



DEVELOPMENT HEARING OFFICER
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DHO calendar – late submittals will not be accepted unless approved by the DHO)

PROJECT NO. PR-2022-006674
Application No. SD-2023-00197

- TO:
- Planning Department
 - Hydrology
 - Transportation Development
 - ABCWUA
 - Code Enforcement
 - Parks & Rec
 - City Engineer

*(Please attach this sheet with each collated set for each DFT member)

NOTE: ELECTRONIC VERSION is Required. Submittal will not be accepted without.

DHO SCHEDULED HEARING DATE: 10/25/2023 HEARING DATE OF DEFERRAL: 12/20/2023

SUBMITTAL DESCRIPTION: Updated plat to have 5' water meter easement [10], updated sheet 3 to have ZHE variance

approval information filled (notice of decisions attached), and provided determination applicaiton forms for

more formalized request for non-conforming measures within 10% of IDO standards: 1) Lot width for 17-A,

2) front yard setback for Lot 17-A, and 3) western side setback for Lot 16-A

CONTACT NAME: Ryan J. Mulhall

TELEPHONE: 505-896-3050 EMAIL: cartesianryan@gmail.com

Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

December 12, 2023

Development Facilitation Team
City of Albuquerque

Re: Preliminary / Final Plat Review for Proposed Lot 16-A and 17-A, Land of Raymond Ortiz

Members of the Board:

Cartesian Surveys is acting as an agent for Holly Arroyo, and we request a preliminary / final plat review of our minor subdivision to adjust the interior lot line between two existing lots, being Lots 16 and 17, of Land of Raymond Ortiz, to create two new lots. The properties are both developed as residences, and are located at 1825 Patrick Place NW. The property is currently zoned as R-A (Rural and Agricultural).

Variances from the Zoning Hearing Examiner were provided for these subject lots, approved on November 21, 2023 under VA-2023-00282 thru -00286, all of which had a date of decision of December 6, 2023.

We also request a determination from right-of-way width and waiver from sidewalk construction along Patrick Avenue NW, the southerly right-of-way adjoining our subject lots. Justification letters for these items are attached.

A sketch plat review for this replat was held on March 9, 2022 under PR-2022-006674 / PS-2022-00034, and a final plat hearing was held on October 25, 2023 under SD-2023-00197. The comments from that hearing are addressed below:

ABCWUA

1. Availability Statement #230830 has been requested and is in review. The statement will set the criteria for service. An executed statement must be obtained prior to approval.

Noted, statement 230830 has been provided, dated 11/30/23. Client is in discussions with ABCWUA about separation of services.

2. Plat:

a. Separate accounts shall be established for those proposed lots containing the existing dwellings prior to approval. Separate water and sanitary sewer services shall also be installed for the lots with existing dwellings prior to approval. Confirmation of both the separate accounts and separate services is required prior to plat approval.

3. For information only:

- a. Property is within Established Service Area.
- b. Pro-Rata is not Owed

Noted

- 1. No objection to sidewalk waiver

Noted

Code Enforcement

1. Property is zoned R-A, and must meet Dimensional standards of Table 5-1-1.
2. Property is located in an Area of Consistency, but the adjustment of lot lines for existing structures would not require area of consistency standards, as this does not involve a vacant lot or new construction as per IDO section 5-1(C)(2)(b).
3. However, Setback and Dimensional standards for R-A zone per IDO Table 5-1-1 are applicable for all affected lot lines. Deviations from these standards will require Variance or Deviation approval for each: Front = 20', Rear = 25'; Not affected by moving of interior side lot line – as long as the existing structures do not expand into the area of current non-conformance, whether to the front or rear, they are legally nonconforming to lot line setback. Future additions may need to seek prior approval through Variance or Expansion of a Nonconforming structure, if not meeting required setbacks.
Side = 10'; Need Variance for any interior side lot line that is less than 10' setback (for each lot).
Lot Width = 75'; Need variance for lot that is less than 75' width.
Lot size, minimum 10890 sq ft = 0.25 acre; Need variance for each proposed lot

Noted, our client was approved for 5 ZHE variances for November 21, 2023. See attached notice of decision. So, we have deviation requests for the remaining below items:

Lot width for 17-A is requested as it is less than the required 75 feet in R-A zoning but will be within 10% of required width

Front yard setback for 17-A is requested as it is less than the required 20 feet in R-A zoning but is within 10% of required width at 19.7 feet.

Western side setback is requested for lot 16-A is requested as it is less than the required 10 feet, but is moved to be improved to within 10% by our action.

4. Agent Comments in submittal for 10/25/23 P/F Plat, in response to CE comments for 9/9/22 Sketch Plat:
“Noted, our client has scheduled ZHE variances for November 21, for the side (Lot 16-A east side), lot width (Lot 16-A), and lot sizing of both of these lots. We request deviations from the side lot (east of 17-A and west of 16-A), given these are largely existing conditions being improved by our proposed lot line adjustment and are within 10% of the required standards.”
5. Code Enforcement recommends approval of the Deviations requested in submittal for interior side setbacks east of structure on 17-A and west of structure on 16-A.
6. Code Enforcement cannot approve until Variances are obtained for the other dimensional standard deficiencies, as noted in submittal.
7. No further comments at this time.

Noted

Parks and Recreation

10-25-2023

No comments or objections to the requested platting actions

Noted

Hydrology

- Hydrology has no comments to the platting action.
- Hydrology defers to Code Enforcement, Planning, and Transportation for the Variances.

Noted

Transportation

1. Justifications for waiving sidewalk and allowing ROW to remain as is appear to be adequate. No objection to waiver or plat

Noted.

1. Patrick Avenue is required to meet minimum right-of-way width requirements (48-foot wide) and roadway width requirements. 5-foot sidewalk is also required along Patrick Avenue.

Noted, we provide justification letters requesting a determination for the Patrick Place Ave right-of-way width.

2. Because this is physically a dead-end road, provide a turn-around easement. (In this case, one can be provided within one of the driveways.)

Easement 6, a private roadway and access easement is present to serve for this purpose (turn around available given dead-end of roadway / unused road easement [7]).

For Future Development:

3. An approved Traffic Circulation Layout (TCL) will be required.
4. Please submit a Traffic Scoping form to Matt Grush mgrush@cabq.gov to determine if a traffic study will be required.

Noted

Planning

♣ This proposed Minor Preliminary/Final Plat would adjust the boundary between two existing lots (Lot 16 and Lot 17 of the Land of Raymond Ortiz), creating two new lots (Lots 16-A at 6,776 square feet in size and 17-A at 5,554 square feet in size).

♣ A DHO Determination is being proposed to permit the existing 25-foot right-of-way width of Patrick Avenue NW.

Correct, a justification and formal form for the determination are provided in this application bundle.

♣ A Sidewalk Waiver is requested from the requirement to construct a sidewalk along the frontage of the subject site along Patrick Avenue NW.

Correct, justification letter was provided in this and original final plat application.

♣ The subject site went through Sketch Plat review by the Development Review Board (DRB) on March 9, 2022.

Noted

1. Items Needing to be Completed or Corrected and IDO/DPM Comments

♣ On Sheet 3 of the Plat, ZHE Variance notes are included from the required 10-foot side yard setback, 75-foot minimum lot width, and lot size requirements. Proof of approval of the ZHE Variances and submittal of the Notices of Decision for the approvals must be submitted prior to the approval of the Plat by the DHO.

Noted, see notice of decision documents provided in the application bundle.

♣ The project and application numbers must be added to the Plat prior to final sign-off by DFT staff, should the Plat be approved by the DHO.

♣ If approved by the DHO, the AGIS office must approve the DXF file and proof of approval must be provided prior to final sign-off of the Plat.

Noted, see attached approval email.

♣ Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat. Therefore, prior to final sign-off of the Plat, the date of the DHO approval must be added to the Plat (should the DHO approve the Plat).

♣ All standards within IDO section 5-4 Subdivision of Land and 5-4(C) Compliance with Zoning Requirements apply to platting actions.

♣ After DHO approval and final sign off, a recorded copy of the plat must be sent to the Planning Manager-Jay Rodenbeck and PLNDRS@cabq.gov (should the Plat be approved by the DHO).

2. Items in Compliance

♣ The Applicant had obtained the required utility/AMAFCA, City Surveyor, Surveyor, and Property Owner signatures on the Plat.

♣ The Applicant received signatures from Hydrology, Transportation, and ABCWUA, on Form S confirming that any associated application submittals required from them have been submitted and approved.

♣ The Applicant properly notified the Neighborhood Associations sent by ONC and offered a pre-application neighborhood meeting per Table 6-1-1 of the IDO.

♣ The Applicant provided justification for the DHO Determination proposed to permit the existing 25-foot right-of-way width of Patrick Avenue NW per 6-6(P)(3) of the IDO.

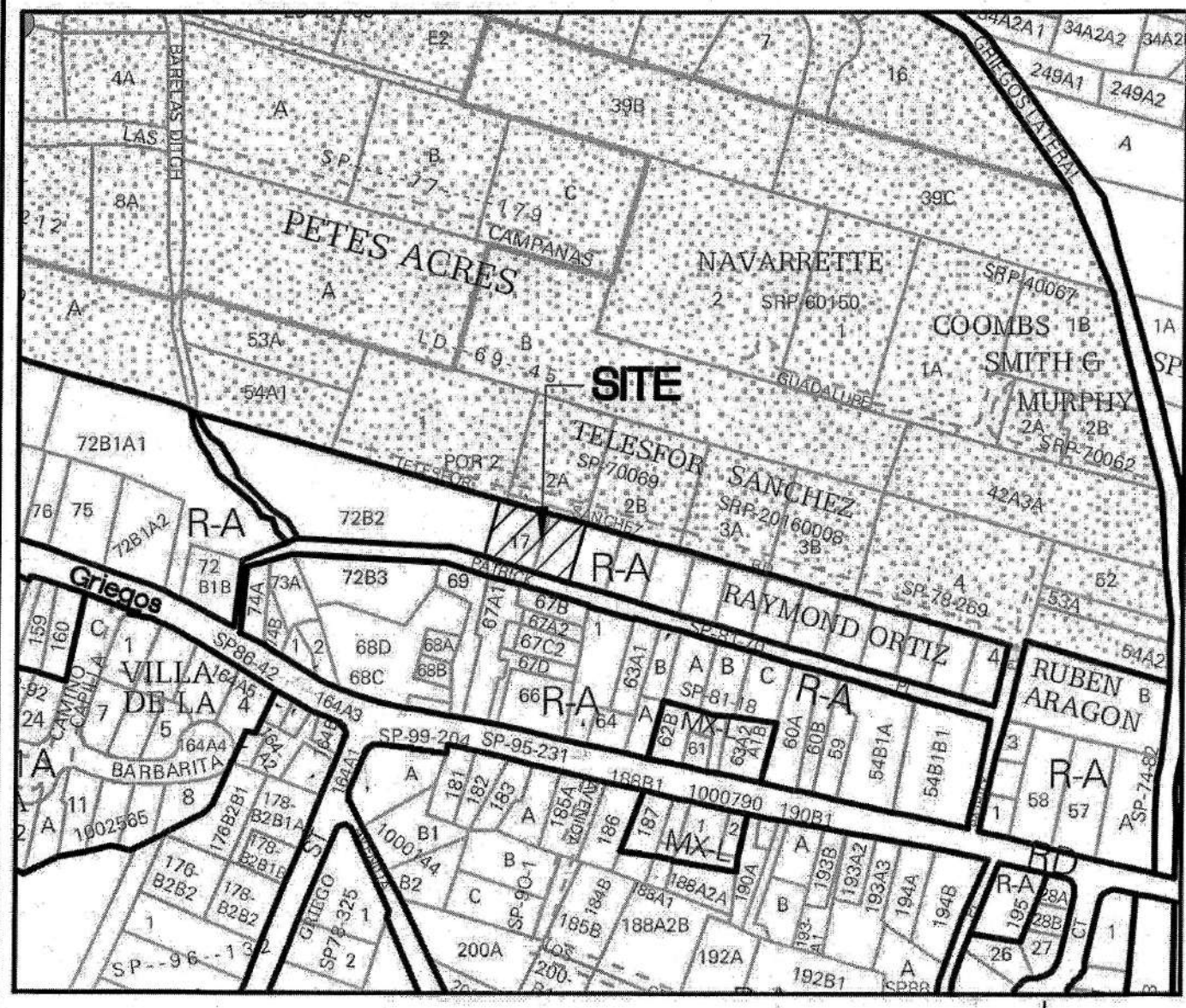
Planning staff defer to Transportation staff as to if the justification criteria are adequate.

♣ The Applicant provided justification for the Sidewalk Waiver to construct a sidewalk along the frontage of the subject site along Patrick Avenue NW per 6-6(P)(3) of the IDO.

Planning staff defer to Transportation staff as to if the justification criteria are adequate.

Noted

Thank you for your time and consideration,
Ryan Mulhall



Vicinity Map - Zone Atlas F-13-Z

Indexing Information

Section 31, Township 11 North, Range 3 East, N.M.P.M.
 as Projected into the Elena Gallegos Grant
 Subdivision: Lands of Raymond Ortiz
 Owner: Dodeka LLC
 UPC # 101306138815340948 (Lot 16)
 UPC # 101306138215540949 (Lot 17)

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # 101306138815340948
 101306138215540949

PROPERTY OWNER OF RECORD
 BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for
 Lots 16-A and 17-A,
 Land of Raymond Ortiz
 Being Comprised of
 Lots 17 and W'ly portion of Lot 16,
 Land of Raymond Ortiz
 City of Albuquerque
 Bernalillo County, New Mexico
 July 2023**

Project Number: PR-2022-006674

Application Number: SD-2023-00197

Plat Approvals:

RJD 8/4/2023
 PNM Electric Services
Natalia Antonio Jul 23, 2023
 Qwest Corp. d/b/a CenturyLink QC
Jeff Estravino Jul 24, 2023
 New Mexico Gas Company
Mike Norrue Jul 24, 2023

City Approvals:

Loren N. Risenhoover P.S. 7/19/2023
 City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

[Signature] 7/17/2023
 AMAPCA

Hydrology

Code Enforcement

Planning Department

City Engineer

[Signature] 7/17/2023
 MRGCD

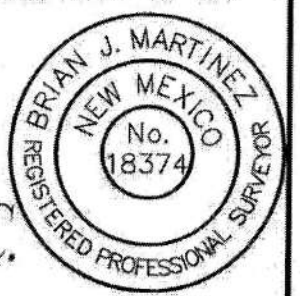
Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature] 8/23/23
 BRIAN J. MARTINEZ Date
 N.M.R.P.S. No. 18374

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 cartesianbrian@gmail.com



Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE..... 0.2831 ACRES
 ZONE ATLAS PAGE NO..... F-13-Z
 NUMBER OF EXISTING LOTS..... 2
 NUMBER OF LOTS CREATED..... 2
 MILES OF FULL-WIDTH STREETS..... 0.0000 MILES
 MILES OF HALF-WIDTH STREETS..... 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.0000 ACRES
 DATE OF SURVEY..... JUNE 2023

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0118G, DATED SEPTEMBER 26, 2008.

Solar Collection Note

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

Middle Rio Grande Conservancy District Approval

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

Notes

1. FIELD SURVEY PERFORMED IN FEBRUARY 2017 AND JUNE 2023.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Documents

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000013023 AND AN EFFECTIVE DATE OF DECEMBER 29, 2016.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 28, 1948 IN BOOK B, PAGE 120.
3. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 20, 2023 AS DOCUMENT NO. 2023010024.
4. REAL ESTATE CONTRACT FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 20, 2023, AS DOCUMENT NO. 2023010025.

Legal Description

LOTS NUMBERED SIXTEEN (16), AND SEVENTEEN (17), EXCEPTING THE EAST 14 FEET OF SAID LOT 16, PLAT OF LAND OF RAYMOND ORTIZ, A SUBDIVISION OF A TRACT OF LAND IN SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT AND DEDICATION THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 28, 1948, IN BOOK B, PAGE 120.

