



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 S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input checked="" 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			
WAIVER OF 1.5' TO REQUIRED MINIMUM OF 5' SIDEWALK WIDTH ON PALO ALTO DRIVE			

APPLICATION INFORMATION			
Applicant: BRUCE CHARLES / GOTTSCHALK LVT		Phone:	
Address: P.O. BOX 6037 / 3036 PALO ALTO DR NE		Email:	
City: BOZEMAN / ALBUQUERQUE	State: MT / NM	Zip: 59715 / 87111	
Professional/Agent (if any): ARCH+PLAN LAND USE CONSULTANTS		Phone: 505-980-8365	
Address: P.O. BOX 25911		Email: arch.plan@comcast.net	
City: ALBUQUERQUE	State: NM	Zip: 87125	
Proprietary Interest in Site:		List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: LOTS 22 & 23	Block: 2	Unit: 1.023.060.014.018.303.23	
Subdivision/Addition: CASA GRANDE ESTATES	MRGCD Map No.:	UPC Code: 1.023.060.066.086.303.24	
Zone Atlas Page(s): G.23	Existing Zoning: R-1C	Proposed Zoning:	
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 0.5561 ±	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 3000 = 3036 PALO ALTO NE	Between: CASA BONITA DR.	and: CANDELARIA RD	
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR 2021-004452			

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:	Date: 5.11.2021
Printed Name: DERRICK ARCHULETA	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

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

FORM V2: Waiver- DRB

Please refer to the DRB case schedules for meeting dates and deadlines. Your attendance is required.

WAIVER – IDO

- Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V2 at the front followed by the remaining documents in the order provided on this form
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(P)(3), compliance with the DPM, and all improvements to be waived, as applicable.
- Scale drawing showing the location of the proposed variance or waiver, as applicable (7 copies, not to exceed 8.5" by 14")
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K)
 - 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)
 - Office of Neighborhood Coordination Public Notice Inquiry response
 - Proof of emailed notice to affected Neighborhood Association representatives

WAIVER – DPM (MUST BE HEARD WITH SUBDIVISION/SITE PLAN ACTION)

- Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V2 at the front followed by the remaining documents in the order provided on this form
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Justification letter describing, explaining, and justifying the request per the criteria in DPM – Chapter 2
- Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
- Required notices with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - Proof of Neighborhood Meeting
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing* **this step is not required if waiver is to be heard with minor subdivision plat**
- Sign Posting Agreement - **this step is not required if waiver is to be heard with minor subdivision plat**

