



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input checked="" type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
WAIVER OF 1 FOOT TO REQUIRED MINIMUM 6 FOOT SIDEWALK WIDTH ON GIBSON BLVD			

APPLICATION INFORMATION			
Applicant: S & S DEVELOPMENT		Phone:	
Address: 315 DEL NORTE CT.		Email:	
City: BOSQUE FARMS	State: NM	Zip: 871068	
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.: 20 THRU 27		Block: 8	Unit:
Subdivision/Addition: CARTERS		MRGCD Map No.:	UPC Code: SEE ATTACHED
Zone Atlas Page(s): L-16	Existing Zoning: MX-L	Proposed Zoning:	
# of Existing Lots: 8	# of Proposed Lots: 1	Total Area of Site (Acres): 0.5475±	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 3511 GIBSON BLVD SE		Between: AMHERST DR	and: CARUSUE BLVD
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR 2020 · 004765 PS 2020 · 00128			

Signature: <i>Derrick Archuleta</i>		Date: 2.12.2021			
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 #		

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(L)(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
 - 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
 - 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")

<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: 2.12.2021</p>
<p>Printed Name: <u>DERRICK ARCHULETA</u></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>	

CARTERS SUBDIVISION – UPC #'s

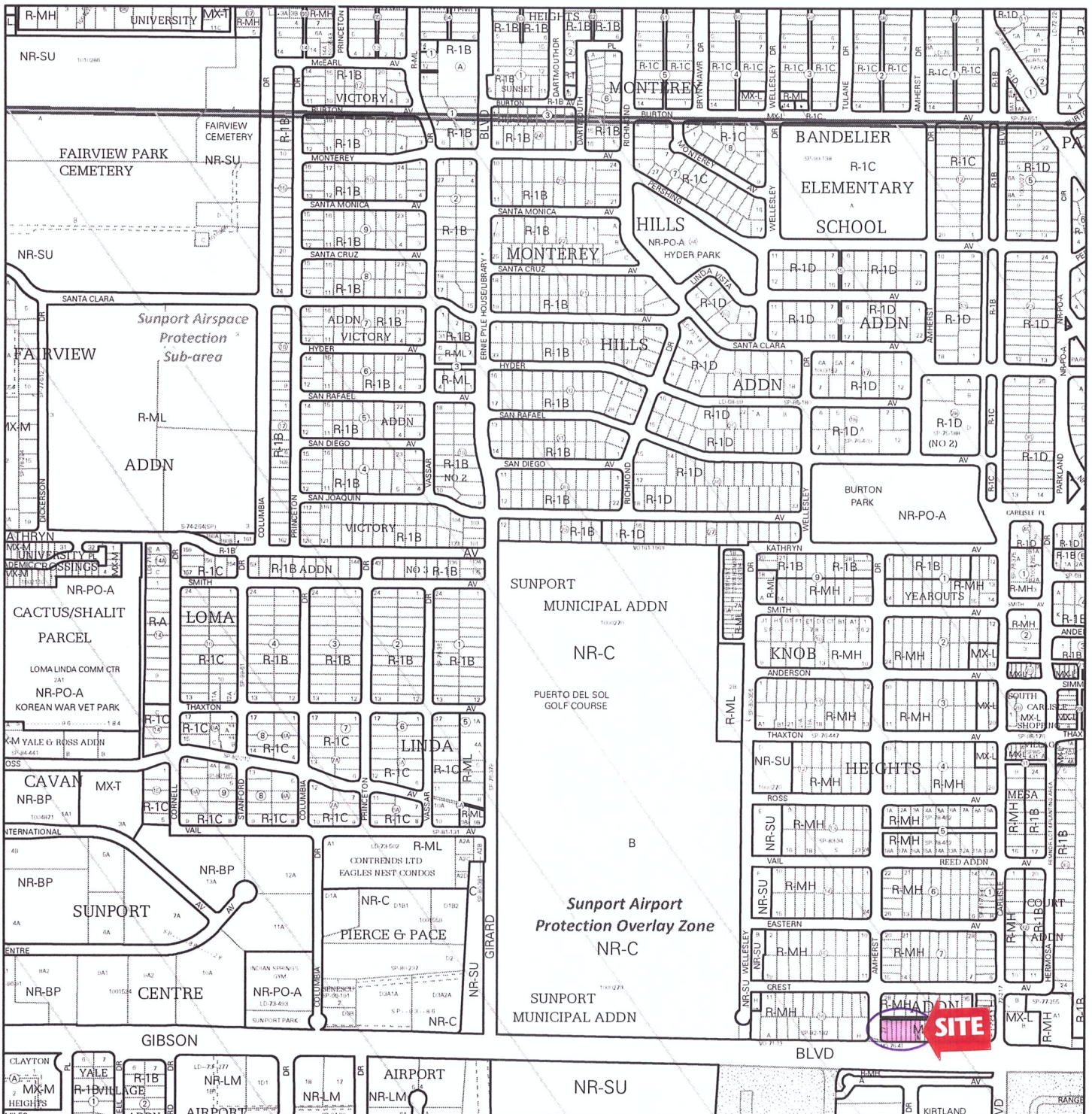
1-016-056-479-011-403-05 Lots 20 (westerly 20 feet), 21, 22 & 23

