



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

<b>SUBDIVISIONS</b>	<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)	<b>MISCELLANEOUS APPLICATIONS</b>	<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)	<b>PRE-APPLICATIONS</b>
<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 checked="" type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<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**

Requesting waiver from sidewalk requirements (placement along Bell Ave and width requirements along Barelás)

**APPLICATION INFORMATION**

Applicant: Homewise, Inc.	Phone:
Address: 1301 Siler Road Building D	Email:
City: Santa Fe State: NM	Zip:
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.	Phone:
Address: P.O. Box 44414	Email:
City: Rio Rancho State: NM	Zip: 87174
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.: Lot 1	Block: 1	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 101405607047621706
Zone Atlas Page(s): L-14-Z	Existing Zoning: MX-L	Proposed Zoning MX-L
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 0.0068

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 1407 4th Street SW Between: Bell Ave. SW and: Barelás Rd SW

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

PR-2020-004771 (For Vacation of Public Right-of-Way)

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: 01/26/20201
Printed Name: Ryan J. Mulhall	<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**

- N/A 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](mailto: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(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](mailto: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**

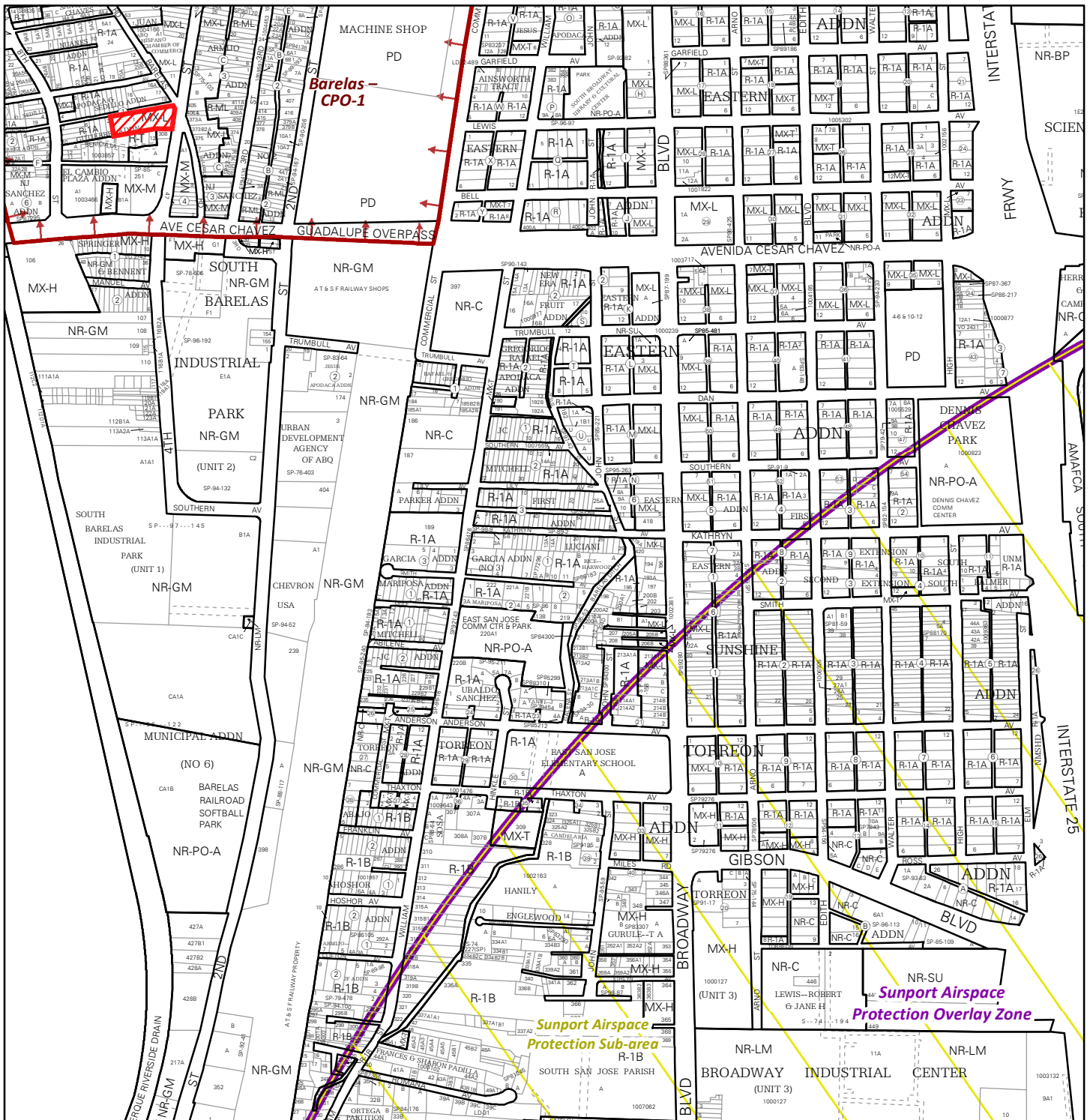
**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