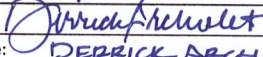

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

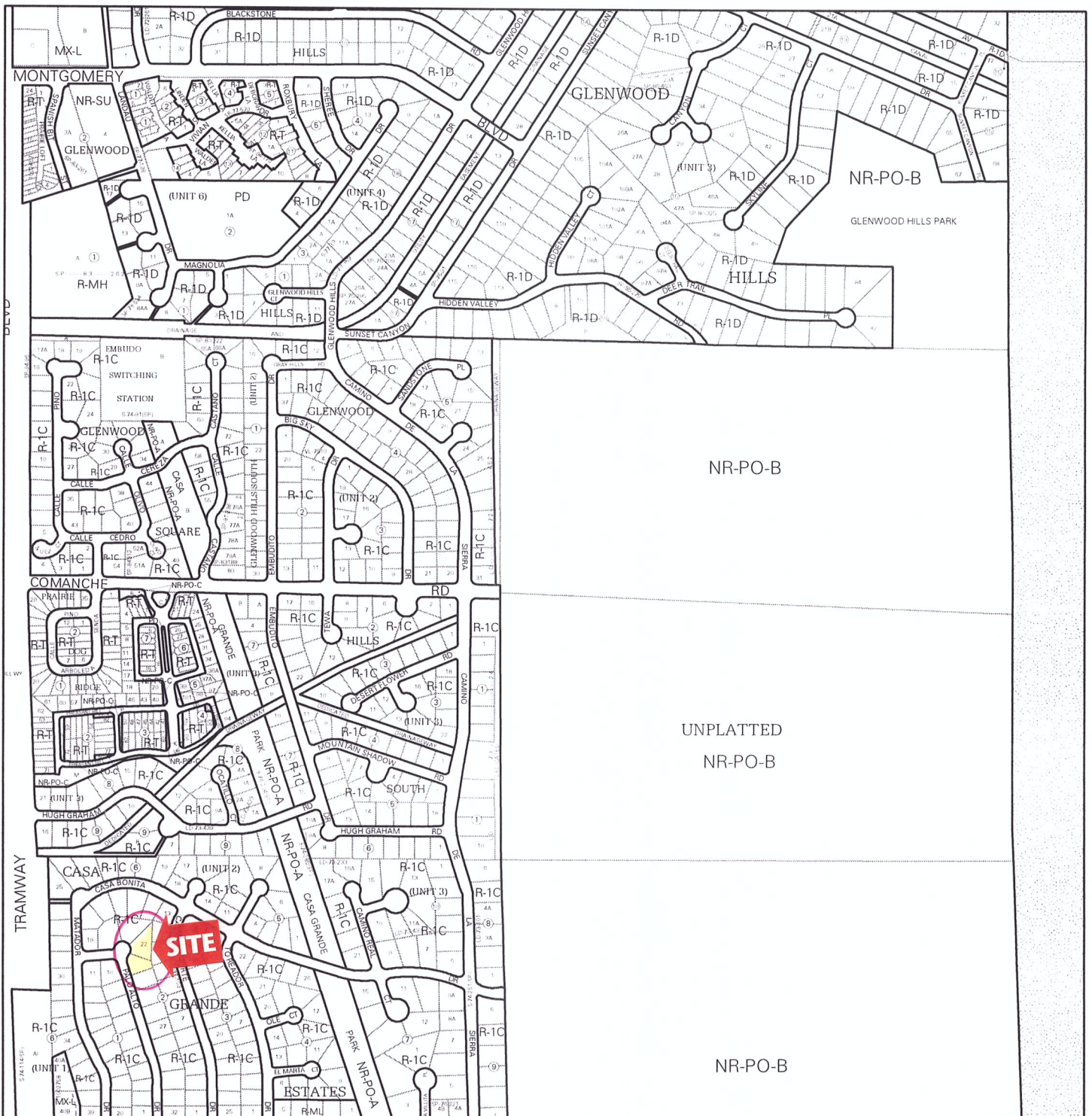
- Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V2 at the front followed by the remaining documents in the order provided on this form
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- A scale drawing showing the location of the deferred sidewalk with appropriate dimensions.
- Proof of Neighborhood Meeting

EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V2 at the front followed by the remaining documents in the order provided on this form
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Letter describing, explaining, and justifying the deferral or extension
- Drawing showing the sidewalks subject to the proposed deferral or extension (7 copies, not to exceed 8.5" by 14")

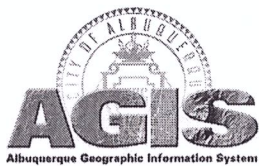
I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.

Signature: 	Date: 5.11.2021
Printed Name: DERRICK ARCHULETA	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	

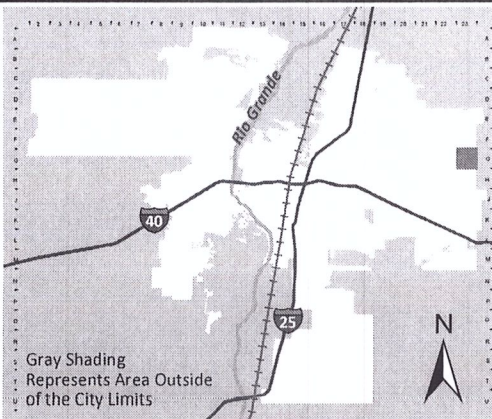


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Zone Atlas Page:
G-23-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



