5058360336
Alamosa NA	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW		Albuquerque	NM	87105	5053855809	5058362976
Alamosa NA	Jeanette	Baca	jetbac@aol.com	5921 Central NW		Albuquerque	NM	87105	5053792976	5058363281
Crestview Bluff Neighbors Association	Alfred	Otero		414 Crestview Drive SW		Albuquerque	NM	87105		5057105749
Crestview Bluff Neighbors Association	Stephanie	Gilbert		908 Alta Vista Court SW		Albuquerque	NM	87105	5059445528	
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Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW		Albuquerque	NM	87120		5058982114
South Valley Coalition of Neighborhood Associations	Roberto	Roibal	rroibal@comcast.net	211 10th Street SW		Albuquerque	NM	87105	5059809651	
South Valley Coalition of Neighborhood Associations	Marcia	Fernandez	mbfernandez1@gmail.com	2401 Violet SW		Albuquerque	NM	87105		5058779727
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Skyview West NA	Beatrice	Purcella		201 Claire Lane SW		Albuquerque	NM	87121	5059741809	5058315556
Vista Magnifica Association	Lita	Pino	jo.pino04@comcast.net	5129 Cascade Place NW		Albuquerque	NM	87105	5054598881	5058369604
Vista Magnifica Association	Olive Gabriela	Marques	olivegabrielam@gmail.com	1729 Cliffside Drive NW		Albuquerque	NM	87105	4849880460	
Riverview Heights NA	Cynthia	Doe	cyndoe@hotmail.com	1414 Crescent Drive NW		Albuquerque	NM	87105		5059343951
Riverview Heights NA	Cyrus	Toll	tollhouse1@msn.com	1306 Riverview Drive NW		Albuquerque	NM	87105	5052052513	5058311657
Vecinos Del Bosque NA	Rod	Mahoney	rmaahoney01@comcast.net	1838 Sadora Road SW		Albuquerque	NM	87105	5056813600	5058425140
Vecinos Del Bosque NA	Harrison (Tai)	Alley	taialleyh@gmail.com	1316 Dennison SW		Albuquerque	NM	87105		5059806151
Gardens on the Rio Grande HOA	Gil	Clarke	g.clarke45@comcast.net	2630 Aloysia Lane NW		Albuquerque	NM	87104		5058426620
Gardens on the Rio Grande HOA	Kim	Fusselman	kimNICurt@gmail.com	509 Cilantro Lane NW		Albuquerque	NM	87104	5057150008	
West Old Town NA	Glen	Effertz	gteffertz@gmail.com	2918 Mountain Road NW		Albuquerque	NM	87104		5059800964
West Old Town NA	Gil	Clarke	g.clarke45@comcast.net	2630 Aloysia Lane NW		Albuquerque	NM	87104		5058426620
Del Bosque HOA Incorporated	Patricia	Cream	lmpjpc@comcast.net	652 Rio Azul Lane NW		Albuquerque	NM	87104	5053214232	
Del Bosque HOA Incorporated	Kathleen	Davis	mkdavis24@gmail.com	664 Bosque Verde Lane NW		Albuquerque	NM	87104	5054407756	

You will need to e-mail each of the listed contacts and let them know that you are applying 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: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

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: Thursday, November 05, 2020 5:59 PM
To: Office of Neighborhood Coordination <vos@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
City Project

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name
Michael Vos
Telephone Number
5057649801
Email Address
vos@consensusplanning.com

Company Name
Consensus Planning, Inc.
Company Address
302 8th Street NW
City
Albuquerque
State
NM
ZIP
87102

