



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 SW (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 SW (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 a waiver for the drive-through requirement per IDO Section 5-5(I)(2)(a). A wavier of 2.2' will be requested for the 6' requirement to the landscape buffer area for a drive through adjacent to public right-of way for a portion of the length along Montgomery.		

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: Tradecor 4800 Montgomery LLC	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: TR B-1	Block: A	Unit:
Subdivision/Addition: VISTA GRANDE ADDN UNIT 1	MRGCD Map No.:	UPC Code: 101706044751711603
Zone Atlas Page(s): G-17-Z	Existing Zoning: MX-M	Proposed Zoning N/A
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): +/- 1.2533
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 4800 Montgomery BLVD NE	Between: MONTGOMERY BLVD NE	and: San Mateo Blvd
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
Project #2021-005467, SI-2022-00520		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 5/10/2022
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

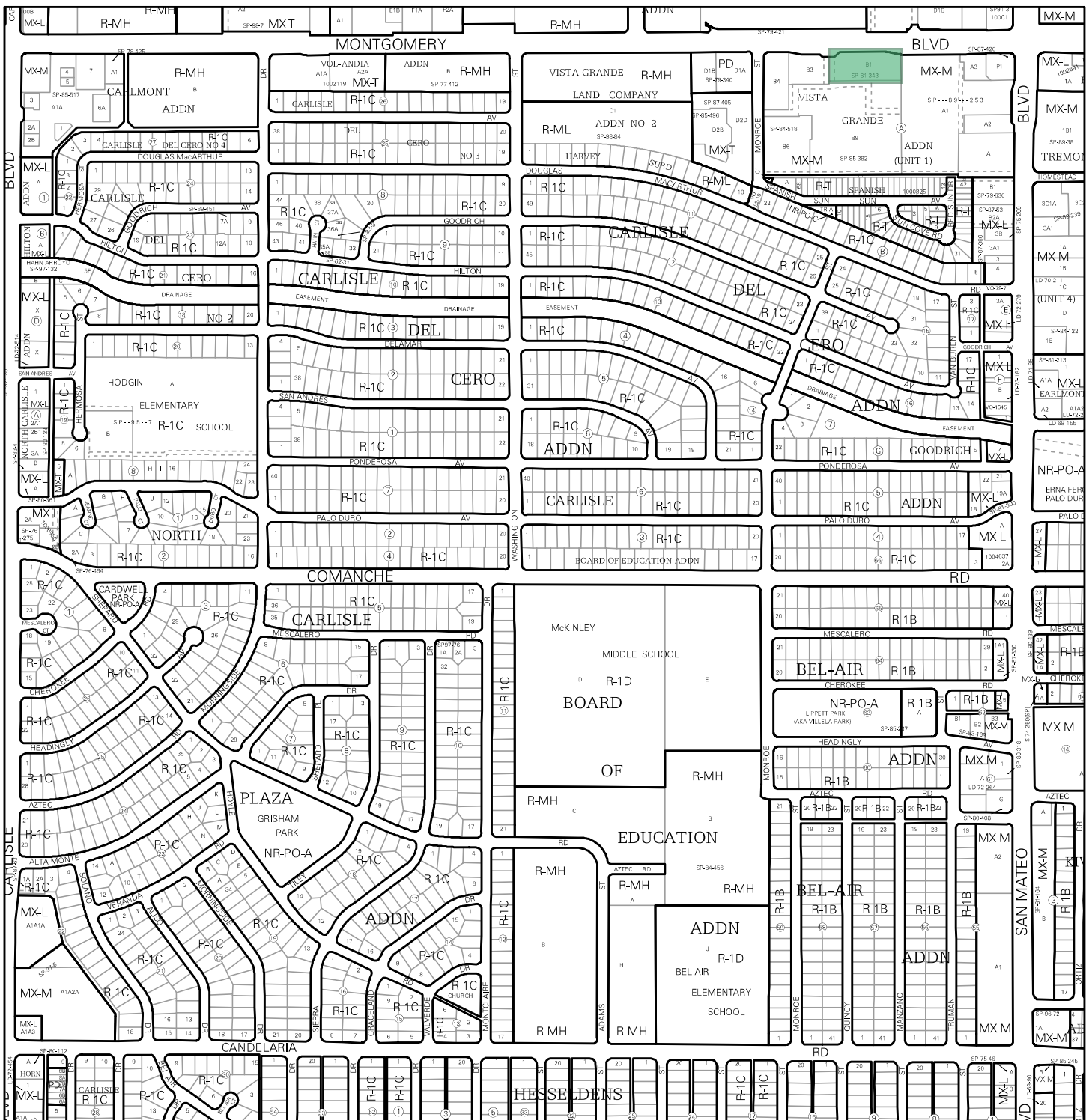
___ Zone Atlas map with the entire site clearly outlined and labeled