1-016-056-473-011-403-04 Lot 24

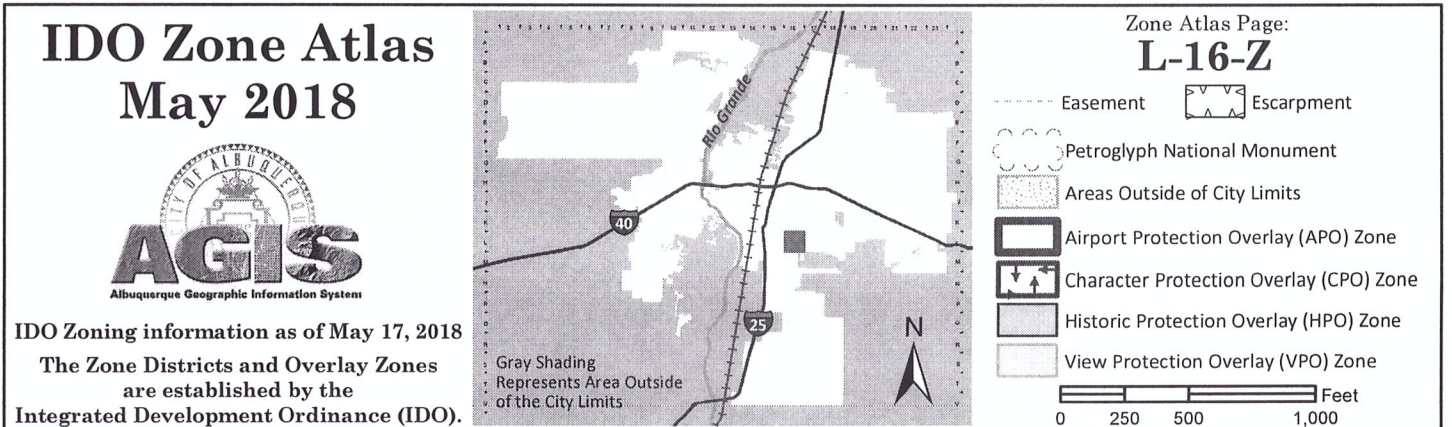
1-016-056-471-011-403-03 Lot 25

1-016-056-468-011-403-02 Lot 26

1-016-056-465-011-403-01 Lot 27



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



S&S DEVELOPMENT LLC
315 DEL NORTE CT
BOSQUE FARMS NM 87068

February 10, 2021

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

RE: PR 2020-004765 / PS 2020-004761

Ms. Wolfley and members of the Board:

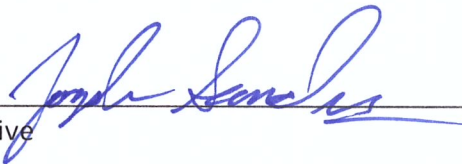
S&S Development is authorizing Derrick Archuleta, ARCH+PLAN Land Use Consultants to serve as agent for a DPM Waiver width of existing sidewalks on Gibson Boulevard and Amherst Drive in conjunction for a minor subdivision for the above mentioned property.

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 and any other requesting agency.

If you have any questions, please contact me.

Authorized representative
S&S Development



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

February 12, 2021

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

**RE: REQUEST FOR WAIVER TO WIDTH OF SIDEWALK
LOT 24-A, BLOCK 8, CARTERS SUBDIVISION
PR 2020-004765 / PS 2029-00128**

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 five (5) feet which falls one (1) foot under the required six (6) feet. The waiver request is for one (1) foot. The current sidewalk is along Gibson Boulevard where the subject property is located, is consistent at five (5) feet which exists along the southern boundary of the property. Although not meeting current City standards, the sidewalk has functioned effectively and consistently in this area at five (5) feet.