- \_\_\_ 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](mailto: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](mailto: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")

<b><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></b>	
Signature:	Date: 01/26/2021
Printed Name: <b>Ryan J. Mulhall</b>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
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

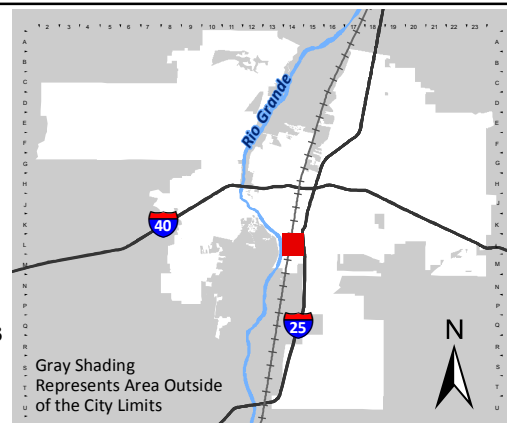


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).


Zone Atlas Page:  
**L-14-Z**

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

Gray Shading  
Represents Area Outside  
of the City Limits



N



0 250 500 1,000 Feet

Johanna Gilligan  
Community Development Director  
Homewise  
1301 Silver Road Building D  
Santa Fe, NM 87507

City of Albuquerque  
600 2<sup>nd</sup> Street NW,  
Albuquerque, NM 87102

**RE: Letter of Authorization for Proposed Vacation and Subdivision Plat**

To whom it may concern,

I, Johanna Gilligan, Community Development Director, Homewise do hereby give authorization to Cartesian Surveys Inc. to act as my agent in regards to the vacation and subdivision plat for existing Lot 1, Block 1, Gutierrez Addition, located at 1407 4<sup>th</sup> Street S.W. between Bell Avenue S.W. and Barelas Road S.W.. The agent shall have the authority to act on behalf of Homewise for the vacation and subdivision platting action and obtaining documentation or certificates from the city needed for the platting action.

Thank You,

*Johanna Gilligan*

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Johanna Gilligan, Community Development Director  
Homewise

**CSI-Cartesian Surveys Inc.**  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

January 26, 2021

Development Review Board  
City of Albuquerque

**Re: Sidewalk Waiver as part of a Vacation of a portion of Public Right-of-Way of Bell Avenue Southwest**

Members of the Board:

CSI - Cartesian Surveys Inc. is acting as an agent for the owner, Homewise, Inc., and is requesting a waiver from sidewalk requirements. This sidewalk waiver is required for the vacation of a portion of Bell Avenue for the eventual re-plat of Lot 1 and Tract 30-B of MRGCD Map 41. **Please note, this waiver does not seek to change any existing sidewalk along Barelás Rd. or along 4th St. SW.** We are requesting the waiver from this requirement for the following reasons:

- A sidewalk along Bell Avenue does not make logical sense, as the avenue serves more as an alley, and there are no other sidewalks located along the avenue to connect to.
- Taking away from the avenue, which is already below the IDO required width for a local street to create sidewalks would make for an even smaller roadway.
- Utilities (like telephone poles) are already along the margins of the right of way and would need to be relocated, likely into property owners' lots, to accommodate an unobstructed sidewalk.
- Placement of sidewalk thus seems like a possible waste of tax dollars, and projects like this come along with increased taxes for maintenance.
- Sidewalks could increase foot traffic from vagrants and people from outside the neighborhood into this quiet neighborhood
- The sidewalks placed along the narrow roadway would be appear out of character for the Valley area.

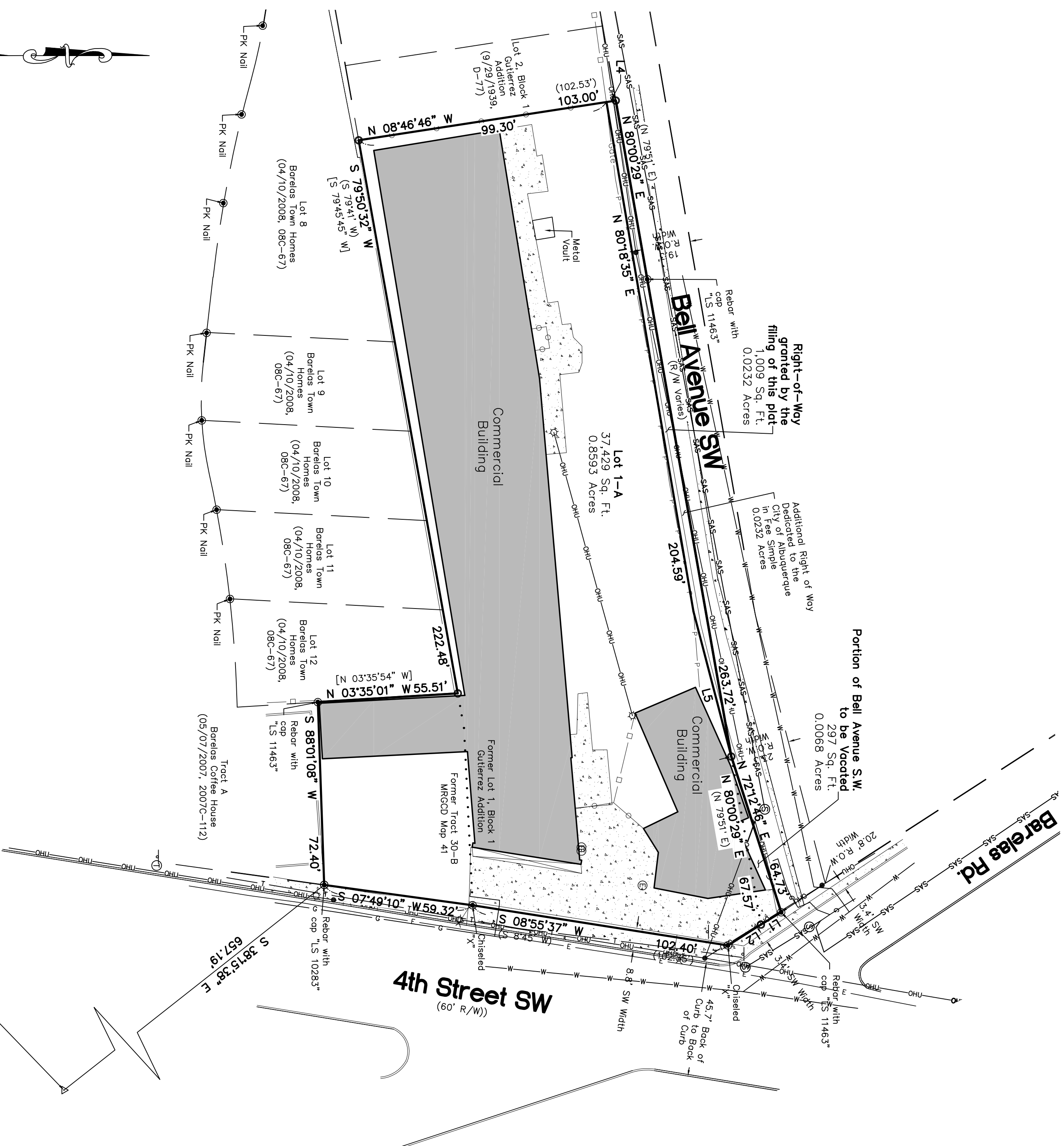
As per the IDO section for vacation of right-of-way, section 6-6(M)(3)(a), justification that the public welfare does not require the prescribed sidewalk is the sidewalk is typical of the valley area and serves the residents' needs. Bell Avenue is currently serving a paved alleyway with improvements preventing placement of sidewalk, but foot traffic sees little issue along this little-used alleyway. Barelás avenue has sidewalk and concrete padding immediately next to it, which is sufficient for foot traffic along this small segment before the sidewalk width expands along 4<sup>th</sup> street.

