



Effective 3/01/2022

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) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary 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"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input checked="" type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
This is a request for 4' 3" wavier from the 10' sidewalk requirement width per the DPM Standard to accept the existing 5' 9" existing sidewalk. There are pre-existing obstructions that cannot be easily or economically relocated.		

APPLICATION INFORMATION		
Applicant/Owner: Raising Cane's Restaurants, LLC (applicant)		Phone: (972) 769-3364
Address: 6800 Bishop Road		Email: Cassie.Kussow@kimley-horn.com
City: Plano	State: TX	Zip: 75024
Professional/Agent (if any): Modulus Architects & Land Use Planning, Inc.		Phone: (505) 338-1499
Address: 100 Sun Ave. NE Suite 600		Email: rokoye@modulusarchitects.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:	List all owners: WFC WYOMING NM LLC C/O WESTWOOD FINANCIAL CORP PROP MGMT	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Parcel 5-A	Block:	Unit:
Subdivision/Addition: WYOMING MALL	MRGCD Map No.:	UPC Code: 102005901708131301
Zone Atlas Page(s): H-20-Z	Existing Zoning: MX-M	Proposed Zoning N/A
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): +/- 2.0241
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 2004 Wyoming Blvd	Between: Wyoming	and: NORTHEASTERN BLVD NE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
Project #2021-005461, SI-2022-00509		

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: Regina Okoye	Date: 5/10/2022
Printed Name: Regina Okoye	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

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 to City Staff using other on-line resources such as Dropbox or FTP. 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

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

Completed neighborhood meeting request form(s)

N/A 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 inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

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 to City Staff using other on-line resources such as Dropbox or FTP. 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

___ 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 to City Staff using other on-line resources such as Dropbox or FTP. 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 to City Staff using other on-line resources such as Dropbox or FTP. 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

* Included in all Public Notices



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

IDO Zone Atlas May 2018

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

Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-20-Z

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

0 250 500 1,000 Feet



January 11, 2022

To Whom It May Concern:

Please let this letter serve as authorization, from Raising Cane's, as the developer, and WFC Wyoming NM LLC C/O Westwood Financial Corp Prop Mgmt, as the owner, for Modulus Architects and Land Use Planning, Inc to proceed with securing necessary entitlements and permits with the Authority Having Jurisdiction for the proposed Raising Cane's Chicken Finger Restaurant and Drive through located at 2004 Wyoming Blvd, Albuquerque, New Mexico.

Sincerely,

LuAron Foster

Digitally signed by LuAron Foster
DN: cn=LuAron Foster, o=Raising Cane's, ou,
email=lfoster@raisingcanes.com, c=US
Date: 2022.01.21 08:55:19 -0600'

LuAron Foster
Senior Property Development Manager
Raising Cane's Chicken Fingers
6800 Bishop Road
Plano, TX 75024
(972) 769-3364

Renaldo Gallagher

Renaldo Gallagher

Director of Construction & Tenant Coordination

WFC Wyoming NM LLC C/O Westwood Financial CORP PROP MGMT
11440 San Vicente Blvd
Suite 200
Los Angeles, CA 90049



May 10, 2022

*Jolene Wolfley
City of Albuquerque Development Review Board
600 Second Street NW
Albuquerque NM 87102-2265*

*Re: Request for a Sidewalk Waiver for Tract 5-A, Block C, at 2004 Wyoming Blvd NE,
Albuquerque, NM 87112 in conjunction with a DRB final Site Plan sign-off - Project #2021-
005461 SI-2022-00509*

Dear DRB Chair,

Modulus Architects & Land Use Planning, Inc., hereafter referred to as “Agent” for the purpose of this request, represents Raising Cane’s Restaurants, LLC, hereafter referred to as “Applicant.” Regarding the project referenced above, please see our responses listed below. The site is located at 2004 Wyoming Blvd., Albuquerque, NM 87112. The parcel (the “subject site”) is approximately 2 acres in size, zoned MX-M and is located on the northeast corner of Wyoming & Northeastern Blvd. NE. Legally described as: Parcel 5-A is the subject site and is legally described as: PARCEL 5-A PLAT OF PARCELS 1-A, 1-B, 1-C, 4-A & 5-A WYOMINGMALL CONT 2.0241 AC +/-.

DPM Table 7.2.29 designates the sidewalk width requirement for a Multi-Modal corridor inside a center (Hoffmantown Activity Center) as 10 to 12 feet. The existing sidewalk along Wyoming Blvd and adjacent to the proposed project which is approximately 5.9’ feet wide. There is an existing 3’ screen wall that runs along a majority of the west side of the property that abutts the sidewalk. This existing wall prohibits the ability to widen the sidewalk to 10’. There is also an exiting light and electrical pole abutting the existing sidewalk that causes obstructions that cannot be easily or economically relocated. The curb ramp on the northwest side of the sidewalk contains additional obstructions including a light pole and pedestrian signs.

There is an existing Site Development Plan tied to this site that identifies the sidewalks and the width to ensure the uniformity of the Center and this planned area. This center was developed per the Site Development Plan we are not proposing to modify the sidewalks that are called out in the approved plan. The existing sidewalk is identified within an existing permanent side walk easement (07/06/2007, Doc. NO 2007097669).