BRUCE CHARLES / MERRILY CHARLES ROCCO
P.O. BOX 6037
BOZEMAN MT 59715

April 27, 2021

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

**RE: OWNER AUTHORIZATION
LOT 22, BLOCK 2, CASA GRANDE ESTATES**

Ms. Wolfley and members of the Board:

We are authorizing Derrick Archuleta, ARCH+PLAN Land Use Consultants to serve as agent for a DPM Waiver width of existing sidewalk on Palo Alto Drive and any other process in conjunction for a minor subdivision for the above mentioned property.

The authorization will include, but not limited to:

- Preparation of materials for the Development Review Board
- Project management
- Project representation
- Execution of all documents to be submitted to the City of Albuquerque

If you have any questions, please contact me.

Sincerely,

Bruce Paul Charles
dotloop verified
05/04/21 12:07 PM
MDT
ECPZ-1KAE-EILS-REC8

Bruce Charles

Merrily Rocco
dotloop verified
05/04/21 12:07 PM MDT
9WZB-2UDD-JIDJ-OXWO

Merrily Charles Rocco

GOTTSCHALK LVT
3036 PALO ALTO DR NE
ALBUQUERQUE NM 87111

April 27, 2021

**RE: OWNER AUTHORIZATION
LOT 22, BLOCK 2, CASA GRANDE ESTATES**

Gottschalk LVT is authorizing Derrick Archuleta, ARCH+PLAN Land Use Consultants to serve as agent for a DPM Waiver width of existing sidewalk on Palo Alto Drive and any other process in conjunction for a minor subdivision for the above mentioned property.

The authorization will include, but not limited to:

- Preparation of materials for the Development Review Board
- Project management
- Project representation
- Execution of all documents to be submitted to the City of Albuquerque

Sue Gottschalk

Sue Gottschalk
Gottschalk LVT

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

May 11, 2021

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

RE: REQUEST FOR WAIVER TO WIDTH OF SIDEWALK FOR PALO ALTO DRIVE
LOTS 22 & 23, BLOCK 2, CASA GRANDE ESTATES
PR 2021-004452

Ms. Wolfenbarger:

I would like to request a waiver to the DPM for the above mentioned (width of sidewalk) in the effort to complete the platting action on the proposed lot consolidation.

The existing sidewalk is currently at 3.5 feet which falls one 1.5 foot under the required five (5) feet. The waiver request is for 1.5 feet. The current sidewalk is along Palo Alto Drive where the subject property is located, is consistent at 3.5 feet which exists along the western boundary of the property. Although not meeting current City standards, the sidewalk has functioned effectively and consistently in this area at 3.5 feet as it transitions north and south towards residential development in a subdivision that was originally platted in 1970.

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

- (1) The installation of the extra 1.5 feet will not contribute to the public welfare in that the existing sidewalk functions effectively along the western boundary of the property. The sidewalk is well defined without gaps and continues at the same width as it transitions towards primarily residential development establishing flow and continuity along this portion of Palo Alto Drive.
- (2) The existing sidewalk appears to provide sufficient right-of-way to meet minimum ADA or PROWAG guidance in that all properties along this portion of Palo Alto Drive east towards Matador Drive reflect a similar width with the assumption that this criteria is met or at least adequate in the residential areas.
- (3) The sidewalks along Palo Alto Drive are consistent with the subject property in terms of width. They appear to function effectively as they are located where they are well defined along the subject property maintaining a smooth and effective transition between properties. Existing sidewalk width in this area transition smoothly from property to property at the same width without any obstructions such as utility poles.