___ Letter of authorization from the property owner if application is submitted by an agent

___ Letter describing, explaining, and justifying the deferral or extension

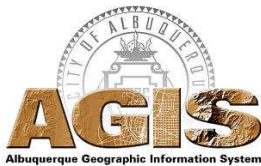
___ Drawing showing the sidewalks subject to the proposed deferral or extension

*Included in all the Public Notices

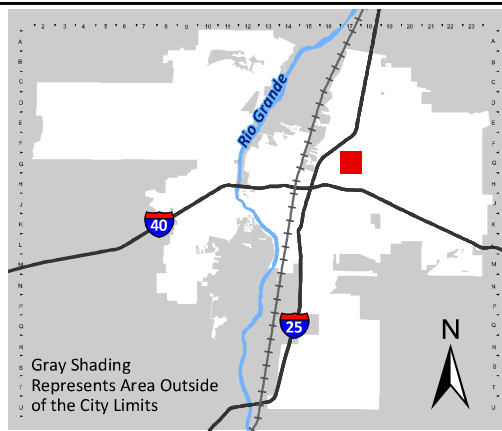


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

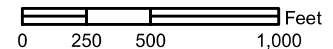


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
G-17-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





January 14, 2022

To Whom It May Concern:

Please let this letter serve as authorization, from Raising Cane's, as the developer, and TRADECOR 4800 Montgomery LLC, 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 4800 Montgomery Boulevard NE, 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 08:50:53 -06'00'

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

DocuSigned by:
Britt Rand Sanchez Britt Rand Sanchez, Member
E9D3E73E11B6400...

TRADECOR 4800 Montgomery LLC
7500 San Jacinto PL E-180
Plano, TX 75024



May 10, 2022

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

RE: REQUEST FOR A PARKING AND LOADING WAIVER FOR TRACT B-1, BLOCK A, AT 4800 MONTGOMERY BLVD NE, ALBUQUERQUE, NM 87110 IN CONJUNCTION WITH A DRB FINAL SITE PLAN SIGN-OFF - PROJECT #2021-005467 SI-2022-00520

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." The site is located at 4800 Montgomery Blvd. NE, Albuquerque, NM 87110. The parcel (the "subject site") is approximately 1.3 acres in size, zoned MX-M and is located on the southeast corner of Montgomery Blvd. & Monroe St. NE.

The agent is requesting a Waiver to the IDO for the following Parking and Loading Standard:

5-5(I)(2)(a) Drive-through lanes adjacent to public rights-of-way shall be screened by a landscape buffer area at least 6 feet wide containing a vegetative screen or wall constructed of a material similar in texture, appearance, and color to the street-facing façade of the primary building (but excluding exposed concrete masonry unit (CMU) block) at least 3 but not more than 4 feet tall. The landscape buffer area shall be provided on the public street side.

The EPC approved a Major Amendment to the current controlling Site Development Plan to include a restaurant use with a drive-through. The Parking and Loading Waiver is being requested in order to complete the DRB Site Plan approval and fulfill the EPC conditions of approval.

On May 9, 2022, the Agent called a representative of the Hodgin NA (Pat Mallory) and a representative of the District 7 Coalition of Neighborhood Associations (Darcy Bushnell) to follow up with the email sent on May 5, 2022, regarding 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 request. A follow up email was received by Darcy Bushnell stating there were no objections on her end. On May 9, 2022, the Agent called a representative from District 4 Coalition of Neighborhood Associations (Mildred Griffie) as well. Mildred Griffie was listed as the only number on file for both NA representatives. There was no answer but a voicemail was left. A follow up call was made on May 10, 2022, in which there was still no answer or response from the follow up call.

Regarding the proposed waiver, it meets the requirements as outlined in Section 14-16-6-6(P)(3) of the IDO:

6-6(P)(3)(a) Any of the following applies:

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.

6-6(P)(3)(a) 4. Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity of design of a subdivision, in accordance with accepted principles of site planning.