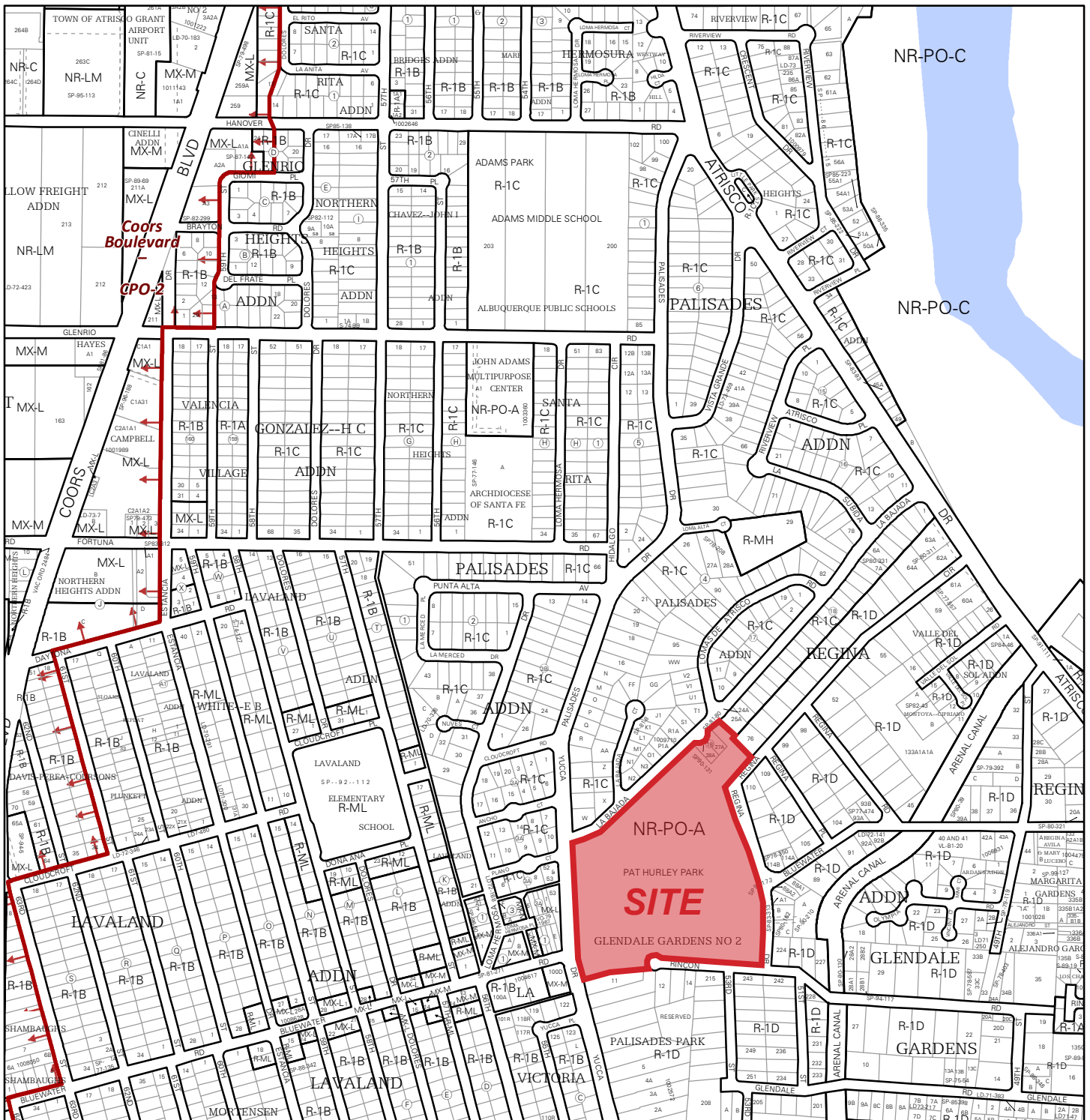
Legal description of the subject site for this project:
PAT HURLEY PARK & LOTS 216 THRU 222 & WLY PORT OF LOT 223 GLENDALE GARDENS ADDN EXCEPT LOTS 27-A & 28-A OF THE PALISADES

Physical address of subject site:
3828 Rincon Road NW

Subject site cross streets:
Rincon Road and Regina Drive

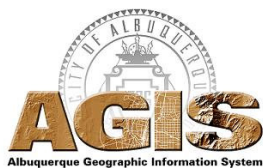
Other subject site identifiers:
Northwest of referenced cross streets and southeast of Yucca Drive and La Bajada
This site is located on the following zone atlas page:
J-11

=====
This message has been analyzed by Deep Discovery Email Inspector.

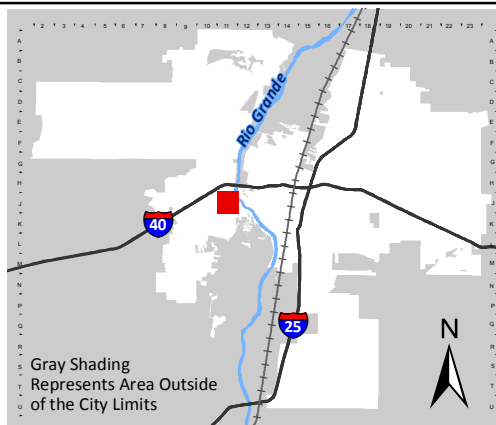


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



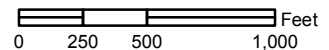
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
J-11-Z

