



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

<b>SUBDIVISIONS</b>		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	<b>MISCELLANEOUS APPLICATIONS</b>		<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 (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>	
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
<b>SITE PLANS</b>		<input checked="" type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
<b>BRIEF DESCRIPTION OF REQUEST</b>			
Waiver of sidewalk construction along Northern Avenue NW			

<b>APPLICATION INFORMATION</b>			
Applicant: Carmen Sandoval		Phone: 909-224-9806	
Address: 3809 Oxbow Village Lane NW		Email: clsandoval@comcast.net	
City: Albuquerque	State: New Mexico	Zip: 87120	
Professional/Agent (if any): Aldrich Land Surveying - Tim Aldrich		Phone: 505-328-3988	
Address: PO Box 30701		Email: tim.aldrich@comcast.net	
City: Albuquerque	State: New Mexico	Zip: 87190	
Proprietary Interest in Site: Owner		List <u>all</u> owners: Carmen Sandoval	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.: 17 P1		Block:	Unit:
Subdivision/Addition: Oxbow Village		MRGCD Map No.:	UPC Code: 101106044733211828
Zone Atlas Page(s): G-11-Z		Existing Zoning: R-1D	Proposed Zoning R-1D
# of Existing Lots: 1		# of Proposed Lots: 1	Total Area of Site (Acres): 0.2240
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: 3809 Oxbow Village Lane NW		Between: west side of street, south of Oxbow <del>+</del> and drive, near south end of street	
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			
1000296 00440-00000-00262 06DRB-01536			

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.

<b>Signature:</b>		<b>Date:</b> 03/07/2022	
<b>Printed Name:</b> Tim Aldrich		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
<b>FOR OFFICIAL USE ONLY</b>			
Case Numbers	Action	Fees	Case Numbers
Meeting Date:		Fee Total:	
Staff Signature:		Date:	Project #

**FORM V2: Waiver– DRB**

**Please refer to the DRB case schedules for meeting dates and deadlines. Your attendance is required.**

**WAIVER – IDO**

Interpreter Needed for Meeting? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided 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)
  - 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](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided 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](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided 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](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided 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



# **LETTER OF AUTHORIZATION**

## **Lot 17-A P1, Oxbow Village**

### **Sidewalk Waiver**

Please allow this letter to serve as authorization for Aldrich Land Surveying and Tim Aldrich to serve as agent on our behalf for this project.

 *Carmen Sandoval*

03/08/22

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Carmen Sandoval

Date

March 8, 2022

Ms. Jeanne Wolfenbarger  
Principal Engineer  
Development Review Board  
City of Albuquerque  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87103

RE: WAIVER-IDO 14-16-6-6(P)(3) OF SIDEWALK – LOT 17-A P1, OXBOW  
VILLAGE PR-2022-0006630

Dear Ms. Wolfenbarger,

Aldrich Land Surveying, Inc. (ALS), agent for Carmen Sandoval, is requesting a Waiver-IDO of the requirement of sidewalk on this project.

ALS, as agent for Carmen Sandoval, is asking for this waiver for the following reasons:

1. The right-of-way of Northern Avenue does adjoin this property on the southwest side..
2. Northern Avenue NW is part of a separate subdivision with no connection to Oxbow Village.
3. There is no possible way to access Northern Avenue NW from this property due to a substantial difference in elevation. Northern Avenue NW is approximately 15 feet higher than the house on this lot and approximately 25 feet higher than Oxbow Village Lane NW.
4. The adjoining subdivision, Northern Heights, does not have any sidewalks or curbing within the entire subdivision.
5. This requirement places an unnecessary burden on the owner of this lot.

With this being the case, we ask that we be granted a Waiver-IDO of Sidewalk for this project.

Thank you very much,



Tim Aldrich PS  
Aldrich Land Surveying, Inc.  
505-328-3988

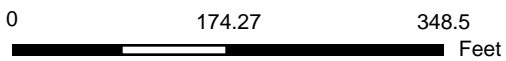




3/8/22

This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. For current information visit <http://www.bermco.gov/planning/gis.aspx>.