Response: There is an existing decal lane that is currently abutting the subject site. The site was laid out based on the exiting and surrounding infrastructure. The site initially was abiding by IDO Section 5-5(l)(2)(a). The transportation department warranted that the existing decal lane be extended. "The perspective from Transportation Engineering is that the lane is needed for both capacity and safety issues. The drive-through lane capacity is of utmost importance and shall be met." The Applicant accepted the public improvements that arose from the traffic study approval and incorporated them into the Site Plan. The improvements will be the responsibility of the Applicant. As a result of the extended by-pass lane, it impeded on the proposed landscape buffer area that was being initially provided. The 6' landscape buffer will be maintained and exceeded throughout the entire frontage along Montgomery. There is only a small length that will be varied. Please see attached Exhibit 1, that identifies the small area that this Wavier will affect. The extension of the decal lane acts as an obstruction and doesn't allow the side layout to be easily redesigned. The proposed by-pass lane is currently acting as a safety measure to reduce traffic delays, tragic congestion and increase the access and circulation on site. The Site Plan went through a major amendment because the access and circulation changed on site with the proposed uses. The by-pass lane was placed on site to help mitigate and improve the access and circulation aspects. **As congestion increases, so does delay, which is bad for the site circulation and frustrating to customers. This by-pass lane was ultimately put in place to relive all the aspect**

mentioned above and add in convenience for consumers. The by-pass lane and the good access and circulation will result in less incidents on site and will allow for a safe experience for the Cane's customers. Customers want to get in and out easily and conveniently. This by-pass lane will help handle the customer traffic demand.

This waiver request will also encourage flexibility in accordance with site planning process. A site must be laid out before a traffic study can be approved. Without a Site Plan, the study could not happen because the City Transportation Engineers need a visual to base the public improvement on. That being said, it was unknown at the time what the public improvements were. Now that the improvements have been known and incorporated within the Site Plan, this waiver will encourage flexibility in accordance with accepted principles of site planning process. The landscape buffer is still meeting the IDO purpose for the 6' landscape buffer besides a small area on the northeast corner. The average width of the landscape buffer area for the whole length that screens the drive-through area (end of the drive-through lane to eastern lot line) is 10.82', which exceeds the intended 6' requirement.

6-6(P)(3)(b) The Waiver will not be materially contrary to the public safety, health, or welfare.

Response: The requested waiver is not materially contrary to the public safety, health, or welfare. The pedestrian access and sidewalks that are being proposed on site are sufficient for the subject site and for the area. Major Transit Corridors are anticipated to be served by high frequency and prioritize transit above other modes to ensure a convenient and efficient transit system. The drive-through has two (2) lanes and a by-pass lane. The drive-through lanes can both accommodate a minimum of six (6) cars each to lessen the possibility of stacking into the parking lot, thus improving pedestrian safety, which is a goal of the Comprehensive Plan.

Walkability in these corridors is key to providing a safe and attractive pedestrian environment, as well as good access for pedestrians, cyclists, and transit users to goods and services. Shade trees are being provided along required pedestrian walkways and shown on the Landscaping Plan. An on-site pedestrian walkway is being provided from the public right-of-way to the primary entrance of building. The proposed vegetative screening within the landscape buffer area for the drive-through will provide additional protection in the proposed waiver area. There are 6' trees being proposed in that area alone which provides sufficient vegetative screening for pedestrians.

6(P)(3)(c) The Waiver does not cause significant material adverse impacts on surrounding properties.

Response: The proposed waiver will not cause material adverse impacts on surrounding properties. As described above, needed public infrastructure will be installed for both capacity and safety purposes. The drive-through and related site improvements will have enough space on site, as currently laid out, for circulation during typical and high traffic demands. All the queuing will be maintained on site. The public infrastructure required for this development will be improving the surrounding area.

6-6(P)(3)(d) The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

Response: The requested waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements. This waiver arose because the required extension of the decal lane, which in turn will be improving the public right-of-way. The landscape buffer is on private property and will not affect any public improvements.

6-6(P)(3)(e) The Waiver will not conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.

Response: The requested waiver will not conflict significantly with the goals and provisions of the IDO or any other City code or ordinance. The proposed Site Plan has obtained all the required approvals within the IDO and DPM to include a Major Site Plan Amendment, Grading & Drainage Plan, TIS, Fire 1 Plan, Water Availability Statement, and Solid Waste. This waiver did not conflict with any approvals required for this development that were listed above.

6-6(P)(3)(f) The Waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.

Applicant Response: Criterion (f) does not apply, as the property is not within the 100-year floodplain.

6-6(P)(3)(g) The Waiver will not materially undermine the intent and purpose of this IDO or the applicable zone district.

Response: The requested waiver will not materially undermine the intent and purpose of the IDO. The purpose of the MX-M zone district is “to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors.” A restaurant is a permissive primary use and a drive-through is a permissive accessory use under the MX-M zoning designation. The subject site and the abutting properties are zoned MX-M, therefore, the development will be consistent with and will have the same scale of development as the surrounding area. The identity and cohesiveness of the neighborhood is not altering with the approval of this request. The landscape buffer is still meeting the IDO purpose for the 6’ landscape buffer width with exception to a small area on the northeast corner. The average width of the landscape buffer area for the whole length that screens the drive-through area (end of the drive-through lane to eastern lot line) is 10.82’, which exceeds the intended 6’ requirement.

