



PLAN SNAPSHOT REPORT DHOWVR-2025-00032 FOR CITY OF ALBUQUERQUE

Plan Type: DHO Waiver	Project: PR-2021-005927 (PR-2021-005927)	App Date: 11/24/2025
Work Class: DHO Waiver	District: City of Albuquerque	Exp Date: NOT AVAILABLE
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:
Description: Request for approval of a Sidewalk Waiver for the DPM required 5-foot wide sidewalk and landscape buffer in conjunction with a preliminary/final Minor Plat approval.		

Parcel: 101106108824830814	Main	Address: 4732 Westward Ln Nw 3535 Menaul Blvd Ne Albuquerque, NM	Zone:
		4732 Westward Ln Nw Albuquerque, NM 87120	Main

Surveyor Joyce Paywa 9200 San Mateo Blvd. NE Albuquerque, NM 87113 Home: (719) 282-8693 Business: (505) 856-5700 Mobile: (719) 291-2170	Agent Jim Strozier 302 8TH ST NW ALBUQUERQUE, NM 87102 Business: (505) 764-9801 Mobile: (505) 235-6803	Surveyor Brian Battaglino 9200 San Mateo Blvd., NE Albuquerque, NM 87113 Home: (505) 620-0410 Business: (505) 355-6276 Mobile: (505) 620-0410	Owner Deborah Romero Home: (505) 280-0707 Mobile: (505) 280-0707
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Applicant
Jonathan Turner
302 8th St NW
Albuquerque, NM 87102
Business: (505) 764-9801
Mobile: (505) 440-1524

Plan Custom Fields

Existing Project Number (If none, type "N/A")	PR-2021-005927 PS-2021-00104	IDO/DPM Requirement Waiver Request	IDO 5-3: Access & Connectivity	Detailed Feature Waiver Request	A Sidewalk Waiver to omit the requirement of a 5-foot public sidewalk and the 4' to 6' landscape buffer as required by Section 7, Table 7.2.29 of the Development Process Manual. The Waiver request is in conjunction with approval of a Preliminary/Final Minor Subdivision Plat. This area of the Quaker Heights Subdivision was designed and developed in the early 1970's as a Rural/Agricultural subdivision without sidewalks before it was Annexed into the City of Albuquerque in 1974.
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Do you request an interpreter for the hearing?	No	Lot and/or Tract Number	UNPLATTED	Block Number	0000
Subdivision Name and/or Unit Number	UNPLATTED/ROMERO- -OBLESTER A ET AL	Legal Description	POR IN S1/2 NE1/4 NW1/4 SW1/4 SEC 35 T11N R2E CONT 1.26 AC	Existing Zone District	R-T
Zone Atlas Page(s)	F-11	Acreage	1.24	Calculated Acreage	1.02914

PLAN SNAPSHOT REPORT (DHOWVR-2025-00032)

Council District	1	Community Planning Area(s)	West Mesa	Development Area(s)	Consistency
Current Land Use(s)	01 Low-density Residential	Pre-IDO Zoning District	R-T	Pre-IDO Zoning Description	
FEMA Flood Zone	X				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Jonathan_Turner_11/25/2025 11/24/2025 22:59 Turner, Jonathan 5.jpg				Uploaded via CSS

Note	Created By	Date and Time Created
1. After reviewing, application is missing signed letter of authorization from property owner, Letter of justification, and proof of Pre-Application. Let Jonathan know what's missing. requested for him to upload by 4:30 to get submittal on Dec. 3rd DHO hearing. Nothing was uploaded in time. Robert notified him that this will need to be added to the next hearing on Dec. 17th, due to the holiday deadline, and staff being out. Waiting for the missing documents to be uploaded to the pdf's. (11/26) AVO	Annette Ortiz	11/26/2025 14:28

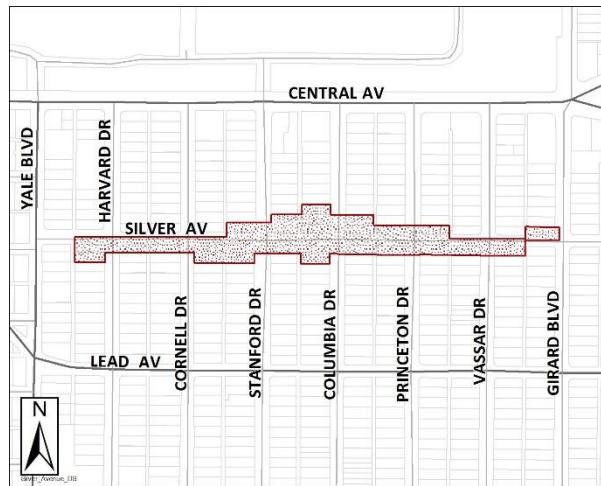
Invoice No.	Fee	Fee Amount	Amount Paid
INV-00063176	DHO Waiver Application Fee	\$275.00	\$275.00
	Facilitated Meeting Fee for Planning Applications	\$50.00	\$50.00
	Technology Fee	\$22.75	\$22.75
Total for Invoice INV-00063176		\$347.75	\$347.75
Grand Total for Plan		\$347.75	\$347.75

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	12/17/2025	Scheduled	DHO Waiver

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		11/25/2025 16:27	
Associate Project Number v.1	Generic Action	11/25/2025 16:27	
Screen for Completeness v.1	Generic Action	12/03/2025 10:55	
Verify Payment v.1	Generic Action	12/03/2025 13:58	
Application Review v.1		12/03/2025 13:58	
DHO Hearing v.1	Hold Hearing	12/03/2025 13:58	12/03/2025 13:59
DHO Waiver Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

Notice of Decision v.1	
Print Notice of Decision v.1	Create Report

Linked Project Plans v.1	
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**5-3(C)(4)****Pedestrian Circulation**

Development shall comply with the pedestrian circulation standards in Subsection 14-16-5-3(D) (Pedestrian Circulation) and the DPM.

5-3(C)(5)**Bicycle Circulation**

- 5-3(C)(5)(a) New development involving more than 1 lot or sites over 5 acres in size adjacent to existing bikeways shall provide at least 1 access point to the bikeways to allow residents and users of the development to easily and safely access those bikeways. Access location and design shall be coordinated with City Parks and Recreation Department.
- 5-3(C)(5)(b) Development shall comply with the bicycle circulation standards in Section 14-16-5-3(E)(4) (Bicycle Facilities) and the DPM.

5-3(D) PEDESTRIAN CIRCULATION**5-3(D)(1)****Sidewalks in Residential Development**

- 5-3(D)(1)(a) Perimeter sidewalks shall be provided in accordance with the DPM, except as noted in Subsection (b) below.
- 5-3(D)(1)(b) In the Los Duranes – CPO-6, a sidewalk at least 4 feet wide shall be provided on at least 1 side of new public residential subdivision streets or on residential private ways that have been dedicated as public right-of-way. A sidewalk on such a street that serves 10 or fewer dwelling units may be accommodated within the minimum required roadway width.

5-3(D)(2)**Sidewalks in Mixed-use and Non-residential Development****5-3(D)(2)(a) Applicability**

These standards apply to the following mixed-use and non-residential development, except in the NR-SU and NR-PO zone districts unless specified otherwise in this IDO:

1. Construction of a new building.
2. Expansion of an existing building that increases the existing square footage by 25 percent.



November 24, 2025

Development Hearing Officer
Planning Department
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Development Hearing Officer:

The purpose of this application is to request approval of a preliminary/final plat for a Minor Subdivision of the property and a Sidewalk Waiver to omit the requirement of a 5-foot public sidewalk and the 4' to 6' landscape buffer as required by Section 7, Table 7.2.29 of the Development Process Manual.

The subject property is located at 4732 Westward Lane NW within the Quaker Heights neighborhood just west of Coors Boulevard. The property owner wishes to subdivide the existing 1.24-acre site, located west of Northern Trail at the dead-end of Westward Lane, to facilitate future development of the property. The owner's intent is to subdivide the existing tract into three new parcels, as shown on the attached plat. The existing tract currently contains a single-family home and is conforming. The proposed subdivision of the existing parcel creates three new tracts, lot 4-A, lot 4-B, and lot 4-C, which will each have a total lot area of .4238, .2114 acres, and .4242 acres, respectively.

The property is located within an Area of Consistency as designated in the Comprehensive Plan. The site is not located within the boundaries of a Character Protection Overlay zone, nor does it fall within a Comprehensive Plan Center or Corridor area as shown on the attached Zone Atlas map.