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

The existing 3.5 wide sidewalk which currently exists at this width both east and south of the subject property on Palo Alto Drive in this immediate area. The existing width reflects consistency with:

- Established neighborhood character of both the subject and adjacent properties,

- Public safety, health or welfare in that there isn't a gap in sidewalk along the subject property,
- Existing width will not cause significant material adverse impacts on surrounding properties in that they all appear to be the same width,
- The sidewalk at it's current width will not materially undermine the intent and purpose of the IDO or the applicable zoning district in that existing development is permissive in the underlying zone,
- The waiver will not affect required development standards of the underlying zone as it is seeking a 1.5 foot waiver for an existing sidewalk.

Although not meeting current City standards, the overall outcome will allow for the completion of the interior lot line adjustment reflecting the existing sidewalk that not only exists along the subject property but in the immediate area as well.

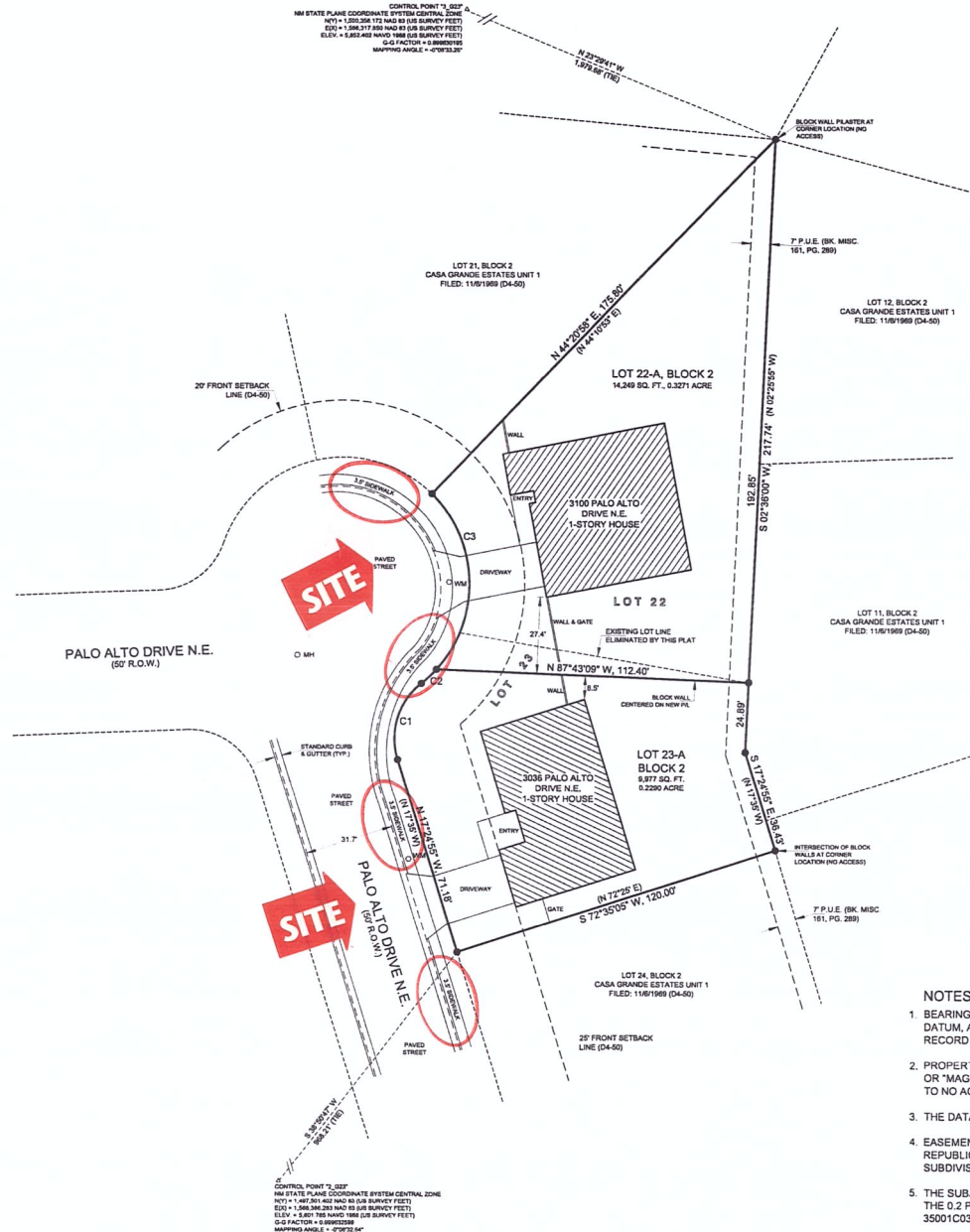
Thank you for consideration of this request.