6-6(P)(3)(h) The Waiver does not allow a lot or type of development that does not meet the applicable Development Standards for the zone district where the lot is located, unless a deviation to such standards is within the thresholds established by Subsection 14-16-6-4(P) (Deviations) and is granted by the DRB as part of this approval.

Response: The requested waiver will not allow a lot or type of development that does not meet applicable Development Standards for the MX-M zone. This development is subject to IDO requirements including the mixed-use zone district dimensional standards (Table 5-1-2), buffer landscaping (14-16-5-6-(E)), and building design standards (14-16-5-11). These requirements currently add in additional layers of protection because the site and the proposed uses are being regulated in terms of parking/stacking, signage, landscaping, height, design, setbacks, screening, and buffers. There are no other waivers or variances be requested for this development.

6-6(P)(3)(i) The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P).

Response: The requested waiver is the minimum necessary to provide redress. As stated, the landscape buffer area is meeting the IDO purpose for the 6' width besides a small area on the northeast corner. The average width of the landscape buffer area for the whole length that screens the drive-through area (end of the drive-through lane to eastern lot line) is 10.82', which exceeds the intended 6' requirement.

6-6(P)(3)(j) If the request is a for a Waiver to IDO sidewalk requirements, the area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property.

Applicant Response: Not applicable, the waiver request is not for sidewalk requirements.

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

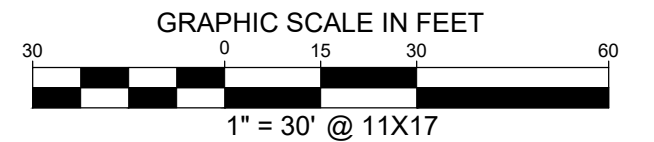
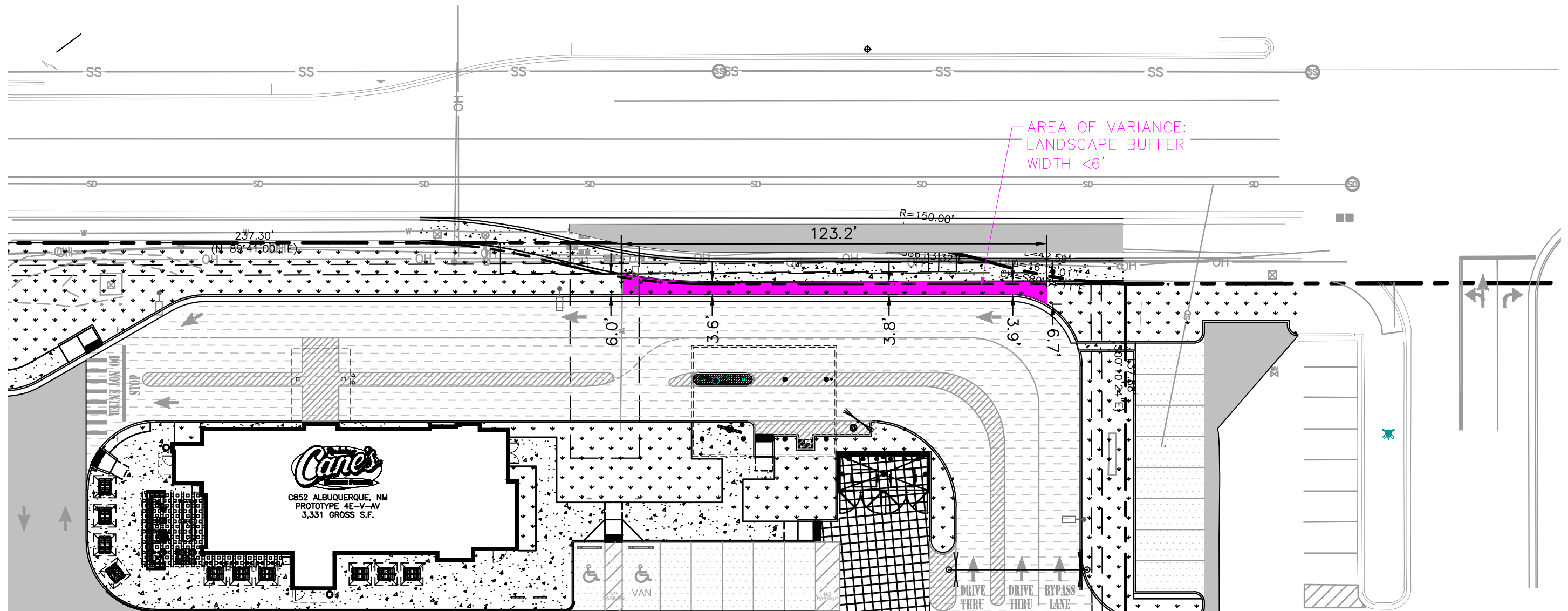
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New Mexico | Texas | Arizona | Colorado | Oklahoma