Enclosed with the application documents is the preliminary/final plat, which is in compliance with the standards of the Integrated Development Ordinance (IDO) and all relevant regulations of the Development Process Manual (DPM). Also enclosed is a justification letter in response to the Waiver review and decision criteria for approval as required by section 14-16-6-6(P)(3)(a). Based on this, we are requesting approval of a DHO Sidewalk Waiver and omission of the Landscape buffer.

We kindly seek your acceptance and approval of the Minor Subdivision plat, and in conjunction, a Sidewalk Waiver along the Westward Lane property boundary.

Thank you in advance for your attention to this matter. Please feel free to contact me directly should you require any further details or clarifications.

Sincerely,

Jonathan Turner
Jonathan Turner

PRINCIPALS

James K. Strozier, FAICP

ASSOCIATES

Ken Romig, PLA, ASLA

June 5, 2025

Albuquerque Planning Department
600 2nd Street NW,
Albuquerque, NM, 87102

Re: 4732 WESTWARD LN NW

To Whom It May Concern:

This letter provides authorization for Consensus Planning, Inc. to act as my agent relating to all applications, hearings, submittals, and other formal representation for the subject property to obtain the necessary approvals to allow for a Minor Subdivision of the land. The property is legally described as: *POR IN S1/2 NE1/4 NW1/4 SW1/4 SEC 35 T11N R2E*

Name Maria Remedios G. Romero

Remedios Romero

Title Owner

Date 6-10-25



DEVELOPMENT REVIEW BOARD

Agenda

ZOOM MEETING

September 1, 2021

Jolene Wolfley.....	DRB Chair
Jeanne Wolfenbarger	Transportation
Blaine Carter	Water Authority
Ernest Armijo.	Hydrology
Angelo Metzgar.....	Code Enforcement
Cheryl Somerfeldt.....	Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: DEFERRAL OF CASES WILL BE ANNOUNCED AT THE BEGINNING OF THE AGENDA.

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW. PER THE DRB RULES OF PROCEDURE, AN INDEFINITE DEFERRAL REQUIRES A RE-APPLICATION AND REPAYMENT OF ALL APPLICATION FEES.

NOTE: CLICK ON THE BLUE HIGHLIGHTED PROJECT # LINK TO ACCESS THE CASE. (Place mouse over hyperlink, right-click, choose "open hyperlink")

A. Call to Order: 9:00 A.M.

B. Changes and/or Additions to the Agenda

a. Motion to amend the rules to allow a virtual meeting because of the public health emergency.

b. Remote Meeting Information:

<https://cabq.zoom.us/j/83876003241> (Place mouse over hyperlink, right-click, choose "open hyperlink") ID: 838 7600 3241

By phone +1 253 215 8782 or Find your local number: <https://cabq.zoom.us/u/kbICFCaypK>

MAJOR CASES

1. [PR-2021-005459](#) IDO 2020

(AKA: [PR-2021-005861](#))

[SD-2021-00163 – PRELIMINARY PLAT](#)

[SI-2021-01248 – SITE PLAN](#)

Sketch plat 5-19-2021

TIERRA WEST agent for **CONTRACTORS LEASING LLC/LARRY R. GUTIERREZ** requests the aforementioned action(s) for all or a portion of: **LOT 1A BLOCK 2 SUNPORT PARK REPL OF LOTS 1, 2 & 3 BLOCK 2 and LOT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLOCK 2, SUNPORT PARK, zoned NR-BP, located at 2900 TRANSPORT between FLIGHTWAY AVE and WOODWARD ROAD containing approximately 10.7 acre(s). (M-15)**

PROPERTY OWNERS: CONTRACTORS LEASING LLC

REQUEST: PRELIMINARY PLAT, SITE PLAN REVIEW

2. **PR-2021-004961** IDO 2019
SD-2021-00154 – PRELIMINARY PLAT

ADELLA GALLEGOS, AG SERVICES agent for **TONY L & PHYLLIS JARAMILLO** requests the aforementioned action(s) for all or a portion of: **LOT 17, BLOCK 16, NORTH ALBUQUERQUE ACRES TRACT A, UNIT B**, zoned NR-C, located at **5901 CARMEL NE between SAN PEDRO and PAN AMERICAN** containing approximately 0.72 acre(s). (C-18)*[Deferred from 8/18/21]*

PROPERTY OWNERS: MESA VERDE CONSTRUCTION & DEVELOPMENT LLC, TONY L AND PHYLLIS JARAMILLO
REQUEST: PRELIMINARY PLAT TO DEDICATE ROW

3. **PR-2020-004138 IDO** IDO 2019
SI-2021-00574- SITE PLAN DRB

JEEBS AND ZUZU LLC agent for **MESA APARTMENTS LLC** requests the aforementioned action(s) for all or a portion of: **TRACT A-4, MESA DEL SOL INNOVATION PARK** zoned PC, located on **UNIVERSITY BLVD and BOBBY FOSTER RD SE** containing approximately 14.45 acre(s). (R-15 & R-16)
[Deferred from 5/19/21, 5/26/21, 6/23/21, 7/14/21, 7/28/21, 8/18/21]

PROPERTY OWNERS: MESA APARTMENTS LLC/MDS INVESTMENTS LLC
REQUEST: SITE PLAN DRB FOR 318 UNIT MULTI-FAMILY COMPLEX

4. **PR-2021-005740** IDO 2019
SI-2021-01051 – SITE PLAN AMENDMENT

SCOTT ANDERSON agent for **DANIEL CHAVEZ** requests the aforementioned action(s) for all or a portion of: **LOT II A1, RENAISSANCE CENTER 2** zoned NR-BP, located on **4720 ALEXANDER between MONTANO and DESERT SURF** containing approximately 4.37 acre(s). (F-16)*[Deferred from 8/4/21, 8/18/21]*

PROPERTY OWNERS: DANIEL CHAVEZ
REQUEST: INCREASE TO THE APPROVED BUILDING HEIGHT

5. **PR-2021-005717** IDO 2020
(AKA: PR-2021-005823)
SD-2021-00162 – PRELIMINARY PLAT
VA-2021-00310 – SIDEWALK WAIVER
Sketch plat 7-14-2021

RESPEC, JEREMY SHELL agent for **DR HORTON** requests the aforementioned action(s) for all or a portion of: **TRACT 2 UNIT 2, THE TRAILS** zoned R-ML, located on **OAK RIDGE between UNIVERSE BLVD and TIJERAS CREEK RD** containing approximately 10.4 acre(s). (C-9)*[Deferred from 8/25/21]*

PROPERTY OWNERS: SIERRA HEALTH SERVICES INC & ETAL
REQUEST: CREATE 72 RESIDENTIAL LOTS AND 7 HOA TRACTS FROM ONE EXISTING PARCEL

6. **PR-2020-005689** IDO 2019
SI-2021-00987 – SITE PLAN AMENDMENT

CONSENSUS PLANNING INC. agent for **LEGACY DEVELOPMENT & MANAGEMENT LLC (KLG 10, LLC)**, requests the aforementioned action(s) for all or a portion of: **TRACT B-1-A, MESA DEL NORTE ADDITION** zoned MX-M, located on **CONSTITUTION AVE NE, between LOUISIANA BLVD NE and MESILLA ST NE** containing approximately 1.7414 acre(s). (J-19) *[Deferred from 8/11/21, 8/25/21]*

PROPERTY OWNERS: LEGACY DEVELOPMENT & MANAGEMENT LLC (KLG 10, LLC)

REQUEST: 151 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

MINOR CASES

7. **PR-2019-002253** IDO 2019
SD-2021-00140 – PRELIMINARY/FINAL PLAT
Sketch plat 8-19-2020

JUANITA GARCIA – JAG PLANNING AND ZONING agent for **OLD TOWN PLAZA, LLC C/O JOYCE T. BATTAGLIA** requests the aforementioned action(s) for all or a portion of: **TRACT B, LANDS OF CASA DE ARMIJO, LA PLACITA PATIO MARKETS AND PLAZA HACIENDA** zoned MX-T, located at **302 SAN FELIPE** between **MOUNTAIN RD NW and CENTRAL AVE NW** containing approximately 2.17 acre(s). (J-13) *[Deferred from 7/21/21, 8/18/21]*

PROPERTY OWNERS: OLD TOWN PLAZA. LLC

REQUEST: SUBDIVIDE EXISTING TRACT INTO 2 SEPARATE TRACTS

8. **PR-2020-004256** IDO 2019
SD-2021-00141 – PRELIMINARY/FINAL PLAT
Sketch plat 8-19-2020