Easement Notes

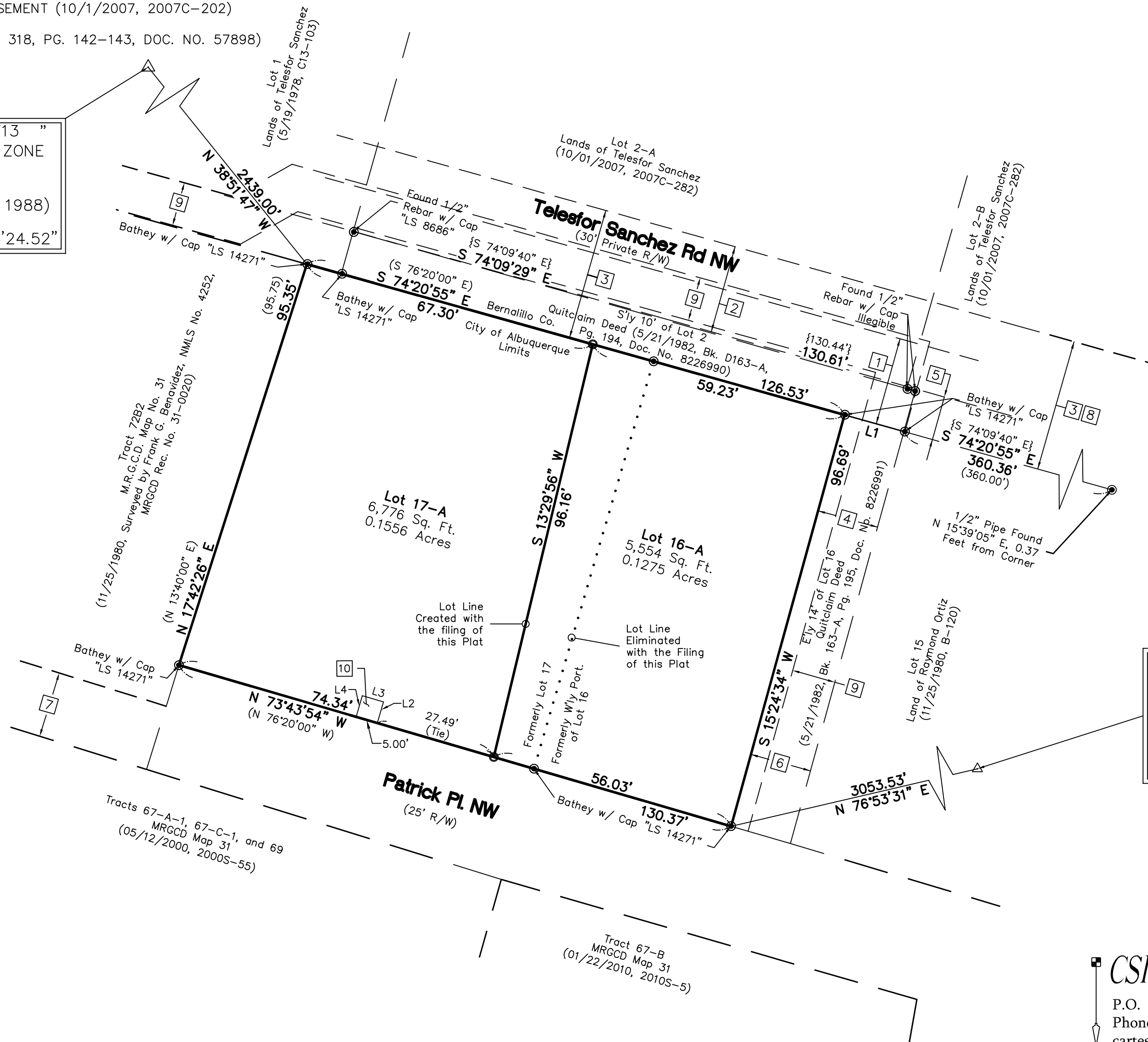
- 1 EXISTING 20' PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF LOTS 1-4, TELESFOR SANCHEZ (5/19/1978, C13-103) WITH ROADWAY MAINTENANCE AGREEMENT BETWEEN THE OWNERS OF LOTS 1, 2, 3 AND 4, TELESFOR SANCHEZ (3/22/2004, BK. A74, PG. 7406, DOC. NO. 2004037516) AND ALSO 20' ACCESS, PUBLIC WATER AND SEWER EASEMENT (6/6/2005, BK. A97, PG. 9709, DOC. NO. 2005079947) AND (2/2/2005, BK. A91, PG. 6027, DOC. NO. 500516086)
- 2 EXISTING 20' PUBLIC WATER & SEWER EASEMENT (10/01/2007, 2007C-282)
- 3 EXISTING 30' PRIVATE ACCESS EASEMENT BENEFITING TRACTS 2-A & 2-B AND ADJACENT PROPERTIES, MAINTAINED BY THE OWNERS OF LOTS 2-A & 2-B [20' GRANTED BY PLAT (5/19/1978, C13-103) AND 10' GRANTED BY PLAT (10/01/2007, 2007C-282)]
- 4 EXISTING 14' PRIVATE UTILITY EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS 53-A-1 AND 54-A-1 (NOW LOTS 1, 2-A, 2-B, TELESFOR SANCHEZ) (5/12/1995, BK. 95-11, PG. 6239, DOC. NO. 95047655)
- 5 EXISTING 10' GAS EASEMENT (4/27/1982, BK. MISC. 926, PG. 133, DOC. NO. 8221750)
- 6 EXISTING 14' PRIVATE ROADWAY AND ACCESS EASEMENT BENEFITING LOTS 2-A AND 2-B, TELESFOR SANCHEZ, (5/21/1982, BK. 163-A, PG. 195, DOC. NO. 8226991) AND AS A PRIVATE INGRESS/EGRESS EASEMENT BENEFITING LOTS 2-A AND 2-B, AND MAINTAINED BY THE OWNERS OF SAID LOTS (12/20/2021, DOC. NO. 2021147932) AND REFILED (11/17/2022, DOC. NO. 2022100109)
- 7 EXISTING 15' ROAD EASEMENT (11/25/1980, MRGCD REC. NO. 31-0020)
- 8 EXISTING 30' PUBLIC SEWER AND PUBLIC WATER EASEMENT (10/1/2007, 2007C-202)
- 9 EXISTING 10' GAS EASEMENT (6/20/1973, BK. MISC. 318, PG. 142-143, DOC. NO. 57898)
- 10 5' PUBLIC WATER METER EASEMENT GRANTED WITH THE FILING OF THIS PLAT

**Plat for
Lots 16-A and 17-A,
Land of Raymond Ortiz
Being Comprised of
Lots 17 and W'ly portion of Lot 16,
Land of Raymond Ortiz
City of Albuquerque
Bernalillo County, New Mexico
July 2023**

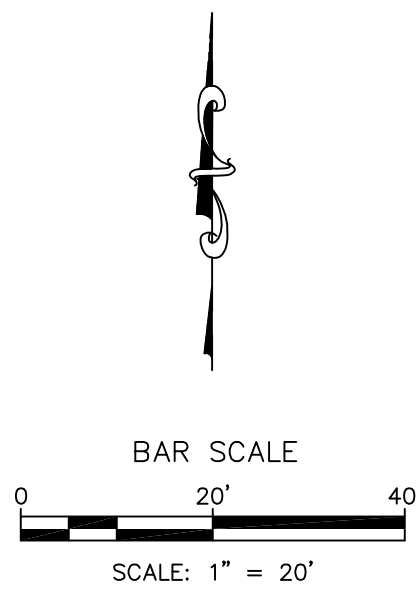
ACS Monument "14_F13"
NAD 1983 CENTRAL ZONE
X=1515687.389*
Y=1506751.047*
Z=4975.508* (NAVD 1988)
G-G=0.999683724
Mapping Angle=-0°14'24.52"
* U.S. Survey Feet

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (10/28/1948, B-120)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (10/01/2007, 2007C-282)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



ACS Monument "DOUGLAS"
NAD 1983 CENTRAL ZONE
X=1520286.421*
Y=1505417.495*
Z=4975.078* (NAVD 1988)
G-G=0.999682452
Mapping Angle=-0°13'52.53"
* U.S. Survey Feet



Line Table		
Line #	Direction	Length (ft)
L1	S 74°20'55" E	14.00'
L2	N 16°16'06" E	5.00'
L3	S 73°43'54" E	5.00'
L4	N 16°16'06" E	5.00'

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**Plat for
Lots 16-A and 17-A,
Land of Raymond Ortiz
Being Comprised of
Lot 17 and W'ly portion of Lot 16,
Lands of Raymond Ortiz
City of Albuquerque
Bernalillo County, New Mexico
July 2023**

DHO Determination from Right-of-Way Width Note

THIS PROPERTY ADJOINS AN EXISTING 25 FOOT RIGHT OF WAY PATRICK PLACE NW, WHICH IS DEFICIENT OF THE CITY REQUIRED 48 FOOT WIDTH FOR A LOCAL URBAN STREET, PER DPM STANDARDS. A DETERMINATION FROM THE DEVELOPMENT HEARING OFFICER (DHO) WAS GRANTED FROM THIS STANDARD ON _____, 2023.

DHO Waiver from Sidewalk Note

THIS PROPERTY ADJOINS AN EXISTING 25 FOOT RIGHT OF WAY PATRICK PLACE NW, WHICH IS DEFICIENT OF THE CITY REQUIRED 5 FOOT SIDEWALK WIDTH FOR A LOCAL URBAN STREET, PER DPM STANDARDS. A WAIVER FROM THE DEVELOPMENT HEARING OFFICER (DHO) WAS GRANTED FROM THIS STANDARD ON _____, 2023 UNDER VA-2023-00311.

ZHE Variance Notes

A VARIANCE FROM IDO STANDARDS, PERMITTING A VARIANCE OF 2 FEET FROM THE REQUIRED 20-FOOT FRONT YARD SETBACK OF PROPOSED LOT 16-A, WAS APPROVED BY THE ZONING HEARING EXAMINER UNDER VA-2023-00282 ON NOVEMBER 21, 2023.

A VARIANCE FROM IDO STANDARDS, PERMITTING A VARIANCE OF 14 FEET FROM THE REQUIRED 25-FOOT REAR YARD SETBACK OF PROPOSED LOT 16-A, WAS APPROVED BY THE ZONING HEARING EXAMINER UNDER VA-2023-00283 ON NOVEMBER 21, 2023.

A VARIANCE FROM IDO STANDARDS, PERMITTING A VARIANCE OF 1 FOOT FROM THE REQUIRED 10-FOOT TOTAL SIDE YARD SETBACK OF PROPOSED LOT 16-A, WAS APPROVED BY THE ZONING HEARING EXAMINER UNDER VA-2023-00284 ON NOVEMBER 21, 2023.

A VARIANCE FROM IDO STANDARDS, PERMITTING A VARIANCE OF 7 FEET FROM THE REQUIRED 25-FOOT TOTAL REAR YARD SETBACK OF PROPOSED LOT 17-A, WAS APPROVED BY THE ZONING HEARING EXAMINER UNDER VA-2023-00285 ON NOVEMBER 21, 2023.

A VARIANCE FROM IDO STANDARDS, PERMITTING A VARIANCE OF 5 FEET FROM THE REQUIRED 10-FOOT TOTAL SIDE YARD SETBACK OF PROPOSED LOT 17-A, WAS APPROVED BY THE ZONING HEARING EXAMINER UNDER VA-2023-00286 ON NOVEMBER 21, 2023.

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and 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 TV 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, 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 and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and 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 any 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 this 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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Free Consent

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

KEITH JOHN MALLORY, MANAGER
DODEKA, LLC, SELLER BY REAL ESTATE CONTRACT

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: KEITH JOHN MALLORY, MANAGER, DODEKA, LLC

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Free Consent

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

HOLLY ARROYO, OWNER BY REAL ESTATE CONTRACT

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: HOLLY ARROYO, OWNER BY REAL ESTATE CONTRACT

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

DEVIATION APPLICATION

DEVIATIONS NOT ALLOWED IN OVERLAY ZONES

CEP # _____

APPLICATION INFORMATION			
Date: December 12, 2023		Received By:	
Address of request: 1825 Patrick Place NW			
City/State/Zip: Albuquerque, NM 87107			
PROPERTY OWNER INFORMATION			
Property Owner Name: Holly Arroyo			
Address: PO Box 92035			
City/State/Zip: Albuquerque, NM 87199-2035			
Phone: 505-804-7939		Email: harroyox@gmail.com	
APPLICANT/AGENT INFORMATION			
Applicant/Agent Name (Owner letter of Authorization required):			
Business Name: CSI – Cartesian Surveys, Inc.			
Address: PO Box 44414			
City/State/Zip: Rio Rancho, NM, 87174			
Phone: 505-896-3050		Email: cartesianryan@gmail.com	
DEVIATION APPLICATION REQUIREMENTS			
<p style="text-align: center;">MUST INCLUDE: <input type="checkbox"/> SITE PLAN <input type="checkbox"/> ANY ADDITIONAL SUPPORTING DOCUMENTS</p> <p style="text-align: center;">6-4(O)(3) Decision-making body may approve Deviation if all following requirements are met:</p> <p style="text-align: center;"><u>CHECK BOX IF REQUIREMENT IS MET</u></p> <p><input type="checkbox"/> 6-4(O)(3)(a) Applicant’s site is subject to site constraints not generally shared by surrounding properties or site was platted or developed in an unusual pattern when compared to abutting properties Explanation: <u>Lot 16-A side setback to west is within 10% of required 75 feet, but lot line adjustment is needed to improve a more critical condition (lot line through building) which isn’t shared by adjoining lots.</u></p> <p><input type="checkbox"/> 6-4(O)(3)(b) Site constraints were not created by actions of property owner or another interested party. Explanation: <u>See above, only improved by client’s proposed adjustments</u></p> <p><input type="checkbox"/> 6-4(O)(3)(c) Request is for single site and is not part of a pattern of similar requests for adjacent properties or for nearby sites by the same property owner or within the same subdivision, Framework Plan area, or Master Plan Area. Explanation: <u>Our client only has 2 lots under ownership and only one which needs a deviation.</u></p> <p><input type="checkbox"/> 6-4(O)(3)(d) Approval of deviations will not cause material adverse impacts on surrounding properties. Explanation: <u>The interior lot line adjustment does not affect any non-subject / surrounding properties.</u></p> <p><input type="checkbox"/> 6-4(O)(3)(e) Requested deviation will not result in a violation of any Overlay zone standard. No overlay area Consis</p>			
APPLICANT-OWNER SIGNATURE			
By signing below I confirm that I am the owner or agent (with owner’s letter of authorization) of above-listed address and all information contained in this application is true and correct to the best of my knowledge.			
Applicant/Owner Signature: Ryan J. Mulhall			Date: 12/12/2023
OFFICIAL USE ONLY			
UPC Number:			
Lot:	Block:	Zone:	Map Page:
Previous zone:		Landfill buffer: Yes <input type="checkbox"/> No <input type="checkbox"/>	
Subdivision:			
APO:	CPO:	HPO:	VPO:
Mapped Area:		Master Dev Plan: Yes <input type="checkbox"/> No <input type="checkbox"/>	Site Dev. Plan: Yes <input type="checkbox"/> No <input type="checkbox"/>
UC - AC - MS - PT - MT - MX-FB: Yes <input type="checkbox"/> No <input type="checkbox"/>			
List any current or prior project and case history numbers:			
<input type="checkbox"/> APPROVED <input type="checkbox"/> DISAPPROVED BY:			Date:

DEVIATION APPLICATION

****DEVIATIONS NOT ALLOWED IN OVERLAY ZONES****

PLEASE USE BACK OF PAGE IF MORE ROOM IS NEEDED FOR JUSTIFICATION AND REFERENCE EACH CODE

DEVIATION APPLICATION

DEVIATIONS NOT ALLOWED IN OVERLAY ZONES

CEP # _____

APPLICATION INFORMATION			
Date: December 12, 2023		Received By:	
Address of request: 1825 Patrick Place NW			
City/State/Zip: Albuquerque, NM 87107			
PROPERTY OWNER INFORMATION			
Property Owner Name: Holly Arroyo			
Address: PO Box 92035			
City/State/Zip: Albuquerque, NM 87199-2035			
Phone: 505-804-7939		Email: harroyox@gmail.com	
APPLICANT/AGENT INFORMATION			
Applicant/Agent Name (Owner letter of Authorization required):			
Business Name: CSI – Cartesian Surveys, Inc.			
Address: PO Box 44414			
City/State/Zip: Rio Rancho, NM, 87174			
Phone: 505-896-3050		Email: cartesianryan@gmail.com	
DEVIATION APPLICATION REQUIREMENTS			
<p style="text-align: center;">MUST INCLUDE: <input type="checkbox"/> SITE PLAN <input type="checkbox"/> ANY ADDITIONAL SUPPORTING DOCUMENTS</p> <p style="text-align: center;">6-4(O)(3) Decision-making body may approve Deviation if all following requirements are met:</p> <p style="text-align: center;"><u>CHECK BOX IF REQUIREMENT IS MET</u></p> <p><input type="checkbox"/> 6-4(O)(3)(a) Applicant’s site is subject to site constraints not generally shared by surrounding properties or site was platted or developed in an unusual pattern when compared to abutting properties Explanation: <u>Lot width is within 10% of required 75 feet, but lot line adjustment is needed to improve a more critical condition (lot line through building) which isn’t shared by adjoining lots.</u></p> <p><input type="checkbox"/> 6-4(O)(3)(b) Site constraints were not created by actions of property owner or another interested party. Explanation: <u>See above</u></p> <p><input type="checkbox"/> 6-4(O)(3)(c) Request is for single site and is not part of a pattern of similar requests for adjacent properties or for nearby sites by the same property owner or within the same subdivision, Framework Plan area, or Master Plan Area. Explanation: <u>Our client only has 2 lots under ownership and only one which needs a deviation.</u></p> <p><input type="checkbox"/> 6-4(O)(3)(d) Approval of deviations will not cause material adverse impacts on surrounding properties. Explanation: <u>The existing conditions have been in place for some time and lot line adjustment will improve overall conditions without introducing newly adverse impacts.</u></p> <p><input type="checkbox"/> 6-4(O)(3)(e) Requested deviation will not result in a violation of any Overlay zone standard. No overlay area Consis</p>			
APPLICANT-OWNER SIGNATURE			
By signing below I confirm that I am the owner or agent (with owner’s letter of authorization) of above-listed address and all information contained in this application is true and correct to the best of my knowledge.			
Applicant/Owner Signature: Ryan J. Mulhall			Date: 12/12/2023
OFFICIAL USE ONLY			
UPC Number:			
Lot:	Block:	Zone:	Map Page:
Previous zone:		Landfill buffer: Yes <input type="checkbox"/> No <input type="checkbox"/>	
Subdivision:			
APO:	CPO:	HPO:	VPO:
Mapped Area:		Master Dev Plan: Yes <input type="checkbox"/> No <input type="checkbox"/>	Site Dev. Plan: Yes <input type="checkbox"/> No <input type="checkbox"/>
UC - AC - MS - PT - MT - MX-FB: Yes <input type="checkbox"/> No <input type="checkbox"/>			
List any current or prior project and case history numbers:			
<input type="checkbox"/> APPROVED <input type="checkbox"/> DISAPPROVED BY:			Date:

DEVIATION APPLICATION

DEVIATIONS NOT ALLOWED IN OVERLAY ZONES

CEP # _____

APPLICATION INFORMATION			
Date: December 12, 2023		Received By:	
Address of request: 1825 Patrick Place NW			
City/State/Zip: Albuquerque, NM 87107			
PROPERTY OWNER INFORMATION			
Property Owner Name: Holly Arroyo			
Address: PO Box 92035			
City/State/Zip: Albuquerque, NM 87199-2035			
Phone: 505-804-7939		Email: harroyox@gmail.com	
APPLICANT/AGENT INFORMATION			
Applicant/Agent Name (Owner letter of Authorization required):			
Business Name: CSI – Cartesian Surveys, Inc.			
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DEVIATION APPLICATION REQUIREMENTS			
<p style="text-align: center;">MUST INCLUDE: <input type="checkbox"/> SITE PLAN <input type="checkbox"/> ANY ADDITIONAL SUPPORTING DOCUMENTS</p> <p style="text-align: center;">6-4(O)(3) Decision-making body may approve Deviation if all following requirements are met:</p> <p style="text-align: center;"><u>CHECK BOX IF REQUIREMENT IS MET</u></p> <p><input type="checkbox"/> 6-4(O)(3)(a) Applicant’s site is subject to site constraints not generally shared by surrounding properties or site was platted or developed in an unusual pattern when compared to abutting properties Explanation: <u>Front setback for Lot 17-A is within 10% of required 20 feet, and is non-conforming and unchanged by our plat and is common but not a pattern for our lots or adjoining lots in the neighborhood.</u></p> <p><input type="checkbox"/> 6-4(O)(3)(b) Site constraints were not created by actions of property owner or another interested party. Explanation: <u>Building had been present prior to owner’s purchase or any actions</u></p> <p><input type="checkbox"/> 6-4(O)(3)(c) Request is for single site and is not part of a pattern of similar requests for adjacent properties or for nearby sites by the same property owner or within the same subdivision, Framework Plan area, or Master Plan Area. Explanation: <u>Our client only has 2 lots under ownership and only one which needs this deviation.</u></p> <p><input type="checkbox"/> 6-4(O)(3)(d) Approval of deviations will not cause material adverse impacts on surrounding properties. Explanation: <u>The existing conditions have been in place for some time and are minor in impact.</u></p> <p><input type="checkbox"/> 6-4(O)(3)(e) Requested deviation will not result in a violation of any Overlay zone standard. No overlay area Consis</p>			
APPLICANT-OWNER SIGNATURE			
By signing below I confirm that I am the owner or agent (with owner’s letter of authorization) of above-listed address and all information contained in this application is true and correct to the best of my knowledge.			
Applicant/Owner Signature: Ryan J. Mulhall			Date: 12/12/2023
OFFICIAL USE ONLY			
UPC Number:			
Lot:	Block:	Zone:	Map Page:
Previous zone:		Landfill buffer: Yes <input type="checkbox"/> No <input type="checkbox"/>	
Subdivision:			
APO:	CPO:	HPO:	VPO:
Mapped Area:		Master Dev Plan: Yes <input type="checkbox"/> No <input type="checkbox"/>	Site Dev. Plan: Yes <input type="checkbox"/> No <input type="checkbox"/>
UC - AC - MS - PT - MT - MX-FB: Yes <input type="checkbox"/> No <input type="checkbox"/>			
List any current or prior project and case history numbers:			
<input type="checkbox"/> APPROVED <input type="checkbox"/> DISAPPROVED BY:			Date:

DEVIATION APPLICATION

****DEVIATIONS NOT ALLOWED IN OVERLAY ZONES****

PLEASE USE BACK OF PAGE IF MORE ROOM IS NEEDED FOR JUSTIFICATION AND REFERENCE EACH CODE



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

Indigo Ridge Construction Inc. requests a variance of 2 ft to the required 20 ft front yard setback in an R-A zone for Lot 16, Ortiz – Raymond, located at 1825 Patrick PL NW, zoned R-A [Section 14-16-5-1(C)]

Special Exception No: **VA-2023-00282**
Project No: **Project#2022-006674**
Hearing Date: 11-21-23
Closing of Public Record: 11-21-23
Date of Decision: 12-06-23

On the 21st day of November, 2023, property owner Indigo Ridge Construction Inc. (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 2 ft to the required 20 ft front yard setback in an R-A zone (“Application”) upon the real property located at 1825 Patrick PL NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 2 ft to the required 20 ft front yard setback in an R-A zone.
2. The City of Albuquerque Integrated Development Ordinance, Section 14-16-6-6(O)(3)(a) (Variance-Review and Decision Criteria) reads: “... *an application for a Variance-ZHE shall be approved if it meets all of the following criteria:*
 - (1) *There are special circumstances applicable to the subject property that are not self-imposed and that do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid. Such special circumstances of the property either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property, or practical difficulties result from strict compliance with the minimum standards.*
 - (2) *The Variance will not be materially contrary to the public safety, health, or welfare.*
 - (3) *The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.*
 - (4) *The Variance will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.*
 - (5) *The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.”*
3. Applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence, pursuant to IDO Section 14-16-6-4(E)(3).
4. Applicant bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits as necessary, pursuant to IDO Section 14-16-6-4(E)(4).

5. Agent appeared at the ZHE hearing on this matter and gave evidence in support of the Application.
6. Applicant established that the proper "Notice of Hearing" signage was posted for the required time period.
7. Applicant established that all property owners and neighborhood association entitled to notice were notified of the Application.
8. Applicant established that proper notice was provided pursuant to IDO requirements.
9. Applicant has authority to pursue this Application.
10. The subject property is currently zoned R-A.
11. Based on evidence submitted by or on behalf of Applicant, it appears that there are special circumstances applicable to the Subject Property that are not self-imposed and that do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid, as required by Section 14-16-6-6(O)(3)(a)(1). Specifically, Applicant confirmed in oral testimony and submitted evidence that, the Subject Property's layout based on historic platting and development under prior approval regimes, as well as the location of existing public and private improvements on site and on neighboring properties, create special circumstances. These special circumstances create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the Subject Property, because compliance with the minimum standards would not allow for the reasonably proposed request, which otherwise would comply the IDO.
12. Based on evidence submitted by or on behalf of Applicant, the variance will not be contrary to the public safety, health and welfare of the community as required by Section 14-16-6-6(O)(3)(a)(2). Specifically, evidence was submitted supporting that, if granted approval, the Applicant intends to construct the proposed project in a manner that is consistent with the IDO and the Development Process Manual (DPM). Neighbors raised concerns that the proposed variances would cause problems with access by the public and emergency services via dedicated rights of way and/or easements. Also, neighbors raised concerns that the development that would result of the proposed variances were granted would cause additional traffic on nearby private drive Telesfor Sanchez Rd. NW, located immediately north of the Subject Property. However, conditioning the approval of the Application on the following requirements would mitigate any potential negative impacts: (a) Applicant must construct a wall or fence along the property line abounding Telesfor Sanchez Rd NW to prevent access from the Subject Property onto Telesfor Sanchez Rd NW; (b) any fence in the front yard of the Subject Property is prohibited; and (c) the Subject Property must adhere to all public safety requirements of the IDO and any subsequent approval of development applications regarding the Subject Property by the DHO, including without limitation that access to any fire hydrants be maintained.
13. The City Traffic Engineer submitted a report stating no objection to the Application.
14. Based on evidence submitted by or on behalf of Applicant, the variance will not cause significant adverse material impacts on surrounding properties or infrastructure improvements in the vicinity as required by Section 14-16-6-6(O)(3)(a)(3). Specifically, the proposal is designed to be in harmony and consistency with prior approvals, what currently exists in the neighborhood, rights of way and infrastructure.

15. Based on evidence submitted by or on behalf of Applicant, the variance will not materially undermine the intent and purpose of the IDO or applicable zone district as required by Section 14-16-6-6(O)(3)(a)(4). Specifically, Applicant confirmed in written submittals that the intent of IDO will still be met in that the subject site will be in harmony with existing uses and the proposed variance would merely add to the useability of the site in line with prior development in the area.
16. The proposed variance is the minimum necessary to avoid extraordinary hardship or practical difficulties as required by Section 14-16-6-6(O)(3)(a)(5). Evidence supports that, any smaller variance would not be practicable.
17. The requirements of IDO Section 14-16-6-6(O)(3)(a) are satisfied.

DECISION:

APPROVAL WITH CONDITIONS of a variance of 2 ft to the required 20 ft front yard setback in an R-A zone.

CONDITIONS:

- a) Applicant must construct a wall or fence along the property line abounding Telesfor Sanchez Rd NW to prevent access from the Subject Property onto Telesfor Sanchez Rd NW.
- b) Any fence in the front yard of the Subject Property is prohibited.
- c) The Subject Property must adhere to all public safety requirements of the IDO and any subsequent approval of development applications regarding the Subject Property by the DHO, including without limitation that access to any fire hydrants be maintained.

APPEAL:

If you wish to appeal this decision, you must do so by December 21, 2023 pursuant to Section 14-16-6-4(V), of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed, or utilized.



Robert Lucero, Esq.
Zoning Hearing Examiner

cc:

ZHE File

Zoning Enforcement

Habitation Inc Holly Arroyo harroyox@gmail.com

Morgan L immortalight@gmail.com

Lou Turreta louturreta@gmail.com

Stephanie Demers, 1837 Telascore Sanchez RD NW, 87107

Laura Rice, 1833 Telascore Sanchez RD NW, 87107



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

Indigo Ridge Construction Inc. requests a variance of 14 ft to the required 25 ft rear yard setback in an R-A zone for Lot 16, Ortiz – Raymond, located at 1825 Patrick PL NW, zoned R-A [Section 14-16-5-1(C)]

Special Exception No: **VA-2023-00283**
Project No: **Project#2023-006674**
Hearing Date: 11-21-23
Closing of Public Record: 11-21-23
Date of Decision: 12-06-23

On the 21st day of November, 2023, property owner Indigo Ridge Construction Inc. (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 14 ft to the required 25 ft rear yard setback in an R-A zone (“Application”) upon the real property located at 1825 Patrick PL NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 14 ft to the required 25 ft rear yard setback in an R-A zone.
2. The City of Albuquerque Integrated Development Ordinance, Section 14-16-6-6(O)(3)(a) (Variance-Review and Decision Criteria) reads: “... *an application for a Variance-ZHE shall be approved if it meets all of the following criteria:*
 - (1) *There are special circumstances applicable to the subject property that are not self-imposed and that do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid. Such special circumstances of the property either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property, or practical difficulties result from strict compliance with the minimum standards.*
 - (2) *The Variance will not be materially contrary to the public safety, health, or welfare.*
 - (3) *The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.*
 - (4) *The Variance will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.*
 - (5) *The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.”*
3. Applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence, pursuant to IDO Section 14-16-6-4(E)(3).
4. Applicant bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits as necessary, pursuant to IDO Section 14-16-6-4(E)(4).

5. Agent appeared at the ZHE hearing on this matter and gave evidence in support of the Application.
6. Applicant established that the proper "Notice of Hearing" signage was posted for the required time period.
7. Applicant established that all property owners and neighborhood association entitled to notice were notified of the Application.
8. Applicant established that proper notice was provided pursuant to IDO requirements.
9. Applicant has authority to pursue this Application.
10. The subject property is currently zoned R-A.
11. Based on evidence submitted by or on behalf of Applicant, it appears that there are special circumstances applicable to the Subject Property that are not self-imposed and that do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid, as required by Section 14-16-6-6(O)(3)(a)(1). Specifically, Applicant confirmed in oral testimony and submitted evidence that, the Subject Property's layout based on historic platting and development under prior approval regimes, as well as the location of existing public and private improvements on site and on neighboring properties, create special circumstances. These special circumstances create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the Subject Property, because compliance with the minimum standards would not allow for the reasonably proposed request, which otherwise would comply the IDO.
12. Based on evidence submitted by or on behalf of Applicant, the variance will not be contrary to the public safety, health and welfare of the community as required by Section 14-16-6-6(O)(3)(a)(2). Specifically, evidence was submitted supporting that, if granted approval, the Applicant intends to construct the proposed project in a manner that is consistent with the IDO and the Development Process Manual (DPM). Neighbors raised concerns that the proposed variances would cause problems with access by the public and emergency services via dedicated rights of way and/or easements. Also, neighbors raised concerns that the development that would result of the proposed variances were granted would cause additional traffic on nearby private drive Telesfor Sanchez Rd. NW, located immediately north of the Subject Property. However, conditioning the approval of the Application on the following requirements would mitigate any potential negative impacts: (a) Applicant must construct a wall or fence along the property line abounding Telesfor Sanchez Rd NW to prevent access from the Subject Property onto Telesfor Sanchez Rd NW; (b) any fence in the front yard of the Subject Property is prohibited; and (c) the Subject Property must adhere to all public safety requirements of the IDO and any subsequent approval of development applications regarding the Subject Property by the DHO, including without limitation that access to any fire hydrants be maintained.
13. The City Traffic Engineer submitted a report stating no objection to the Application.
14. Based on evidence submitted by or on behalf of Applicant, the variance will not cause significant adverse material impacts on surrounding properties or infrastructure improvements in the vicinity as required by Section 14-16-6-6(O)(3)(a)(3). Specifically, the proposal is designed to be in harmony and consistency with prior approvals, what currently exists in the neighborhood, rights of way and infrastructure.

15. Based on evidence submitted by or on behalf of Applicant, the variance will not materially undermine the intent and purpose of the IDO or applicable zone district as required by Section 14-16-6-6(O)(3)(a)(4). Specifically, Applicant confirmed in written submittals that the intent of IDO will still be met in that the subject site will be in harmony with existing uses and the proposed variance would merely add to the useability of the site in line with prior development in the area.
16. The proposed variance is the minimum necessary to avoid extraordinary hardship or practical difficulties as required by Section 14-16-6-6(O)(3)(a)(5). Evidence supports that, any smaller variance would not be practicable.
17. The requirements of IDO Section 14-16-6-6(O)(3)(a) are satisfied.

DECISION:

APPROVAL WITH CONDITIONS of a variance of 2 ft to the required 20 ft front yard setback in an R-A zone.

CONDITIONS:

- a) Applicant must construct a wall or fence along the property line abounding Telesfor Sanchez Rd NW to prevent access from the Subject Property onto Telesfor Sanchez Rd NW.
- b) Any fence in the front yard of the Subject Property is prohibited.
- c) The Subject Property must adhere to all public safety requirements of the IDO and any subsequent approval of development applications regarding the Subject Property by the DHO, including without limitation that access to any fire hydrants be maintained.

APPEAL:

If you wish to appeal this decision, you must do so by December 21, 2023 pursuant to Section 14-16-6-4(V), of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed, or utilized.