LANDSCAPE BUFFER EXHIBIT

AVERAGE PROVIDED BUFFER WIDTH WITHIN AREA OF VARIANCE: 4.09'



Regina Okoye

From: Ashlea Stewart
Sent: Thursday, May 5, 2022 2:21 PM
To: Regina Okoye
Subject: FW: 4800 Montgomery Blvd. NE Neighborhood Meeting Inquiry Sheet Submission
Attachments: 03 - IDOZoneAtlasPage_G-17-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: Thursday, May 05, 2022 11:52 AM
To: Ashlea Stewart <astewart@modulusarchitects.com>
Subject: 4800 Montgomery 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
Hodgin NA	Pat	Mallory	malloryabq@msn.com	3916 Douglas MacArthur Road NE	Albuquerque	NM	87110	5052211567	
Hodgin NA	Marilyn	Strube	mstrube@greer-stafford.com	4721 Delamar NE	Albuquerque	NM	87110		5052504314
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	mgriffiee@noreste.org	PO Box 90986	Albuquerque	NM	87199	5052800082	
District 4 Coalition of Neighborhood Associations	Mark	Reynolds	reynolds@unm.edu	6801 Barber Pl NE	Albuquerque	NM	87109		
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

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: Thursday, May 5, 2022 10:06 AM

To: Office of Neighborhood Coordination <astewart@modulusarchitects.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

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:

TR B-1 BLK A AMENDED PLAT OF TRS B-1 & B-2 BLK A VISTA GRANDE ADDN UNIT 1 BEING A REPL OF R B BLK A VISTA GRANDE EXC NLY POR TO R/W CONT 1.2533 AC

Physical address of subject site:

4800 Montgomery Blvd. NE, Albuquerque, NM 87109

Subject site cross streets:

San Mateo Blvd. and Montgomery Blvd.

Other subject site identifiers:

This site is located on the following zone atlas page:

G-17-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)*: Hodgin NA, District 4 Coalition of NA, District 7 Coalition of NA

Name of NA Representative*: Marilyn Strube, Pat Mallory, Daniel Regan, Mildred Griffiee, Tyler Richter, Darcy Bushnell

Email Address* or Mailing Address* of NA Representative¹: mstrube@greer-strafford.com; malloryabq@msn.com; dlreganabq@gmail.com; mgriffiee@noreste.org; 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:

TBD - All Neighborhood Associations have 15 calendar days from the date of this offer letter (5/5/22), 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* 4800 Montgomery Blvd
Location Description San Mateo Blvd. and Montgomery Blvd.
2. Property Owner* TRADECOR 4800 Montgomery LLC
3. Agent/Applicant* [if applicable] Raising Cane's Restaurants LLC c/o 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 a 4' wavier from the 10' sidewalk requirement width per the DPM Standards to accept the existing 6' existing sidewalk. The request also consists of a waiver for the drive-through requirement per IDO Section 5-5(I)(2)(a). A wavier of 2.2' will be requested for the 6' requirement to the landscape buffer area for a drive through adjacent to public right-of way for a small section identified in yellow on the Site Plan.

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 G-17-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 a 4' wavier from the 10' sidewalk requirement width per the DPM Standards to accept the existing 6' existing sidewalk. The request also consists of a waiver for the drive-through requirement per IDO Section 5-5(I)(2)(a). A wavier of 2.2' will be requested for the 6' requirement to the landscape buffer area for a drive through adjacent to public right-of way for a small section identified in yellow on the Site Plan.
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] +/- 1.2533 acres
 - b. IDO Zone District MX-M
 - c. Overlay Zone(s) [if applicable] N/A
 - d. Center or Corridor Area [if applicable] Montgomery Blvd. - Major Transit Corridors; San Mateo/ Montgomery - 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: Hodgin NA [Other Neighborhood Associations, if any]