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

- (1) The installation of the extra one foot will not contribute to the public welfare in that the existing sidewalk functions effectively along the subject property. The sidewalk is well defined without gaps and continues at the same width on adjacent properties establishing flow and continuity along this portion of Gibson Boulevard.
- (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 Gibson Boulevard west of Carlisle Boulevard reflect a similar width with the assumption that this criteria is met or at least adequate in the immediate area.
- (3) The sidewalks along Gibson Boulevard 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 five (5) wide sidewalk which currently exists at this width both east and west of the subject property. 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 request will not hinder future planning and public right-of-way acquisition in that dedication is a component to the lot consolidation,
- 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 foot waiver for an existing sidewalk.

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

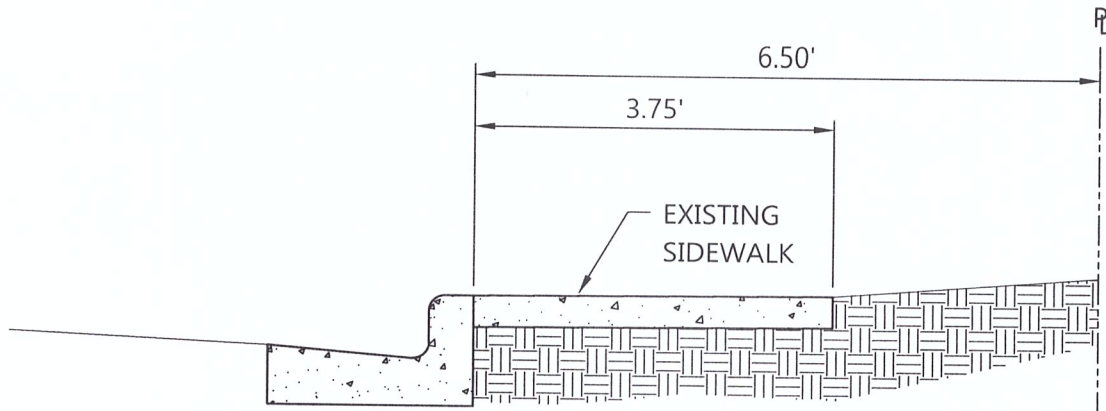
Thank you for consideration of this request.

Sincerely,

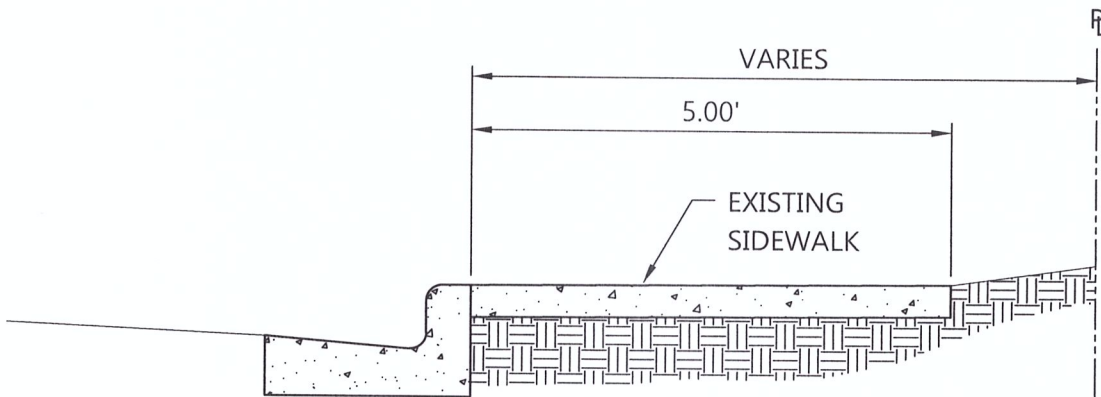
A handwritten signature in black ink, appearing to read "Derrick Archuleta". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Derrick Archuleta, MCRP
Principal

SIDEWALK EXHIBIT FOR
LOT24A, CARTER'S SUBDIVISION OF CLOCK 8 - KNOB HEIGHTS
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



AMHERST AVENUE
NTS



GIBSON BOULEVARD
NTS



575 Bosque Farms Blvd
Bosque Farms, New Mexico 87068
505.362.1530

3511 GIBSON BLVD SE Public Notice Inquiry

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

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
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremediyd ayspa.com	119 Vassar Drive SE	Albuquerque	NM	87106		5054014367
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.c om	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	5052668944

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: <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: <https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

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: Wednesday, February 10, 2021 1:37 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:

LOT 20 (WESTERLY 20 FEET) THRU LOT 27

BLOCK 8

CARTERS SUBDIVISION

Physical address of subject site:

3511 GIBSON BLVD SE

Subject site cross streets:

BETWEEN AMHERST DR & CARLISLE BLVD

Other subject site identifiers:

This site is located on the following zone atlas page:

L-16

=====

This message has been analyzed by Deep Discovery Email Inspector.