As per the IDO section for vacation of right-of-way, section 6-6(M)(3)(b), there is a benefit to the public welfare. Waiver from Sidewalk placement avoids expensive movement of improvements and infrastructure along the entirety of Bell Avenue. Similarly, along Barelás Rd. the waiver allows for less disturbance of existing infrastructure in that small area.

Thank you for your time and consideration.

- Ryan Mulhall

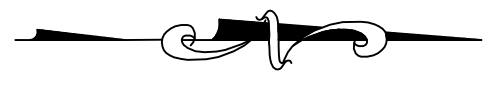
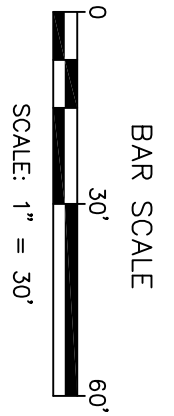
**Site Sketch for**  
**Lot 1, Block 1, Gutierrez Addition**  
**and Tract 30-B M.R.G.C.D. Map 41**  
*City of Albuquerque*  
 Bernalillo County, New Mexico  
 January 2021



**Legend**

	MEASURED BEARINGS AND DISTANCES
	RECORD BEARINGS AND DISTANCES PER PLAT (09/29/1939, D-77)
	FOUND MONUMENT AS INDICATED
	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
	COVERED AREA
	CONCRETE
	METAL FENCE
	CHAINLINK FENCE
	PIPE FENCE
	OVERHEAD UTILITY LINE
	UTILITY POLE
	ANCHOR
	LIGHT POLE
	ELECTRIC METER
	SIGN

ACS Monument "10\_L14"  
 NAD 1983 CENTRAL ZONE  
 X=1519873.633 \*  
 Y=1480983.635 \*  
 Z=4954.577 \* (NAVD 1988)  
 G-G=0.999683551  
 Mapping Angle=-0°13'53.32"  
 \*U.S. SURVEY FEET



**CSI-CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244  
 wplonetrj@gmail.com

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

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

Date of Notice\*: 01/11/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Barelas Neighborhood Association

Name of NA Representative\*: Dorothy Chavez / Alicia Chavez

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: baca3221@hotmail.com / alicia\_chavez77@yahoo.com

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

1. Subject Property Address\* 1407 4th Street SW  
Location Description Along Bell Avenue SW and Barelas Road SW
2. Property Owner\* Homewise Inc.
3. Agent/Applicant\* [if applicable] CSI-Cartesian Surveys Inc.
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*:

Requesting a Waiver - DRB from sidewalk requirements of the City of Albuquerque

IDO as part of a public right-of-way vacation along Barelas Rd. and Bell Ave. SW

<sup>1</sup> 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.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

