

**From:** [Phelan, Whitney A.](#)  
**To:** [Regina Okoye](#); [Gomez, Angela J.](#); [csveum@atwell-group.com](mailto:csveum@atwell-group.com);  
**Cc:** [Brissette, Renee C.](#); [Biazar, Shahab](#); [kcadena@abcwua.org](mailto:kcadena@abcwua.org); [Armijo, Ernest M.](#); [Somerfeldt, Cheryl](#); [Wolfley, Jolene](#); [Rodenbeck, Jay B.](#); [hhilland@abcwua.org](mailto:hhilland@abcwua.org); [ebergeron@abcwua.org](mailto:ebergeron@abcwua.org); [Webb, Robert L.](#); [Palmer, Jeffrey](#); [ahoule@abcwua.org](mailto:ahoule@abcwua.org); [Trujillo, Concetta M.](#); [Garcia, Amy](#); [Gutierrez G. David](#); [Chen, Tiequan](#); [Strange, Bonnie S.](#); [Shadabi, Leila](#); [Aulick, Hannah](#); [jshell@abcwua.org](mailto:jshell@abcwua.org)  
**Subject:** RE: August 2nd Development Facilitation Team (DFT) Comments for PR-2021-006208  
**Date:** Friday, August 4, 2023 1:29:22 PM

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Hi Regina,

I spoke with Jill.

“The City’s roadway project is federally funded; therefore, we are unable to make any modifications to the approved plans. We coordinated with the developer of Alsups throughout our design, so they will only be required to provide a Procedure C for the additional right turn lane, curb and gutter, 6’ sidewalk and any ROW that would need to be dedicated to maintain public improvements within City ROW.

The roadway project will connect to the existing sidewalk at the NE corner of 98<sup>th</sup> and Gibson and construct new sidewalk east to meet the existing sidewalk/drivepad located at the channel and per the approved City plans.”

We will need to assess what additional ROW will be required to accommodate a 10’ multi-use trail north of the sidewalk with appropriate buffering from the sidewalk. We will expect this to be added to the infrastructure list and constructed via work order.

Please let me know if there are any other questions.

Whitney Phelan

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**From:** Regina Okoye <[rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)>  
**Sent:** Wednesday, August 2, 2023 4:43 PM  
**To:** Phelan, Whitney A. <[wphelan@cabq.gov](mailto:wphelan@cabq.gov)>; Gomez, Angela J. <[agomez@cabq.gov](mailto:agomez@cabq.gov)>; [csveum@atwell-group.com](mailto:csveum@atwell-group.com);  
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**Subject:** RE: August 2nd Development Facilitation Team (DFT) Comments for PR-2021-006208



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Hello Whitney,

Just to verify, we will not be proposing a 6' sidewalk shown on our plans along Gibson; rather we will be proposing a 10 multi-use trail?

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**From:** Phelan, Whitney A. [<mailto:wphelan@cabq.gov>]

**Sent:** Wednesday, August 2, 2023 2:22 PM

**To:** Regina Okoye <[rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)>; Gomez, Angela J. <[agomez@cabq.gov](mailto:agomez@cabq.gov)>; [csveum@atwell-group.com](mailto:csveum@atwell-group.com):

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**Subject:** Re: August 2nd Development Facilitation Team (DFT) Comments for PR-2021-006208

Hi Regina,

I got a really quick response from Jill with DMD for 98<sup>th</sup> and Gibson. She said that their plans have already gone through NMDOT and DRC so they cannot be changed.

Please calculate at least a minimum distance of 2' from the sidewalk for a 10' asphalt trail with an additional 2' on the north side of the trail. (Minimum 14') Once that number has been calculated, please add any additional ROW required to the plat, identify the alignment of the trail with buffers per the DPM via a section detail. It will also need to be added to the infrastructure list. I will verify whether we can add it into the project and do a Procedure C or if we will request construction of the trail.

-Whitney Phelan

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**From:** Regina Okoye <[rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)>

**Sent:** Wednesday, August 2, 2023 9:34 AM

**To:** Gomez, Angela J. <[agomez@cabq.gov](mailto:agomez@cabq.gov)>; [csveum@atwell-group.com](mailto:csveum@atwell-group.com): <[csveum@atwell-group.com](mailto:csveum@atwell-group.com)>

**Cc:** Brissette, Renee C. <[rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)>; Biazar, Shahab <[sbiazar@cabq.gov](mailto:sbiazar@cabq.gov)>; [kcadena@abcwua.org](mailto:kcadena@abcwua.org) <[kcadena@abcwua.org](mailto:kcadena@abcwua.org)>; Armijo, Ernest M. <[earmijo@cabq.gov](mailto:earmijo@cabq.gov)>;

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**Subject:** RE: August 2nd Development Facilitation Team (DFT) Comments for PR-2021-006208

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

Jolene,

May you please add the attached CUP's and Variances to the package for the meeting this afternoon.

We currently have all the below listed approvals in place.

1. CONDITIONAL USE to allow for Liquor Retail in a MX-M zone district.
2. CONDITIONAL USE to allow for a Light Fueling Station adjacent to a residential zone
3. CONDITIONAL USE to allow for Liquor Retail within 500 feet of a residential zone.
4. a VARIANCE of 144.5 to the required 15 maximum setback for a building containing 1000 sq.ft. or more in an Activity Center

The approvals were originally approved on December 21, 2021 (VA-2021-00403, VA-2021-00404, VA-2021-00405, VA-2021-00406). There was an extension that was approved until January 5, 2024 for all the listed applications (see attached).

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

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**From:** Gomez, Angela J. [<mailto:agomez@cabq.gov>]  
**Sent:** Tuesday, August 1, 2023 5:24 PM  
**To:** [csveum@atwell-group.com](mailto:csveum@atwell-group.com); Regina Okoye <[rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)>  
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**Subject:** August 2nd Development Facilitation Team (DFT) Comments for PR-2021-006208

Good afternoon,

Attached are DFT comments for **item # 1, PR-2021-006208**.

DFT staff will meet up with you in the order as listed on the attached agenda remotely via Zoom on Wednesday, August 2nd at 1:00 pm (see Zoom meeting instructions below).

**Applicants/agents:** If you don't want to meet up with DFT staff, please let me know ASAP.

The Zoom Meeting invitation information is as follows:

Join Zoom Meeting

<https://cabq.zoom.us/j/89785314995>

Meeting ID: 897 8531 4995

Dial by your location

+1 346 248 7799 US (Houston)

Find your local number: <https://cabq.zoom.us/u/kceqFf3L0L>

Best,  
Angela ~



**ANGELA GOMEZ**

DRB hearing monitor

Development Review Services

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