The agent called a representative of the North Eastern Association of Residents (Nancy Pressley-Naimark) and District 7 Coalition of Neighborhood Associations (Darcy Bushnell) to follow up with the email sent on May 4th 2022 about a neighborhood meeting. Each representative denied wanting a neighborhood meeting and stated that the verbal confirmation was sufficient for their NA and both were not interested in following up with an email response denying the meeting. The agent received an email response from Inez NA stating that: “The Inez NA has no objection to the plan for a Raising Canes restaurant to be installed at that Wyoming address”.

We ask for a waiver of the DPM sidewalk width based on the following criteria in Section 14-16-6-6(P)(3) of the IDO:

6-6(P)(3)(a) 1. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, manmade obstructions, or utility lines.

In addition, the Waiver request is consistent with the criteria listed in 6-6(P)(3)(b), 6-6(P)(3)(c), 6-6(P)(3)(d), 6-6(P)(3)(e), 6-6(P)(3)(f), 6-6(P)(3)(g), 6-6(P)(3)(h), and 6-6(P)(3)(i). Criteria 6-6(P)(3)(j) does not appear to be applicable because the subject site is not within an area of low-intensity land use.

Thank you,

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER

MODULUS ARCHITECTS & LAND USE PLANNING, INC.

100 Sun Avenue NE, Suite 600

Albuquerque, NM 87109

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686

Email: rokoye@modulusarchitects.com

Website: www.modulusarchitects.com

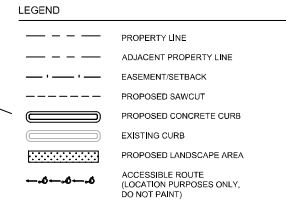
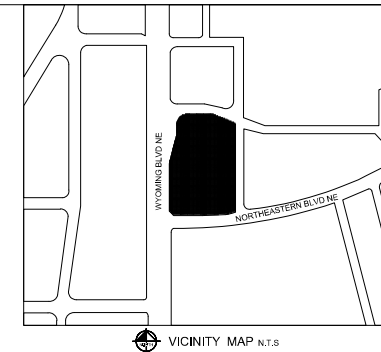
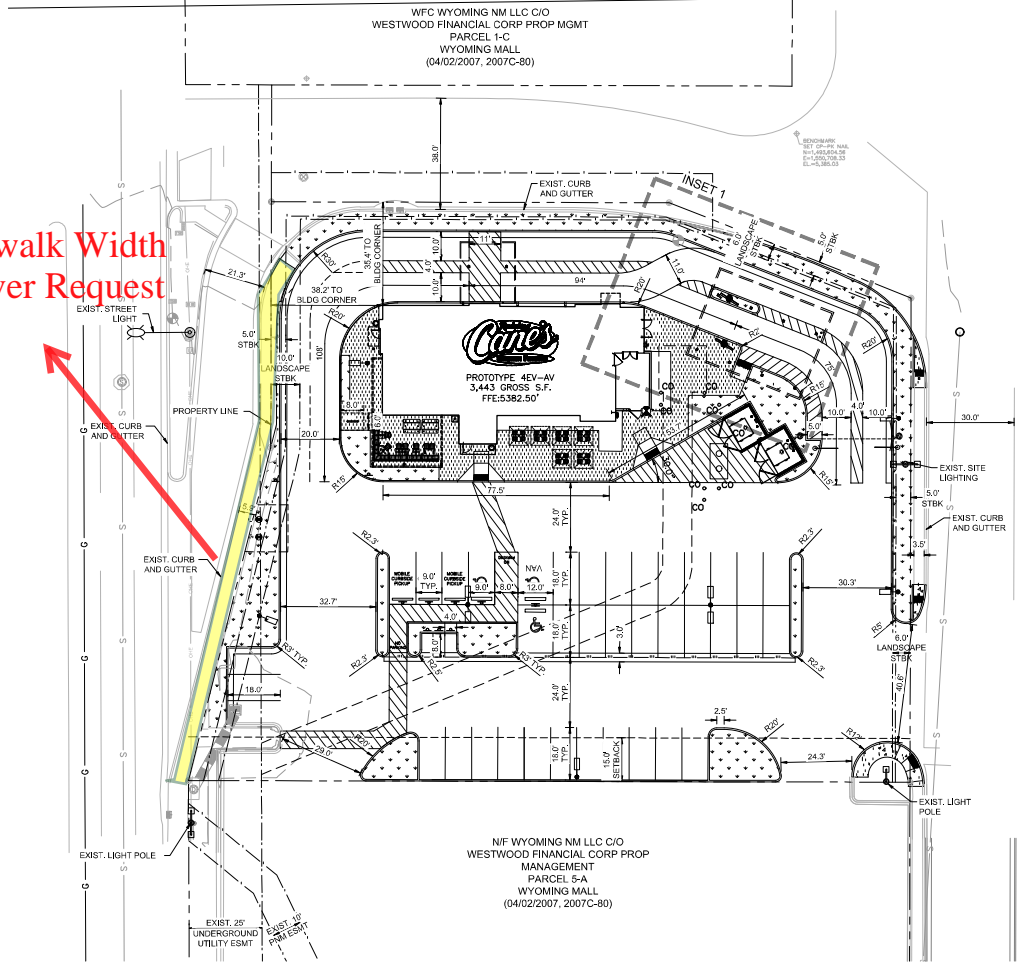
Join us on Facebook: [Modulus Architects on Facebook](#)