Robert Lucero, Esq.
Zoning Hearing Examiner

cc:

ZHE File

Zoning Enforcement

Habitation Inc Holly Arroyo harroyox@gmail.com

Morgan L immortalight@gmail.com

Lou Turreta louturreta@gmail.com

Stephanie Demers, 1837 Telascore Sanchez RD NW, 87107

Laura Rice, 1833 Telascore Sanchez RD NW, 87107



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

Indigo Ridge Construction Inc. requests a variance of 1 ft to the required 10 ft side yard setback in an R-A zone for Lot 16, Ortiz – Raymond, located at 1825 Patrick PL NW, zoned R-A [Section 14-16-5-1(C)]

Special Exception No: **VA-2023-00284**
Project No: **Project#2023-006674**
Hearing Date: 11-21-23
Closing of Public Record: 11-21-23
Date of Decision: 12-06-23

On the 21st day of November, 2023, property owner Indigo Ridge Construction Inc. (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 1 ft to the required 10 ft side yard setback in an R-A zone (“Application”) upon the real property located at 1825 Patrick PL NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 1 ft to the required 10 ft side yard setback in an R-A zone.
2. The City of Albuquerque Integrated Development Ordinance, Section 14-16-6-6(O)(3)(a) (Variance-Review and Decision Criteria) reads: “... *an application for a Variance-ZHE shall be approved if it meets all of the following criteria:*
 - (1) *There are special circumstances applicable to the subject property that are not self-imposed and that do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid. Such special circumstances of the property either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property, or practical difficulties result from strict compliance with the minimum standards.*
 - (2) *The Variance will not be materially contrary to the public safety, health, or welfare.*
 - (3) *The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.*
 - (4) *The Variance will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.*
 - (5) *The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.”*
3. Applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence, pursuant to IDO Section 14-16-6-4(E)(3).
4. Applicant bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits as necessary, pursuant to IDO Section 14-16-6-4(E)(4).

5. Agent appeared at the ZHE hearing on this matter and gave evidence in support of the Application.
6. Applicant established that the proper "Notice of Hearing" signage was posted for the required time period.
7. Applicant established that all property owners and neighborhood association entitled to notice were notified of the Application.
8. Applicant established that proper notice was provided pursuant to IDO requirements.
9. Applicant has authority to pursue this Application.
10. The subject property is currently zoned R-A.
11. Based on evidence submitted by or on behalf of Applicant, it appears that there are special circumstances applicable to the Subject Property that are not self-imposed and that do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid, as required by Section 14-16-6-6(O)(3)(a)(1). Specifically, Applicant confirmed in oral testimony and submitted evidence that, the Subject Property's layout based on historic platting and development under prior approval regimes, as well as the location of existing public and private improvements on site and on neighboring properties, create special circumstances. These special circumstances create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the Subject Property, because compliance with the minimum standards would not allow for the reasonably proposed request, which otherwise would comply the IDO.
12. Based on evidence submitted by or on behalf of Applicant, the variance will not be contrary to the public safety, health and welfare of the community as required by Section 14-16-6-6(O)(3)(a)(2). Specifically, evidence was submitted supporting that, if granted approval, the Applicant intends to construct the proposed project in a manner that is consistent with the IDO and the Development Process Manual (DPM). Neighbors raised concerns that the proposed variances would cause problems with access by the public and emergency services via dedicated rights of way and/or easements. Also, neighbors raised concerns that the development that would result of the proposed variances were granted would cause additional traffic on nearby private drive Telesfor Sanchez Rd. NW, located immediately north of the Subject Property. However, conditioning the approval of the Application on the following requirements would mitigate any potential negative impacts: (a) Applicant must construct a wall or fence along the property line abounding Telesfor Sanchez Rd NW to prevent access from the Subject Property onto Telesfor Sanchez Rd NW; (b) any fence in the front yard of the Subject Property is prohibited; and (c) the Subject Property must adhere to all public safety requirements of the IDO and any subsequent approval of development applications regarding the Subject Property by the DHO, including without limitation that access to any fire hydrants be maintained.
13. The City Traffic Engineer submitted a report stating no objection to the Application.
14. Based on evidence submitted by or on behalf of Applicant, the variance will not cause significant adverse material impacts on surrounding properties or infrastructure improvements in the vicinity as required by Section 14-16-6-6(O)(3)(a)(3). Specifically, the proposal is designed to be in harmony and consistency with prior approvals, what currently exists in the neighborhood, rights of way and infrastructure.

15. Based on evidence submitted by or on behalf of Applicant, the variance will not materially undermine the intent and purpose of the IDO or applicable zone district as required by Section 14-16-6-6(O)(3)(a)(4). Specifically, Applicant confirmed in written submittals that the intent of IDO will still be met in that the subject site will be in harmony with existing uses and the proposed variance would merely add to the useability of the site in line with prior development in the area.
16. The proposed variance is the minimum necessary to avoid extraordinary hardship or practical difficulties as required by Section 14-16-6-6(O)(3)(a)(5). Evidence supports that, any smaller variance would not be practicable.
17. The requirements of IDO Section 14-16-6-6(O)(3)(a) are satisfied.

DECISION:

APPROVAL WITH CONDITIONS of a variance of 2 ft to the required 20 ft front yard setback in an R-A zone.

CONDITIONS:

- a) Applicant must construct a wall or fence along the property line abounding Telesfor Sanchez Rd NW to prevent access from the Subject Property onto Telesfor Sanchez Rd NW.
- b) Any fence in the front yard of the Subject Property is prohibited.
- c) The Subject Property must adhere to all public safety requirements of the IDO and any subsequent approval of development applications regarding the Subject Property by the DHO, including without limitation that access to any fire hydrants be maintained.

APPEAL:

If you wish to appeal this decision, you must do so by December 21, 2023 pursuant to Section 14-16-6-4(V), of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed, or utilized.



Robert Lucero, Esq.
Zoning Hearing Examiner

cc:

ZHE File

Zoning Enforcement

Habitation Inc Holly Arroyo harroyox@gmail.com

Morgan L immortalight@gmail.com

Lou Turreta louturreta@gmail.com

Stephanie Demers, 1837 Telascore Sanchez RD NW, 87107

Laura Rice, 1833 Telascore Sanchez RD NW, 87107



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

Indigo Ridge Construction Inc. requests a variance of 7 ft to the required 25 ft rear yard setback in an R-A zone Lot 17, Ortiz – Raymond, located at 1825 Patrick PL NW, zoned R-A [Section 14-16-5-1(C)]

Special Exception No: **VA-2023-00285**
Project No: **Project#2023-006674**
Hearing Date: 11-21-23
Closing of Public Record: 11-21-23
Date of Decision: 12-06-23

On the 21st day of November, 2023, property owner Indigo Ridge Construction Inc. (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 7 ft to the required 25 ft rear yard setback in an R-A zone (“Application”) upon the real property located at 1825 Patrick PL NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 7 ft to the required 25 ft rear yard setback in an R-A zone.
2. The City of Albuquerque Integrated Development Ordinance, Section 14-16-6-6(O)(3)(a) (Variance-Review and Decision Criteria) reads: “... *an application for a Variance-ZHE shall be approved if it meets all of the following criteria:*
 - (1) *There are special circumstances applicable to the subject property that are not self-imposed and that do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid. Such special circumstances of the property either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property, or practical difficulties result from strict compliance with the minimum standards.*
 - (2) *The Variance will not be materially contrary to the public safety, health, or welfare.*
 - (3) *The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.*
 - (4) *The Variance will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.*
 - (5) *The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.”*
3. Applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence, pursuant to IDO Section 14-16-6-4(E)(3).
4. Applicant bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits as necessary, pursuant to IDO Section 14-16-6-4(E)(4).

5. Agent appeared at the ZHE hearing on this matter and gave evidence in support of the Application.
6. Applicant established that the proper "Notice of Hearing" signage was posted for the required time period.
7. Applicant established that all property owners and neighborhood association entitled to notice were notified of the Application.
8. Applicant established that proper notice was provided pursuant to IDO requirements.
9. Applicant has authority to pursue this Application.
10. The subject property is currently zoned R-A.
11. Based on evidence submitted by or on behalf of Applicant, it appears that there are special circumstances applicable to the Subject Property that are not self-imposed and that do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid, as required by Section 14-16-6-6(O)(3)(a)(1). Specifically, Applicant confirmed in oral testimony and submitted evidence that, the Subject Property's layout based on historic platting and development under prior approval regimes, as well as the location of existing public and private improvements on site and on neighboring properties, create special circumstances. These special circumstances create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the Subject Property, because compliance with the minimum standards would not allow for the reasonably proposed request, which otherwise would comply the IDO.
12. Based on evidence submitted by or on behalf of Applicant, the variance will not be contrary to the public safety, health and welfare of the community as required by Section 14-16-6-6(O)(3)(a)(2). Specifically, evidence was submitted supporting that, if granted approval, the Applicant intends to construct the proposed project in a manner that is consistent with the IDO and the Development Process Manual (DPM). Neighbors raised concerns that the proposed variances would cause problems with access by the public and emergency services via dedicated rights of way and/or easements. Also, neighbors raised concerns that the development that would result of the proposed variances were granted would cause additional traffic on nearby private drive Telesfor Sanchez Rd. NW, located immediately north of the Subject Property. However, conditioning the approval of the Application on the following requirements would mitigate any potential negative impacts: (a) Applicant must construct a wall or fence along the property line abounding Telesfor Sanchez Rd NW to prevent access from the Subject Property onto Telesfor Sanchez Rd NW; (b) any fence in the front yard of the Subject Property is prohibited; and (c) the Subject Property must adhere to all public safety requirements of the IDO and any subsequent approval of development applications regarding the Subject Property by the DHO, including without limitation that access to any fire hydrants be maintained.
13. The City Traffic Engineer submitted a report stating no objection to the Application.
14. Based on evidence submitted by or on behalf of Applicant, the variance will not cause significant adverse material impacts on surrounding properties or infrastructure improvements in the vicinity as required by Section 14-16-6-6(O)(3)(a)(3). Specifically, the proposal is designed to be in harmony and consistency with prior approvals, what currently exists in the neighborhood, rights of way and infrastructure.

15. Based on evidence submitted by or on behalf of Applicant, the variance will not materially undermine the intent and purpose of the IDO or applicable zone district as required by Section 14-16-6-6(O)(3)(a)(4). Specifically, Applicant confirmed in written submittals that the intent of IDO will still be met in that the subject site will be in harmony with existing uses and the proposed variance would merely add to the useability of the site in line with prior development in the area.
16. The proposed variance is the minimum necessary to avoid extraordinary hardship or practical difficulties as required by Section 14-16-6-6(O)(3)(a)(5). Evidence supports that, any smaller variance would not be practicable.
17. The requirements of IDO Section 14-16-6-6(O)(3)(a) are satisfied.

DECISION:

APPROVAL WITH CONDITIONS of a variance of 2 ft to the required 20 ft front yard setback in an R-A zone.

CONDITIONS:

- a) Applicant must construct a wall or fence along the property line abounding Telesfor Sanchez Rd NW to prevent access from the Subject Property onto Telesfor Sanchez Rd NW.
- b) Any fence in the front yard of the Subject Property is prohibited.
- c) The Subject Property must adhere to all public safety requirements of the IDO and any subsequent approval of development applications regarding the Subject Property by the DHO, including without limitation that access to any fire hydrants be maintained.

APPEAL:

If you wish to appeal this decision, you must do so by December 21, 2023 pursuant to Section 14-16-6-4(V), of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed, or utilized.



Robert Lucero, Esq.
Zoning Hearing Examiner

cc:

ZHE File

Zoning Enforcement

Habitation Inc Holly Arroyo harroyox@gmail.com

Morgan L immortalight@gmail.com

Lou Turreta louturreta@gmail.com

Stephanie Demers, 1837 Telascore Sanchez RD NW, 87107

Laura Rice, 1833 Telascore Sanchez RD NW, 87107



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

Indigo Ridge Construction Inc. requests a variance of 5 ft to the required 10 ft side yard setback in an R-A zone for Lot 17, Ortiz – Raymond, located at 1825 Patrick PL NW, zoned R-A [Section 14-16-5-1(C)]

Special Exception No: **VA-2023-00286**
Project No: **Project#2023-006674**
Hearing Date: 11-21-23
Closing of Public Record: 11-21-23
Date of Decision: 12-06-23

On the 21st day of November, 2023, property owner Indigo Ridge Construction Inc. (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 5 ft to the required 10 ft side yard setback in an R-A zone (“Application”) upon the real property located at 1825 Patrick PL NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 5 ft to the required 10 ft side yard setback in an R-A zone.
2. The City of Albuquerque Integrated Development Ordinance, Section 14-16-6-6(O)(3)(a) (Variance-Review and Decision Criteria) reads: “... *an application for a Variance-ZHE shall be approved if it meets all of the following criteria:*
 - (1) *There are special circumstances applicable to the subject property that are not self-imposed and that do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid. Such special circumstances of the property either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property, or practical difficulties result from strict compliance with the minimum standards.*
 - (2) *The Variance will not be materially contrary to the public safety, health, or welfare.*
 - (3) *The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.*
 - (4) *The Variance will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.*
 - (5) *The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.”*
3. Applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence, pursuant to IDO Section 14-16-6-4(E)(3).
4. Applicant bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits as necessary, pursuant to IDO Section 14-16-6-4(E)(4).

5. Agent appeared at the ZHE hearing on this matter and gave evidence in support of the Application.
6. Applicant established that the proper "Notice of Hearing" signage was posted for the required time period.
7. Applicant established that all property owners and neighborhood association entitled to notice were notified of the Application.
8. Applicant established that proper notice was provided pursuant to IDO requirements.
9. Applicant has authority to pursue this Application.
10. The subject property is currently zoned R-A.
11. Based on evidence submitted by or on behalf of Applicant, it appears that there are special circumstances applicable to the Subject Property that are not self-imposed and that do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid, as required by Section 14-16-6-6(O)(3)(a)(1). Specifically, Applicant confirmed in oral testimony and submitted evidence that, the Subject Property's layout based on historic platting and development under prior approval regimes, as well as the location of existing public and private improvements on site and on neighboring properties, create special circumstances. These special circumstances create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the Subject Property, because compliance with the minimum standards would not allow for the reasonably proposed request, which otherwise would comply the IDO.
12. Based on evidence submitted by or on behalf of Applicant, the variance will not be contrary to the public safety, health and welfare of the community as required by Section 14-16-6-6(O)(3)(a)(2). Specifically, evidence was submitted supporting that, if granted approval, the Applicant intends to construct the proposed project in a manner that is consistent with the IDO and the Development Process Manual (DPM). Neighbors raised concerns that the proposed variances would cause problems with access by the public and emergency services via dedicated rights of way and/or easements. Also, neighbors raised concerns that the development that would result of the proposed variances were granted would cause additional traffic on nearby private drive Telesfor Sanchez Rd. NW, located immediately north of the Subject Property. However, conditioning the approval of the Application on the following requirements would mitigate any potential negative impacts: (a) Applicant must construct a wall or fence along the property line abounding Telesfor Sanchez Rd NW to prevent access from the Subject Property onto Telesfor Sanchez Rd NW; (b) any fence in the front yard of the Subject Property is prohibited; and (c) the Subject Property must adhere to all public safety requirements of the IDO and any subsequent approval of development applications regarding the Subject Property by the DHO, including without limitation that access to any fire hydrants be maintained.
13. The City Traffic Engineer submitted a report stating no objection to the Application.
14. Based on evidence submitted by or on behalf of Applicant, the variance will not cause significant adverse material impacts on surrounding properties or infrastructure improvements in the vicinity as required by Section 14-16-6-6(O)(3)(a)(3). Specifically, the proposal is designed to be in harmony and consistency with prior approvals, what currently exists in the neighborhood, rights of way and infrastructure.

15. Based on evidence submitted by or on behalf of Applicant, the variance will not materially undermine the intent and purpose of the IDO or applicable zone district as required by Section 14-16-6-6(O)(3)(a)(4). Specifically, Applicant confirmed in written submittals that the intent of IDO will still be met in that the subject site will be in harmony with existing uses and the proposed variance would merely add to the useability of the site in line with prior development in the area.
16. The proposed variance is the minimum necessary to avoid extraordinary hardship or practical difficulties as required by Section 14-16-6-6(O)(3)(a)(5). Evidence supports that, any smaller variance would not be practicable.
17. The requirements of IDO Section 14-16-6-6(O)(3)(a) are satisfied.

DECISION:

APPROVAL WITH CONDITIONS of a variance of 2 ft to the required 20 ft front yard setback in an R-A zone.

CONDITIONS:

- a) Applicant must construct a wall or fence along the property line abounding Telesfor Sanchez Rd NW to prevent access from the Subject Property onto Telesfor Sanchez Rd NW.
- b) Any fence in the front yard of the Subject Property is prohibited.
- c) The Subject Property must adhere to all public safety requirements of the IDO and any subsequent approval of development applications regarding the Subject Property by the DHO, including without limitation that access to any fire hydrants be maintained.

APPEAL:

If you wish to appeal this decision, you must do so by December 21, 2023 pursuant to Section 14-16-6-4(V), of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed, or utilized.



Robert Lucero, Esq.
Zoning Hearing Examiner

cc:

ZHE File

Zoning Enforcement

Habitation Inc Holly Arroyo harroyox@gmail.com

Morgan L immortalight@gmail.com

Lou Turreta louturreta@gmail.com

Stephanie Demers, 1837 Telascore Sanchez RD NW, 87107

Laura Rice, 1833 Telascore Sanchez RD NW, 87107



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat / Major Amendment (Forms S & S1)	<input checked="" type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Waiver to DPM (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major - Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
APPEAL	<input type="checkbox"/> Extension of Vacation (Form V)
<input type="checkbox"/> Decision of DHO (Form A)	

BRIEF DESCRIPTION OF REQUEST

Request preliminary / final plat review of our minor subdivision to adjust the interior lot line between two existing lots to create two new lots. Also request a sidewalk waiver for Patrick Ave NW.