Notes





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
Oxbow Village HOA	Raul	Garcia	<a href="mailto:rgar4@comcast.net">rgar4@comcast.net</a>	3831 Oxbow Village Lane NW	Albuquerque	NM	87120		
Oxbow Village HOA	Nick	Harrison	<a href="mailto:nick.new.mex@comcast.net">nick.new.mex@comcast.net</a>	3800 Oxbow Village Lane NW	Albuquerque	NM	87120	5054333233	
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	<a href="mailto:ekhaley@comcast.net">ekhaley@comcast.net</a>	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Westside Coalition of Neighborhood Associations	Rene	Horvath	<a href="mailto:aboard111@gmail.com">aboard111@gmail.com</a>	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
Vista Grande NA	Richard	Schaefer	<a href="mailto:Schaefer@unm.edu">Schaefer@unm.edu</a>	3579 Sequoia Place NW	Albuquerque	NM	87120	5059179909	5058363673
Vista Grande NA	Dana	Skaar	<a href="mailto:dana@nationalheat.com">dana@nationalheat.com</a>	3504 Sequoia Court NW	Albuquerque	NM	87120	5054631484	5052434447
Oxbow Park HOA	Bob	Nashwinter	<a href="mailto:bobnsh@aol.com">bobnsh@aol.com</a>	3828 Tundra Swan NW	Albuquerque	NM	87120	5055530774	
Oxbow Park HOA	Andrea	Otero-Looney	<a href="mailto:aotero82@gmail.com">aotero82@gmail.com</a>	3901 Tundra Swan Court NW	Albuquerque	NM	87120		5059808441

**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](mailto: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](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, 9<sup>th</sup> Floor

Albuquerque, NM 87102

505-768-3334

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

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



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



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

**Sent:** Tuesday, March 8, 2022 11:29 AM

**To:** Office of Neighborhood Coordination <[tim.aldrich@comcast.net](mailto:tim.aldrich@comcast.net)>

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

**Subject:** Neighborhood Meeting Inquiry Sheet Submission

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto: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

Tim Aldrich

Telephone Number

505-328-3988

Email Address

[tim.aldrich@comcast.net](mailto:tim.aldrich@comcast.net)

Company Name

Aldrich Land Surveying

Company Address

PO Box 30701

City

Albuquerque

State

NM

ZIP

87190

Legal description of the subject site for this project:

Lot 17 P1, Oxbow Village

Physical address of subject site:

3809 Oxbow Village Lane NW, Albuquerque, NM 87120

Subject site cross streets:

west side of Oxbow Village Lane NW, south of Oxbow Drive NW, near south end of street

Other subject site identifiers:

This site is located on the following zone atlas page:

G-11-Z

## Tim Aldrich

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**To:** Schaefer@unm.edu  
**Subject:** LOT 17-A P1, OXBOW VILLAGE - additional submittal  
**Attachments:** Aerial View.pdf; Public Notice - Richard Scafer - Vista Grande NA.pdf;  
IDOZoneAtlasPage\_G-11-Z.pdf

Mr. Richard Schaefer, Representative  
Vista Grande NA  
3579 Sequoia Place NW  
Albuquerque, NM 87114

Mr. Schaefer,

This email is being sent in addition to my original email sent on February 15, 2022. At the request of the City we have added a waiver of sidewalk along the south side of this project. Since this lot abuts the right-of-way of Northern Avenue NW the IDO requires that either sidewalk is constructed or an application for a waiver of that requirement. We are asking for a waiver due to the following reasons:

1. Northern Avenue NW is part of a separate subdivision with no connection to Oxbow Village.
2. There is no possible way to access Northern Avenue NW from this property due to a substantial difference in elevation. Northern Avenue NW is approximately 15 feet higher than the house on this lot and approximately 25 feet higher than Oxbow Village Lane NW. The right-of-way of Northern Avenue does adjoin this property on the southwest side, however;
- 3.
4. The adjoining subdivision, Northern Heights, does not have any sidewalks or curbing within the entire subdivision.
5. This requirement places an unnecessary burden on the owner of this lot.
6. This does request does not have a negative effect on the surrounding area.

I have attached an aerial view of the area in question. The subject lot is outlined in red. The area we are asking for the waiver would be along the arc adjacent to the blue dot.

I have reattached our prior notification which has been edited to add in the request for waiver and to change the meeting date to March 30, 2022. I have also added, at the end of the attachment, the required offer of a meeting that can be scheduled if you would want to discuss the matter. Please let me know within the required 15 days. If I do not hear from you I will assume you are ok with our request.