New Mexico | Texas | Arizona | Colorado | Oklahoma



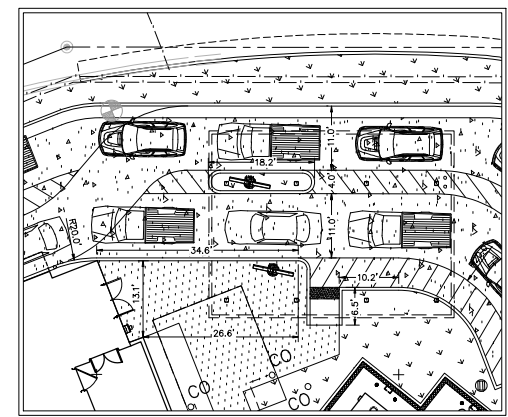
* Included in all Public Notices

Sidewalk Width Waiver Request Area



- GENERAL NOTES**
1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
 2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
 3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
 4. ALL RADI THAT ARE NOT SPECIFICALLY DIMENSIONED ARE 3'.

- DIMENSION NOTES**
1. ALL CURB RADI ARE TO BE 3' UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.



INSET 1
SCALE: 1"=10'



2004 WYOMING BLVD. NE.
ALBUQUERQUE, NM 87112
Restaurant #RC705
P4E-V-AV SCHEME A

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
15435 Reed Road
Two Co. Center Office Tower
Suite 700
Dallas, TX 75240
CONTACT: LAUREN NUFFER, P.E.
19 21 7706 300
LAUREN.NUFFER@KIMLEY-HORN.COM
JP.WILLIAMS@KIMLEY-HORN.COM
LJ.WILLIAMS@KIMLEY-HORN.COM



Permits: P4E-V-AV 2021 - 1-0 RELEASE

Prototype Issue Date: 05.07.2021

Kitchen Issue Date: --

Design Bulletin Updates: --

Date Issued: Bulletin Number: --

BID SET

REV	DATE	DESCRIPTION
1	05/07/2021	REV: UTILITY CROSSING AT NVA
2	11/05/2021	REV: COMMENT & PHOTO TYPE
3	11/17/2021	REV: COMMENT & PHOTO TYPE
4	12/20/2021	REV: COMMENT
5		
6		
7		
8		
9		

Sheet Title: **DIMENSION CONTROL PLAN**

Date: 05.05.2022

Project Number: 069313444

Drawn By: JHW

Sheet Number: **C5.1**



Regina Okoye

From: gina okoye <ginaokoye1234@yahoo.com>
Sent: Wednesday, May 4, 2022 3:55 PM
To: Regina Okoye
Subject: Fwd: 2004 WYOMING BLVD NE Neighborhood Meeting Inquiry Sheet Submission

From: "Carmona, Dalaina L." <dlcarmona@cabq.gov>
Date: May 4, 2022 at 3:34:43 PM MDT
To: ginaokoye1234@yahoo.com
Subject: 2004 WYOMING BLVD NE Neighborhood Meeting Inquiry Sheet Submission

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
Inez NA	Maya	Sutton	yemaya@swcp.com	7718 Cutler Avenue NE	Albuquerque	NM	87110		5052478070
Inez NA	Donna	Yetter	donna.yetter3@gmail.com	2111 Hoffman Drive NE	Albuquerque	NM	87110	5055504715	
North Eastern Association of Residents	Matt	Bohnhoff	matt.bohnhoff@gmail.com	9500 Arvada Avenue NE	Albuquerque	NM	87112	5052200519	
North Eastern Association of Residents	Nancy	Pressley-Naimark	ndpressley@msn.com	9718 Apache Avenue NE	Albuquerque	NM	87112	5052288516	
District 7 Coalition of Neighborhood Associations	Darcy	Bushnell	dmc793@gmail.com	2017 Alvarado Drive NE	Albuquerque	NM	87110	5053795335	
District 7 Coalition of Neighborhood Associations	Tyler	Richter	tyler.richter@gmail.com	801 Madison NE	Albuquerque	NM	87110	5052392903	

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>. The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf. The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>

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?document=1&outline-name=6-1%20Procedures%20Summary%20Table>



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 <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov

Sent: Wednesday, May 4, 2022 1:35 PM

To: Office of Neighborhood Coordination <ginaokoye1234@yahoo.com>

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

Subject: Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

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

Regina Okoye

Telephone Number

15052677686

Email Address

ginaokoye1234@yahoo.com

Company Name

Modulus Architects

Company Address

100 Sun Ave NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

Legal Description: PARCEL 5-A PLAT OF PARCELS 1-A, 1-B, 1-C, 4-A & 5-A WYOMINGMALL CONT 2.0241 AC +/-

Physical address of subject site:

2004 WYOMING BLVD NE ALBUQUERQUE 87112

Subject site cross streets:

Wyoming and Northeastern Blvd

Other subject site identifiers:

This site is located on the following zone atlas page:

H-20-Z

Captcha

x

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

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

Date of Request*: 5/5/2022

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)*: Inez NA, North Eastern Assoc. of Residents, District 7 Coalition of NA

Name of NA Representative*: Maya Sutton, Donna Yetter, Nancy Pressley-Naimark, Matt Bohnhoff, Tyler Richter, Darcy Bushnell

Email Address* or Mailing Address* of NA Representative¹: yemaya@swcp.com; donna.yetter3@gmail.com; ndpressley@msn.com; matt.bohnhoff@gmail.com; tyler.richter@gmail.com; dmc793@gmail.com

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

Email address to respond yes or no: rokoye@modulusarchitects.com

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

Meeting Date / Time / Location:

All Neighborhood Associations have 15 calendar days from the date of this offer letter (05/5/2022) in which to respond. Once we are notified that you would like a meeting, a meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the Neighborhood Association accepts the meeting request, unless an earlier date is agreed upon.