CSI – CARTESIAN SURVEYS, INC. agent for **GLEN EFFERTZ** requests the aforementioned action(s) for all or a portion of: **TRACT A, LAND OF GLEN EFFERTZ** zoned R-1B, located at **2918 MOUNTAIN RD NW** between **LAGUNA SECA LANE NW and MONTOYA ST NW** containing approximately 0.8661 acre(s). (J-12) *[Deferred from 7/21/21, 7/28/21, 8/4/21, 8/18/21]*

PROPERTY OWNERS: MELINDA GARCIA & GLEN EFFERTZ

REQUEST: REQUEST PLAT REVIEW FOR MINOR SUBDIVISION CREATING TWO NEW TRACTS FROM ONE EXISTING TRACT, GRANT EASEMENTS

9. [PR-2018-001695](#) IDO 2019
SD-2021-00070 - PRELIMINARY/FINAL
PLAT

NOVUS PROPERTIES LLC, MICHAEL MONTOYA, TRULA HOWE requests the aforementioned action(s) for all or a portion of **TRACT B, FOUNTAIN HILLS PLAZA SUBDIVISION**, zoned NR-C, located on **NUNZIO AVE NW between EAGLE RANCH RD NW between EAGLE RANCH RD NW and VISTA FUENTE RD NW**, containing approximately 3.8568 acre(s). (C-12) [Deferred from 4/14/21, 5/26/21, 6/23/21, 8/25/21]

PROPERTY OWNERS: NOVUS PROPERTIES LLC
REQUEST: FINAL PLAT TO SUBDIVIDE TRACT B INTO B1, B2, B3, B4

10. [PR-2019-002609](#)
SD-2020-00217 – PRELIMINARY/FINAL
PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **JABRE INVESTMENTS LLC** request(s) the aforementioned action(s) for all or a portion of: **LOT 14, FLORAL GARDENS**, zoned R-1, located at **2454 ROSE NW between FLORAL RD and SARITA AVE**, containing approximately 0.4117 acre(s). (H-13) [Deferred from 12/16/20, 1/27/21, 2/24/21, 3/31/21, 4/28/21, 5/19/21, 6/23/21, 7/28/21]

PROPERTY OWNERS: JABRE INVESTMENTS LLC
REQUEST: CREATE 2 LOTS FROM 1 EXITING LOT

**** APPLICANT REQUESTS DEFERRAL TO OCTOBER 6th**

11. [PR-2019-002738](#)
SD-2021-00018 - PRELIMINARY/FINAL
PLAT
(Sketch Plat 10/14/20)

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **McDONALD'S REAL ESTATE COMPANY** request the aforementioned action(s) for all or a portion of: **LOTS A & B BLOCK 101, BEL AIR SUBDIVISION**, zoned MX-M, located at **5900 MENAUL BLVD NE**, containing approximately 0.9457 acre(s). (H-18) [Deferred from 2/3/21, 2/24/21, 3/17/21, 4/28/21, 5/19/21, 6/23/21, 7/28/21]

PROPERTY OWNERS: MCDONALDS REAL ESTATE COMPANY
REQUEST: LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT

**** APPLICANT REQUESTS DEFERRAL TO OCTOBER 6th**

SKETCH PLAT

12. [PR-2020-003485](#)

PS-2021-00103 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent for BERNALILLO COUNTY METROPOLITAN COURT requests the aforementioned action(s) for all or a portion of: **TRACT A-1 & LOT 8-A, BLOCK N, BERNALILLO COUNTY METROPOLITAN COURT & MANDELL BUSINESS RESIDENCE ADDITION** zoned MX-M, MX-H and MX-FB-UD, located at **412 MARBLE/804 5TH ST between LOMAS BLVD and MARBLE AVE** containing approximately 3.9 acre(s). (J-14)

PROPERTY OWNERS: BERNALILLO COUNTY METROPOLITAN COURT
REQUEST: LOT CONSOLIDATION FOR 2 LOTS INTO ONE LOT, VACATION OF PUBLIC RIGHT-OF-WAY, VACATION OF PUBLIC EASEMENT

13. [PR-2021-005927](#)

PS-2021-00104 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent for OBLESTER & REMEDIOS ROMERO requests the aforementioned action(s) for all or a portion of: **LOT 4, LANDS OF OBLESTER ROMERO** zoned R-T, located at **4732 WESTWARD LN between ATRISCO DR and NORTHERN TRAIL** containing approximately 1.0594 acre(s). (F-11)

PROPERTY OWNERS: OBLESTER & REMEDIOS ROMERO
REQUEST: CREATE 3 LOTS FROM ONE EXISTING LOT

Other Matters

Action Sheet Minutes – August 25, 2021

DRB Member Signing Session for Approved Cases

ADJOURN



December 1, 2025

City of Albuquerque
Attn: Development Hearing Officer
600 Second Street NW
Albuquerque, NM 87102

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

RE: DHO SIDEWALK WAIVER – 4732 Westward Lane NW

Dear Development Hearing Officer,

Consensus Planning, Inc., hereafter referred to as the “Agent,” for the purpose of this request, represents Deborah Romero, hereafter referred to as “Property Owner”. We are requesting approval of a Sidewalk and Landscape Buffer Waiver for the above-referenced property. The property (the “subject site”) is 1.24 acres in size and is located at 4732 Westward Lane NW, Albuquerque, NM 87120. The subject site is currently developed, conforming, and is legally described as:

PORTION OF THE SOUTH ½, OF THE NORTHEAST ¼, OF THE NORTHWEST ¼, OF THE SOUTHWEST ¼, OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, CONTAINING 1.26 Acres

Site Zoning

The site is located within the Quaker Heights neighborhood west of Coors Boulevard and is zoned Residential Townhome (R-T) under the City of Albuquerque’s Integrated Development Ordinance (IDO). The property is within an Area of Consistency as designated in the Albuquerque Bernalillo County Comprehensive Plan. The site is not located within a Site Development Plan or Character Protection Overlay.

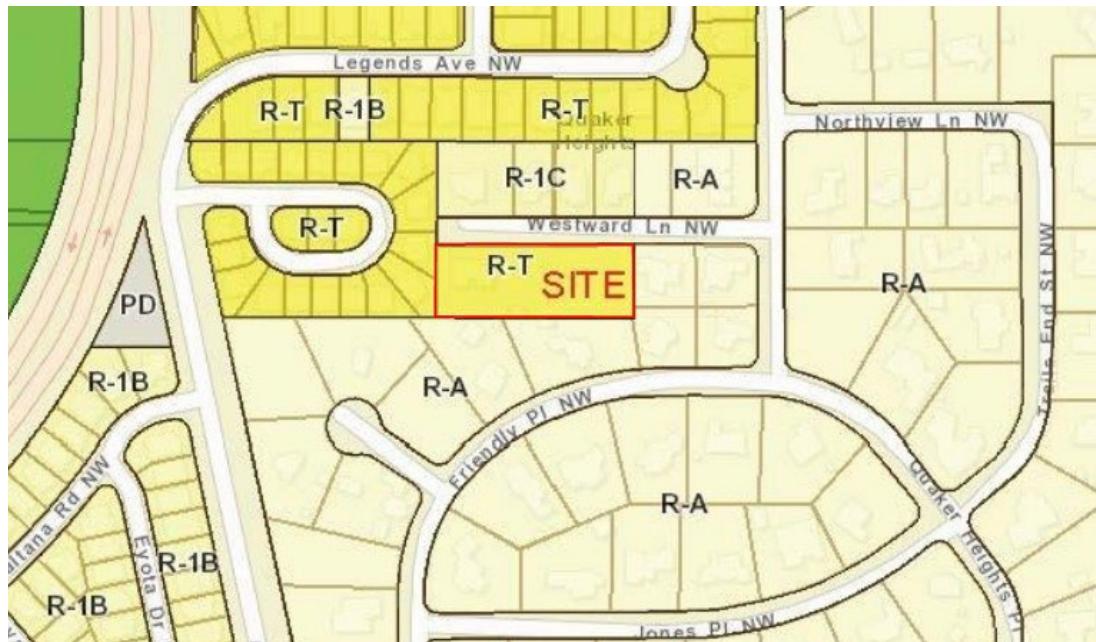


Figure 1- Zoning context map

PRINCIPALS

James K. Strozier, FAICP

ASSOCIATES

Ken Romig, PLA, ASLA



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Figure 2- Existing neighborhood conditions showing no sidewalks.