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

5. This application will be decided at a public meeting or hearing by\*:

- Zoning Hearing Examiner (ZHE)                       Development Review Board (DRB)
- Landmarks Commission (LC)                       Environmental Planning Commission (EPC)

Date/Time\*: 02/03/2021 with a hearing beginning at 9 AM (MST)

Location\*<sup>3</sup>: By zoom meeting, see link below for information on day of hearing

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Please call 505-896-3050 or email cartesianryan@gmail.com

**Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>5</sup> L-14-Z

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 have been requested for this project\*:

- Deviation(s)                       Variance(s)                       Waiver(s)

Explanation\*:

A waiver is necessary for this vacation as the IDO requires 5 foot sidewalk along public streets. However, it would be an excessive burden to ask the residents along Bell Ave. to vacate several ft of property to accomodate the sidewalk with widened R/W.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes  No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

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<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> 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 [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] \_\_\_\_\_
  2. IDO Zone District \_\_\_\_\_
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] \_\_\_\_\_
- 

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

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: \_\_\_\_\_ [Other Neighborhood Associations, if any]  
\_\_\_\_\_

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



## 1407 4th Street SW Neighborhood Meeting Inquiry

Carmona, Dalaina L. <dcarmona@cabq.gov>  
To: "cartesianryan@gmail.com" <cartesianryan@gmail.com>

Fri, Jan 8, 2021 at 3:44 PM

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
Barelas NA	Dorothy	Chavez	<a href="mailto:baca3221@hotmail.com">baca3221@hotmail.com</a>	612 10th Street SW	Albuquerque	NM	87102	5059181611
Barelas NA	Alicia	Chavez	<a href="mailto:alicia_chavez77@yahoo.com">alicia_chavez77@yahoo.com</a>	808 Santa Fe Avenue SW	Albuquerque	NM	87102	5054900854

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, 9<sup>th</sup> Floor

Albuquerque, NM 87102

505-768-3334

[dcarmona@cabq.gov](mailto:dcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://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.

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**From:** [webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) [mailto:[webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org)] **On Behalf Of**  
[webmaster@cabq.gov](mailto:webmaster@cabq.gov)

**Sent:** Friday, January 08, 2021 3:07 PM

**To:** Office of Neighborhood Coordination <[cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)>

**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@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

Ryan Mulhall

Telephone Number

5058963050

Email Address

[cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

Company Name

CSI-Cartesian Surveys, Inc.

Company Address

P.O. Box 44414

City

Rio Rancho

State

NM

ZIP

87174

Legal description of the subject site for this project:

Lot 1, Block 1 of Gutierrez Addition and Tract 30-B of M.R.G.C.D. Map 41

Physical address of subject site:

[1407 4th Street SW](#)

Subject site cross streets:

4th Street and Barelmas Rd SW

Other subject site identifiers:

This site is located on the following zone atlas page:

L-14-Z

=====

This message has been analyzed by Deep Discovery Email Inspector.

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 **IDOZoneAtlasPage\_L-14-Z.PDF**  
546K



Ryan Mulhall <cartesianryan@gmail.com>

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## Notice of Offer for Neighborhood Meeting regarding a Sidewalk Waiver - DRB for Lot 1, Block 1 Gutierrez Addition and Tract 30-B, MRGCD Map 41

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Ryan Mulhall <cartesianryan@gmail.com>  
To: baca3221@hotmail.com, alicia\_chavez77@yahoo.com

Mon, Jan 11, 2021 at 11:28 AM

Good morning,

Attached is a letter addressing our client's proposed waiver from sidewalk construction at 1407 4th Street. You may recall we submitted for a vacation of public right of way, and the initial hearing for that vacation was held on January 6th, where it was brought to our attention we would need to request a waiver from sidewalk development in order to be granted the vacation of right-of-way.