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

1. Subject Property Address* 2004 WYOMING BLVD NE ALBUQUERQUE 87112
Location Description Wyoming Blvd. and Northeastern Blvd. NE Corner
2. Property Owner* WFC Wyoming NM LLC c/o Westwood Financial Corp Prop Mgmt
3. Agent/Applicant* [if applicable] Raising Canes Restaurants LLC/Modulus Architects & Land Use Planning, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

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*}:

This is a request for 4' 3" wavier from the 10' sidewalk requirement width per the DPM Standard to accept the existing 5' 9" existing sidewalk. There are pre-existing obstructions that cannot be easily or economically relocated.

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:
Please contact devhelp@cabq.gov or call the Planning Department at (505) 924-3860 to speak with staff.

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

1. Zone Atlas Page(s)*⁵ H-20-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 will be requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation:
This is a request for 4' 3" wavier from the 10' sidewalk requirement width per the DPM Standard to accept the existing 5' 9" existing sidewalk. There are pre-existing obstructions that cannot be easily or economically relocated.
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] +/- 2 acres
 - b. IDO Zone District MX-M
 - c. Overlay Zone(s) [if applicable] N/A
 - d. Center or Corridor Area [if applicable] Wyoming Blvd. - Multi-Modal Corridor; Hoffmantown - Activity Center
- 2. Current Land Use(s) [vacant, if none] _____
Category 03 - Commercial Retail; Description 03 - Restaurant

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Inez NA [Other Neighborhood Associations, if any]

North Eastern Assoc. of Residents

District 7 Coalition of NA

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



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



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Waiver - DRB	
Decision-making Body: Development Review Board (DRB)	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input 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 Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application: 2004 WYOMING BLVD NE ALBUQUERQUE 87112	
Name of property owner: WFC Wyoming NM LLC c/o Westwood Financial Corp Prop Mgmt	
Name of applicant: Raising Canes Restaurants LLC/Modulus Architects & Land Use Planning, Inc.	
Date, time, and place of public meeting or hearing, if applicable: May 11, 2022 @8:40am, VIA Zoom	
Address, phone number, or website for additional information: Regina Okoye with Modulus Architects & Land Use Planning 505.338.1499 (Ext. 1003)	
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 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.

Regina Okoye (Applicant signature) 5/4/2022 (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.

Regina Okoye

From: Regina Okoye
Sent: Wednesday, May 4, 2022 4:37 PM
To: 'Maya Sutton'; 'donna.yetter3@gmail.com'; 'matt.bohnhoff@gmail.com'; 'NANCY PRESSLEY-NAIMARK'; dmc793@gmail.com; tyler.richter@gmail.com
Subject: Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque
Attachments: IDOZoneAtlasPage_H-20-Z.PDF; Site Plan.pdf; Public Notice Form.pdf

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

Date of Request: March 4, 2022

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): Inez NA, North Eastern Assoc. of Residents, District 7 Coalition of NA
Name of NA Representative: Maya Sutton, Donna Yetter, Nancy Pressley-Naimark, Matt Bohnhoff, Tyler Richter, Darcy Bushnell
Email Address or Mailing Address of NA Representative: yemaya@swcp.com, donna.yetter3@gmail.com, ndpressley@msn.com, matt.bohnhoff@gmail.com, tyler.richter@gmail.com, dmc793@gmail.com

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

Email address to respond yes or no: Yes – rokoye@modulusarchitects.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above (02/17/2022), unless you agree to an earlier date.

Meeting Date/Time/Location: TBD – All Neighborhood Associations have 15 calendar days from the date of this offer letter (05/4/2022) in which to respond. Once we are notified that you would like a meeting, a meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the Neighborhood Association accepts the meeting request, unless an earlier date is agreed upon.

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

- 1. Subject Property Address: 2004 WYOMING BLVD NE ALBUQUERQUE 87112
Location Description: Wyoming Blvd. and Northeastern Blvd. NE Corner
- 2. Property Owner: WFC Wyoming NM LLC c/o Westwood Financial Corp Prop Mgmt
- 3. Agent/Applicant [if applicable]: Raising Canes Restaurants LLC/Modulus Architects & Land Use Planning Inc.
- 4. Application(s) Type per IDO Table 6-1-1 [mark all that apply]:

Conditional Use Approval

Permit _____ (Carport or Wall/Fence - Major)

Site Plan

Subdivision Major: Preliminary Plat (Minor or Major)

Vacation _____ (Easement/Private Way or Public Right-of-way)

Variance

Waiver

Zoning Map Amendment

Other: _____

Summary of project/request:

This is a request for 4' 3" wavier from the 10' sidewalk requirement width per the DPM Standard to accept the existing 5' 9" existing sidewalk. There are pre-existing obstructions that cannot be easily or economically relocated.

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:

Please contact devhelp@cabq.gov or call the Planning Department at (505) 924-3860 to speak with staff.

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

1. Zone Atlas Page(s): H-20-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 will be requested for this project:

Deviation(s)

Variance(s)

Waiver(s) This is a request for 4' 3" wavier from the 10' sidewalk requirement width per the DPM Standard to accept the existing 5' 9" existing sidewalk. There are pre-existing obstructions that cannot be easily or economically relocated.