Sidewalk Waiver Request

Westward Lane is a local street that requires a 5-foot sidewalk with a 4 to 6-foot-wide landscape buffer. The Quaker Heights subdivision was developed around 1971, with houses built without sidewalks or curb and gutter. At that time, the subject site was under the jurisdiction of Bernalillo County, was zoned A-1, Residential/Agricultural, and was designated as a Rural area of the county. In 1974, the Quaker Heights Subdivision was annexed into the City of Albuquerque (reference case# AX-74). According to county assessor records, the existing single-family home on the subject site was constructed in 1971 without a sidewalk on Westward Lane. Due to the existing rural development pattern and the absence of sidewalks in the entire neighborhood, we are seeking approval of a sidewalk waiver to maintain the established character of the neighborhood.



Figure 3- Photo looking down Northern Trail towards Westward Lane (off to the left in the far right background).

This request is in compliance with IDO Section 14-16-6-6(P)(3) Review and Decision Criteria for approval of a Waiver-DHO.

6-6(P)(3)(a) General

An application for a Waiver – DHO shall be approved if it complies with all of the following criteria.

1. 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, man-made obstructions, or utility lines.

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

Applicant Response: *The site currently has no sidewalks on either side of Westward Lane. In fact, the Quaker Heights subdivision was developed long before the current DPM sidewalk requirements were implemented along with the IDO. Since the subdivision was developed without curbs, gutters, or sidewalks, constructing a sidewalk with curb and gutter along the frontage of this parcel will impact the existing character of the neighborhood, and add a sidewalk to nowhere. Additionally, adding a concrete sidewalk will also significantly alter the current drainage pattern, which in turn could cause damage to the roadway and cause erosion and flooding to properties downstream of the subject site.*



Figure 4- Photo of Northern Trail showing the established rural character of the neighborhood.



Figure-5 Photo of a Solid Waste truck directly in front of the subject site (on left).



CONSENSUS

PLANNING

This waiver request and approval will encourage flexibility to best adapt to existing development patterns and character of this older, established neighborhood. Moreover, approval of the waiver will provide flexibility, allowing new development to provide additional housing in a way that remains consistent with the established character of the neighborhood.

2. The Waiver will not be materially contrary to the public safety, health, or welfare.

Applicant Response: *The requested waiver is not materially contrary to the public safety, health, or welfare. In fact, the right-of-way widths of the streets in the Quaker Heights Subdivision are wide enough to allow residents to walk safely along the sides of the roads throughout the neighborhood. Additionally, all the roadways in the neighborhood are low-speed local streets, with existing traffic calming devices to maintain the safety of residents and the general public. Westward Lane is a short, dead-end street with minimal traffic.*

3. The Waiver does not cause significant material adverse impacts on surrounding properties.

Applicant Response: *The proposed waiver will not cause material adverse impacts on surrounding properties. Not granting a waiver may cause material adverse impacts on surrounding properties, as new stormwater runoff patterns and flows resulting from the construction of modern infrastructure on just one property will adversely affect the adjacent properties in the neighborhood. The placement of sidewalks, curb, gutters and landscape buffers in this area would need to be carefully analyzed to determine how the overall grading and drainage should be designed for the whole subdivision, not just for one property at a time over the course of decades. The current walkable areas and existing natural landscape buffers are consistent with the surrounding properties and the established character of the neighborhood. Installing one standalone sidewalk, without any connections for the general public, will cause material adverse impacts on surrounding properties and depart from the neighborhood's unique character.*

4. The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

Applicant Response: *The requested waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvement. In fact, for the purposes of this replat, the property owner has installed and connected new water and sewer service to the proposed lots. ABCWUA has permitted, inspected, and approved the new water services and sewer lines. Public infrastructure improvements have been upgraded as part of this request.*

5. 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.

Applicant Response: *The requested waiver will not conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plans or policies, the IDO or any other City code or ordinance. The requested sidewalk Waiver will not conflict with the goals and provisions in the IDO Section 5-3 Access and Connectivity nor the DPM Part 7-4 Pedestrian Facilities or any other City code or ordinance. The waiver will allow the existing rural character of the neighborhood to be preserved.*

6. 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.*

7. The Waiver will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.



Applicant Response: *The requested Waiver will not materially undermine the intent and purpose of this IDO. The request furthers the purpose of this IDO because it aims to “Protect the quality and character of residential neighborhoods” by supporting the continuity and preservation of the community. The Waiver will not alter the character of the Quaker Heights community but will acknowledge and respect the neighborhood’s identity and cohesiveness. The request will contribute to the purpose and intent of the IDO by furthering the Housing policies and goals of the Comprehensive Plan through facilitating the future development of two new dwelling units. Contextual lot size restrictions limit the size and configuration of the new lots to conform with the neighborhood character.*

8. 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 DHO as part of this approval.

Applicant Response: *The requested waiver will not allow a lot or type of development that does not meet applicable Development Standards for the R-T zone district. This development is subject to IDO requirements, including the residential zone dimensional standards (Table 5-1-3). These requirements currently provide additional layers of protection because the existing development site and the proposed uses are regulated with respect to lot size and width, building height, access, and setbacks. The proposed lots on the minor plat that is being heard in conjunction with the Waiver request, meet the applicable Development Standards for the R-T zone district. No additional waivers or variances are requested with this application.*

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

Applicant Response: *The requested waiver is the minimum necessary to provide administrative relief. The absence of sidewalks throughout the subdivision is an existing condition in this area, and approval of the waiver will result in development that is consistent with all of the surrounding properties in the neighborhood.*

10. If the request is 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: *This area is located within a low-intensity land use, but the installation of sidewalks will not contribute to the public welfare since the neighborhood does not have sidewalks, curbs, gutters, or landscape buffers. The installation of these elements will not allow for a connection to an existing sidewalk network, as the subdivision’s design intentionally did not include sidewalks. Furthermore, the western end of the subject site is the dead-end of Westward Lane, and there is no sidewalk to connect to on the eastern side of the property boundary; therefore, the absence of a sidewalk will not create a gap. Approval of the Waiver would also be consistent with the DHO’s October 24, 2024, approval of VA-2024-00292 (Waiver to the DPM) for the property directly across the street. Finding number 10 in the Notice of Decision for the case states, “This area is located within a low intensity land use and the installation of sidewalk will not contribute to the public welfare since the neighborhood does not have sidewalks, curb, gutter, or landscape buffers. The installation of these features for this lot will not connect to an existing sidewalk system as the other residential lots do not have sidewalks.”*

Conclusion

This request is in compliance with IDO Section 14-16-6-6(P)(3) Waiver DHO. All subsequent development will comply with the IDO, DPM, and other City regulations.

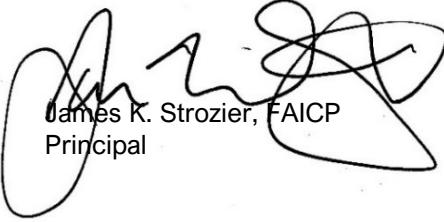


Notification requirements for this request have been met per IDO Table 6-1-1. The affected Neighborhood Associations were notified of this application as required by the IDO, and no issues have been raised regarding the Sidewalk Waiver application.

Based on the justification presented above, the Applicant respectfully requests approval of a Sidewalk Waiver and waiver of the landscape buffer. The Waiver is consistent with previously approved waivers and the historic character of the Quaker Heights neighborhood.

If you have additional questions or concerns regarding this request, please contact me directly at (505) 764-9801 or by email: cp@consensusplanning.com

Sincerely,



James K. Strozier, FAICP
Principal

From: [Eileen, Suzanne A.](#)
To: [Jonathan Turner](#)
Subject: Northern Trail and Westward LN: Public Notice Inquiry Sheet Submission
Date: Friday, October 31, 2025 12:56:14 PM
Attachments: [image001.jpg](#)
[Zone Atlas page.pdf](#)

PLEASE NOTE:
The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

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	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Quaker Heights NA	quakerheightsabq@googlegroups.com	Orlando	Martinez	lilog2002@yahoo.com	5806 Jones Place NW	Albuquerque	NM	87120	5053605017	5053605038
Quaker Heights NA	quakerheightsabq@googlegroups.com	Elizabeth	Alarid	elalarid29@gmail.com	5818 Jones PL NW	Albuquerque	NM	87120		5052708320
Taylor Ranch NA	president@trna.org	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114
Taylor Ranch NA	president@trna.org	Evelyn	Rivera	rioreal@earthlink.net	4505 Chadwick NW	Albuquerque	NM	87120		5059484099
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Jane	Baechle	jane.baechle@gmail.com	7021 Lamar Avenue NW	Albuquerque	NM	87120		5054006516

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, 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.