District 4 Coalition of NA

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: 4800 Montgomery Blvd	
Name of property owner: TRADECOR 4800 Montgomery LLC	
Name of applicant: Modulus Architects & Land Use Planning Inc./Raising Canes Restaurants LLC	
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) 5/5/2022 (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: Thursday, May 5, 2022 3:03 PM
To: 'Pat MALLORY'; 'Marilyn Strube'; mgriffee@noreste.org; 'Mark Reynolds'; dmc793@gmail.com; tyler.richter@gmail.com
Subject: Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque
Attachments: 03 - IDOZoneAtlasPage_H-20-Z.PDF; CABQ Notice 4800 Montgomery.pdf; Site Plan.pdf

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

Date of Request: May 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): Hodgin NA, District 4 Coalition of NA, District 7 Coalition of NA

Name of NA Representative: Marilyn Strube, Pat Mallory, Daniel Regan, Mildred Griffee, Tyler Richter, Darcy Bushnell, Mark Reynolds

Email Address or Mailing Address of NA Representative: mstrube@greer-straftford.com; malloryabq@msn.com; dlreganabq@gmail.com; mgriffee@noreste.org; tyler.richter@gmail.com; dmc793@gmail.com reynolds@unm.edu

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 (05/05/2022), 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 (05/05/2022) 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: 4800 Montgomery Blvd. NE, Albuquerque, NM 87109
 Location Description: San Mateo Blvd. and Montgomery Blvd.
2. Property Owner: TRADECOR 4800 Montgomery LLC
3. Agent/Applicant [if applicable]: Raising Cane’s Restaurants LLC c/o 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 a 4' wavier from the 10' sidewalk requirement width per the DPM Standards to accept the existing 6' existing sidewalk. The request also consists of a waiver for the drive-through requirement per IDO Section 5-5(I)(2)(a). A wavier of 2.2' will be requested for the 6' requirement to the landscape buffer area for a drive through adjacent to public right-of way for a small section identified in yellow on the Site Plan.

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): G-17-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: N/A
Deviation(s)
Variance(s)
Waiver(s)

Explanation: This is a request for a 4' wavier from the 10' sidewalk requirement width per the DPM Standards to accept the existing 6' existing sidewalk. The request also consists of a waiver for the drive-through requirement per IDO Section 5-5(I)(2)(a). A wavier of 2.2' will be requested for the 6' requirement to the landscape buffer area for a drive through adjacent to public right-of way for a small section identified in yellow on the Site Plan.

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]: +/- 1.2533 acres
 - b. IDO Zone District Planned development: MX-M
 - c. Overlay Zone(s): N/A
 - d. Center or Corridor Area: Montgomery Blvd. – Major Transit Corridors; San Mateo/Montgomery – 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: Hodgin NA
District 4 Coalition of NA
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

Email: rokoye@modulusarchitects.com

Website: www.modulusarchitects.com

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

New Mexico | Texas | Arizona | Colorado | Oklahoma



Regina Okoye

From: Ashlea Stewart
Sent: Friday, May 6, 2022 4:31 PM
To: Regina Okoye
Subject: Fwd: 4800 MONTGOMERY BLVD NE Public Notice Inquiry Sheet Submission
Attachments: image001.png; image002.png; image003.png; image004.png; image005.png; 03 - IDOZoneAtlasPage_G-17-Z.pdf

From: "Carmona, Dalaina L." <dlcarmona@cabq.gov>

Date: May 6, 2022 at 3:58:17 PM MDT
To: Ashlea Stewart <astewart@modulusarchitects.com>
Subject: 4800 MONTGOMERY 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
Hodgin NA	Pat	Mallory	malloryabq@msn.com	3916 Douglas MacArthur Road NE	Albuquerque	NM	87110	5052211567	
Hodgin NA	Marilyn	Strube	mstrube@greer-stafford.com	4721 Delamar NE	Albuquerque	NM	87110		5052504314
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	mgriffiee@noreste.org	PO Box 90986	Albuquerque	NM	87199	5052800082	
District 4 Coalition of Neighborhood Associations	Mark	Reynolds	reynolds@unm.edu	6801 Barber PI NE	Albuquerque	NM	87109		
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: Friday, May 6, 2022 2:22 PM
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:

TR B-1 BLK A AMENDED PLAT OF TRS B-1 & B-2 BLK A VISTA GRANDE ADDN UNIT 1 BEING A REPL OF R B BLK A VISTA GRANDE EXC NLY POR TO R/W CONT 1.2533 AC

Physical address of subject site:

4800 MONTGOMERY BLVD NE ALBUQUERQUE NM 87110

Subject site cross streets:

Montgomery Blvd. and Monroe St. NE

Other subject site identifiers:

UPC: 101706044751711603

This site is located on the following zone atlas page:

G-17-Z

Captcha

x

[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)*: Hodgin NA, District 4 Coalition of NA, District 7 Coalition of NA