Explanation: N/A

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1: **X YES** NO

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 development¹: 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 Map:

a. Area of Property [typically in acres]: +/- 30 acres

b. IDO Zone District Planned development: MX-M

c. Overlay Zone(s): N/A

d. Center or Corridor Area: Wyoming Blvd. – Multi-Modal Corridor; Hoffmantown – Activity Center

2. Current Land Use(s) [vacant, if none]: Category 03 – Commercial Retail; Description 03 - Restaurant

Useful Links

Integrated Development Ordinance (IDO)

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

cc: Inez NA

North Eastern Assoc. of Residents

District 7 Coalition of NA

¹ Pursuant to IDO Subsection 14-16-6-4{K}{1}{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.

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

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/>

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

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER

MODULUS ARCHITECTS & LAND USE PLANNING, INC.

100 Sun Avenue NE, Suite 600

Albuquerque, NM 87109

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686



******PLEASE NOTE THAT WE HAVE MOVED! OUR NEW ADDRESS IS: 100 SUN AVE. NE SUITE 600, ALB. NM, 87109******

Regina Okoye

From: Maya Sutton <yemaya@swcp.com>
Sent: Wednesday, May 4, 2022 6:56 PM
To: Regina Okoye
Cc: Donna Yetter
Subject: Inez Neighborhood response

Hello, Regina:

The Inez NA has no objection to the plan for a Raising Canes restaurant to be installed at that Wyoming address.

Maya Sutton, president of Inez NA

On 5/4/22 4:37 PM, Regina Okoye wrote:

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

Date of Request: March 4, 2022

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): Inez NA, North Eastern Assoc. of Residents, District 7 Coalition of NA

Name of NA Representative: Maya Sutton, Donna Yetter, Nancy Pressley-Naimark, Matt Bohnhoff, Tyler Richter, Darcy Bushnell

Email Address or Mailing Address of NA Representative: yemaya@swcp.com, donna.yetter3@gmail.com, ndpressley@msn.com, matt.bohnhoff@gmail.com, tyler.richter@gmail.com, dmc793@gmail.com

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

Email address to respond yes or no: Yes – rokoye@modulusarchitects.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above (02/17/2022), unless you agree to an earlier date.

Meeting Date/Time/Location: TBD – All Neighborhood Associations have 15 calendar days from the date of this offer letter (05/4/2022) in which to respond. Once we are notified that you would like a meeting, a meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the Neighborhood Association accepts the meeting request, unless an earlier date is agreed upon.

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

1. Subject Property Address: 2004 WYOMING BLVD NE ALBUQUERQUE 87112
Location Description: Wyoming Blvd. and Northeastern Blvd. NE Corner
2. Property Owner: WFC Wyoming NM LLC c/o Westwood Financial Corp Prop Mgmt
3. Agent/Applicant [if applicable]: Raising Canes Restaurants LLC/Modulus Architects & Land Use Planning Inc.

4. Application(s) Type per IDO Table 6-1-1 [mark all that apply]:

Conditional Use Approval

Permit _____ (Carport or Wall/Fence - Major)

Site Plan

Subdivision Major: Preliminary Plat (Minor or Major)

Vacation _____ (Easement/Private Way or Public Right-of-way)

Variance

Waiver

Zoning Map Amendment

Other: _____

Summary of project/request:

This is a request for 4' 3" wavier from the 10' sidewalk requirement width per the DPM Standard to accept the existing 5' 9" existing sidewalk. There are pre-existing obstructions that cannot be easily or economically relocated.

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:

Please contact devhelp@cabq.gov or call the Planning Department at (505) 924-3860 to speak with staff.

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

1. Zone Atlas Page(s): H-20-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 will be requested for this project:

Deviation(s)

Variance(s)

Waiver(s) This is a request for 4' 3" wavier from the 10' sidewalk requirement width per the DPM Standard to accept the existing 5' 9" existing sidewalk. There are pre-existing obstructions that cannot be easily or economically relocated.

Explanation: N/A

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1: **X YES** NO

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 Map:

a. Area of Property [typically in acres]: +/- 30 acres

b. IDO Zone District Planned development: MX-M

c. Overlay Zone(s): N/A

d. Center or Corridor Area: Wyoming Blvd. – Multi-Modal Corridor; Hoffmantown – Activity Center

2. Current Land Use(s) [vacant, if none]: Category 03 – Commercial Retail; Description 03 - Restaurant

Useful Links

Integrated Development Ordinance (IDO)

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

cc: Inez NA

North Eastern Assoc. of Residents

District 7 Coalition of NA

1 Pursuant to IDO Subsection 14-16-6-4{K}{1}{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.

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

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/>

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

**REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER
MODULUS ARCHITECTS & LAND USE PLANNING, INC.**

100 Sun Avenue NE, Suite 600

Albuquerque, NM 87109

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686



******PLEASE NOTE THAT WE HAVE MOVED! OUR NEW ADDRESS IS: 100 SUN AVE. NE SUITE 600, ALB. NM, 87109******

Regina Okoye

From: Ashlea Stewart
Sent: Friday, May 6, 2022 3:05 PM
To: Regina Okoye
Subject: FW: 2004 Wyoming Blvd. NE Public Notice Inquiry Sheet Submission
Attachments: 06 - IDOZoneAtlasPage_H-20-Z.PDF

ASHLEA R. STEWART, OFFICE MANAGER

MODULUS ARCHITECTS & LAND USE PLANNING, INC.