Please note the following:

- 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 your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- 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 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-%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Thursday, October 30, 2025 6:49 PM
To: Office of Neighborhood Coordination <turner@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Hearing Officer

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

Applicant Information

Contact Name

Jonathan Turner

Telephone Number

505-764-9801

Email Address

turner@consensusplanning.com

Company Name

Consensus Planning

Company Address

302 8th St NW

City

Albuquerque

State

NM

ZIP

87102

Subject Site Information

Legal description of the subject site for this project:

POR IN S 1/2 NE 1/4 NW 1/4 SW 1/4 SEC 35 T11 N 2E CONT 1.26 AC

Physical address of subject site:

302 8th St NW

Subject site cross streets:

Northern Trail and Westward LN - dead-end

Other subject site identifiers:

This site is located on the following zone atlas page:

F-11

Link for map

Captcha

From: [Jonathan Turner](#)
To: "Quaker Heights NA"; "Quaker Heights NA"; president@trna.org; president@trna.org; wescona0@gmail.com; wescona0@gmail.com; lilog2002@yahoo.com; ealarid29@gmail.com; aboard111@gmail.com; rioreal@earthlink.net; aboard111@gmail.com; jane.baechle@gmail.com
Cc: [Jonathan Turner](#)
Subject: Minor subdivision plat and sidewalk waiver - DHO - 4732 Westward Ln NW
Date: Monday, November 24, 2025 11:03:00 AM
Attachments: [Zone Atlas page.pdf](#)
[ONC- Public Notice Inquiry response.pdf](#)
[Public Notice Checklist.pdf](#)
[Emailed-Mailed-Notice-PublicHearing.pdf](#)
[4732 Westward Ln NW_minor plat.pdf](#)
[PR 2021-005927 Site Plan exhibit.pdf](#)

Dear Neighborhood Associations,

The purpose of this email is to provide you with public notice for a Minor Subdivision of land and associated sidewalk waiver, as required by IDO Table 6-1-1 of the Integrated Development Ordinance (IDO). The application being submitted is to create 3 lots from 1 existing lot for the property located at 4732 Westward Lane NW. The existing home will remain on its own lot, while two new lots will be created that meet the IDO contextual lot sizes and dimensional requirements of the R-T zone district. Additionally, the property owner is requesting a sidewalk waiver from the DHO because this area of the Quaker Heights subdivision was originally developed as a rural neighborhood without any sidewalks, before being annexed into the City of Albuquerque from Bernalillo County in 1974.

Attached to this email are the following documents: a PDF file of the City zone atlas page F-11 with the site location clearly marked at the dead-end of Westward Lane, directly west of Northern Trail. the required IDO public notice forms, a copy of the Minor Subdivision plat, a copy of the City's Office of Neighborhood Coordination inquiry response for the list of affected Neighborhood Associations, and a Site Plan exhibit that shows the existing single-family development.

The Minor Subdivision application will be heard by the Development Hearing Officer at a public hearing via Zoom at 9:00 AM on December 3rd, 2025. The Zoom Meeting agenda and information will be

available on the City's website prior to the hearing at the following link:

<https://www.cabq.gov/planning/boards-commissions/development-hearing-officer>

Please feel free to contact me by phone at: (505) 764-9801 -or- by email at: turner@consensusplanning.com if you need additional information about the applications.

Thank you in advance for your time in reviewing the public notice documents.

Sincerely,

Jonathan Turner
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102
(505) 764-9801 x109



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Minor subdivision and sidewalk waiver

Decision-making Body: DHO

Pre-Application meeting required: Yes No

Neighborhood meeting required: Yes No

Mailed Notice required: Yes No

Electronic Mail required: Yes No

Is this a Site Plan Application: Yes No **Note:** if yes, see second page

PART II – DETAILS OF REQUEST

Address of property listed in application: 4732 Westward Ln NW

Name of property owner: Oblester and Remedios Romero

Name of applicant: Consensus Planning Inc.

Date, time, and place of public meeting or hearing, if applicable:

December 3, 2025 at 9:00 am -via- Zoom / Agenda: <https://www.cabq.gov/planning/boards-commissions/development-hearing-officer>

Address, phone number, or website for additional information:

Contact Consensus Planning Inc. at: 505-764-9801 -or- turner@consensusplanning.com

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

- Zone Atlas page indicating subject property.
- Drawings, elevations, or other illustrations of this request.
- Summary of pre-submittal neighborhood meeting, if applicable.
- Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT:

PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [IDO §14-16-6-4\(K\)](#).

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.

Jonathan Turner (Applicant signature) 11/24/25 (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 §14-16-6-9(B)(3) and may lead to a denial of your application.

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 11/24/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **§14-16-6-4(K) Public Notice**. This notice is being provided to *(mark as relevant)*:

Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹

Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* 4732 Westward Lane NW

Location Description at the dead-end of Westward Lane, directly west of Northern Trail and Westward

2. Property Owner* Oblester and Remedios Romero

3. Agent/Applicant* [if applicable] Consensus Planning Inc.

4. Application Type(s)^{2*} per IDO Table 6-1-1

<input type="checkbox"/>	Site Plan – EPC
<input checked="" type="checkbox"/>	Subdivision <u>Minor</u> (Minor or Major or Bulk Land)
<input type="checkbox"/>	Vacation (Easement/Private Way or Public Right-of-way)
<input type="checkbox"/>	Variance – EPC
<input checked="" type="checkbox"/>	Waiver <u>DHO</u> (DHO or Wireless Telecommunication Facility)
<input checked="" type="checkbox"/>	Other: _____

Summary of project/request^{3*}:

A minor plat to create 3 lots from 1 existing lot, and an associated sidewalk waiver.

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

- Development Hearing Officer (DHO)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: www.spartanburgcounty.org/117/Zoning-Hearing-Examiner

<https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time*: December 3, 2025 at 9:00 am -via- Zoom

Location*⁴: https://www.cabq.gov/planning/boards-commissions/development-he

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 and select the option for "Boards, Commissions, and ZHE Signs."

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

Preferred project contact information:

Name: Consensus Planning Inc.

Email: turner@consensusplanning.com

Phone: 505-764-9801

Attachments:

Neighborhood Association Representative Contact List from the City's Office of
 Neighborhood Coordination*
 Others: Zone Atlas, Plat, Public notice checklist,

Online website or project page: N/A

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ F-11

2. Project Illustrations, as relevant*⁶

Architectural drawings

Elevations of the proposed building(s)

Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

A waiver to the 5-foot sidewalk requirement since the neighborhood was developed as a rural subdivision without sidewalks in the 1970's before it was annexed into the City of Albuquerque from Bernalillo County.

⁴ Physical address or Zoom link

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

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:

N/A

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

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 from IDO Zoning Map⁷:

1. Area of Property [typically in acres] 1.24 acres

2. IDO Zone District R-T

3. Overlay Zone(s) [if applicable] APO

4. Center or Corridor Area [if applicable] N/A

Current Land Use(s) [vacant, if none] Residential single-family

NOTE: Pursuant to [IDO §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 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

