



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 SMW (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 to allow existing 4' sidewalk rather than ordinance required 5' width for this class of street.

APPLICATION INFORMATION

Applicant: <u>Lemar Rogers</u>	Phone: <u>505.261.4737</u>
Address: <u>6515 Desert Spirit Road NW</u>	Email: <u>lemarogers249@yahoo.com</u>
City: <u>Albuquerque</u> State: <u>NM</u>	Zip: <u>87114</u>
Professional/Agent (if any): <u>Community Sciences Corporation</u>	Phone: <u>505.897.0000</u>
Address: <u>PO Box 1328</u>	Email: <u>tompatrick@communitysciences.com</u>
City: <u>Corrales</u> State: <u>NM</u>	Zip: <u>87048</u>
Proprietary Interest in Site: <u>applicant is owner</u>	List all owners: <u>Julianna G. Rogers</u>

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

Lot or Tract No.: <u>lots 29 & 30</u>	Block: <u>5</u>	Unit: <u>5</u>
Subdivision/Addition: <u>Volcano Cliffs</u>	MRGCD Map No.: <u>-</u>	UPC Code: <u>101006204928332308</u> <u>101006204127732307</u>
Zone Atlas Page(s): <u>E-10-7</u>	Existing Zoning: <u>R-1D</u>	Proposed Zoning: <u>R-1D</u>
# of Existing Lots: <u>2</u>	# of Proposed Lots: <u>1</u>	Total Area of Site (Acres): <u>0.4523</u>

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 8028 E 8032 Victoria Dr. NW Between: Limrock Pl. NW and: Shiprock Pl. NW

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

PR 2010-004433

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.

Signature: <u>[Signature]</u>	Date: <u>01.26.2021</u>
Printed Name: <u>Tom Patrick</u>	<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 #

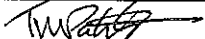
FORM V2: Waiver- DRB


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 SEE EMAIL FROM NAGGIE GOULD*
 - Sign Posting Agreement - *this step is not required if variance is to be heard with minor subdivision plat (LAST PAGE)*
- 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: 01.26.2021
Printed Name: Tom Patrick	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
	
Staff Signature:	
Date:	

Community Sciences Corporation

Professional Land Surveying & Planning

505.897.0000

505.898.5195 Fax

www.communitysciences.com

January 26, 2021
Development Review Board
City of Albuquerque

RE: PR2020-004433: Request for Waiver to DPM: Sidewalk
Existing Lots 29 and 30, Block 5, Volcano Cliffs Unit 5
Being re-platted into Lot 29-A, Block 5, Volcano Cliffs Unit 5
Address: 8028 and 8030 Victoria Drive NW


To: Chair and Board Members,
Community Sciences Corporation (CSC) is acting as the agent for Lemar C. Rogers and Julianna G. Rogers.

We are asking for a waiver to the DPM-specified sidewalk width of 5 feet. The existing sidewalk is 4 feet in width in the front of this lot and in fact on every street in this subdivision.