APPLICATION INFORMATION

Applicant/Owner: Holly Arroyo		Phone: 505-804-7939
Address: PO Box 93476		Email: harroyo@q.com
City: Albuquerque	State: NM	Zip: 87199
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050
Address: PO Box 44414		Email: cartesianryan@gmail.com
City: Rio Rancho	State: NM	Zip: 87174
Proprietary Interest in Site:	List <u>all</u> owners: Holly Arroyo, LLC // Dodeka LLC (Under REC)	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Lot 16 and 17	Block:	UPC Code: 101306138815340948 (Lot 16)
Subdivision/Addition: Land of Raymond Ortiz	MRGCD Map No.:	UPC Code: 101306138215540949 (Lot 17)
Zone Atlas Page(s): F-13-Z	Existing Zoning: R-A	Proposed Zoning
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 0.2831

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 1825 Patrick Place NW Between: Guadalupe Trail NW and: Rio Grande Blvd NW

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2022-006674 / PS-2022-00034 (Sketch); ZHE variances for November by client

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

Signature:	Date: October 17, 2023
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

_ MAJOR SUBDIVISION FINAL PLAT APPROVAL

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. 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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the two documentation sections in **bold** below.

PLAT DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S2 with all the submittal items checked/marked
- ___ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Proposed Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat.
- ___ 6) Design elevations & cross sections of perimeter walls
- ___ 7) Recorded Infrastructure Improvements Agreement

SUPPORTIVE DOCUMENTATION

- ___ 8) Letter of authorization from the property owner if application is submitted by an agent
- ___ 9) Letter describing and explaining the request
- ___ 10) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer
- ___ 11) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

_ SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. 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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

PLAT DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S2 with all the submittal items checked/marked
- ___ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Proposed Preliminary/Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat
- ___ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- ___ 7) Sidewalk Exhibit and/or cross sections of proposed streets
- ___ 8) Proposed Infrastructure List, if applicable

SUPPORTIVE DOCUMENTATION

- ___ 9) Letter of authorization from the property owner if application is submitted by an agent
- ___ 10) Letter describing, explaining, and justifying the request per the criteria in IDO 14-16-6-6(K)(3)
- ___ 11) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ 12) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer

PUBLIC NOTICE DOCUMENTATION

- ___ 13) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
- ___ 14) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

_ MINOR AMENDMENT TO PRELIMINARY PLAT

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S2 with all the submittal items checked/marked
- ___ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Letter of authorization from the property owner if application is submitted by an agent
- ___ 6) Proposed Amended Preliminary Plat and/or Grading and Drainage Plan
- ___ 7) Original Preliminary Plat and/or Grading and Drainage Plan
- ___ 8) Infrastructure List, if applicable
- ___ 9) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

FORM V2: WAIVER - DHO

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

_ SIDEWALK WAIVER

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. 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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

WAIVER DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form V2 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Scale drawing showing the location of the proposed waiver, as applicable

SUPPORTIVE DOCUMENTATION

- ___ 5) Letter of authorization from the property owner if application is submitted by an agent
- ___ 6) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(P)(3)
- ___ 7) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

PUBLIC NOTICE DOCUMENTATION

- ___ 8) Proof of a Pre-Submittal Neighborhood Meeting per IDO 14-16-6-4(C)
 - ___ 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 or held, copy of sign-in sheet and meeting notes
- ___ 9) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives

___ 10) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

_ WAIVER - IDO

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. 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 online resources such as Dropbox or FTP. The PDF shall be organized in the number order below. Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

WAIVER DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form V2 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Scale drawing showing the location of the proposed waiver, as applicable

SUPPORTIVE DOCUMENTATION

- ___ 5) Letter of authorization from the property owner if application is submitted by an agent
- ___ 6) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(P)(3)
- ___ 7) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

PUBLIC NOTICE DOCUMENTATION

- ___ 8) Proof of a Pre-Submittal Neighborhood Meeting per IDO 14-16-6-4(C)
 - ___ 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 or held, copy of sign-in sheet and meeting notes
- ___ 9) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
- ___ 10) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

_ WAIVER – DPM (MUST BE HEARD WITH SUBDIVISION ACTION)

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. 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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

WAIVER DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form V2 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Scale drawing showing the location of the proposed waiver, as applicable

SUPPORTIVE DOCUMENTATION

- ___ 5) Letter of authorization from the property owner if application is submitted by an agent
- ___ 6) Letter describing, explaining, and justifying the request per the criteria in DPM – Chapter 2
- ___ 7) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

PUBLIC NOTICE DOCUMENTATION

- ___ 8) Sign Posting Agreement – **this step is not required if waiver is to be heard with a minor subdivision plat**
- ___ 9) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by the Planning Department - **this step is not required if waiver is to be heard with a minor subdivision plat**
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
 - ___ Proof of first class mailing to affected Neighborhood Association representatives and property owners within 100 feet – **this step is not required if waiver is to be heard with a minor subdivision plat**
- ___ 10) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

FORM S: PRE-APPROVALS/SIGNATURES

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal Description & Location: Lot 17 and Westerly Portion of Lot 16, Land of Raymond Ortiz
located at 1825 Patrick Place NW

Job Description: Prelim. / Final Minor Subdivision Plat to adjust interior lot line between two existing lots.
DHO Right-of-Way Width Determination [PR-2022-006674]

Hydrology:

- Grading and Drainage Plan Approved NA
- AMAFCA Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA
- MRGCD Approved NA

 8/31/2023
 Hydrology Department Date


Transportation:

- Traffic Circulations Layout (TCL) Approved NA
- Traffic Impact Study (TIS) Approved NA
- Neighborhood Impact Analysis (NIA) Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA

 8/31/2023
 Transportation Department Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement/Serviceability Letter Approved NA
- ABCWUA Development Agreement Approved NA
- ABCWUA Service Connection Agreement Approved NA

 9/25/2023
 ABCWUA Date

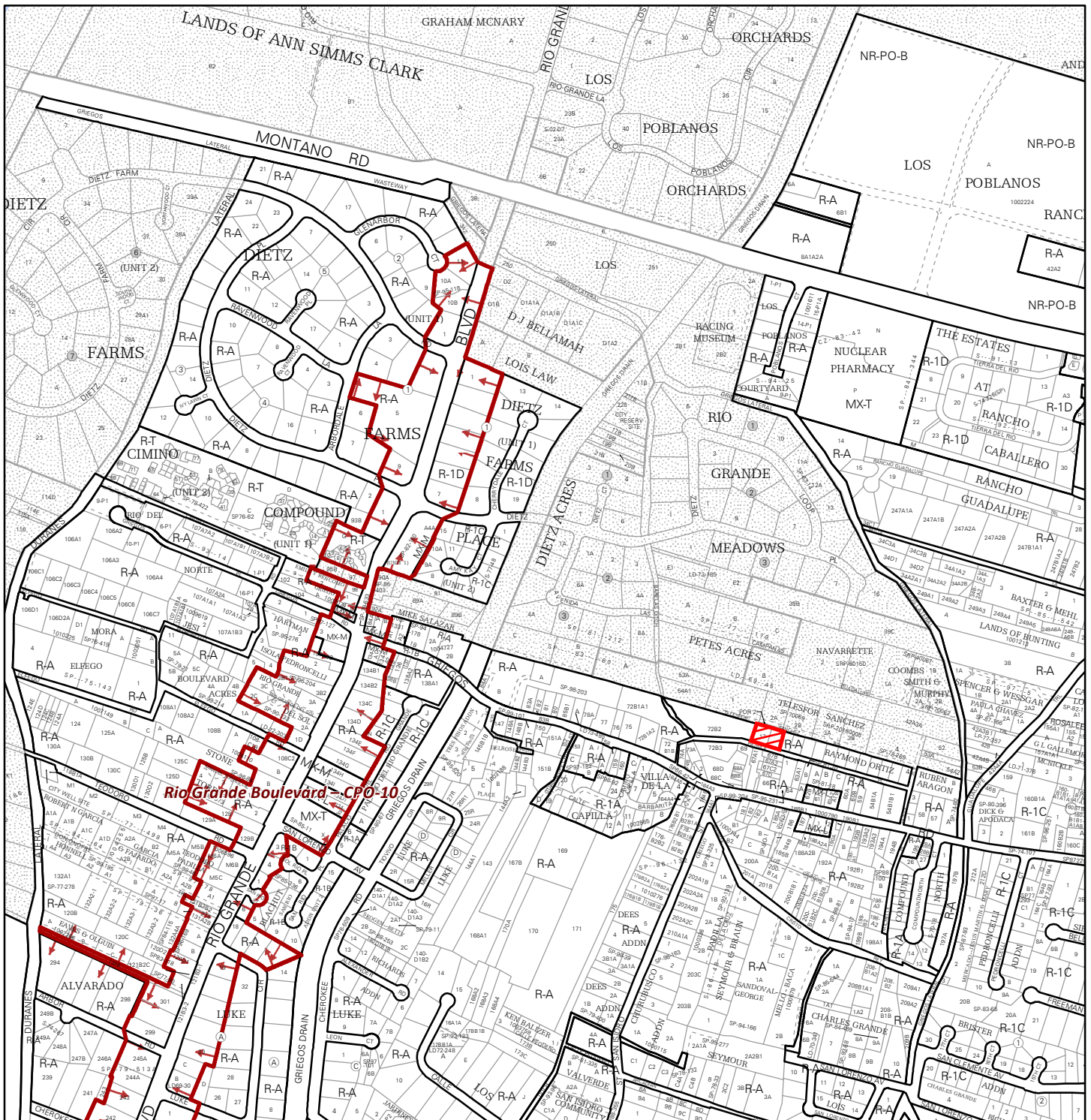
- Infrastructure Improvements Agreement (IIA*) Approved
- AGIS (DXF File) Approved
- Fire Marshall Signature on the plan Approved

Signatures on Plat

- Owner(s) Yes
- City Surveyor Yes
- AMAFCA** Yes NA
- NM Gas** Yes
- PNM** Yes
- COMCAST** Yes
- MRGCD** Yes NA


* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

** Signatures required for **Final Plat** application and not required for **Preliminary Plat** application



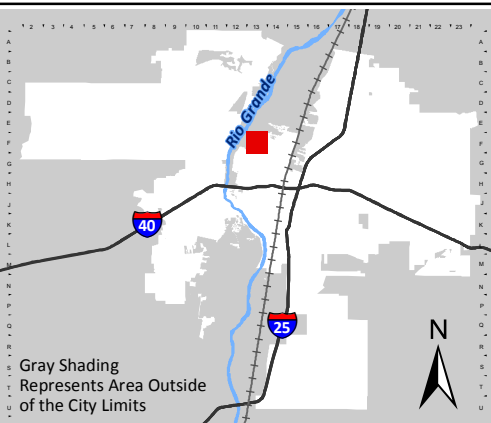
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









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-13-Z



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

Feet
0 250 500 1,000

**Plat for
Lots 16-A and 17-A,
Land of Raymond Ortiz
Being Comprised of
Lot 17 and W'ly portion of Lot 16,
Lands of Raymond Ortiz
City of Albuquerque
Bernalillo County, New Mexico
July 2023**

DHO Determination from Right-of-Way Width Note

THIS PROPERTY ADJOINS AN EXISTING 25 FOOT RIGHT OF WAY PATRICK PLACE NW, WHICH IS DEFICIENT OF THE CITY REQUIRED 48 FOOT WIDTH FOR A LOCAL URBAN STREET, PER DPM STANDARDS. A DETERMINATION FROM THE DEVELOPMENT HEARING OFFICER (DHO) WAS GRANTED FROM THIS STANDARD ON _____, 2023.

ZHE Variance Notes

A VARIANCE FROM IDO STANDARDS, PERMITTING A VARIANCE OF 1.60 FEET FROM THE REQUIRED 10-FOOT TOTAL SIDE YARD SETBACK OF PROPOSED LOT 16-A, WAS APPROVED BY THE ZONING HEARING EXAMINER UNDER VA-2023-00??? ON _____, 2023.

A VARIANCE FROM IDO STANDARDS, PERMITTING A VARIANCE OF 18.97 FEET FROM THE REQUIRED 75-FOOT LOT WIDTH MINIMUM FOR PROPOSED LOT 16-A, WAS APPROVED BY THE ZONING HEARING EXAMINER UNDER VA-2023-00??? ON _____, 2023.

A VARIANCE FROM IDO STANDARDS, PERMITTING A VARIANCE OF 4114 SQUARE FEET FROM THE REQUIRED 10,890 SQUARE FOOT TOTAL LOT SIZE FOR PROPOSED LOT 16-A, WAS APPROVED BY THE ZONING HEARING EXAMINER UNDER VA-2023-00??? ON _____, 2023.

A VARIANCE FROM IDO STANDARDS, PERMITTING A VARIANCE OF 4114 SQUARE FEET FROM THE REQUIRED 10890 SQUARE FOOT TOTAL LOT SIZE FOR PROPOSED LOT 17-A, WAS APPROVED BY THE ZONING HEARING EXAMINER UNDER VA-2023-00??? ON _____, 2023.

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

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.

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.

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.


Cable TV 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, change, move, replace, modify, renew, operate and maintain facilities for purposes described herein, 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 and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes that 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 located or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of the National Electrical Safety Code by construction of pools, decking, or any structures located on or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet from the center of transformer/switchgear doors and five (5) feet on each side.

Notwithstanding to whom this plat is recorded, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) do not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights that may have been granted by prior plat, replat or other document and which are shown on this plat.

Free Consent

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

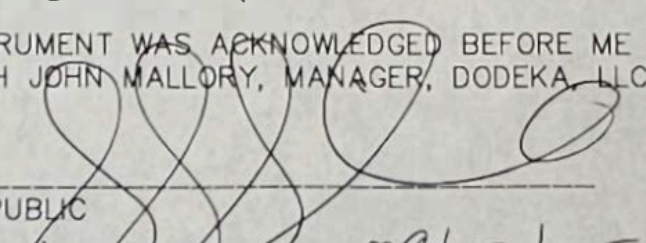


KEITH JOHN MALLORY, MANAGER
DODEKA, LLC, SELLER BY REAL ESTATE CONTRACT
DATE 8-7-2023

STATE OF NEW MEXICO }
COUNTY OF Sandoval } SS

STATE OF NEW MEXICO
NOTARY PUBLIC
MONICA JARAMILLO
COMMISSION # 1135421
COMMISSION EXPIRES 09/07/2025


THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 08/07, 2023
BY: KEITH JOHN MALLORY, MANAGER, DODEKA, LLC

BY: 

NOTARY PUBLIC
MY COMMISSION EXPIRES 09/07/25

Free Consent

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

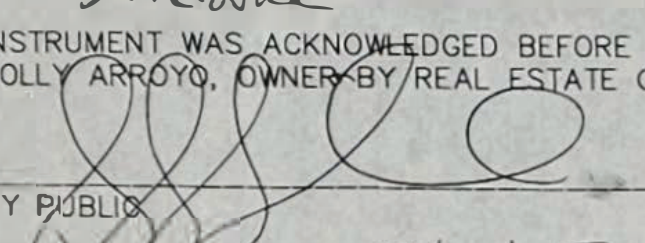


HOLLY ARROYO, OWNER BY REAL ESTATE CONTRACT
DATE 8-7-2023

STATE OF NEW MEXICO }
COUNTY OF Sandoval } SS

STATE OF NEW MEXICO
NOTARY PUBLIC
MONICA JARAMILLO
COMMISSION # 1135421
COMMISSION EXPIRES 09/07/2025

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 08/07, 2023
BY: HOLLY ARROYO, OWNER BY REAL ESTATE CONTRACT

BY: 