100 Sun Ave NE, Suite 600
Albuquerque, New Mexico 87109
Office: (505) 338.1499
Cell + Text: (505) 717.9679
Email: astewart@modulusarchitects.com
Website: www.modulusarchitects.com
Join us on Facebook: [Modulus Architects on Facebook](#)
New Mexico | Texas | Arizona | Colorado | Oklahoma



From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Friday, May 06, 2022 2:57 PM
To: Ashlea Stewart <astewart@modulusarchitects.com>
Subject: 2004 Wyoming Blvd. NE Public Notice Inquiry Sheet Submission

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
Inez NA	Maya	Sutton	yemaya@swcp.com	7718 Cutler Avenue NE	Albuquerque	NM	87110		5052478070
Inez NA	Donna	Yetter	donna.yetter3@gmail.com	2111 Hoffman Drive NE	Albuquerque	NM	87110	5055504715	
North Eastern Association of Residents	Nancy	Pressley-Naimark	ndpressley@msn.com	9718 Apache Avenue NE	Albuquerque	NM	87112	5052288516	
North Eastern Association of Residents	Matt	Bohnhoff	matt.bohnhoff@gmail.com	9500 Arvada Avenue NE	Albuquerque	NM	87112	5052200519	

District 7 Coalition of Neighborhood Associations	Tyler	Richter	tyler.richter@gmail.com	801 Madison NE	Albuquerque	NM	87110	5052392903	
District 7 Coalition of Neighborhood Associations	Darcy	Bushnell	dmc793@gmail.com	2017 Alvarado Drive NE	Albuquerque	NM	87110	5053795335	

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>. The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf. The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>

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?document=1&outline-name=6-1%20Procedures%20Summary%20Table>



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov
Sent: Friday, May 6, 2022 10:42 AM
To: Office of Neighborhood Coordination <astewart@modulusarchitects.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

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

Ashlea Stewart

Telephone Number

5053381499

Email Address

astewart@modulusarchitects.com

Company Name

Modulus Architects Inc

Company Address

100 Sun Ave NE, Suite 600

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

PARCEL 5-A PLAT OF PARCELS 1-A, 1-B, 1-C, 4-A & 5-A WYOMINGMALL CONT 2.0241 AC +/-

Physical address of subject site:

2004 Wyoming Blvd. NE, Albuquerque, NM 87112

Subject site cross streets:

Wyoming Blvd. and Northeastern Blvd.

Other subject site identifiers:

Old Furrs Building

This site is located on the following zone atlas page:

H-20-Z

Captcha

x



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



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: Waiver - DRB
Decision-making Body: Development Review Board (DRB)
Pre-Application meeting required: [] Yes [X] No
Neighborhood meeting required: [X] Yes [] No
Mailed Notice required: [] Yes [X] No
Electronic Mail required: [X] Yes [] No
Is this a Site Plan Application: [] Yes [X] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: 2004 WYOMING BLVD NE ALBUQUERQUE 87112
Name of property owner: WFC Wyoming NM LLC c/o Westwood Financial Corp Prop Mgmt
Name of applicant: Raising Canes Restaurants LLC/Modulus Architects & Land Use Planning, Inc.
Date, time, and place of public meeting or hearing, if applicable:
May 18, 2022 @9:00am, VIA Zoom
Address, phone number, or website for additional information:
Regina Okoye with Modulus Architects & Land Use Planning 505.338.1499 (Ext. 1003)
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[X] Zone Atlas page indicating subject property.
[X] Drawings, elevations, or other illustrations of this request.
[] Summary of pre-submittal neighborhood meeting, if applicable. N/A
[X] 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.

Regina Okoye (Applicant signature) 5/9/2022 (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.

Join Zoom Meeting:

<https://cabq.zoom.us/j/81711919604>

Meeting ID: 817 1191 9604 By phone: +1 346 248 7799 or

Find your local number:

<https://cabq.zoom.us/j/81711919604>

[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*: 5/9/2022

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)*: Inez NA, North Eastern Assoc. of Residents; District 7 Coalition of NA

Name of NA Representative*: Maya Sutton, Donna Yetter; Nancy Pressley-Naimark; Matt Bohnhoff; Tyler Richter; Darcy Bushnell yemaya@swcp.com; donna.yetter3@gmail.com;

Email Address* or Mailing Address* of NA Representative¹: ndpressley@msn.com; matt.bohnhoff@gmail.com; tyler.richter@gmail.com; dmc793@gmail.com

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

1. Subject Property Address* 2004 Wyoming Blvd NW
Location Description Wyoming Blvd. and Northeastern Blvd. NE Corner
2. Property Owner* WFM Wyoming NM LLC c/o Westwood Financial Corp. Prop. Mgmt.
3. Agent/Applicant* [if applicable] Raising Canes Restaurants LLC/Modulus Architects & Land Use Planning Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

This is a request for 4' 3" wavier from the 10' sidewalk requirement width per the DPM Standard to accept the existing 5' 9" existing sidewalk. There are pre-existing obstructions that cannot be easily or economically relocated.

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

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

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

5. 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*: May 18, 2022 @8:40am, VIA Zoom

Location*³: VIA Zoom (See Zoom information on Page 2 of the Official Public Notification Form for Mailed or Electric Mail Notice - City of Albuquerque Planning Department.

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Please contact devhelp@cabq.gov or call the Planning Department at (505) 924-3860 to speak with staff.