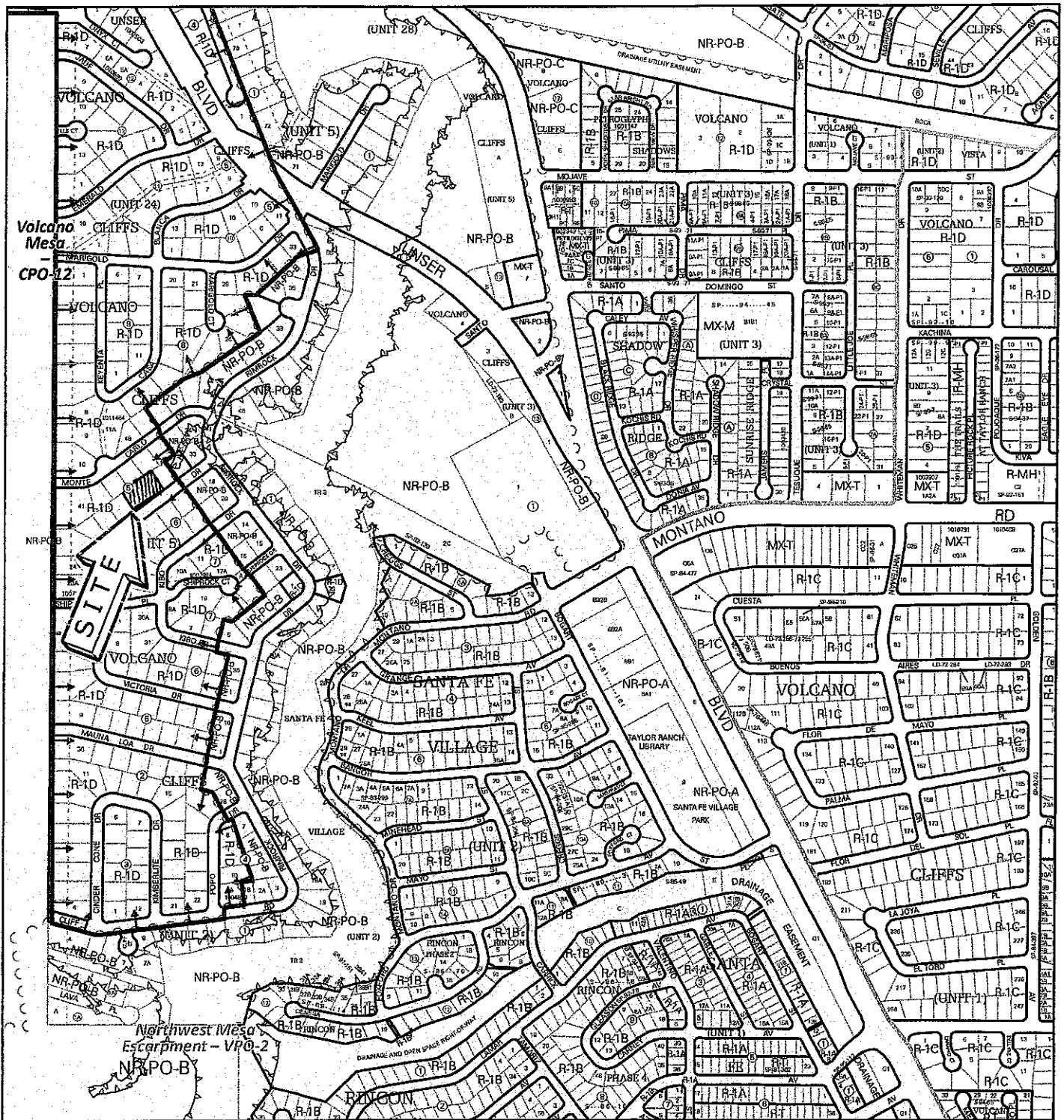
This situation was not created by the applicant, is not out of character with the adjoining properties and does not create a danger to the health or safety of the public. This request satisfies all or any of the criteria of the DPM-Chapter 2.

CSC submits this application to the Development Review Board for approval of this waiver request that now accompanies the favorable comments to our Preliminary/Final Plat application heard at the January 20 meeting of the DRB.

Respectfully,

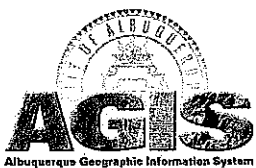


Thomas W. Patrick
New Mexico Professional Surveyor No.12651

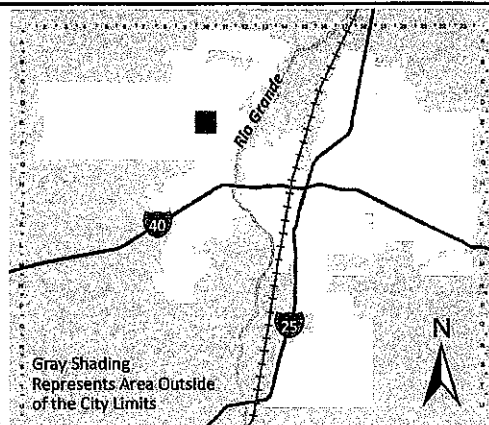


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:

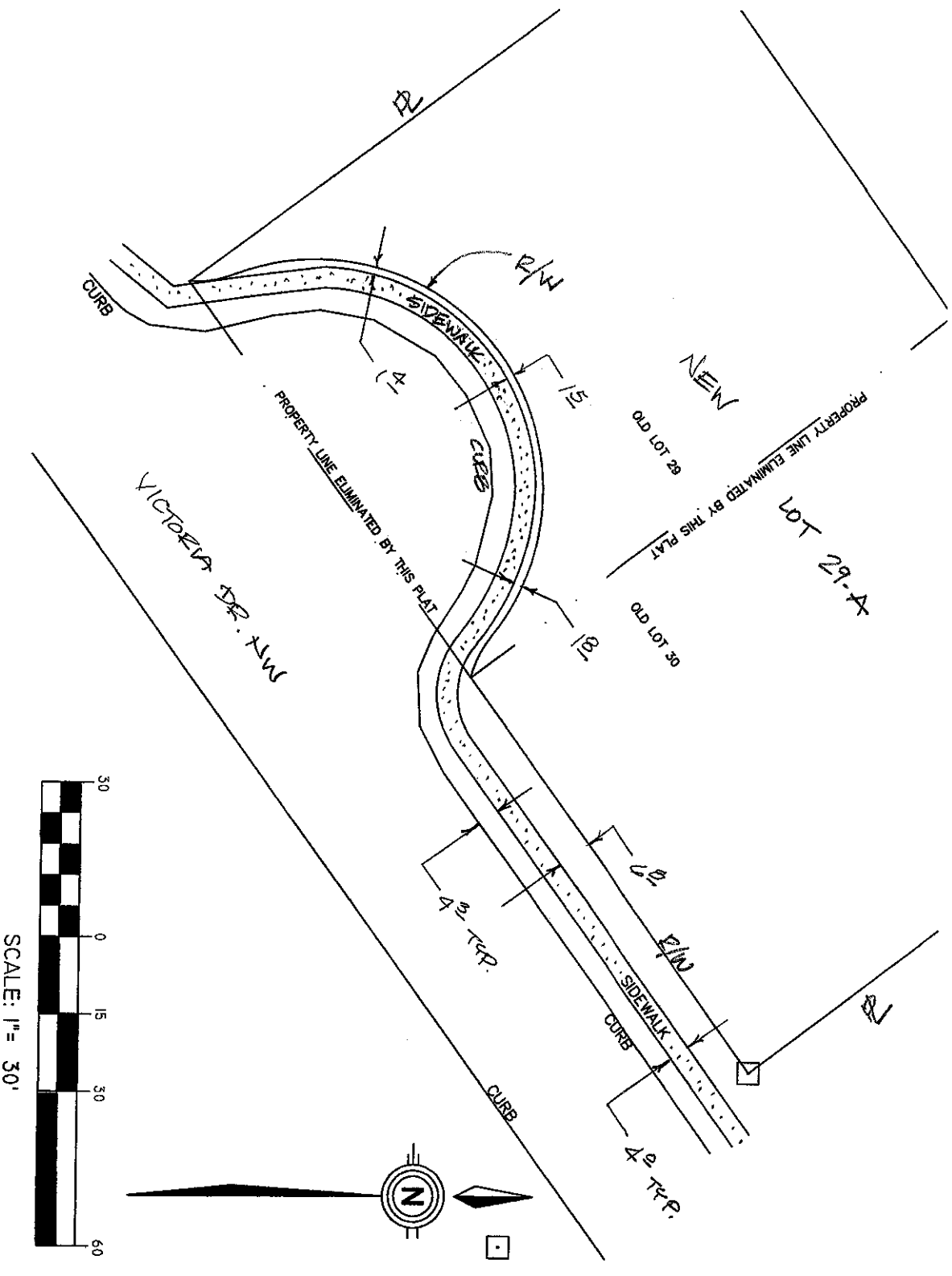
E-10-Z

- 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

0 250 500 1,000 Feet

SIDEWALK DETAIL
LOT 29-A, BLOCK 5

PR 2020 - 004433



Tom Patrick

From: Garrona, Daina L <dkgarrona@cabq.gov>
Sent: Wednesday, September 16, 2020 12:39 PM
To: Tom Patrick
Subject: 8028 and 8032 Victoria Drive NW Neighborhood Meeting Inquiry
Attachments: E-10-Z.PDF

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	Phone
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboar111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Molten Rock NA	Sandy	Levinson	sandy@aquatavel.com	7909 Kibo Drive NW	Albuquerque	NM	87120		5059773373
Molten Rock NA	Mary Ann	Wolf Lyeta	maryann@hlsnm.org	5608 Popo Drive NW	Albuquerque	NM	87120		5058992682

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/IDC/IDC-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.