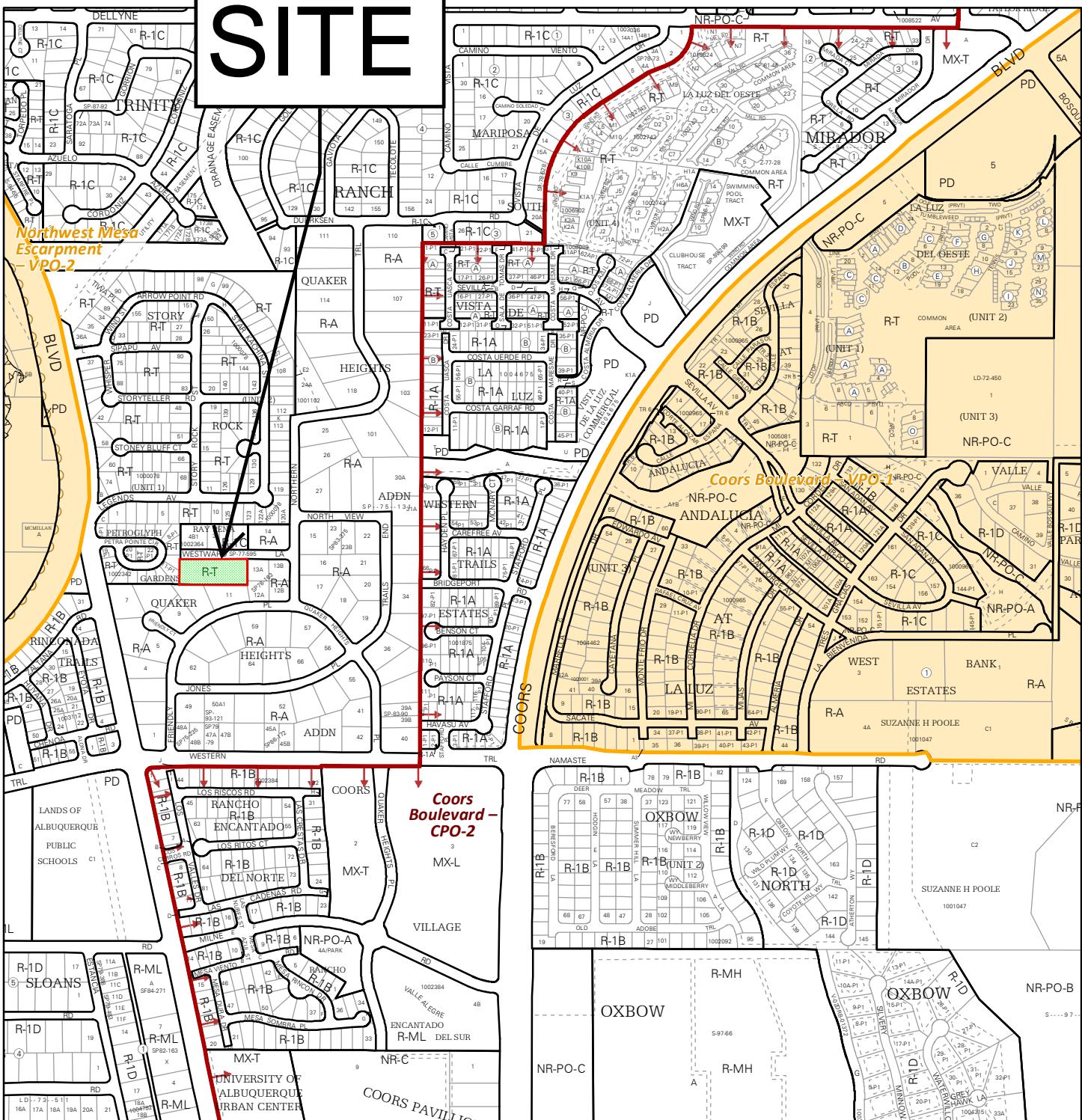
Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

SITE



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

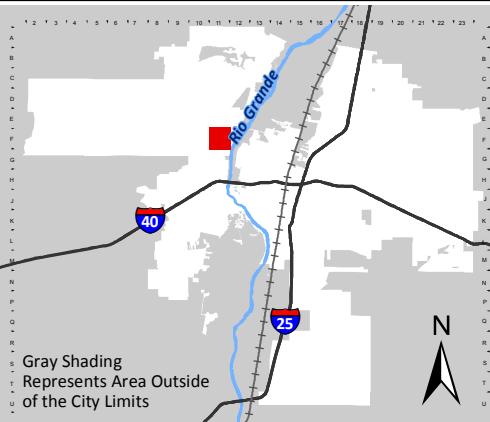
IDO Zone Atlas

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:

Long Atlas Tag

Escarpmen

 Petroglyph National Monument

Area Outside of City Limits

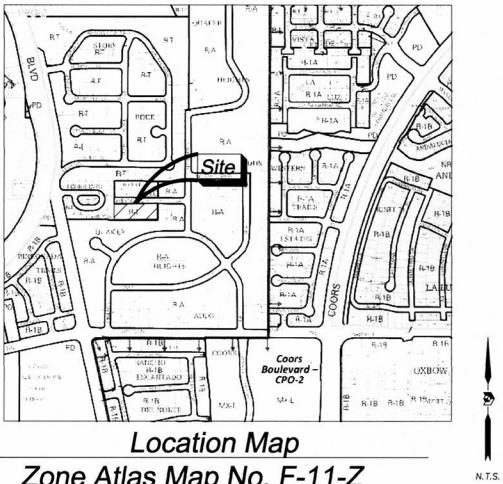
Areas Outside of City Limits

Airport Protection Overlay (APO) Zone

Historical Protection Symbols (HPS) 7

Visual Protection Overlay (VPO) Zone

View Protection Overlay (VPO) Zon



Location Map

Zone Atlas Map No. F-11-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 1.0594 ACRES±
ZONE ATLAS INDEX NO: F-11-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 3
MILES OF FULL-WIDTH STREETS CREATED: 0

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE LOT INTO THREE NEW LOTS AND TO GRANT AN EASEMENT.

Notes:

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF: A PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. CABLE IV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY FOR THE PURPOSES SET FORTH HEREIN. THE GRANTOR ALSO RESERVES THE RIGHT TO REMOVE ANY EASEMENT, WHETHER EXISTING OR FUTURE, AND THE RIGHT AND PRIVILEGE TO TRIM, REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/ SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/ SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

Disclaimer

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT, EASEMENTS, RIGHTS OF WAY, ASSESSMENTS, AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT THE PROVISIONS FOR IRRIGATION, SOURCE, AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION. ADDITIONALLY, PLAT, SAID DISTRICT IS ABSOLED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOOTS.

Coordinate and Dimension Information

REVISONS

NO.	DATE	BY	DESCRIPTION

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

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COORDINATE AND DIMENSION INFORMATION		PLSS INFORMATION		INDEXING INFORMATION FOR COUNTY CLERK		PRECISION SURVEYS, INC.	PROJECT INFORMATION		
STATE PLANE ZONE:		GRID GROUND COORDINATES:		PROPERTY OWNER			CREW/TECH: M/T MT JR		
NM-C		GRID		OBLESTER A & REMEDIOS ROMERO			DATE: 07/17/19/2021		
HORIZONTAL DATUM:		VERTICAL DATUM:		SECTION			DRAWN BY: JK		
NAD83		NAVD88		TOWNSHIP: 11 NORTH			CHECKED BY: LM		
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM		ROTATION ANGLE: 0° 00' 00.00" YES		RANGE: 2 EAST			PSI JOB NO. 216092P		
COMBINED SCALE FACTOR: GRID		BASE POINT FOR SCALING AND/OR ROTATION: N = 0		MERIDIAN: NMPM			SHEET NUMBER: 1 OF 2		
GRID TO GROUND: 1.0003192884		DISTANCE ANNOTATION: ELEVATION TRANSLATION: ELEVATIONS VALID: ±0.00'		CITY: ALBUQUERQUE			OFFICE LOCATION: 9200 San Mateo Boulevard, NE		
GROUND TO GRID: 0.9996808135		GRID		COUNTY: BERNALILLO			Albuquerque, NM 87113		
				STATE: NM			PHONE: 505.856.5700		
				UPC: 101106108824830814			FAX: 505.856.7900		
				ADDRESS: 4732 WESTWARD LANE, N.W.					

TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON PARCEL ID: 101106108824830814
BERNALILLO COUNTY TREASURER'S OFFICE:

RECORDING STAMP

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOT 4, LANDS OF OBLESTER A. ROMERO, AS THE SAME IS DESIGNATED ON THE QUITCLAIM DEED THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 23, 1973, IN DEED BOOK 948, PAGE 745, LESS AND EXCEPTING THEREFROM THAT PORTION QUITCLAIMED TO THE CITY OF ALBUQUERQUE FOR STREET RIGHT OF WAY FOR WESTWARD LANE, N.W. AS THE SAME IS DESIGNATED ON THE QUITCLAIM DEED THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 14, 1977, IN DEED BOOK D48A, PAGE 951, AS DOCUMENT NUMBER 77-77761, NOW COMPRISING OF LOTS 4-A, 4-B AND 4-C LANDS OF REMEDIOS ROMERO.

Plat of
Lots 4-A, 4-B and 4-C
Lands of Remedios Romero
Section 35, Township 11 North, Range 2 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
February 2023

Project No. PR-2021-005927

Application No. -2023-

Utility Approvals

Cynthia Spring

8/28/2025

PNM

DATE

JH SEAH

8/28/2025

NEW MEXICO GAS COMPANY

DATE

David Hall

08/27/2025

QWEST CORPORATION D/B/A CENTURYLINK QC

DATE

Todd Schnuelle

8/26/2025

COMCAST

DATE

City Approvals

Loren N. Risenhoover P.S.

2/27/2023

CITY SURVEYOR

TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT

DATE

A.B.C.W.U.A.