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

1. Zone Atlas Page(s)*⁵ H-20-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*:

This is a request for 4' 3" wavier from the 10' sidewalk requirement width per the DPM Standard to accept the existing 5' 9" existing sidewalk. There are pre-existing obstructions that cannot be easily or economically relocated.

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:

No meeting requests were received on behalf of the Neighborhood Associations.

³ Physical address or Zoom link

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 [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] +/- 2 acres
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] Wyoming Blvd. - Multi-Modal Corridor; Hoffmantown - Activity Center
- Current Land Use(s) [vacant, if none] _____
 Category 03 - Commercial Retail; Description 03 - Restaurant

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Inez NA [Other Neighborhood Associations, if any]
North Eastern Assoc. of Residents
District 7 Coalition of NA

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



City Address: 2004 WYOMING BLVD NE

County Address: 2004 WYOMING BLVD NE

3/2/2022

www.cabq.gov/gis

City of Albuquerque Property Report

Ownership Data from [Bernalillo County Assessor](#)

(County Assessor's data for tax year 2018)

Owner Name: WFC WYOMING NM LLC C/O WESTWOOD FINANCIAL CORP PROP MGMT

Owner Address: 11440 SAN VICENTE BLVD SUITE 200, LOS ANGELES CA 90049-6217

UPC: 102005901708131301

Tax Year: 2018 **Tax District:** A1A

Legal Description: PARCEL 5-A PLAT OF PARCELS 1-A, 1-B, 1-C, 4-A & 5-A WYOMINGMALL CONT 2.0241 AC +/-

Property Class: C **Document Number:** 2013094696 082213 SW-ENTR

Acres: 2.02

City Zoning and Services

IDO Zone District: MX-M

IDO District Definition: Moderate Intensity

Old Zoning Designation: C-2

Old Zoning Description: (SC)

Land Use: 03 | Commercial Retail

Lot: 5A **Block:** 0000 **Subdivision:** WYOMING MALL

Police Beat: 423 **Area Command:** NORTHEAST

Jurisdiction: ALBUQUERQUE

Zone Atlas Page: [H20](#) (opens in new window)

City Neighborhood Association: North Eastern Association of Residents

Residential Trash Pickup:

Political Districts

City Council District: [7 - Tammy L Fiebelkorn](#)