~~Your permit 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 Order and recommendations. The health and safety of the community is paramount.~~

Thanks,



Dalaina L. Carranza

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dlearmona@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 [mailto:webmaster@cabq.gov] On Behalf Of webmaster@cabq.gov

Sent: Wednesday, September 16, 2020 10:40 AM

To: Office of Neighborhood Coordination <tompatrick@communitysciences.com>

Cc: Office of Neighborhood Coordination <conc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Development Review Board

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

Contact Name

Tom Patrick

Telephone Number

505-897-0000 X1118

Email Address

tompatrick@communitysciences.com

Company Name

Community Sciences Corporation

Company Address

PO Box 1328

City

Corrales

State

NM

ZIP

87048

Legal description of the subject site for this project:

Lots 29 and 30, Block 5, Volcano Cliffs Unit 5

Physical address of subject site:

8028 and 8032 Victoria Drive NW

Subject site cross streets:

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

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

Date of Request*: 01/25/2021

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)*: Westside Coalition of Neighborhood Associations

Name of NA Representative*: Rene Horvath

Email Address* or Mailing Address* of NA Representative¹: aboard111@gmail.com

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: Tompatrick@communitysciences.com

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:

TBD if needed

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 8028 and 8032 Victoria Drive NW
Location Description between Kibo NW & Monte Carlo NW, E. of 81st St NW
2. Property Owner* Lemar Rogers
3. Agent/Applicant* [if applicable] Community Sciences Corporation
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*}:

Sidewalk waiver - existing sidewalks are 4 feet wide; ordinance calls for 5' sidewalk on this type of street. Asking for waiver to 5' requirement.

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*}:
inquire at One-Stop for PR 2020-004433

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

1. Zone Atlas Page(s)⁵ E-10-2
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:

see above summary.

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] 0.4523
- b. IDO Zone District R-1D
- c. Overlay Zone(s) [if applicable] VPO 2 and CPO 13
- d. Center or Corridor Area [if applicable] N/A

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

cc: Elizabeth Haley - Westside Coalition
ekhaley@csneast.net [Other Neighborhood Associations, if any]

Sandy Lewinson - Moltan Rock NA
Sandy@aquila-travel.com

Mary Ann Wolf-Gierla
maryann@hishm.org

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

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

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

Date of Request*: 01/25/2021

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)*: Westside Coalition of Neighborhood Associations

Name of NA Representative*: Elizabeth Haley

Email Address* or Mailing Address* of NA Representative¹: ehaley@comcast.net

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: tompatrick@communitysciences.com

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:

TBD if needed

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 8028 and 8032 Victoria Dr. NW
Location Description between Kibo NW & Monte Carlo NW ; E of 81st St. NW
2. Property Owner* Lemar Rogers
3. Agent/Applicant* [if applicable] Community Sciences Corporation
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.

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[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*}:

Sidewalk waiver - existing sidewalks are 4 feet wide; ordinance calls for 5 foot sidewalk on this type of street. Asking for waiver to 5' requirement.

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*}:

inquire at City Planning for Project PR 2020-004433

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

1. Zone Atlas Page(s)⁵ E-10-7
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
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 - Deviation(s) Variance(s) Waiver(s)

Explanation:

see above summary.