As a refresher, the lots are located along 4th Street and Barelax Road at Bell Avenue SW. The waiver is requesting that the city not require the owner to commit to sidewalk construction or widening along a small segment of Barelax Road or along Bell Avenue SW. The area along Barelax has concrete which can be used to traverse to the sufficiently wide sidewalk along 4th Street SW. The width of the Bell Avenue right of way is already below the IDO standard requirement for a local road and widening it to meet the IDO standards for street width or including 5 foot wide sidewalks on each side would place an unreasonable burden on the property owners along Bell Avenue SW or make the right of way detrimentally narrow.

Before we may begin with the submission of our waiver application, the city requires that we contact neighborhood associations in the area to offer a neighborhood meeting to discuss the potential impact of this proposed vacation.

Please read the attached PDF and if you have any comments or concerns you may contact us.

If you wish to request a neighborhood meeting be held after addressing further questions with us, you have 15 days from the sending of this email to let us know and we will begin the process of scheduling one with the city. Otherwise, please can let us know your neighborhood association is agreeable to the proposed sidewalk waiver or take no action.

Thank you,  
Ryan Mulhall

--

[CSI - Cartesian Surveys Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050](#)

[\(f\)505-891-0244](#)

[www.cartesiansurveys.com](http://www.cartesiansurveys.com)

[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

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### 3 attachments

 **201684 (waiver-drb sw) Letter to NAs.pdf**  
113K

 **Emailed\_Notice-PublicMeetingHearing\_201684.pdf**  
187K

 **NeighborhoodMeetingRequest-PrintandFill.pdf**  
176K

**CSI-Cartesian Surveys Inc.**  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

January 11, 2021

**Re: Notice for offer of Neighborhood Meeting for Waiver – DRB regarding Sidewalk Requirements as part of a vacation of right of way for Bell Avenue SW and eventual Subdivision Plat for Lot 1, Block 1 of Gutierrez Addition and Tract 30-B of MRGCD Map 41**

If you are receiving this notice, it is because you were entered into the city's database as a neighborhood association contact and the property which this letter addresses lies within what the city has decided is "within your area". Thus, we are obligated to notify you of any actions requesting a waiver which requires a DRB hearing. The location of the proposed waiver is at: *1407 4<sup>th</sup> Street SW, Albuquerque, NM 87102*

CSI - Cartesian Surveys Inc. is acting as an agent for the owner, Homewise, Inc., and is requesting a waiver from sidewalk requirements through the Development Review Board. This sidewalk is required by the Transportation Department in accordance with Part 14-16 5-3(D) 1 of the City of Albuquerque IDO the eventual re-plat of Lot 1 and Tract 30-B of MRGCD Map 41, access is required to be provided to all newly-platted lots. **Please note, this waiver does not seek to change any existing sidewalk along Barelvas Rd. or along 4<sup>th</sup> St. SW.** We are requesting the waiver from this requirement for the following reasons:

- A sidewalk along Bell Avenue does not make logical sense, as the avenue serves more as an alley, and there are no other sidewalks located along the avenue to connect to.
- Taking away from the avenue, which is already below the IDO required width for a local street to create sidewalks would make for an even smaller roadway.
- Utilities (like telephone poles) are already along the margins of the right of way and would need to be relocated, likely into property owners' lots, to accommodate an unobstructed sidewalk.
- Placement of sidewalk thus seems like a possible waste of tax dollars, and projects like this come along with increased taxes for maintenance.
- Sidewalks could increase foot traffic from vagrants and people from outside the neighborhood into this quiet neighborhood
- The sidewalks placed along the narrow roadway would be appear out of character for the Valley area.

So, in lieu of establishing sidewalk in the alley of this lot at this time, we propose that a sidewalk waiver be submitted through the Waiver - DRB review process.

If you have any questions or comments concerning this waiver request or any aspect of this project, please contact us at your convenience. If you still feel this requires attention from your neighborhood association after discussing with us, you may submit the attached form to the City of Albuquerque requesting a Neighborhood Meeting be scheduled to address this waiver request.

Thank you for your consideration,

Ryan Mulhall  
CSI - Cartesian Surveys, Inc.