Sincerely,

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

Derrick Archuleta, MCRP
Principal

SKETCH PLAT OF LOTS 22-A & 23-A, BLOCK 2
 CASA GRANDE ESTATES
 (REPLAT OF LOTS 22 & 23, BLOCK 2, CASA GRANDE ESTATES)
 SECTION 2, T10N, R4E, N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2021



LEGEND OF SYMBOLS
 ○ WM WATER METER
 ○ MH SANITARY SEWER MANHOLE

CURVE DATA

NO.	RADIUS	LENGTH	CHORD
C1	25.00'	30.14'	N 17°07'18" E, 28.35'
C2	45.00'	7.35'	N 46°58'56" E, 7.34'
C3	45.00'	69.08'	N 01°40'27" W, 62.49'

- NOTES
1. BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM, AND ARE BASED ON GPS OBSERVATIONS. DISTANCES ARE GROUND, FIELD AND RECORD DATA. RECORD BEARINGS ARE SHOWN IN PARENTHESES.
 2. PROPERTY CORNERS NOT SHOWN AS FOUND WILL BE SET WITH 1/2" REBAR AND CAP MARKED "NMP5 10464" OR "MAG" NAIL & ID DISK MARKED "NMP5 10464", UNLESS SHOWN OTHERWISE. FRONT CORNERS NOT SET DUE TO NO ACCESS WILL BE MARKED ON P/L EXTENSION ON TOP OF CURB.
 3. THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
 4. EASEMENTS SHOWN ARE AS LISTED IN THE TITLE COMMITMENT NO. 2100222 DATED 1/8/2021 (LOT 22) BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND AS SHOWN ON THE RECORDED PLAT OF THE SUBDIVISION.
 5. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35001C0376G DATED 9/26/2008.

3036 & 3100 PALO ALTO DR NE Public Notice Inquiry

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

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Comanche Foothills NA	Ed	Browitt	meaganr@juno.com	3109 Camino De La Sierra NE	Albuquerque	NM	87111		
Comanche Foothills NA	Paul	Beck	beck3008@comcast.net	3008 Camino De La Sierra NE	Albuquerque	NM	87111		5052001985
District 8 Coalition of Neighborhood Associations	Mary Ann	Dix	dix.mary.ann@gmail.com	11312 Malguena Lane NE	Albuquerque	NM	87111	5057159197	5052710548
District 8 Coalition of Neighborhood Associations	Donald	Couchman	dhc@zianet.com	6441 Concordia Road NE	Albuquerque	NM	87111	5052698335	

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts 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 application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application 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.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

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: Sunday, April 25, 2021 9:32 PM
To: Office of Neighborhood Coordination <arch.plan@comcast.net>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Development Review Board

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

Contact Name

DERRICK ARCHULETA

Telephone Number

505-980-8365

Email Address

arch.plan@comcast.net

Company Name

ARCH+PLAN LAND USE CONSULTANTS

Company Address

P.O. BOX 25911

City

ALBUQUERQUE

State

NM

ZIP

87125

Legal description of the subject site for this project:

LOTS 22 & 23

BLOCK 2

CASA GRANDE ESTATES

Physical address of subject site:

3036 & 3100 PALO ALTO DR NE

Subject site cross streets:

BETWEEN CASA BONITA DR & CANDELARIA RD

Other subject site identifiers:

This site is located on the following zone atlas page:

G-23

-
- G-23 ZONE ATLAS.PDF (2 MB)
 - image001.png (18 KB)
 - image002.png (8 KB)
 - image003.png (3 KB)
 - image004.png (7 KB)
 - image006.png (2 KB)

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

April 27, 2021

RE: REQUEST FOR WAIVER TO WIDTH OF SIDEWALK/
PALO ALTO DRIVE
LOTS 22 & 23, BLOCK 12, CASA GRANDE ESTATES
PR 2021-004452

To representatives of the District 8 Coalition and Comanche Foothills NA:

This letter is to inform yourselves and members of your association that an application has been submitted to the City of Albuquerque's Development Review Board (DRB) for consideration of a sidewalk width waiver of 1.5 feet to the required five (5) foot sidewalk width along Palo Alto Drive.

The property owner is proposing an interior lot line adjustment to reflect an existing interior wall between the two subject properties for existing Lots 22 & 23, Block 2, Casa Grande Estates.

Both properties are currently developed each with a single family residence.

The properties are located at 3036 and 3100 Palo Alto Drive NE between Casa Bonita Drive and Candelaria Road.

At the March 3, 2021 Sketch plat meeting before the DRB it was determined that the existing 3.5 foot sidewalks along Palo Alto Drive did not meet the required five (5) foot width.

As a result, a waiver from the Development Process Manual (DPM) needs to be considered and approved by the Development Review Board (DRB) prior to approval of the Preliminary Final Plat for both existing sidewalks on Palo Alto Drive.

As per the Integrated Development Ordinance (IDO), any waiver actions to the DRB require the applicant to offer a meeting to further discuss the request with affected neighborhood associations.

This letter serves as the official offer to meet with you to provide additional information.

As per the Ordinance, you must respond within 15 consecutive days to: 1) request a meeting; 2) decline the meeting; or 3) support the request for approval.

Attached for your review are the following:

- Zone Atlas page G-23 (location of the property)
- Proposed lot consolidation
- Sidewalk exhibit illustrating existing 3.5' wide sidewalk on Palo Alto Drive

In our efforts to complete the platting action and reflect compliance with the IDO requirements for waiver actions to the DRB, it would be greatly appreciated for a response at your earliest convenience.

In order for us to proceed we are required to have a response from the affected neighborhood association to the above listed options.

Please contact me with any questions or concerns.

Thank you for your time and attention.

Sincerely,
Derrick Archuleta

Derrick Archuleta, MCRP
ARCH+PLAN Land Use Consultants
P.O. Box 25911
Albuquerque NM 87125
p: 505.980.8365
e: arch.plan@comcast.net
w: www.ArchPlan.org

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



ED BROWITT
COMANCHE FOOTHILLS NA
3109 CAMINO DE LA SIERRA NE
ALBUQUERQUE NM 87111

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



PAUL BECK
COMANCHE FOOTHILLS NA
3008 CAMINO DE LA SIERRA NE
ALBUQUERQUE NM 87111

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



DONALD COUCHMAN
DISTRICT 8 COALITION OF NEIGHBORHOOD ASSN
6441 CONCORDIA RD NE
ALBUQUERQUE NM 87111

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



MARY ANN DIX
DISTRICT 8 COALITION OF NEIGHBORHOOD ASSN
11312 MALAGUEÑA LN NE
ALBUQUERQUE NM 87111

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

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

Date of Request*: 4.27.2021

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)*: DISTRICT 8 COALITION & COMANCHE HILLS N.A.