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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.*
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- 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] 0.4523 acres
- b. IDO Zone District R-1D
- c. Overlay Zone(s) [if applicable] VPO2 and CPO13
- d. Center or Corridor Area [if applicable] N/A

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

Useful Links

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

cc: Elizabeth Haley - Westside Coalition [Other Neighborhood Associations, if any]

Sandy Benson - Molten Rock NA

Mary Ann Wolf-lyerla : Molten Rock NA

Rene Norwalk - Westside Coalition

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

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

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

Date of Request*: 01/25/2021

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)*: Molten Rock NA

Name of NA Representative*: Sandy Levinson

Email Address* or Mailing Address* of NA Representative¹: sandy@aquilatravel.com

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: tompatrick@communitysciences.com

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:

TBD if needed

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 8028 and 8032 Victoria Dr. NW

Location Description between Kibo NW & Monte Carlo NW ; # of 81st St NW

2. Property Owner* Lemar Rogers

3. Agent/Applicant* [if applicable] Community Sciences Corporation

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)

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1. Zone Atlas Page(s)^{5*} E-10-7
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cc: Elizabeth Haley - Westside Coalition [Other Neighborhood Associations, if any]

Sandy Bergeson - Molten Rock NA

Mary Ann Wolf-lyerda : Molten Rock NA

Rene Horvath - Westside Coalition

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

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

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

Date of Request*: 01/25/2021

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)*: Molten Rock NA

Name of NA Representative*: Mary Ann Wolf-Lyerta

Email Address* or Mailing Address* of NA Representative¹: maryann@h/snm.org

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: tompatrick@communitysciences.com

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:

TBD if needed

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 8028 and 8032 Victoria Dr. NW
Location Description between Kibo NW & Monte Carlo NW ; # of 81st St. NW
2. Property Owner* Lemar Rogers
3. Agent/Applicant* [if applicable] Community Sciences Corporation
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*}:

Sidewalk waiver - existing sidewalks are 4 feet wide; ordinance calls for 5 foot sidewalk on this type of street. Asking for waiver to 5' requirement.

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*}:

inquire at City Planning for Project PR 2020-004433

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

1. Zone Atlas Page(s)^{5*} E-10-2
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:

see above summary.

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] 0.4523 acres
- b. IDO Zone District R-1D
- c. Overlay Zone(s) [if applicable] VPO2 and CPO13
- d. Center or Corridor Area [if applicable] N/A

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Elizabeth Haley - Westside Coalition [Other Neighborhood Associations, if any]

Sandy Benson - Molten Rock NA

Mary Ann Wolf - Lyerta : Molten Rock NA

Rene Horvath : Westside Coalition

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

Tom Patrick

From: Rene' Horvath <aboard111@gmail.com>
Sent: Monday, January 25, 2021 10:17 PM
To: Tom Patrick
Subject: Re: FW: Offer of neighborhood meeting for PR2020-004433: 8028 and 8032 Victoria Drive NW

Dear Mr. Patrick

We will not be requesting a Neighborhood meeting.

Thank you for the notice.

Rene' Horvath

WSCONA

898-2114



Virus-free. www.avg.com

On Mon, Jan 25, 2021 at 3:18 PM Tom Patrick <TomPatrick@communitysciences.com> wrote:

Sorry, forgot to ask for a read receipt.

From: Tom Patrick
Sent: Monday, January 25, 2021 3:04 PM
To: 'aboard111@gmail.com' <aboard111@gmail.com>
Subject: Offer of neighborhood meeting for PR2020-004433: 8028 and 8032 Victoria Drive NW

Good afternoon... this is another offer for a neighborhood meeting.

We had previously submitted an offer regarding the consolidation of these two lots into one new lot and the dedication of new public right-of-way.

You determined that a meeting was not necessary and we thank you for that consideration.

At the final DRB hearing, the Board discovered that the 4 foot wide sidewalks on this street (and every other street in this subdivision) did not meet the 5 foot width required by the ordinance.

So, rather than absurdly add one foot of sidewalk, we are requesting a waiver to the sidewalk width requirement.

I am tentatively scheduled for the February 3 DRB meeting.

Tom Patrick

From: Sandy Levinson <sandy@aquilatrans.com>
To: Tom Patrick
Sent: Monday, January 25, 2021 3:26 PM
Subject: Read: Offer of Neighborhood Meeting for PR2020-004433:8028 and 8032 Victoria Drive NW

Your message

To:
Subject: Offer of Neighborhood Meeting for PR2020-004433:8028 and 8032 Victoria Drive NW
Sent: Monday, January 25, 2021 3:24:26 PM (UTC-07:00) Mountain Time (US & Canada)

was read on Monday, January 25, 2021 3:26:12 PM (UTC-07:00) Mountain Time (US & Canada).