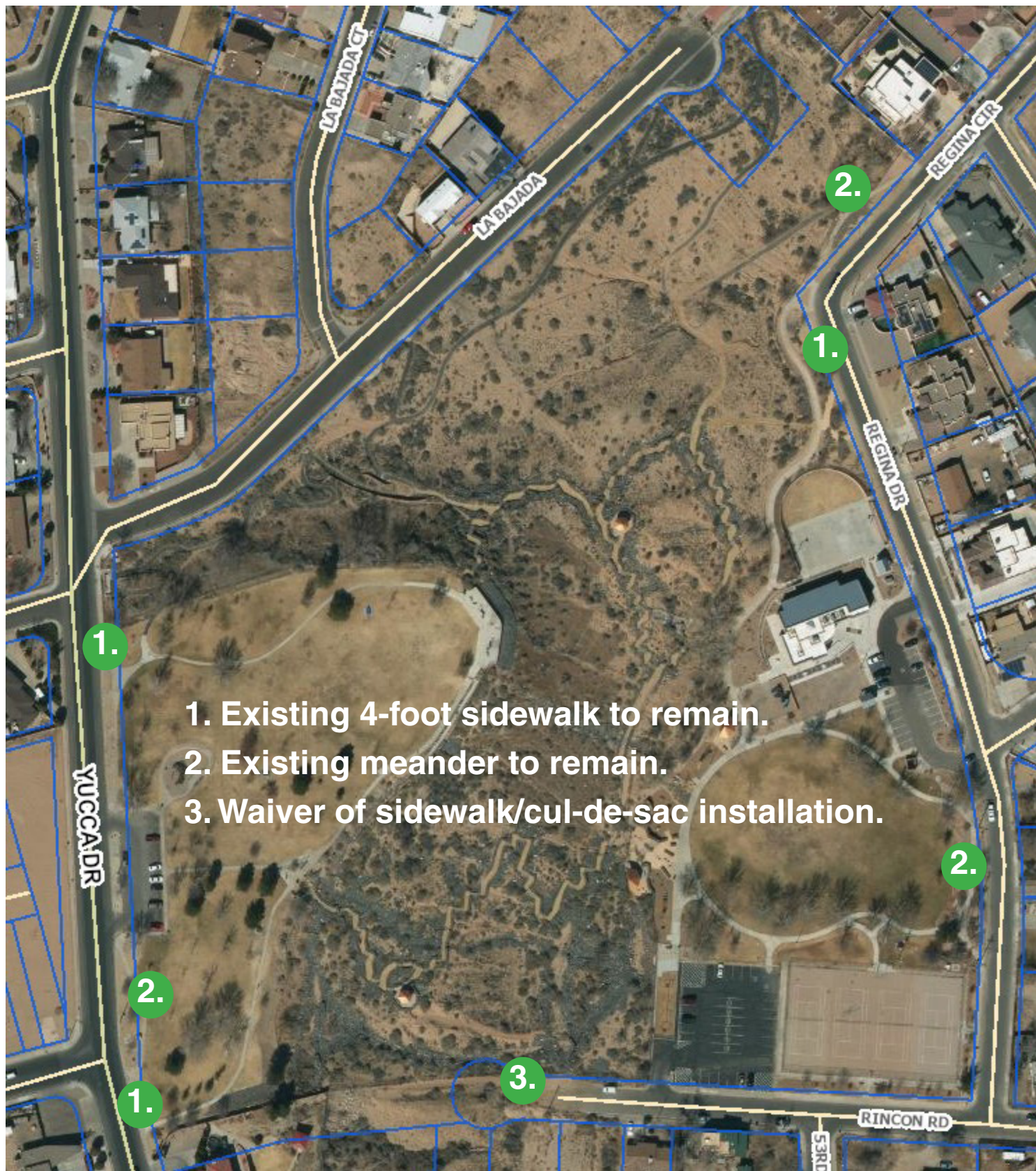
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading
Represents Area Outside
of the City Limits



Proposed Waiver Requests

Pat Hurley Park



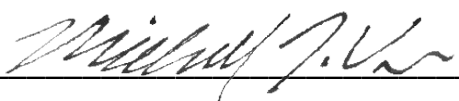


**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS		
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:		
Application Type: Waiver - DRB		
Decision-making Body: Development Review Board		
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Mailed Notice required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is this a Site Plan Application: Previously Submitted	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Note: if yes, see second page
PART II – DETAILS OF REQUEST		
Address of property listed in application: 3828 Rincon Road NW		
Name of property owner: City of Albuquerque		
Name of applicant: City of Albuquerque, Department of Family and Community Services		
Date, time, and place of public meeting or hearing, if applicable: November 18, 2020 at 9:00 AM via Zoom		
Address, phone number, or website for additional information: vos@consensusplanning.com or (505) 764-9801		
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE		
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.		
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.		
<input checked="" type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.		
<input checked="" type="checkbox"/> 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.

 (Applicant signature) 11/6/20 (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.



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- 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.