Name of NA Representative*: Marilyn Strube, Pat Mallory, Mark Reynolds , Mildred Griffee, Tyler Richter, Darcy Bushnell

Email Address* or Mailing Address* of NA Representative¹: mstrube@greer-strafford.com; malloryabq@msn.com; reynolds@unm.edu ; mgriffee@noreste.org;

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#) tyler.richter@gmail.com; dmc793@gmail.com

1. Subject Property Address* 4800 MONTGOMERY BLVD NE ALBUQUERQUE, NEW MEXICO 87110
Location Description San Mateo Blvd. and Montgomery Blvd.
2. Property Owner* TRADECOR 4800 Montgomery LLC
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 _____ (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 a waiver for the drive-through requirement per IDO Section 5-5(I)(2)(a). A waiver of 2.2' will be requested for the 6' requirement to the landscape buffer area for a drive through adjacent to public right-of way for a small section identified in green on the Site Plan.

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. **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] +/- 1.2533 acres
 - 2. IDO Zone District MX-M
 - 3. Overlay Zone(s) [if applicable] N/A
 - 4. Center or Corridor Area [if applicable] Montgomery Blvd. - Major Transit Corridors; San Mateo/
Montgomery - 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: Hodgin NA [Other Neighborhood Associations, if any]
District 4 Coalition of NA
District 7 Coalition of NA

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



City Address: 4800 MONTGOMERY BLVD NE

County Address: 4800 MONTGOMERY BLVD NE

1/26/2022

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: TRADECOR 4800 MONTGOMERY LLC

Owner Address: 7500 SAN JACINTO PL E-180, PLANO TX 75024-3233

UPC: 101706044751711603

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

Legal Description: TR B-1 BLK A AMENDED PLAT OF TRS B-1 & B-2 BLK A VISTA GRANDE ADDN UNIT 1 BEING A REPL OF R B BLK A VISTA GRANDE EXC NLY POR TO R/W CONT 1.2533 AC

Property Class: C **Document Number:** 2011112853 120711 SW-E

Acres: 1.15

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: B1 **Block:** A **Subdivision:** VISTA GRANDE ADDN UNIT 1

Police Beat: 413 **Area Command:** NORTHEAST

Jurisdiction: ALBUQUERQUE

Zone Atlas Page: [G17](#) (opens in new window)

City Neighborhood Association: Hodgin NA

Residential Trash Pickup:

Political Districts

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

County Commission District: 3 - Adriann Barboa

NM House of Representatives: Christine Trujillo

NM Senate: Daniel A. Ivey-Soto

School Districts

Elementary: HODGIN

Middle: MCKINLEY

High School: DEL NORTE

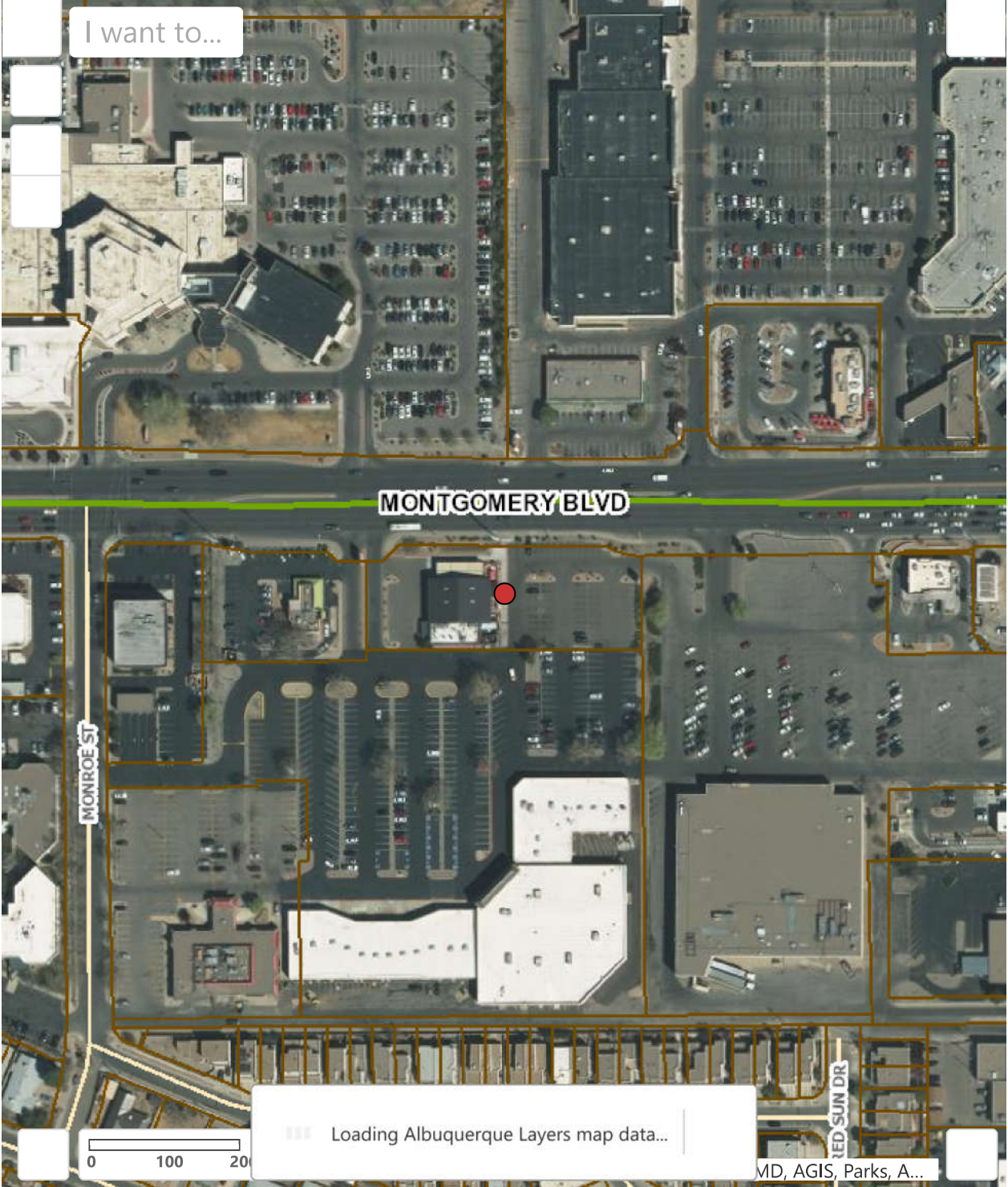
FEMA Flood Zone: X

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...



MONTGOMERY BLVD

MONROE ST

LED SUN DR

0 100 200

Loading Albuquerque Layers map data...

MD, AGIS, Parks, A...



**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 type="checkbox"/> Yes <input checked="" 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: 4800 Montgomery Blvd	
Name of property owner: TRADECOR 4800 Montgomery LLC	
Name of applicant: Modulus Architects & Land Use Planning Inc./Raising Canes Restaurants LLC	
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	
<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) 5/9/2022 (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/u/kegTsk3nfp>

Regina Okoye

From: Regina Okoye
Sent: Monday, May 9, 2022 4:51 PM
To: 'Pat MALLORY'; 'Marilyn Strube'; mgriffee@noreste.org; 'Mark Reynolds'; 'dmc793@gmail.com'; 'tyler.richter@gmail.com'
Subject: Public Notice of a Proposed Project in the City of Albuquerque
Attachments: 03 - IDOZoneAtlasPage_G-17-Z.PDF; 05 - Address Report — City of Albuquerque.pdf; CABQ Notice 4800 Montgomery.pdf; 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): Hodgin NA, District 4 Coalition of NA, District 7 Coalition of NA

Name of NA Representative: Marilyn Strube, Pat Mallory, Mark Reynolds, Mildred Griffiee, Tyler Richter, Darcy Bushnell

Email Address or Mailing Address of NA Representative: mstrube@greer-strafford.com; malloryabq@msn.com; mgriffee@noreste.org; reynolds@unm.edu

tyler.richter@gmail.com;

dmc793@gmail.com

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

1. Subject Property Address: 4800 Montgomery Blvd. NE, Alb. NM 87110
Location Description: San Mateo Blvd. and Montgomery Blvd.
2. Property Owner: TRADECOR 4800 Montgomery LLC
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 a waiver for the drive-through requirement per IDO Section 5-5(1)(2)(a). A wavier of 2.2' will be requested for the 6' requirement to the landscape buffer area for a drive through adjacent to public right-of way for a small section identified in green on the Site Plan.

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

Development Review Board (DRB)

Date/Time: May 18, 2022 at 9:00 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): G-17-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 a waiver for the drive-through requirement per IDO Section 5-5(I)(2)(a). A waiver of 2.2' will be requested for the 6' requirement to the landscape buffer area for a drive through adjacent to public right-of way for a small section identified in green on the Site Plan.

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]: +/- 1.2533 acres
 - b. IDO Zone District: MX-M
 - c. Overlay Zone(s): N/A
 - d. Center or Corridor Area: Montgomery Blvd. – Major Transit Corridors; San Mateo/Montgomery – 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

Integrated Development Ordinance (IDO)

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

cc: Hodgin NA
District 4 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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