Tom Patrick

From: Mary Ann Wolf-Lyerla <maryann@hlsnm.org>
To: Tom Patrick
Sent: Monday, January 25, 2021 3:45 PM
Subject: Read: Offer of Neighborhood Meeting for PR2020-004433: 8028 and 8032 Victoria Drive NW

Your message

To:
Subject: Offer of Neighborhood Meeting for PR2020-004433: 8028 and 8032 Victoria Drive NW
Sent: Monday, January 25, 2021 3:26:24 PM (UTC-07:00) Mountain Time (US & Canada)

was read on Monday, January 25, 2021 3:45:12 PM (UTC-07:00) Mountain Time (US & Canada).

Tom Patrick

From: Microsoft Outlook
To: ekhaley@comcast.net
Sent: Monday, January 25, 2021 3:16 PM
Subject: Relayed: FW: Offer of Neighborhood Meeting for PR2020-004433: 8028 and 8032 Victoria Drive NW

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

ekhaley@comcast.net (ekhaley@comcast.net)

Subject: FW: Offer of Neighborhood Meeting for PR2020-004433: 8028 and 8032 Victoria Drive NW

Tom Patrick

From: Tom Patrick
Sent: Monday, January 25, 2021 3:04 PM
To: 'aboard111@gmail.com'
Subject: Offer of neighborhood meeting for PR2020-004433: 8028 and 8032 Victoria Drive NW
Attachments: Rene Horvath.pdf; PR2020-004433 Final Plat Lot 29-A Block 5 Volcano Cliffs Unit 5.pdf; E-10-Z.pdf

Good afternoon... this is another offer for a neighborhood meeting.

We had previously submitted an offer regarding the consolidation of these two lots into one new lot and the dedication of new public right-of-way.

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So, rather than absurdly add one foot of sidewalk, we are requesting a waiver to the sidewalk width requirement.

I am tentatively scheduled for the February 3 DRB meeting.

As you know, you have 15 days to respond to this offer.

But I would hugely appreciate that, if you have no necessity for a meeting, you could let me know as soon as possible rather than just declining to respond..

Otherwise I will have to defer to the Feb. 10 DRB meeting.

I thank you for your consideration and look forward to hearing from you.

Tom Patrick
Professional Surveyor
Community Sciences Corporation
505 897-0000 X118 office
505 259-0883 mobile
tompattick@communitysciences.com

Tom Patrick

From: Tom Patrick
Sent: Monday, January 25, 2021 3:13 PM
To: 'ekhaley@comcast.net'
Subject: Offer of Neighborhood Meeting for PR2020-004433: 8028 and 8032 Victoria Drive NW
Attachments: Sandy Levinson Molten Rock NA.pdf; E-10-Z.pdf; PR2020-004433 Final Plat Lot 29-A Block 5 Volcano Cliffs Unit 5.pdf

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Tom Patrick
Professional Surveyor
Community Sciences Corporation
505 897-0000 X118 office
505 259-0883 mobile
tompatrik@communitysciences.com

Tom Patrick

From: Tom Patrick
Sent: Monday, January 25, 2021 3:26 PM
To: 'maryann@hlsnm.org'
Subject: Offer of Neighborhood Meeting for PR2020-004433: 8028 and 8032 Victoria Drive NW
Attachments: Mary Ann Wolf-Lyerla Molten Rock NA.pdf; E-10-Z.pdf; PR2020-004433 Final Plat Lot 29-A Block 5 Volcano Cliffs Unit 5.pdf