I appreciate your time and thank you,

Tim Aldrich, PS  
Aldrich Land Surveying  
505-328-3988

## Tim Aldrich

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**To:** dana@nationalheat.com  
**Subject:** LOT 17-A P1, OXBOW VILLAGE - additional submittal  
**Attachments:** Aerial View.pdf; Public Notice - Dana Skaar - Vista Grande NA.pdf; IDOZoneAtlasPage\_G-11-Z.pdf

Ms. Dana Skaar, Representative  
Vista Grande NA  
3504 Sequoia Court NW  
Albuquerque, NM 87114

Ms. Dana Skaar,

This email is being sent in addition to my original email sent on February 15, 2022. At the request of the City we have added a waiver of sidewalk along the south side of this project. Since this lot abuts the right-of-way of Northern Avenue NW the IDO requires that either sidewalk is constructed or an application for a waiver of that requirement. We are asking for a waiver due to the following reasons:

1. Northern Avenue NW is part of a separate subdivision with no connection to Oxbow Village.
2. There is no possible way to access Northern Avenue NW from this property due to a substantial difference in elevation. Northern Avenue NW is approximately 15 feet higher than the house on this lot and approximately 25 feet higher than Oxbow Village Lane NW. The right-of-way of Northern Avenue does adjoin this property on the southwest side, however;
- 3.
4. The adjoining subdivision, Northern Heights, does not have any sidewalks or curbing within the entire subdivision.
5. This requirement places an unnecessary burden on the owner of this lot.
6. This does request does not have a negative effect on the surrounding area.

I have attached an aerial view of the area in question. The subject lot is outlined in red. The area we are asking for the waiver would be along the arc adjacent to the blue dot.

I have reattached our prior notification which has been edited to add in the request for waiver and to change the meeting date to March 30, 2022. I have also added, at the end of the attachment, the required offer of a meeting that can be scheduled if you would want to discuss the matter. Please let me know within the required 15 days. If I do not hear from you I will assume you are ok with our request.

I appreciate your time and thank you,

Tim Aldrich, PS  
Aldrich Land Surveying  
505-328-3988



## Tim Aldrich

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**To:** rgar4@comcast.net  
**Subject:** LOT 17-A P1, OXBOW VILLAGE- additional submittal  
**Attachments:** Aerial View.pdf; Public Notice - Raul Garcia - Oxbow Village HOA.pdf;  
IDOZoneAtlasPage\_G-11-Z.pdf

Mr. Raul Garcia, Representative  
Oxbow Village HOA  
3831 Oxbow Village Lane NW  
Albuquerque, NM 87114

Mr. Garcia,

This email is being sent in addition to my original email sent on February 15, 2022. At the request of the City we have added a waiver of sidewalk along the south side of this project. Since this lot abuts the right-of-way of Northern Avenue NW the IDO requires that either sidewalk is constructed or an application for a waiver of that requirement. We are asking for a waiver due to the following reasons:

1. Northern Avenue NW is part of a separate subdivision with no connection to Oxbow Village.
2. There is no possible way to access Northern Avenue NW from this property due to a substantial difference in elevation. Northern Avenue NW is approximately 15 feet higher than the house on this lot and approximately 25 feet higher than Oxbow Village Lane NW. The right-of-way of Northern Avenue does adjoin this property on the southwest side, however;
- 3.
4. The adjoining subdivision, Northern Heights, does not have any sidewalks or curbing within the entire subdivision.
5. This requirement places an unnecessary burden on the owner of this lot.
6. This does request does not have a negative effect on the surrounding area.

I have attached an aerial view of the area in question. The subject lot is outlined in red. The area we are asking for the waiver would be along the arc adjacent to the blue dot.

I have reattached our prior notification which has been edited to add in the request for waiver and to change the meeting date to March 30, 2022. I have also added, at the end of the attachment, the required offer of a meeting that can be scheduled if you would want to discuss the matter. Please let me know within the required 15 days. If I do not hear from you I will assume you are ok with our request.

I appreciate your time and thank you,

Tim Aldrich, PS  
Aldrich Land Surveying  
505-328-3988

## Tim Aldrich

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**From:** Tim Aldrich <tim.aldrich@comcast.net>  
**Sent:** Wednesday, March 09, 2022 12:15 PM  
**To:** ekhaley@comcast.net  
**Subject:** FW: LOT 17-A P1, OXBOW VILLAGE  
**Attachments:** Aerial View.pdf; Public Notice - Elizabeth Haley - Westside Coalition NA.pdf; IDOZoneAtlasPage\_G-11-Z.pdf

Ms. Elizabeth Haley, Representative  
Westside Coalition of Neighborhood Associations  
6005 Chaparral Circle NW  
Albuquerque, NM 87114

Ms. Haley,

This email is being sent in addition to my original email sent on February 15, 2022. At the request of the City we have added a waiver of sidewalk along the south side of this project. Since this lot abuts the right-of-way of Northern Avenue NW the IDO requires that either sidewalk is constructed or an application for a waiver of that requirement. We are asking for a waiver due to the following reasons:

1. Northern Avenue NW is part of a separate subdivision with no connection to Oxbow Village.
2. There is no possible way to access Northern Avenue NW from this property due to a substantial difference in elevation. Northern Avenue NW is approximately 15 feet higher than the house on this lot and approximately 25 feet higher than Oxbow Village Lane NW. The right-of-way of Northern Avenue does adjoin this property on the southwest side, however;
- 3.
4. The adjoining subdivision, Northern Heights, does not have any sidewalks or curbing within the entire subdivision.
5. This requirement places an unnecessary burden on the owner of this lot.
6. This does request does not have a negative effect on the surrounding area.