-
- L-16 ZONE ATLAS.PDF (2 MB)
 - image001.png (18 KB)
 - image002.png (8 KB)
 - image003.png (3 KB)
 - image004.png (7 KB)
 - image007.png (2 KB)

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

February 12, 2021

RE: REQUEST FOR WAIVER TO WIDTH OF SIDEWALK
LOT 24A, BLOCK 8, CARTERS SUBDIVISION
PR 2019-002604 / PS 2019-00058

To representatives of the District 6 Coalition:

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 two sidewalk width waivers: the first is a (1) foot waiver to the required six (6) foot sidewalk width along Gibson Boulevard, the second is for a 1.25 foot waiver to the required five (5) foot sidewalk width along Amherst Drive.

The property owner is proposing to consolidate eight (8) lots into one (1) lot for existing Lots 20 thru 27, Block 8, Carters Subdivision.

The site is currently developed with a commercial use known as HHC Supply on the property.

The property is located at 3511 Gibson Boulevard between Amherst Drive and Carlisle Boulevard.

At the February 10, 2021 Preliminary Final plat meeting before the DRB it was determined that the existing five (5) foot sidewalk along Gibson Boulevard did not meet the required six (6) foot width and the existing 3.75 foot sidewalk along Amherst 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 Gibson Boulevard and Amherst 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 L-16 (location of the property)
- Proposed lot consolidation
- Sidewalk exhibit illustrating existing 5' wide sidewalk on Gibson Boulevard and 3.75' wide sidewalk on Amherst 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

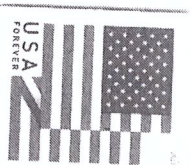
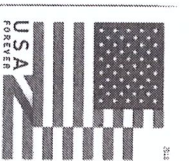
Derrick Archuleta, MCRP
ARCH+PLAN Land Use Consultants
P.O. Box 25911
Albuquerque NM 87125
p: 505.980.8365
e: arch.plan@comcast.net
w: www.ArchPlan.org

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

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

PATRICIA WILSON
DISTRICT 6 COALITION
505 DARTMOUTH DR SE
ALBUQUERQUE NM 87106

MANDY WARR
DISTRICT 6 COALITION
1119 VASSAR DR SE
ALBUQUERQUE NM 87106



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

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

Date of Request*: 2.12.2021

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 6 COALITION

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* 3511 GIBSON BLVD SE
Location Description BETWEEN AMHERST DRIVE & CARLISLE BLVD
2. Property Owner* S & S DEVELOPMENT
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*}:

GIBSON BLVD: 1 FOOT WAIVER TO 6 FEET MINIMUM REQUIRED FOR SIDEWALK

AMHERST AVE: 1.25 FOOT WAIVER TO 5 FEET MINIMUM REQUIRED FOR SIDEWALK

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 L-16
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:
GIBSON BLVD: WAIVER OF 1 FOOT SIDEWALK WIDTH
AMHERST AVE: WAIVER OF 1.25 FEET 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] 0.5474 ±
- b. IDO Zone District MX-L
- c. Overlay Zone(s) [if applicable] _____
- d. Center or Corridor Area [if applicable] _____

2. Current Land Use(s) [vacant, if none] _____
COMMERCIAL 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://tinurl.com/idozoningmap>

RE: CARTERS SUBDIVISION - SIDEWALK WAIVERS

To mandy@theremedyspa.com <mandy@theremedyspa.com> •
info@willsonstudio.com <info@willsonstudio.com> Copy arch.plan@comcast.net <arch.plan@comcast.net>

Good morning representatives of the District 6 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 two sidewalk width waivers: the first is a (1) foot waiver to the required six (6) foot sidewalk width along Gibson Boulevard, the second is for a 1.25 foot waiver to the required five (5) foot sidewalk width along Amherst Drive.

The property owner is proposing to consolidate eight (8) lots into one (1) lot for existing Lots 20 thru 27, Block 8, Carters Subdivision.

The site is currently developed with a commercial use known as HHC Supply on the property.

The property is located at 3511 Gibson Boulevard between Amherst Drive and Carlisle Boulevard.

At the February 10, 2021 Preliminary Final plat meeting before the DRB it was determined that the existing five (5) foot sidewalk along Gibson Boulevard did not meet the required six (6) foot width and the existing 3.75 foot sidewalk along Amherst 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 Gibson Boulevard and Amherst 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 L-16 (location of the property)
- Proposed lot consolidation
- Sidewalk exhibit illustrating existing 5' wide sidewalk on Gibson Boulevard and 3.75' wide sidewalk on Amherst 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

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- CARTERS SUBD.PDF (4 MB)
 - NEIGH MTG REQ FORM - CARTERS SUBD.PDF (2 MB)