NOTARY PUBLIC
MY COMMISSION EXPIRES 09/07/25

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Easement Notes

- 1 EXISTING 20' PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF LOTS 1-4, TELESFOR SANCHEZ (5/19/1978, C13-103) WITH ROADWAY MAINTENANCE AGREEMENT BETWEEN THE OWNERS OF LOTS 1, 2, 3 AND 4, TELESFOR SANCHEZ (3/22/2004, BK. A74, PG. 7406, DOC. NO. 2004037516) AND ALSO 20' ACCESS, PUBLIC WATER AND SEWER EASEMENT (6/6/2005, BK. A97, PG. 9709, DOC. NO. 2005079947) AND (2/2/2005, BK. A91, PG. 6027, DOC. NO. 500516086)
- 2 EXISTING 20' PUBLIC WATER & SEWER EASEMENT (10/01/2007, 2007C-282)
- 3 EXISTING 30' PRIVATE ACCESS EASEMENT BENEFITING TRACTS 2-A & 2-B AND ADJACENT PROPERTIES, MAINTAINED BY THE OWNERS OF LOTS 2-A & 2-B [20' GRANTED BY PLAT (5/19/1978, C13-103) AND 10' GRANTED BY PLAT (10/01/2007, 2007C-282)]
- 4 EXISTING 14' PRIVATE UTILITY EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS 53-A-1 AND 54-A-1 (NOW LOTS 1, 2-A, 2-B, TELESFOR SANCHEZ) (5/12/1995, BK. 95-11, PG. 6239, DOC. NO. 95047655)
- 5 EXISTING 10' GAS EASEMENT (4/27/1982, BK. MISC. 926, PG. 133, DOC. NO. 8221750)
- 6 EXISTING 14' PRIVATE ROADWAY AND ACCESS EASEMENT BENEFITING LOTS 2-A AND 2-B, TELESFOR SANCHEZ, (5/21/1982, BK. 163-A, PG. 195, DOC. NO. 8226991) AND AS A PRIVATE INGRESS/EGRESS EASEMENT BENEFITING LOTS 2-A AND 2-B, AND MAINTAINED BY THE OWNERS OF SAID LOTS (12/20/2021, DOC. NO. 2021147932) AND REFILED (11/17/2022, DOC. NO. 2022100109)
- 7 EXISTING 15' ROAD EASEMENT (11/25/1980, MRGCD REC. NO. 31-0020)
- 8 EXISTING 30' PUBLIC SEWER AND PUBLIC WATER EASEMENT (10/1/2007, 2007C-202)
- 9 EXISTING 10' GAS EASEMENT (6/20/1973, BK. MISC. 318, PG. 142-143, DOC. NO. 57989)
- 10 5' PUBLIC WATER METER EASEMENT GRANTED WITH THE FILING OF THIS PLAT

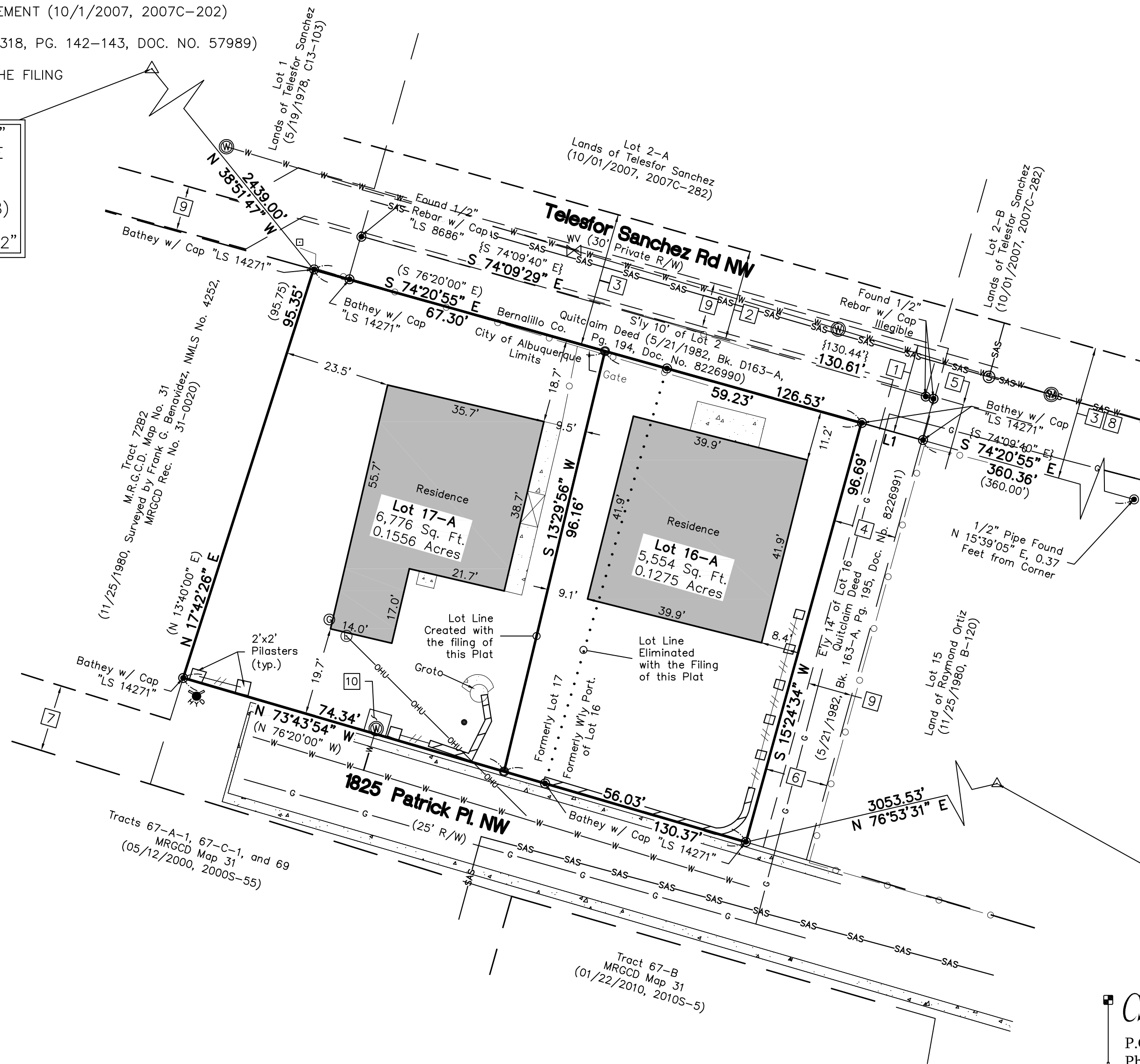
Site Sketch for Lots 16-A and 17-A, Land of Raymond Ortiz Being Comprised of Lots 17 and W'ly portion of Lot 16, Land of Raymond Ortiz City of Albuquerque Bernalillo County, New Mexico July 2023

Legend

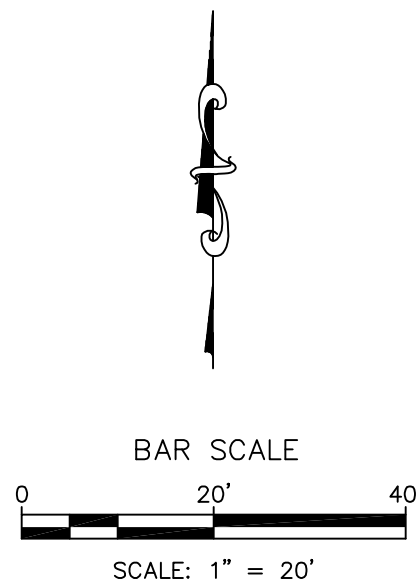
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (10/28/1948, B-120)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▭	CONCRETE
▨	BLOCK WALL
—○—	CHAINLINK FENCE
—//—	WOOD FENCE
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
↪	ANCHOR
⊙	ELECTRIC METER
⊙	GAS METER
⊙	WATER METER
⊙	FIRE HYDRANT
⊙	SANITARY SEWER MANHOLE
—G—	UNDERGROUND GAS UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE

ACS Monument "14_F13"
NAD 1983 CENTRAL ZONE
X=1515687.389*
Y=1506751.047*
Z=4975.508* (NAVD 1988)
G-G=0.999683724
Mapping Angle=-0°14'24.52"
* U.S. Survey Feet

Line #	Direction	Length (ft)
L1	S 74°20'55" E	14.00'
L2	N 16°16'06" E	5.00'
L3	S 73°43'54" E	5.00'
L4	N 16°16'06" E	5.00'



ACS Monument "DOUGLAS"
NAD 1983 CENTRAL ZONE
X=1520286.421*
Y=1505417.495*
Z=4975.078* (NAVD 1988)
G-G=0.999682452
Mapping Angle=-0°13'52.53"
* U.S. Survey Feet



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
cartesianbrian@gmail.com

Keith J. Mallory, Manager
Dodeka, LLC
2717 San Mateo Blvd NE
Albuquerque, NM 87199

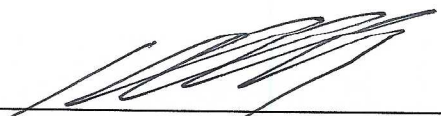
City of Albuquerque
600 2nd Street NW,
Albuquerque, NM 87102

RE: Letter of Authorization for Subdivision Plat

To whom it may concern,

I, Keith John Mallory, manager of Dodeka, LLC, do hereby give authorization to Cartesian Surveys Inc. to submit the preliminary/final plat for the proposed subdivision of Lot 17 and the westerly portion of Lot 16 of Land of Raymond Ortiz, located at 1825 Patrick Place NW, south of Telesfor Sanchez Road NW. The agent shall have the authority to submit any necessary documents for the subdivision platting action, vacation of easements or any deviations, waivers, or certificates associated with the project.

Thank You,



Keith J. Mallory, Manager
Dodeka, LLC

8-29-23

Date

Holly Arroyo
PO Box 92035
Albuquerque, NM 87199

City of Albuquerque
600 2nd Street NW,
Albuquerque, NM 87102

RE: Letter of Authorization for Subdivision Plat

To whom it may concern,

I, Holly Arroyo, do hereby give authorization to Cartesian Surveys Inc. to submit the preliminary/final plat for the proposed subdivision of Lot 17 and the westerly portion of Lot 16 of Land of Raymond Ortiz, located at 1825 Patrick Place NW, south of Telesfor Sanchez Road NW. The agent shall have the authority to submit any necessary documents for the subdivision platting action, vacation of easements or any deviations, waivers, or certificates associated with the project.

Thank You,


Holly Arroyo

8-29-2023
Date

CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

October 3, 2023

Development Hearing Officer
City of Albuquerque

Re: Justifications of DHO Determinations regarding Right-of-Way Width for 1825 Patrick Avenue NW, frontage of Proposed Lot 16-A and 17-A, Land of Raymond Ortiz

Development Hearing Officers and DFT Staff:

Cartesian Surveys is acting as an agent for Holly Arroyo, and we request a preliminary / final plat review of our minor subdivision to adjust the interior lot line between two existing lots, being Lots 16 and 17, of Land of Raymond Ortiz, to create two new lots. The properties are both developed as residences, and are located at 1825 Patrick Place NW. The property is currently zoned as R-A (Rural and Agricultural).

A sketch plat review for this replat was held on March 9, 2022 under PR-2022-006674 / PS-2022-00034, which highlighted issues with the sidewalk and right-of-way width related to Patrick Place NW. So, we request a determination to allow the existing 25.0- foot right-of-way, a local urban street. See below for justification of right-of-way width.

Administrative Decision request to allow existing 25-foot right-of-way width of Patrick Avenue NW

The IDO section for determination from right-of-way width requirements, section 6-6(P)(3)(b) and 6-6(P)(3)(j), needs justification that the public welfare does not require the prescribed 48-foot right-of-way, is the right-of-way is in character at 25 feet for this area of mixed development agricultural and residential neighborhoods at the margins with Bernalillo County. Accepting this determination would maintain the cohesion of the roadway pathing for the area and neighborhood. The roadway dead ends into a privately held track with a 15-foot road easement that is not currently utilized.

So, per 6-6(P)(3)(a) widening of the right-of-way at only this location would not be desirable and would harm the public welfare as it would require substantial relocations and adjustments to public utility items (utility poles, fire hydrants, etc.). The right-of-way widening would also demolish the charming cobblestone wall for the subject property or the vegetation covered fencing and walls of neighboring properties.

So, we ask that the right-of-way width requirements of Patrick Avenue NW to be determined as non-desirable in our property's case.

Thank you for your time and consideration. Ryan Mulhall

CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

October 17, 2023

Development Hearing Officer
City of Albuquerque

Re: Justifications of DHO Sidewalk Waiver for 1825 Patrick Avenue NW, frontage of Proposed Lot 16-A and 17-A, Land of Raymond Ortiz

Development Hearing Officers and DFT Staff:

Cartesian Surveys is acting as an agent for Holly Arroyo, and we request a preliminary / final plat review of our minor subdivision to adjust the interior lot line between two existing lots, being Lots 16 and 17, of Land of Raymond Ortiz, to create two new lots. The properties are both developed as residences, and are located at 1825 Patrick Place NW. The property is currently zoned as R-A (Rural and Agricultural).

A sketch plat review for this replat was held on March 9, 2022 under PR-2022-006674 / PS-2022-00034, which highlighted issues with the sidewalk and right-of-way width related to Patrick Place NW. So, we request a determination to allow the existing 25.0- foot right-of-way, a local urban street. See below for justification of right-of-way width.

Sidewalk Waiver request for frontage of existing Patrick Avenue NW right-of-way

6-6(P)(3) Review and Decision Criteria: An application for a Waiver – DRB shall be approved if it complies with the following criteria:

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

1. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, watercourses, natural topographic features, manmade obstructions, or utility lines.
2. The area or site has been recognized as having historical, archeological, and/or architectural significance by the City, State, or federal government, and a Waiver is needed and appropriate to maintain such historical, archeological, and/or architectural significance.
3. The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.
4. Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in the design of a subdivision, in accordance with accepted principles of site planning.

Applicant Response: Criterion #1, 3 and 4 all applies to the requested sidewalk waiver. The waiver from sidewalks is necessary given the public and private improvements along both sides of the 25-foot right-of-way. The marginal location and historic development of this site has meant that little pedestrian use of the area was needed or provided for throughout the surrounding area. Finally, our waiver request comes on the back of a right-of-way determination request for deficient right-of-way width on this dead-ending street. So, we feel given the development patterns and connectivity needs for the area, a waiver from sidewalk construction can and should be granted.

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

Applicant Response: The requested waiver from construction of 5-foot sidewalks will not be contrary to public health and safety, as the right of way has very little public use beyond offering access for public owners to their properties. The right-of-way dead ends and there are buildups of weeds and debris showing there is no active foot or vehicular traffic past the ending of pavement.

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

Applicant Response: The requested sidewalk waiver does not come at the cost of adjoining lots, as the roadway dead-ends to the west and there is no sidewalk along the rest of the local street to the east.

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

Applicant Response: The sidewalk waiver would not hinder future planning and building of the right-of-way, as there is already a great deal of public infrastructure within the right-of-way in this location. There are public easements elsewhere on the site as well ensuring utilities are provided for, and there are other lot dimensional standards this site is requiring determinations and variances for which would make changes to the right-of-way disproportionately burdensome to these lots.

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

Applicant Response: The requested waiver from sidewalk widening 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 area has long been in this condition as a rural and agricultural area, where there is reduced need for sidewalks for necessary connectivity by the public and private citizens.

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

Applicant Response: Criterion (f) does not apply, as the subject property is not in the 100-year Floodplain (due to Levee).

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

Applicant Response: The requested sidewalk Waivers will not materially undermine the intent of the IDO to “encourage efficient and connected transportation and circulation systems for motor vehicles, bicycles, and pedestrians” or the R-A zone “to provide for low-density single-family residences and limited agricultural uses, generally on lots of ¼ acre or larger, as well as limited civic and institutional uses to serve the surrounding residential area.”

The Waiver does not impinge on the rural connectivity this area and the IDO seeks to provide. There are a number of roadways for these neighborhoods which take the place of less dense but wider and more developed roadways for other zone areas nearer to the core of the city.

6-6(P)(3)(h) The Waiver does not allow a lot or type of development that does not meet

the applicable Development Standards for the zone district where the lot is located, unless a deviation to such standards is within the thresholds established by Subsection 14-16-6-4(P) (Deviations) and is granted by the DRB as part of this approval.

Applicant Response: The proposed subdivision and existing development is allowed in the R-A zone. The approval for sidewalk waiver will not affect the existing development or intended renovations to the existing residences in the future.

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

Applicant Response: The requested sidewalk waiver is the minimum necessary to provide redress. The waiver allows flexibility from the standards, which the neighborhood was build and developed prior to.