County Commission District: 5 - Charlene E. Pyskoty

NM House of Representatives: Elizabeth 'Liz' Thomson

NM Senate: Daniel A. Ivey-Soto

School Districts

Elementary: JANET KAHN SCHOOL OF INTEGRATED ARTS

Middle: GRANT

High School: SANDIA

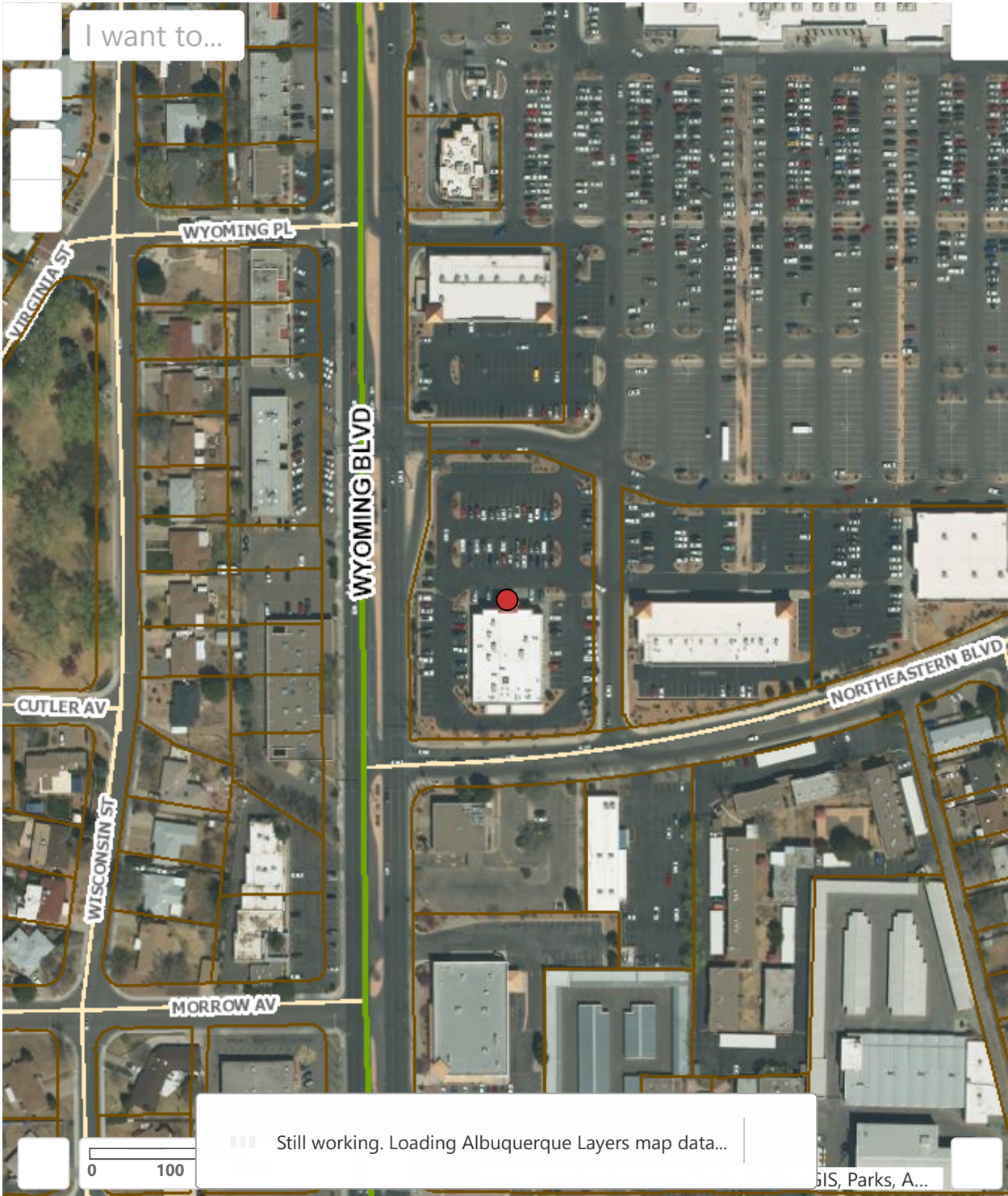
FEMA Flood Zone: X

For questions about floodplain information, please contact the COA Floodplain Manager at 924-3986 or email ccherne@cabq.gov

Run another Search [here](#)

This report was created by the GIS group of DTI. Please send comments to GIS@cabq.gov.
Please wait while the map loads below...

I want to...



Still working. Loading Albuquerque Layers map data...

0 100

GIS, Parks, A...

Regina Okoye

From: Regina Okoye
Sent: Monday, May 9, 2022 12:08 PM
To: 'Maya Sutton'; 'donna.yetter3@gmail.com'; 'NANCY PRESSLEY-NAIMARK'; 'matt.bohnhoff@gmail.com'; 'tyler.richter@gmail.com'; 'dmc793@gmail.com'
Subject: Public Notice of a Proposed Project in the City of Albuquerque
Attachments: 01 - Public Notice Form.pdf; 05 - Address Report — City of Albuquerque.pdf; 06 - IDOZoneAtlasPage_H-20-Z.PDF; 07 - Site Plan.pdf

Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed/Emailed to a Neighborhood Association

Date of Notice: 05/09/2022

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): Inez NA, North Eastern Assoc. of Residents, District 7 Coalition of NA

Name of NA Representative: Maya Sutton, Donna Yetter, Nancy Pressley-Naimark, Matt Bohnhoff, Tyler Richter, Darcy Bushnell

Email Address or Mailing Address of NA Representative: yemaya@swcp.com; donna.yetter3@gmail.com; ndpressley@msn.com; matt.bohnhoff@gmail.com; tyler.richter@gmail.com; dmc793@gmail.com

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

1. Subject Property Address: 2004 Wyoming Blvd. NW
Location Description: Wyoming Blvd. and Northeaster Blvd. NE Corner
2. Property Owner: WFM Wyoming NM LLC c/o Westwood Financial Corp. Prop. Mgmt.
3. Agent/Applicant [if applicable]: Raising Cane’s Restaurants LLC/Modulus Architects & Land Use Planning, Inc.
4. Application(s) Type per IDO Table 6-1-1 [mark all that apply]:

- Conditional Use Approval
- Permit
- Site Plan
- Subdivision
- Vacation
- Variance
- Waiver**
- Other

Summary of project/request: This is a request for 4' 3" wavier from the 10' sidewalk requirement width per the DPM Standard to accept the existing 5' 9" existing sidewalk. There are pre-existing obstructions that cannot be easily or economically relocated.

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

Development Review Board (DRB)
Date/Time: May 18, 2022 at 8:40 am Via Zoom

Location: VIA Zoom – on attachment called “Official Public Notification Form”
Agenda/Meeting Materials: <http://www.cabq.gov/planning/boards-commissions>
To contact staff, email devhelp@cabq.gov or call the Planning Department at (505) 924-3860.

6. Where more information about the project can be found:

Please contact devhelp@cabq.gov or call the Planning Department at (505) 924-3860 to speak with staff.

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

1. Zone Atlas Page(s): H-20-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 will be requested for this project:
Deviation(s)
Variance(s)
Waiver(s)
Explanation: This is a request for 4' 3" waiver from the 10' sidewalk requirement width per the DPM Standard to accept the existing 5' 9" existing sidewalk. There are pre-existing obstructions that cannot be easily or economically relocated.
4. Pre-submittal Neighborhood Meeting: Yes.
Summary of Pre-Submittal Neighborhood Meeting, if one occurred: A meeting was offered but a meeting was not requested.
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 Map:
 - a. Area of Property [typically in acres]: +/- 2 acres
 - b. IDO Zone District: MX-M
 - c. Overlay Zone(s): N/A
 - d. Center or Corridor Area: Wyoming Blvd. – Multi-Modal Corridor; Hoffmantown – Activity Center
2. Current Land Use(s) [vacant, if none]: Category 03 – Commercial Retail; Description 03 – Restaurant

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associates within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955

Useful Links

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

cc: Inez NA
North Eastern Assoc. of Residents
District 7 Coalition of NA

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER

MODULUS ARCHITECTS & LAND USE PLANNING, INC.

100 Sun Avenue NE, Suite 600

Albuquerque, NM 87109

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686

Email: rokoye@modulusarchitects.com

Website: www.modulusarchitects.com

Join us on Facebook: [Modulus Architects on Facebook](#)

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