I have attached an aerial view of the area in question. The subject lot is outlined in red. The area we are asking for the waiver would be along the arc adjacent to the blue dot.

I have reattached our prior notification which has been edited to add in the request for waiver and to change the meeting date to March 30, 2022. I have also added, at the end of the attachment, the required offer of a meeting that can be scheduled if you would want to discuss the matter. Please let me know within the required 15 days. If I do not hear from you I will assume you are ok with our request.

I appreciate your time and thank you,

Tim Aldrich, PS  
Aldrich Land Surveying  
505-328-3988

## Tim Aldrich

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**To:** nick.new.mex@comcast.net  
**Subject:** LOT 17-A P1, OXBOW VILLAGE - additional submittal  
**Attachments:** Aerial View.pdf; Public Notice - Nick Harrison - Oxbow Village HOA.pdf; IDOZoneAtlasPage\_G-11-Z.pdf

Mr. Nick Harrison, Representative  
Oxbow Village HOA  
3800 Oxbow Village Lane NW  
Albuquerque, NM 87114

Mr. Harrison,

This email is being sent in addition to my original email sent on February 15, 2022. At the request of the City we have added a waiver of sidewalk along the south side of this project. Since this lot abuts the right-of-way of Northern Avenue NW the IDO requires that either sidewalk is constructed or an application for a waiver of that requirement. We are asking for a waiver due to the following reasons:

1. Northern Avenue NW is part of a separate subdivision with no connection to Oxbow Village.
2. There is no possible way to access Northern Avenue NW from this property due to a substantial difference in elevation. Northern Avenue NW is approximately 15 feet higher than the house on this lot and approximately 25 feet higher than Oxbow Village Lane NW. The right-of-way of Northern Avenue does adjoin this property on the southwest side, however;
- 3.
4. The adjoining subdivision, Northern Heights, does not have any sidewalks or curbing within the entire subdivision.
5. This requirement places an unnecessary burden on the owner of this lot.
6. This does request does not have a negative effect on the surrounding area.

I have attached an aerial view of the area in question. The subject lot is outlined in red. The area we are asking for the waiver would be along the arc adjacent to the blue dot.

I have reattached our prior notification which has been edited to add in the request for waiver and to change the meeting date to March 30, 2022. I have also added, at the end of the attachment, the required offer of a meeting that can be scheduled if you would want to discuss the matter. Please let me know within the required 15 days. If I do not hear from you I will assume you are ok with our request.

I appreciate your time and thank you,

Tim Aldrich, PS  
Aldrich Land Surveying  
505-328-3988

## Tim Aldrich

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**From:** Tim Aldrich <tim.aldrich@comcast.net>  
**Sent:** Wednesday, March 09, 2022 12:10 PM  
**To:** aboard111@gmail.com  
**Subject:** LOT 17-A P1, OXBOW VILLAGE - additional submittal  
**Attachments:** Aerial View.pdf; Public Notice - Rene Horvath - Westside Coalition NA.pdf; IDOZoneAtlasPage\_G-11-Z.pdf

Ms. Rene Horvath, Representative  
Westside Coalition of Neighborhood Associations  
5515 Palomino Drive NW  
Albuquerque, NM 87120

Ms. Horvath,

This email is being sent in addition to my original email sent on February 15, 2022. At the request of the City we have added a waiver of sidewalk along the south side of this project. Since this lot abuts the right-of-way of Northern Avenue NW the IDO requires that either sidewalk is constructed or an application for a waiver of that requirement. We are asking for a waiver due to the following reasons:

1. Northern Avenue NW is part of a separate subdivision with no connection to Oxbow Village.
2. There is no possible way to access Northern Avenue NW from this property due to a substantial difference in elevation. Northern Avenue NW is approximately 15 feet higher than the house on this lot and approximately 25 feet higher than Oxbow Village Lane NW. The right-of-way of Northern Avenue does adjoin this property on the southwest side, however;
- 3.
4. The adjoining subdivision, Northern Heights, does not have any sidewalks or curbing within the entire subdivision.
5. This requirement places an unnecessary burden on the owner of this lot.
6. This does request does not have a negative effect on the surrounding area.