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

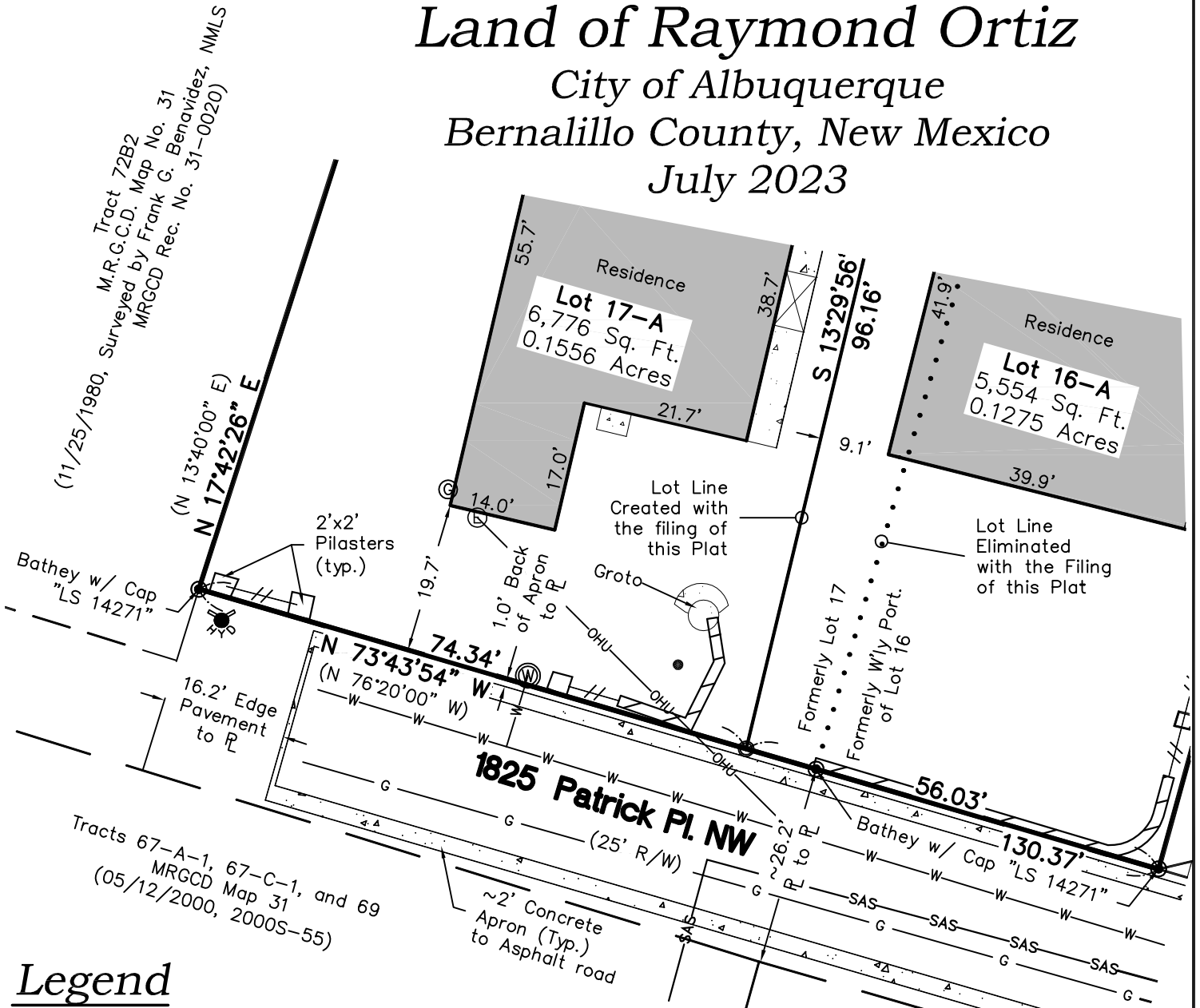
Applicant Response: The requested sidewalk waiver is for an area of very low intensity and does not have a sidewalk system nearby to connect to.

Thank you for your time and consideration. Ryan Mulhall

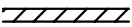

Exhibit for SW Waiver

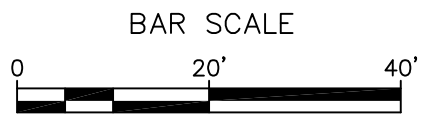
Proposed Lots 16-A and 17-A, Land of Raymond Ortiz

City of Albuquerque
Bernalillo County, New Mexico
July 2023



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (10/28/1948, B-120)
	STONE WALL
	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



SCALE: 1" = 20'

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

1825 Patrick Pl NW



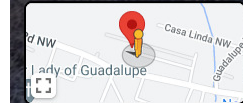
1817 Patrick Pl NW

Albuquerque, New Mexico

Google Street View

Jan 2023

See more dates



Google

See sheet 5 for action 20:
PR-2022-006674
1825 Patrick Place NW



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

March 9, 2022

- 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:

Join Zoom Meeting:

<https://cabq.zoom.us/j/87343378656> (Place mouse over hyperlink, right-click, choose "open hyperlink")

Meeting ID: 873 4337 8656

By phone +1 346 248 7799 or Find your local number: <https://cabq.zoom.us/u/kbwYcrykqA>

MAJOR CASES & ASSOCIATED MINORS

- 1. **PR-2021-006307**
SI-2022-00327 – SITE PLAN

CONSENSUS PLANNING INC./JACQUELINE FISHMAN agent for **LEGACY DEVELOPMENT & MANAGEMENT LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 6,7 AND 26A BLOCK 25 TRACT A UNIT B, NORTH ALBUQUERQUE ACRES** zoned **MX-L**, located on **GLENDALE AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE** containing approximately **3.77** acre(s). **(B-18)**

PROPERTY OWNERS: SMI ABQ ASSETS LLC DBA DANIELS FUNERAL SERVICES

REQUEST: SITE PLAN FOR 120-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

2. [PR-2021-006307](#)
[SI-2022-00034](#) – PRELIMINARY/FINAL
PLAT
[SI-2022-00035](#) – VACATION OF PRIVATE
EASEMENT
- CARTESIAN SURVEY'S INC. agent for LEGACY DEVELOPMENT & MANAGEMENT LLC requests the aforementioned action(s) for all or a portion of: **LOTS 6,7 AND 26A BLOCK 25 TRACT A UNIT B, NORTH ALBUQUERQUE ACRES** zoned **MX-L**, located on **GLENDAL AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE** containing approximately **3.9970** acre(s). **(B-18)**

PROPERTY OWNERS: : SMI ABQ ASSETS LLC DBA DANIELS FUNERAL SERVICES
REQUEST: ELIMINATE INTERIOR LOT LINES OF 3 EXISTING LOTS TO CREATE ONE NEW LOT, VACATE A PORTION OF AN EXISTING PRIVATE EASEMENT/ GRANT EASEMENTS

3. [PR-2021-006258](#)
[SI-2022-00057](#) – SITE PLAN
- TIERRA WEST, LLC agent for BRUNACINI DEVELOPMENT LTD CO requests the aforementioned action(s) for all or a portion of: **TRA-1-A A-2 A, JOURNAL CENTER PHASE 2, UNIT 2** zoned **NR-BP**, located on **RUTLEDGE ST NE between RUTLEDGE RD NE and BARTLETT ST NE** containing approximately **4.7483** acre(s). **(D-16, D-17)** *[Deferred from 2/2/22, 2/16/22, 3/2/22]*

PROPERTY OWNERS: BRUNACINI DEVELOPMENT LTD CO
REQUEST: DRB SITE PLAN

4. [PR-2021-006258](#)
[SD-2022-00005](#) – PRELIMINARY/FINAL
PLAT
- CSI – CARTESIAN SURVEYS, INC. agent for BRUNACINI DEVELOPMENT LTD CO. requests the aforementioned action(s) for all or a portion of: **TRACT A-1-A, A-2-A, UNIT 2, JOURNAL CENTER PHASE 2** zoned **NR-BP**, located on **RUTLEDGE ST NE between RUTLEDGE RD NE and BARTLETT ST NE** containing approximately **4.7483** acre(s). **(D-16 & D-17)** *[Deferred from 1/19/22, 2/2/22, 2/16/22, 3/2/22]*

PROPERTY OWNERS: BRUNACINI DEVELOPMENT LTD CO.
REQUEST: CREATE ONE NEW TRACT FROM TWO EXISTING PORTIONS OF TRACTS

MAJOR CASES

5. [PR-2019-002042](#)
[SD-2022-00020](#) – PRELIMINARY PLAT
- CSI – CARTESIAN SURVEY'S INC. agent for SOLARE COLLEGIATE FOUNDATION requests the aforementioned action(s) for all or a portion of: **12-B-1-A and 12-B-1-B, EL RANCHO GRANDE 1** zoned **MX-M**, located at **8801 GIBSON BLVD SW between 98TH ST SW and BARBADOS AVE SW** containing approximately **10.9989** acre(s). **(M-9)**

PROPERTY OWNERS: SOLARE COLLEGIATE FOUNDATION
REQUEST: MAJOR PRELIMINARY PLAT

-
6. [PR-2022-006497](#)
SD-2022-00022 – VACATION OF RIGHT-OF-WAY
- CONSENSUS PLANNING INC./JACQUELINE FISHMAN** agent for **LEGACY DEVELOPMENT & MANAGEMENT LLC** requests the aforementioned action(s) for all or a portion of: **LOT 2 BLOCK 4B, SUNPORT PARK** zoned **NR-BP**, located on **1500 SUNPORT PL SE between SUNPORT PLACE and SUNPORT BLVD** containing approximately **0.3598** acre(s). **(M-15)**
- PROPERTY OWNERS:** AIRPORT HOSPITALITY LLC C/O LEGACY HOSPITALITY LLC
REQUEST: VACATION OF 15,672 PORTION OF SUNPORT BLVD RIGHT OF WAY
-
7. [PR-2022-006497](#)
SI-2022-00124 – SITE PLAN
- CONSENSUS PLANNING INC.** agent for **FAIZEL KASSAM** requests the aforementioned action(s) for all or a portion of **LOT 2 BLOCK 4B, SUNPORT PARK SUBDIVISION**, zoned **NR-BP**, located on **1500 SUNPORT PL NE** containing approximately **1.2115** acre(s). **(M-15)** *[Deferred from 2/9/22]*
- PROPERTY OWNERS:** AIRPORT HOSPITALITY LLC C/O LEGACY HOSPITALITY LLC
REQUEST: SITE PLAN for HOTEL DEVELOPMENT
-
8. [PR-2021-005984](#)
SD-2022-00014 – VACATION OF RIGHT OF WAY
- JAG PLANNING & ZONING, LLC/JUANITA GARCIA** agent for **VICTOR WUAMETT/HERREN-OPHIR** requests the aforementioned action(s) for all or a portion of: **LOT B-1, LOT A-1 & LOT 11 BLOCK 9, RIDGE PARK ADDITION** zoned **MX-L**, located at **2109-2111 SAN MATEO BLVD NE between INDIAN SCHOOL NE and HAINES NE** containing approximately **0.4017** acre(s). **(J-17)**
- PROPERTY OWNERS:** HERRIN-OPHIR LLC
REQUEST: VACATE A PORTION OF SAN MATEO BOULEVARD
-
9. [PR-2021-005628](#) IDO 2020
SD-2021-00214 – PRELIMINARY PLAT
- BOHANNAN HUSTON INC.** agent for **MDS INVESTMENTS, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT A-1-A-1-A, MESA DEL SOL INNOVATION PARK** zoned **PC**, located on **UNIVERSITY BLVD SE between STRYKER RD and UNIVERSITY BLVD** containing approximately **1598.6338** acre(s). **(R-14, S-14-17, T-15-17)** *[Deferred from 11/17/21, 12/8/21, 12/15/21, 1/5/22, 1/12/22, 2/2/22, 2/9/22, 3/2/22]*
- PROPERTY OWNERS:** MDS INVESTMENTS, LLC
REQUEST: PRELIMINARY PLAT AND BULK LAND PLAT FOR FUTURE TRACT N AND THE RE-PLAT OF TRACT A-1-A1-A TO DEDICATE RIGHT OF WAY FOR MESA DEL SOL TOWN CENTER.
-

10. [PR-2021-006336](#)
[SI-2021-02091](#) – SITE PLAN
- TIERRA WEST, LLC - VINCE CARRICA agent for DENNIS ROMERO requests the aforementioned action(s) for all or a portion of: **LOT 1, BLOCK 3 TOWN OF ATRISCO GRANT** zoned **NR-BP**, located on **10320 CENTRAL AVE SW between CENTRAL AVE and SUNSET GARDENS** containing approximately **4.0** acre(s). **(L-08)** [Deferred from 1/5/22, 1/19/22, 1/26/22, 3/2/22]
- PROPERTY OWNERS:** DENNIS ROMERO
REQUEST: DRB SITE PLAN FOR SELF STORAGE FACILITY
-

MINOR CASES

11. [PR-2019-003092](#)
[SD-2022-00009](#) – PRELIMINARY/FINAL PLAT
- TIERRA WEST, LLC agent for SWCW LLC requests the aforementioned action(s) for all or a portion of: **LOT 9-A REPLAT OF LOTS 9 & 10, BLOCK 32, RIDGECREST ADDITION** zoned **MX-M**, located at **1425 SAN MATEO BLVD between SAN MATEO BLVD and GIBSON BLVD** containing approximately **.28** acre(s). **(L-17)** [Deferred from 2/2/22, 2/16/22, 3/2/22]
- PROPERTY OWNERS:** SWCW LLC
REQUEST: MINOR PRELIMINARY/FINAL PLAT REVIEW
-
12. [PR-2019-002663](#)
[\(1009082\)](#)
[SD-2020-00193](#) – PRELIMINARY/FINAL PLAT
[VA-2020-00377](#) - WAIVER TO IDO
(Sketch Plat 8/12/20)
- CONSENSUS PLANNING INC.** agent(s) for **GROUP II U26 VC, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT 1 BLOCK 2 UNIT 26, VOLCANO CLIFFS SUBDIVISION**, zoned **MX-L** located on **KIMMICK DR NW between PASEO DEL NORTE and ROSA PARKS RD NW**, containing approximately **15.7217** acre(s). **(C-11)** [Deferred from 12/2/20, 1/13/21, 6/9/21, 12/8/21]
- PROPERTY OWNERS:** GROUP II U26 VC, LLC
REQUEST: MINOR SUBDIVISION PLAT TO SPLIT LOT TO MATCH EPC APPROVED ZONE BOUNDARY. BULK LAND WAIVER TO DEFER INFRASTRUCTURE TO FUTURE PLATTING/SITE PLAN ACTIONS.
-
13. [PR-2022-006500](#)
[SD-2022-00032](#) – PRELIMINARY/FINAL PLAT
- COMMUNITY SCIENCES CORPORATION** agent for **CARLO ZAMORA** requests the aforementioned action(s) for all or a portion of: **LOT 17-A TRACT A BLOCK 7 UNIT 5, VOLCANO CLIFFS** zoned **R-1D**, located at **8001 SHIPROCK CT NW between KIBO DR NW and RIMROCK DR NW** containing approximately **0.4828** acre(s). **(E-10)**
- PROPERTY OWNERS:** ZAMORA CARLOS A
REQUEST: COMBINE TWO LOTS INTO ONE NEW LOT
-

14. [PR-2021-006297](#)
[SD-2022-00039](#) – PRELIMINARY/FINAL
PLAT
- COMMUNITY SCIENCES CORPORATION agent for RACHEL MATTHEW DEVELOPMENT CORPORATION & THE SANTA BARBARA HOMEOWNERS ASSOCIATION/ELISA CARDENAS requests the aforementioned action(s) for all or a portion of: **LOT 2 BLOCK 16, SANTA BARBARA SUBDIVISION** zoned **R-T**, located at **7300 SANTA BARBARA RD near RANCHO DE PALOMAS RD NE** containing approximately **0.4784** acre(s). **(D-16)**
- PROPERTY OWNERS:** SANTA BARBARA HOMEOWNERS ASSOCIATION
REQUEST: SUBDIVIDE ONE LOT INTO FOUR LOTS
-
15. [PR-2018-001345](#)
[SD-2022-00033](#) – EXTENSION OF
INFRASTRUCTURE IMPROVEMENTS
AGREEMENT
- HUITT-ZOLLARS, INC. agent for DBG PROPERTIES, LLC requests the aforementioned action(s) for all or a portion of: **TRACT RR3A1, PLAT FOR WESTLAND SOUTH** zoned **R-ML**, located at **10001 CEJA VISTA RD between DENNIS CHAVEZ BLVD. and 98TH ST** containing approximately **5.4** acre(s). **(P-09)**
- PROPERTY OWNERS:** DBG PROPERTIES, LLC
REQUEST: EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT, PROCEDURE B FOR SENIOR LIVING APARTMENTS AT CEJA VISTA
-
16. [PR-2021-005089](#)
[SD-2022-00037](#) – PRELIMINARY/FINAL
PLAT
- SUPREME INVESTMENTS, LLC requests the aforementioned action(s) for all or a portion of: **LOT 2, PLAT OF FAITH ADDITION** zoned **MX-T**, located at **4700 EUBANK BLVD NW between OSUNA RD. and LAGRIMA DE ORO RD** containing approximately **2.3467** acre(s). **(F-21)**
- PROPERTY OWNERS:** LUCERO STEVE & HOPE
REQUEST: SUBDIVIDE EXISTING PARCEL INTO TWO TRACTS
-
17. [PR-2018-001695](#)
[SD-2022-00038](#) – EXTENSION OF
INFRASTRUCTURE IMPROVEMENTS
AGREEMENT
- MICHAEL MONTOYA/NOVUS PROPERTIES LLC M requests the aforementioned action(s) for all or a portion of: **TRACTS A THRU I** zoned **X**, located on **PASEO DEL NORTE between EAGLE RANCH and RICHLAND HILLS NW** containing approximately **39.074** acre(s). **(C-12)**
- PROPERTY OWNERS:** **X**
REQUEST: EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT
-