Name of NA Representative*: SEE ATTACHED

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

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: _____

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

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

1. Subject Property Address* 3036 & 3100 PALO ALTO DR. NE
Location Description BETWEEN CASA BONITA DR. & CANDELLARIA RD.
2. Property Owner* GOTTSCHALK W/T & BRUCE CHARLES
3. Agent/Applicant* [if applicable] ARCH + PLAN LAND USE CONSULTANTS
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

1.5' WAIVER TO 5' MINIMUM WIDTH REQUIRED FOR SIDEWALK ON PALO ALTO DRIVE

5. This type of application will be decided by*: City Staff
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{4*}:
- _____

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

1. Zone Atlas Page(s)⁵ G-23
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:

PALO ALTO DRIVE: WAIVER OF 1.5' SIDEWALK WIDTH

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] 0.5561 ±
 - b. IDO Zone District R-1C
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] _____
RESIDENTIAL USE

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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

RE: SIDEWALK WIDTH WAIVER - PALO ALTO DRIVE

To meaganr@juno.com <meaganr@juno.com> • beck3008@comcast.net <beck3008@comcast.net> • dix.mary.ann@gmail.com <dix.mary.ann@gmail.com> • dhc@zianet.com <dhc@zianet.com> Copy arch.plan@comcast.net <arch.plan@comcast.net>

Good morning representatives of the Comanche Foothills and District 8 Coalition of Neighborhood Associations:

This email is to inform yourselves and members of your association that an application has been submitted to the City of Albuquerque's Development Review Board (DRB) for consideration of a sidewalk width waiver of 1.5 feet to the required five (5) foot sidewalk width along Palo Alto Drive.

The property owners are proposing to relocate the interior lot line between Lots 22 and 23, Block 2, Casa Grande Estates to reflect the location of an existing wall. The wall doesn't follow the current lot line and the adjustment will address the issue.

Both properties are currently developed with a single family residence on each lot.

The properties are located at 3036 and 3100 Palo Alto Drive between Casa Bonita Drive and Candelaria Road.

At the March 3, 2021 Sketch plat meeting before the DRB it was determined that the existing 3.5 foot sidewalks along Palo Alto Drive in front of the subject properties did not meet the required five (5) foot width.

As a result, a waiver from the Development Process Manual (DPM) needs to be considered and approved by the Development Review Board (DRB) prior to approval of the Preliminary Final Plat for both existing sidewalks on Palo Alto Drive.

As per the Integrated Development Ordinance (IDO), any waiver actions to the DRB require the applicant to offer a meeting to further discuss the request with affected neighborhood associations.

This email serves as the official offer to meet with you to provide additional information.

As per the Ordinance, you must respond within 15 consecutive days to: 1) request a meeting; 2) decline the meeting; or 3) support the request for approval.

Attached for your review are the following:

- Zone Atlas page G-23 (location of the property)
- Proposed interior lot line adjustment
- Sidewalk exhibit illustrating existing 3.5' wide sidewalk on Palo Alto Drive

In our efforts to complete the platting action and reflect compliance with the IDO requirements for waiver actions to the DRB, it would be greatly appreciated for a response at your **earliest convenience**.

In order for us to proceed we are required to have a response from the affected neighborhood

association to the above listed options.
Please contact me with any questions or concerns.

Thank you for your time and attention.

Sincerely,
Derrick Archuleta

Derrick Archuleta, MCRP

ARCH+PLAN Land Use Consultants

P.O. Box 25911

Albuquerque NM 87125

p: 505.980.8365

e: arch.plan@comcast.net

w: www.ArchPlan.org

-
- [CASA GRANDE ESTATES.PDF \(2 MB\)](#)

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



PART I - PROCESS	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	SIDEWALK WAIVER
Decision-making Body:	DRB
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Note: if yes, see second page</i>
PART II - DETAILS OF REQUEST	
Address of property listed in application:	3036 & 3100 PALO ALTO DR NE
Name of property owner:	GOTTSCHALK LVT : BRUCE CHARLES
Name of applicant:	ARCH + PLAN LAND USE CONSULTANTS (DERRICK ARCHULETA)
Date, time, and place of public meeting or hearing, if applicable:	MAY 19, 2021 9AM VIA ZOOM
Address, phone number, or website for additional information:	AGENT P.O. BOX 25911 ALBUQUERQUE NM 87125 505.980.8365
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.

Derrick Archuleta (Applicant signature) 5.11.2021 (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.