I have attached an aerial view of the area in question. The subject lot is outlined in red. The area we are asking for the waiver would be along the arc adjacent to the blue dot.

I have reattached our prior notification which has been edited to add in the request for waiver and to change the meeting date to March 30, 2022. I have also added, at the end of the attachment, the required offer of a meeting that can be scheduled if you would want to discuss the matter. Please let me know within the required 15 days. If I do not hear from you I will assume you are ok with our request.

I appreciate your time and thank you,

Tim Aldrich, PS  
Aldrich Land Surveying  
505-328-3988



## Tim Aldrich

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**To:** bobnsh@aol.com  
**Subject:** LOT 17-A P1, OXBOW VILLAGE - additional submittal  
**Attachments:** Aerial View.pdf; Public Notice - Bob Nashwinter - Oxbow Park HOA.pdf;  
IDOZoneAtlasPage\_G-11-Z.pdf

Mr. Bob Nashwinter, Representative  
Oxbow Park HOA  
3828 Tundra Swan NW  
Albuquerque, NM 87114

Mr. Nashwinter,

This email is being sent in addition to my original email sent on February 15, 2022. At the request of the City we have added a waiver of sidewalk along the south side of this project. Since this lot abuts the right-of-way of Northern Avenue NW the IDO requires that either sidewalk is constructed or an application for a waiver of that requirement. We are asking for a waiver due to the following reasons:

1. Northern Avenue NW is part of a separate subdivision with no connection to Oxbow Village.
2. There is no possible way to access Northern Avenue NW from this property due to a substantial difference in elevation. Northern Avenue NW is approximately 15 feet higher than the house on this lot and approximately 25 feet higher than Oxbow Village Lane NW. The right-of-way of Northern Avenue does adjoin this property on the southwest side, however;
- 3.
4. The adjoining subdivision, Northern Heights, does not have any sidewalks or curbing within the entire subdivision.
5. This requirement places an unnecessary burden on the owner of this lot.
6. This does request does not have a negative effect on the surrounding area.

I have attached an aerial view of the area in question. The subject lot is outlined in red. The area we are asking for the waiver would be along the arc adjacent to the blue dot.

I have reattached our prior notification which has been edited to add in the request for waiver and to change the meeting date to March 30, 2022. I have also added, at the end of the attachment, the required offer of a meeting that can be scheduled if you would want to discuss the matter. Please let me know within the required 15 days. If I do not hear from you I will assume you are ok with our request.

I appreciate your time and thank you,

Tim Aldrich, PS  
Aldrich Land Surveying  
505-328-3988

## Tim Aldrich

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**To:** aotero82@gmail.com  
**Subject:** LOT 17-A P1, OXBOW VILLAGE - additional submittal  
**Attachments:** Aerial View.pdf; Public Notice - Andrea Otero-Looney - Oxbow Park HOA.pdf; IDOZoneAtlasPage\_G-11-Z.pdf

Ms. Andrea Otero-Looney, Representative  
Oxbow Park HOA  
3901 Tundra Swan NW  
Albuquerque, NM 87114

Ms. Otero-Looney,

This email is being sent in addition to my original email sent on February 15, 2022. At the request of the City we have added a waiver of sidewalk along the south side of this project. Since this lot abuts the right-of-way of Northern Avenue NW the IDO requires that either sidewalk is constructed or an application for a waiver of that requirement. We are asking for a waiver due to the following reasons:

1. Northern Avenue NW is part of a separate subdivision with no connection to Oxbow Village.
2. There is no possible way to access Northern Avenue NW from this property due to a substantial difference in elevation. Northern Avenue NW is approximately 15 feet higher than the house on this lot and approximately 25 feet higher than Oxbow Village Lane NW. The right-of-way of Northern Avenue does adjoin this property on the southwest side, however;
- 3.
4. The adjoining subdivision, Northern Heights, does not have any sidewalks or curbing within the entire subdivision.
5. This requirement places an unnecessary burden on the owner of this lot.
6. This does request does not have a negative effect on the surrounding area.

I have attached an aerial view of the area in question. The subject lot is outlined in red. The area we are asking for the waiver would be along the arc adjacent to the blue dot.

I have reattached our prior notification which has been edited to add in the request for waiver and to change the meeting date to March 30, 2022. I have also added, at the end of the attachment, the required offer of a meeting that can be scheduled if you would want to discuss the matter. Please let me know within the required 15 days. If I do not hear from you I will assume you are ok with our request.

I appreciate your time and thank you,

Tim Aldrich, PS  
Aldrich Land Surveying  
505-328-3988