DATE

PARKS AND RECREATION DEPARTMENT

DATE

Kana Radius

8/27/2025

AMAFCA

CITY ENGINEER

DATE

PLANNING DEPARTMENT

DATE

CODE ENFORCEMENT

DATE

HYDROLOGY

DATE

Surveyor's Certificate

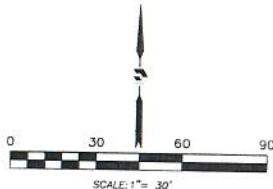
I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

LARRY W. MEDRANO
P.S. No. 11993
DATE: 03/24/2023



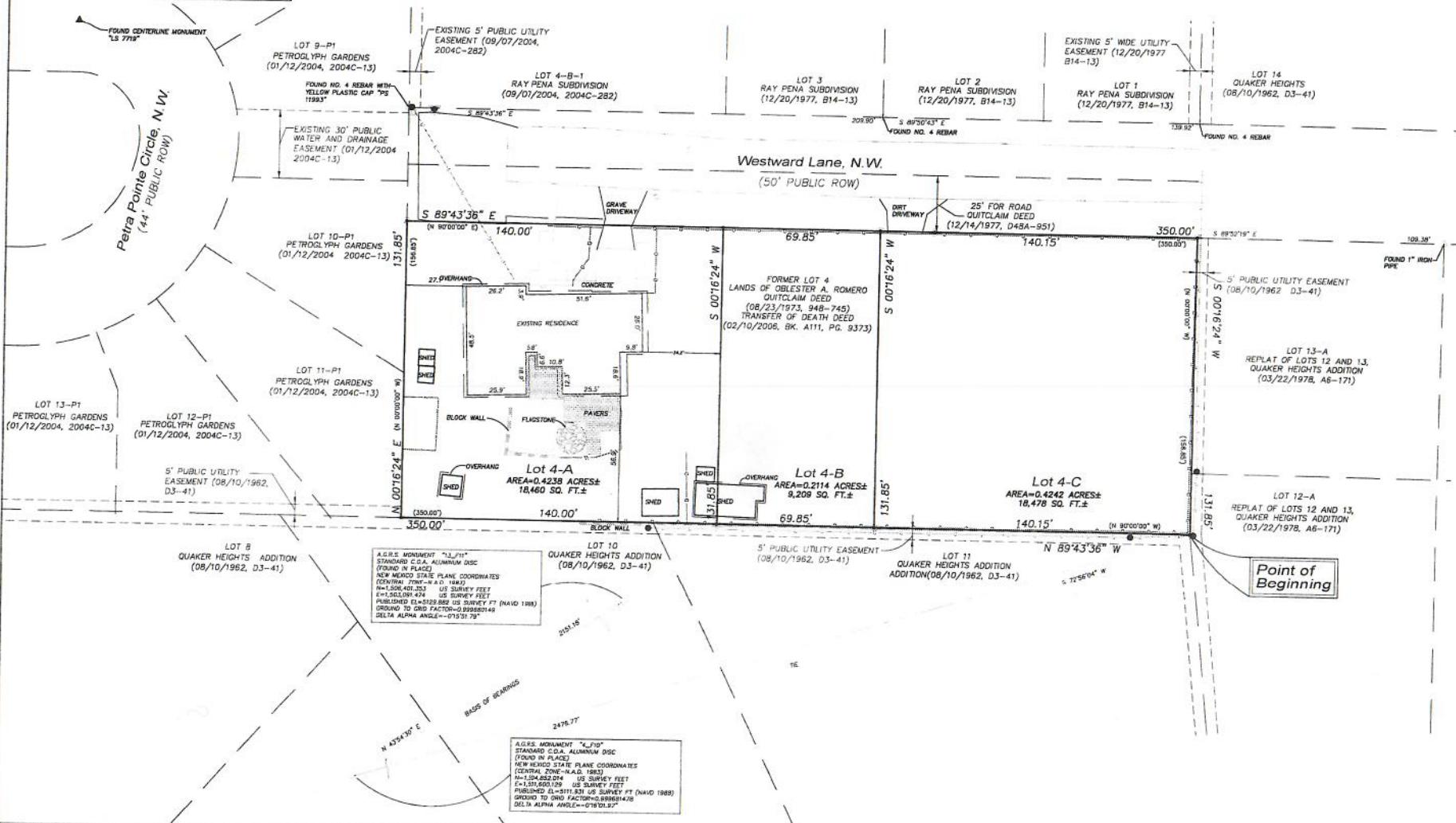
Legend

N 90°00'00" E MEASURED BEARING AND DISTANCES
(N 90°00'00" E)
RECORD BEARINGS AND DISTANCES
FOUND AND USED MONUMENT
AS DESIGNATED
DENOTES NO. 4 REBAR WITH YELLOW
PLASTIC TUBE "PS 11983" SET THIS SURVEY
POINT AS ALUMINUM AORE MONUMENT
AS DESIGNATED
▲ FOUND ALUMINUM CENTERLINE MONUMENT
● UTILITY POLE
◆ TELEPHONE PEDESTAL
● FIRE HYDRANT
MAILBOX
SANITARY SEWER MANHOLE
CHAIN LINK FENCE
OVERHEAD UTILITY LINE
EDGE OF ASPHALT



*Site Plan of
4-A, 4-B and 4-C*

*Section 35, Township 11 North, Range 2 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
August 2021*



COORDINATE AND DIMENSION INFORMATION

STATE PLANE ZONE NM-C	GRID / GROUND COORDINATES GRID
HORIZONTAL DATUM NAD 83	VERTICAL DATUM AMSL

PISS INFORMATION

PLSS INFORMATION
LAND GRANT
N/A

INDEXING AND TITLES

INDEXING INFORMATION FOR COUNTY CLERK

PRECISION SURVEYS, INC.

PROJECT INFORMATION	
CREWTECH	DATE OF SURVEY

MT/ MT JR	07/17-19/2021
DRAWN BY JK	CHECKED BY LM
PSI JOB NO 216092P	SHEET NUMBER 1 OF 1



Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Blaine Carter, P.E.
Phone: 505.415.9188

DRB Project No: PR-2021-005927	Date: 09/01/21	Item No: #13		
Zone Atlas Page: F-11	Legal Description: Lot(s) LOT 4, LANDS OF OBLESTER ROMERO			
	Location: 4732 WESTWARD LN between ATRISCO DR and NORTHERN TRAIL			
Request For: PS-2021-00104 – SKETCH PLAT				

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

1. We do not show an existing account for this parcel in GIS. Please provide existing account information if one is in service. If this is a duplex on one parcel a multifamily account is typically required.
2. Request an availability/serviceability statement online at the following link:
http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval.
3. This project is within the adopted service area.
4. Pro rata is not owed for this property.
5. Utility Plan:

- a. If the availability statement requires extensions, construction plans will need to be submitted through the DRC process.
 - b. If no extensions are required, then it appears Tapping Permits are the applicable process to obtain service. Tapping permits may be submitted by the underground utility contractor directly to the ABCWUA. In this case, construction is not required prior to plat approval.
6. Infrastructure List:
 - a. The improvements required in the Availability Statement, IF ANY, shall be incorporated into the infrastructure list.
7. Plat:
 - a. Please indicate the existing service locations if any. As needed, provided private easements such that the existing services can be maintained.
8. Easements:
 - a. Side yard easements are not acceptable for public waterline or sanitary sewer. If no other corridor is available for such extensions, a separate tract that is owned and maintained by the Homeowners Association (HOA) shall be created and an exclusive public water and/or sanitary sewer easement shall be granted to the Water Authority along this tract.
 - b. The surveyor shall field verify the location of existing private water and/or private sanitary sewer services to determine if private service easements are needed to preserve the existing service(s) for the newly created lots. The width of the private service easement shall be determined by the engineer or surveyor.