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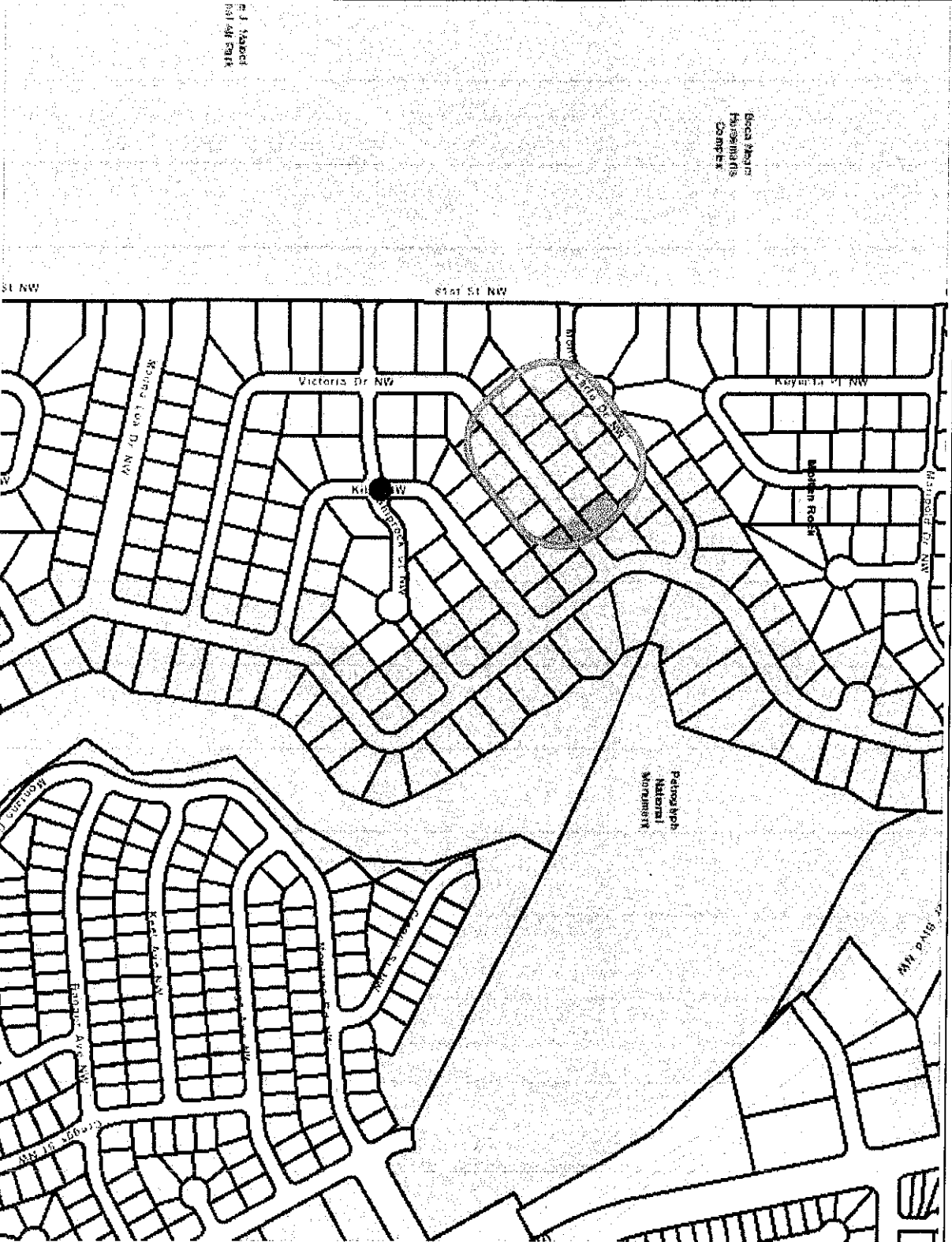
Tom Patrick
Professional Surveyor
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505 897-0000 X118 office
505 259-0883 mobile
tompatrick@communitysciences.com



Victoria Drive NW



- Legend**
- Bernalillo County Parcels



E J Market
831 4th Street

Local Board
Bernalillo
Complex

Star St NW

Star St NW

Victoria Dr NW

Keyway Dr NW

Mountain Road

Patino High
School

Wagon Wheel Dr NW

Kirtland Dr NW

Wagon Wheel Dr NW

908
0 454 908 Feet
MGS_1984_Web_Mercator_Auxiliary_Sphere
9/21/2020
© City of Albuquerque
1:5,448

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes
Buffer: 170 Ft.
ROW Victoria DR: 70 Ft.