DEVELOPMENT REVIEW BOARD Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Carl Garcia, Code Supervisor
Planning Department
505-924-3838 cagarcia@cabq.gov

DATE: 9/1/2021

AGENDA ITEM NO: 13

DRB PROJECT NUMBER:

PR-2021-005927

PS-2021-00104 – SKETCH PLAT

PROJECT NAME:

ARCH + PLAN LAND USE CONSULTANTS agent for **OBLESTER & REMEDIOS ROMERO** requests the aforementioned action(s) for all or a portion of: **LOT 4, LANDS OF OBLESTER ROMERO** zoned R-T, located at **4732 WESTWARD LN** between **ATRISCO DR** and **NORTHERN TRAIL** containing approximately 1.0594 acre(s). (F-11)

REQUEST:

1. CREATE 3 LOTS FROM ONE EXISTING LOT

COMMENTS:

Area of consistency

14-16-5-1(C)(2) Contextual Residential Development in Areas of Consistency

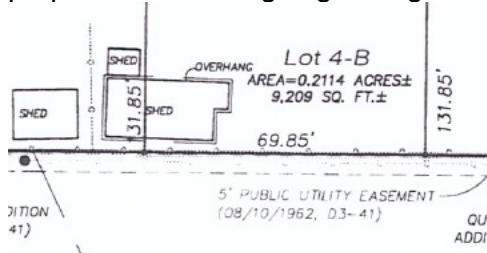
DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION
 Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2021-005927 Hearing Date: 09-01-2021
 Project: Lot 4, Lands of Oblester Romero Agenda Item No: 13

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- The existing shed structure will need to be demolished / removed prior to platting since a proposed lot line is going through the structure.



- Comment – Lots 4-B & 4-C
 Approved grading and drainage plan is required prior to Building Permit if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

RESOLUTION/COMMENTS:

Code Enforcement:

Water:

Transportation:

Planning:

APPROVED DELEGATED TO: TRANS HYD WUA PRKS PLNG
 DENIED Delegated For: _____
 SIGNED: I.L. SPSD SPBP FINAL PLAT
 DEFERRED TO: _____

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

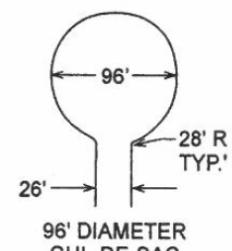
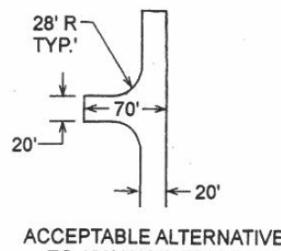
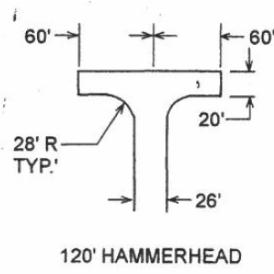
DRB Project Number: 2021-005927
4732 Westward Lane

AGENDA ITEM NO: 13

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Because Westward Lane is over 150 feet long, a turn-around is required per the DPM requirements.



2. 5-foot sidewalk is required along the frontage of all three parcels proposed along with curb. Otherwise, submit a separate DRB application requesting a sidewalk waiver.

*Please remember to email me directly with an electronic copy of all supplemental submittal documents.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E.
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

DATE: September 1, 2021

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

Development Review Board

Planning Dept. - Sketch Plat Comments

Project #:PR-2021-005927 Application #PS: -2021-00104

Meeting Date/Item Number: 13

Standard comments:

- This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.
- Must submit any DRB signed off site plans, variances and/or NOD with submittal for building permit.
- Note that the document titles listed in the submitted PDF must not include symbols (+, &, etc....) and title should be a short and abbreviated as possible.

Plat will require City Surveyor, Surveyor and property owner signature.

See table 6-6-1 of the IDO for notice requirements.

Confirm that the existing building will meet setback requirements with the proposed lot lines

See Code Enforcement Comments for allowed lot size.



DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2021-005927

PS-2021-00104 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent for OBLESTER & REMEDIOS ROMERO requests the aforementioned action(s) for all or a portion of: LOT 4, LANDS OF OBLESTER ROMERO zoned R-T, located at 4732 WESTWARD LN between ATRISCO DR and NORTHERN TRAIL containing approximately 1.0594 acre(s). (F-11)

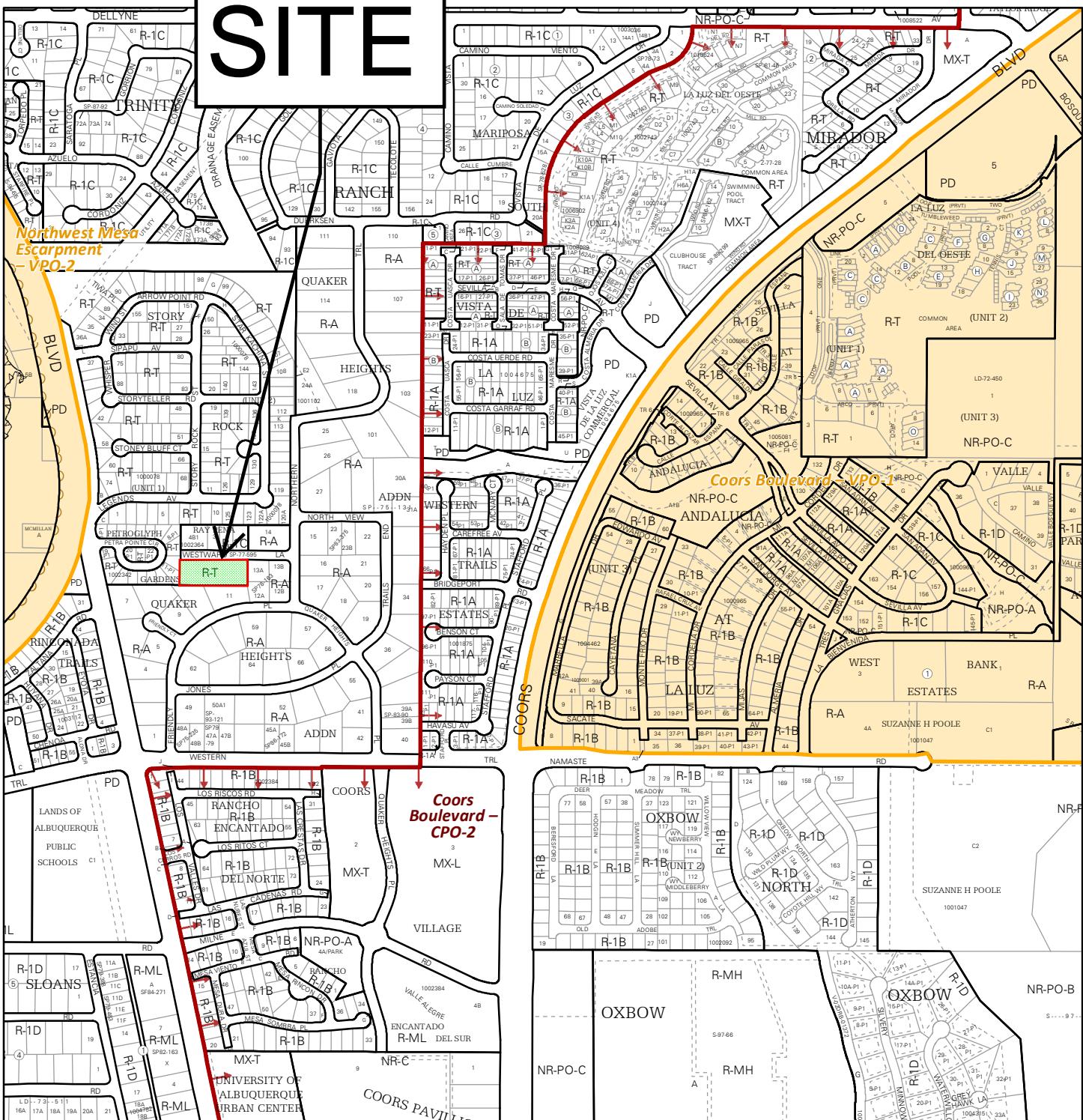
PROPERTY OWNERS: X

REQUEST: CREATE 3 LOTS FROM ONE EXISTING LOT

Date

No Comments.

SITE



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

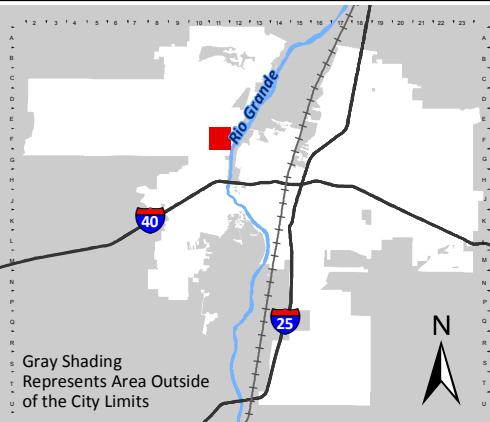
IDO Zone Atlas

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:

F-11-Z

Escarpment

▶ [Bryce Canyon National Monument](#)

100% of our money

Areas Outside of City Limits

Airport Protection Overlay (APO) zone

Character Protection Overlay (CPO) zone

Historic Protection Overlay (HPO) Z

VIEW Protection Overlay (VPO) ZONING