RIVAS MIGUEL
207 LAGUNITAS RD SW
ALBUQUERQUE NM 87105-7577

ROGERS LEMAR C & JULIANNA G
6515 DESERT SPIRIT RD NW
ALBUQUERQUE NM 87114-6110

KIRKLE SHAWN & MEGHAN
8020 VICTORIA DR NW
ALBUQUERQUE NM 87120-3276

KUHNS DANIELLE
5951 PEGGY BARROW CT
PORT ORANGE FL 32127-8994

POLZIN MELVIN A ETUX
2850 DOMINIQUE DR
GALVESTON TX 77551-1569

THOMAS DOUGLAS & DORA M
8028 MONTE CARLO DR NW
ALBUQUERQUE NM 87120

~~ROGERS LEMAR C & JULIANNA G
6515 DESERT SPIRIT RD NW
ALBUQUERQUE NM 87114-6110~~

CHAVEZ ROBERT J & ALICE M
7431 RIVERTON DR NW
ALBUQUERQUE NM 87120-5322

UNITED STATES OF AMERICA
PO BOX 728
SANTA FE NM 87504-0728

~~UNITED STATES OF AMERICA
PO BOX 728
SANTA FE NM 87504-0728~~

WILKIE STEVEN & DAYNA
7209 CIENEGA RD NW
ALBUQUERQUE NM 87120-4201

MONTANO ANDREA JEANETTE
6200 MONTANO PLAZA DR NW APT
2323
ALBUQUERQUE NM 87120-5784

SERNA RON MATTHEW
6800 VISTA DEL NORTE NE APT 1623
ALBUQUERQUE NM 87113

HARTER PEGGY L & CARL M VALDEZ
8016 MONTE CARLO DR NW
ALBUQUERQUE NM 87120

NAVARRETE JOSEPH & LORETTA
8031 VICTORIA DR NW
ALBUQUERQUE NM 87120

SMITH TREVOR J
8019 VICTORIA DR NW
ALBUQUERQUE NM 87120-3276

LRK BUILDERS
6157 AGATE AVE NW
ALBUQUERQUE NM 87120

REINHARDT PETER D & TRINA L
8019 MONTE CARLO DR NW
ALBUQUERQUE NM 87120-3287

JAQUEZ JAVIER
927 SUNWEST SW
ALBUQUERQUE NM 87121

FROSTIC FREDERICK & ERIN
820 TUMULUS DR NW
ALBUQUERQUE NM 87120-1090

CIPA ENNO F & GERALDINE H
4108 SPANISH BROOM NW
ALBUQUERQUE NM 87120

Tom Patrick

From: Gould, Maggie S. <MGould@cabq.gov>
Sent: Tuesday, January 26, 2021 10:26 AM
To: Tom Patrick
Cc: Rodenbeck, Jay B.; Segura, Vanessa; Ortiz, Annette
Subject: RE: PR2020-004433

Hello Tom,

I apologize for the lack of communication at sketch plat.

If your original letter mentions the sidewalk or shows the sidewalk as part of the submittal you don't have to resend.

Annette and Vanessa, can you let Tom know what the fee will be for the waiver?

Thank you,

ONE
ALBUQUE planning
RQUE

MAGGIE GOULD
planning manager
land development coordination
o 505-924-3880
c 505-553-0682
e mgould@cabq.gov
cabq.gov/planning

*I believe this refers to resending
the neighbor letters. Proof of
mailing is in the final plat
submittal.*

TWP

From: Tom Patrick <TomPatrick@communitysciences.com>
Sent: Monday, January 25, 2021 3:57 PM
To: Gould, Maggie S. <MGould@cabq.gov>
Cc: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
Subject: PR2020-004433

External

I have been required by Transportation to ask for a Sidewalk Waiver.

Per Form V2, is this a waiver to the IDO or the DPM?

Having sent a number of notification letters to the neighbors, do I have to send out letters again?

Please note that, if Transportation had made this a requirement as part of the Sketch Plat comments (which it did not), I could have combined this waiver request with the plat and not have to send all new letters nor ask for new NA meetings.

Can you also tell me the fee for this waiver request?

Tom Patrick
Professional Surveyor
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505 259-0883 mobile