18. [PR-2021-006255](#)
SD-2022-00016 –PRELIMINARY/FINAL
PLAT
VA-2022-00038 – SIDEWALK WAIVER

CSI – CARTESIAN SURVEYS, INC. agent for **HOMEWISE, INC.** requests the aforementioned action(s) for all or a portion of: **LOT 1, BLOCK 1, APODACA & SEDILLO ADDITION** zoned **MX-T**, located at **1400 8TH ST SW between LEWIS AVENUE SW and BELL AVE SW** containing approximately **0.0849** acre(s). **(L-14)** [Deferred from 2/16/22]

PROPERTY OWNERS: HOMEWISE INC

REQUEST: CREATE 2 NEW LOTS FROM 1 EXISTING LOT, SIDEWALK WAIVER AND ADMINSTRATIVE DECISION OF RIGHT-OF-WAY WIDTH

SKETCH PLATS

19. [PR-2022-006673](#)
PS-2022-00033 – SKETCH PLAT

CSI – CARTESIAN SURVEY'S INC. agent for **GBN HOLDINGS LLC** requests the aforementioned action(s) for all or a portion of: **TRACT 1-A BOCK 101, BRENTWOOD HILLS SUBDIVISION** zoned **MX-M**, located at **2600 JUAN TABLO BLVD NE between LEXINGTON AVE NE and CANDELARIA RD NE** containing approximately **1.8022** acre(s). **(H-22)**

PROPERTY OWNERS: TAYLOR GREGORY L & TAYLOR LEMAN JR

REQUEST: CREATE 2 NEW TRACTS FROM 1 EXISTING TRACT

20. [PR-2022-006674](#)
PS-2022-00034 – SKETCH PLAT

HOLLY ARROYO requests the aforementioned action(s) for all or a portion of: **LOTS 16 AND 17 LAND OF RAYMOND ORTIZ** zoned **R-A**, located at **1825 PATRICK PLACE NW between GUADALUPE TR and RIO GRANDE** containing approximately **0.32** acre(s). **(F-13)**

PROPERTY OWNERS: CHAVEZ JOSEPHINE

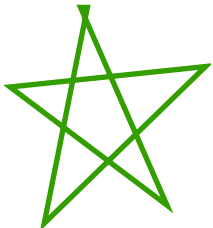
REQUEST: LOT LINE ADJUSTMENT, VARIANCE REQUESTS

21. [PR-2019-003030](#)
PS-2022-00035 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS LLC agent for **NEW MEXICO STEEL COMPANY INC.** requests the aforementioned action(s) for all or a portion of: **LOTS 17-24 & lots 41 – 48, BLOCK 6, FRANCISCAN ADDITION** zoned **NR-LM**, located at **1916 2ND ST NW between INDIAN SCHOOL RD** containing approximately **1.33** acre(s). **(H-14)**

PROPERTY OWNERS: NEW MEXICO STEEL CO INC

REQUEST: LOT CONSOLIDATION FOR 16B LOTS & PREVIOUSLY VACATED ALLEY INTO ONE LOT



22. [PR-2019-002651](#)
[PS-2022-00036](#) – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS LLC agent for **R & B LLC** requests the aforementioned action(s) for all or a portion of: **PARCEL 2A, SUNPORT PARK** zoned **NR-BP**, located at **1501 AIRCRAFT SE** between **I-25** and **UNIVERSITY BLVD** containing approximately **48.6595** acre(s). **(M-15)**

PROPERTY OWNERS: R & B LLC

REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT

23. [PR-2022-006671](#)
[PS-2022-00031](#) – SKETCH PLAT

GLORIA J. MARTINEZ requests the aforementioned action(s) for all or a portion of: **LOTS 6 & 7 BLOCK 2, TROTTER ADDN** zoned **MX-M**, located at **806 ARNO ST NE** between **ARNO ST** and **EDITH BLVD** containing approximately **0.089** acre(s). **(J-14)**

PROPERTY OWNERS: LOPEZ JOE EDWARD & SANCHEZ GLORIA JEAN & GONZALES PAULINE RACHEL

REQUEST: ROW VACATION OF PORTION OF FRANCISCAN STREET NE

24. [PR-2022-006702](#)
[PS-2022-00037](#) – SKETCH PLAT

TERESA MCDOWELL the aforementioned action(s) for all or a portion of: **LOTS 18-A & 20-A, PARKLAND HILLS ADDITION** zoned **R-1D**, located at **809 RIDGECREST DR. SE** between **LAUREL DR SE** and **RIDGECREST DR SE** containing approximately **0.4348** acre(s). **(L-17)**

PROPERTY OWNERS: MCDOWELL TERESA

REQUEST: COMBINE 2 LOTS INTO ONE NEW LOT

Other Matters

Action Sheet Minutes – March 2nd, 2022

DRB Member Signing Session for Approved Cases

ADJOURN

1825 Patrick Place NW_Public Notice Inquiry Sheet Submission_DHO

Office of Neighborhood Coordination <onc@cabq.gov>
To: "cartesianryan@gmail.com" <cartesianryan@gmail.com>

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

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City
North Valley Coalition	nvcabq@gmail.com	James	Salazar	jasalazarm@gmail.com	5025 Guadalupe Trail NW	Albuquerque
North Valley Coalition	nvcabq@gmail.com	Peggy	Norton	peggynorton@yahoo.com	3810 11th Street NW	Albuquerque
Los Griegos NA	losgriegosna2022@gmail.com	Russell	Brito	lgna505abq@gmail.com	PO Box 6041	Albuquerque
Los Griegos NA	losgriegosna2022@gmail.com	Mary Beth	Thorn	marybethorn@gmail.com	4530 San Isidro Street NW	Albuquerque

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 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: <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>
- The Checklist form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNoticeChecklist.pdf>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/AdministrativeDecisionForm.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 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: <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 the 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 find out what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Vanessa Baca

Manager

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3331 Office

E-mail: vanessabaca@cabq.gov

Website: www.cabq.gov/neighborhoods



From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Friday, September 29, 2023 5:06 PM
To: Office of Neighborhood Coordination <cartesianryan@gmail.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:

Development Hearing Officer

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

Contact Name

Ryan Mulhall

Telephone Number

505-896-3050

Email Address

cartesianryan@gmail.com

Company Name

Cartsian Surveys, Inc.

Company Address

PO Box 44414

City

Rio Rancho

State

NM

ZIP

87174

Legal description of the subject site for this project:

Lots 16 and Lot 17 excepting the Easterly 14 feet of Said Lot 16, Land of Raymond Ortiz as shown on the plat recorded October 28, 1948, in Book B, Page 120

Physical address of subject site:

1825 Patrick Place NW

Subject site cross streets:

between Griegos Rd NW and Telesfor Sancehz Rd NW

Other subject site identifiers:

This site is located on the following zone atlas page:

F-13-Z

Captcha

x

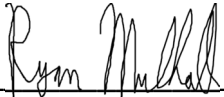


**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	Sidewalk Waiver; Preliminary / Final Plat of Minor Subdivision
Decision-making Body:	Development Hearing Officer (DHO)
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application:	1825 Patrick Place NW
Name of property owner:	Holly Arroyo
Name of applicant:	CSI - Cartesain Surveys, Inc.
Date, time, and place of public meeting or hearing, if applicable:	October 25, 2023 at 9AM MST
DHO hearing(s) held over zoom meeting; link provided in DHO agenda on city website	
Address, phone number, or website for additional information:	
Please email cartesainryan@gmail.com or call 505-896-3050 (extension 107) for more information	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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


 _____ (Applicant signature)

 _____ October 17 2023 _____ (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

Los Griegos NA - Notice of DHO Prelim / Final Plat - Lots 16 and 17, Land of Raymond Ortiz / PR-2022-006674

Ryan Mulhall <cartesianryan@gmail.com>

Tue, Oct 17, 2023 at 10:50 AM

To: "losgriegosna2022@gmail.com" <losgriegosna2022@gmail.com>, "lga505abq@gmail.com" <lga505abq@gmail.com>, "marybethorn@gmail.com" <marybethorn@gmail.com>

Good morning Los Griegos Neighborhood Association representatives,

Cartesian Surveys intends to submit on behalf of our client, Holly Arroyo, LLC, an application to the City of Albuquerque Development Hearing Officer (DHO) to request preliminary / final review of our minor subdivision, with a waiver from sidewalk construction, as described below.

Our intent is to adjust the interior lot line between the existing two lots to clear the encroachment of the Lot 16 residence, better accommodating the existing residential homes on each lot. You might have recognized the site from recent notifications by Ms. Arroyo for her variance applications.

We are also requesting a waiver from sidewalk construction as we feel there is no room for a sidewalk along the frontage of this dead-ending street (Patrick Avenue NW) fronting the 1825 Patrick Place NW, and the right-of-way is already deficient in width as a right-of-way. So a sidewalk would run contrary to the current and future use of this roadway. We feel this meets the criteria for a waiver as listed in the IDO under 6-6(P)(3)(a)(10) as a low intensity area which won't connect to existing sidewalk / create a gap in coverage.

Cartesian expects this platting action to be heard on October 25th, 2023 at a public Development Hearing Officer (DHO) hearing, held over zoom. Our application will be heard under project number PR-2022-006674.

Attached is a site sketch of the proposed replat, along with the city-required notice forms to summarize the basic information of our planned submissions.

No action is necessary on your part, but as the property is nearby to your neighborhood we are required to notify you of our intent to submit to the city DHO. If you have any questions regarding the subdivision plat or past actions, please let us know.

Thank you for your consideration,
Ryan Mulhall

--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)


[\(p\)505-896-3050 \(Extension 107\)](#)

[\(f\)505-891-0244](#)


www.cartesiansurveys.com


[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

4 attachments

 **CABQ-Official_pub_notice_form-PR-2022-006674.pdf**
250K

 **Emailed-Mailed-Notice-PublicMeeting Los Griegos NA.pdf**
234K

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304K

 **IDOZoneAtlasPage_F-13-Z_Marked.pdf**
670K

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Notice*: _____

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

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

1. Subject Property Address* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant* [if applicable] _____
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*: _____

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

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

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

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

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

Date/Time*: _____

Location*³: _____

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

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

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

_____ Please email cartesianryan@gmail.com or call 505-896-3050

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

1. Zone Atlas Page(s)*⁵ _____

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

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

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

Explanation*:

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:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

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

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

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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

North Valley Coal. - Notice of DHO Prelim / Final Plat - Lots 16 and 17, Land of Raymond Ortiz / PR-2022-006674

Ryan Mulhall <cartesianryan@gmail.com>

Tue, Oct 17, 2023 at 10:50 AM

To: "nvcabq@gmail.com" <nvcabq@gmail.com>, "jasalazarm@gmail.com" <jasalazarm@gmail.com>, Peggy Norton <peggynorton@yahoo.com>

Good morning North Valley Coalition representatives,

Cartesian Surveys intends to submit on behalf of our client, Holly Arroyo, LLC, an application to the City of Albuquerque Development Hearing Officer (DHO) to request preliminary / final review of our minor subdivision, with a waiver from sidewalk construction, as described below.

Our intent is to adjust the interior lot line between the existing two lots to clear the encroachment of the Lot 16 residence, better accommodating the existing residential homes on each lot. You might have recognized the site from recent notifications by Ms. Arroyo for her variance applications.

We are also requesting a waiver from sidewalk construction as we feel there is no room for a sidewalk along the frontage of this dead-ending street (Patrick Avenue NW) fronting the 1825 Patrick Place NW, and the right-of-way is already deficient in width as a right-of-way. So a sidewalk would run contrary to the current and future use of this roadway. We feel this meets the criteria for a waiver as listed in the IDO under 6-6(P)(3)(a)(10) as a low intensity area which won't connect to existing sidewalk / create a gap in coverage.

Cartesian expects this platting action to be heard on October 25th, 2023 at a public Development Hearing Officer (DHO) hearing, held over zoom. Our application will be heard under project number PR-2022-006674.

Attached is a site sketch of the proposed replat, along with the city-required notice forms to summarize the basic information of our planned submissions. We are sending the same to the Los Griegos NA contacts.

No action is necessary on your part, but as the property is nearby to your neighborhood we are required to notify you of our intent to submit to the city DHO. If you have any questions regarding the subdivision plat or past actions, please let us know.

Thank you for your consideration,
Ryan Mulhall

--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050 \(Extension 107\)](#)

[\(f\)505-891-0244](#)

www.cartesiansurveys.com


[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: _____

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

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

1. Subject Property Address* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant* [if applicable] _____
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

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

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

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

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

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

Date/Time*: _____

Location*³: _____

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

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

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

_____ Ryan Mulhall 505-896-3050 cartesianryan@gmail.com _____

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

1. Zone Atlas Page(s)*⁵ _____

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

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

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

Explanation*:

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:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

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

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

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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



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



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: Sidewalk Waiver; subsequent Preliminary / Final Plat of Minor Subdivision
Decision-making Body: Development Hearing Officer (DHO)
Pre-Application meeting required: [X] Yes [] No
Neighborhood meeting required: [X] Yes [] No
Mailed Notice required: [] Yes [X] No
Electronic Mail required: [X] Yes [] No
Is this a Site Plan Application: [] Yes [X] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: 1825 Patrick Place NW
Name of property owner: Holly Arroyo
Name of applicant: CSI - Cartesain Surveys, Inc.
Date, time, and place of public meeting or hearing, if applicable: TBD
DHO hearing(s) held over zoom meeting; link provided in DHO agenda on city website
Address, phone number, or website for additional information:
Please email cartesainryan@gmail.com or call 505-896-3050 (extension 107) for more information
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[X] Zone Atlas page indicating subject property.
[X] Drawings, elevations, or other illustrations of this request.
[] Summary of pre-submittal neighborhood meeting, if applicable.
[X] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

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

[Signature] (Applicant signature) October 10, 2023 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

Los Griegos NA - Offer Meeting - SW Waiver - Lots 16 and 17, Land of Raymond Ortiz / PR-2022-006674

Ryan Mulhall <cartesianryan@gmail.com>

Wed, Oct 11, 2023 at 3:08 PM

To: losgriegosna2022@gmail.com, Igna505abq@gmail.com, marybethorn@gmail.com

Good afternoon Los Griegos Neighborhood Association representatives,

Cartesian Surveys intends to submit a request for a waiver from sidewalk construction along the southern frontage of our client, Holly Arroyo, LLC, properties. As part of that action, we are required to offer you a pre-submittal neighborhood meeting to discuss the waiver.

We feel there is no room for a sidewalk along the frontage of this dead-ending street (Patrick Avenue NW) fronting the 1825 Patrick Place NW, and the right-of-way is already deficient in width as a right-of-way, so a sidewalk would run contrary to the current and future use of this roadway. We feel this meets the criteria for a waiver as listed in the IDO under 6-6(P)(3)(a)(10) as a low intensity area which won't connect to existing sidewalk / create a gap in coverage.

This waiver will be part of a larger lot line adjustment application to the City of Albuquerque Development Hearing Officer (DHO) to request preliminary / final review of our minor subdivision, with a vacation of a public easement, as described below.

Our intent is to adjust the interior lot line between the existing two lots to clear the encroachment of the Lot 16 residence, better accommodating the existing residential homes on each lot. You might have recognized the site from recent notifications by Ms. Arroyo for her variance applications with the ZHE.

The sidewalk waiver and subdivision plat applications will be heard at a public Development Hearing Officer (DHO) hearing, held over zoom. Our application will be heard under project number PR-2022-006674. We will send another email with our intent to submit for the final plat, to provide you with a hearing date to expect.

Attached here is a site sketch of the proposed replat, along with the city-required notice forms to summarize the basic information of our planned submissions.

No action is necessary on your part, but as the property is nearby to your neighborhood we are required to notify you of our desire to submit the waiver and offer a meeting to discuss with you. If you have any questions regarding the subdivision plat or past actions, please let us know.

Thank you for your consideration,
Ryan Mulhall

--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050 \(Extension 107\)](#)

[\(f\)505-891-0244](#)

www.cartesiansurveys.com

[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

4 attachments

CABQ-Official_pub_notice_form-PR-2022-006674_Waiver.pdf
249K



Los Griegos - NeighborhoodMeetingRequest-Print&Fill_DHO.pdf
224K



170339_Plat_SS_7-10-23.pdf
304K



IDOZoneAtlasPage_F-13-Z_Marked.pdf
670K

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

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

Date of Request*: _____

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

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

Email address to respond yes or no: _____

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

Meeting Date / Time / Location:

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

1. Subject Property Address* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant* [if applicable] _____
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

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

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

5. This type of application will be decided by^{*}: City Staff
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{*4}:

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

1. Zone Atlas Page(s)^{*5} _____
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 - Deviation(s) Variance(s) Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1*](#): Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

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

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

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] _____
 - b. IDO Zone District _____
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] _____
- _____

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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N Valley Coal. - Offer Meeting - SW Waiver - Lots 16 and 17, Land of Raymond Ortiz / PR-2022-006674

Ryan Mulhall <cartesianryan@gmail.com>

Wed, Oct 11, 2023 at 3:15 PM

To: "nvcabq@gmail.com" <nvcabq@gmail.com>, "jasalazarm@gmail.com" <jasalazarm@gmail.com>, Peggy Norton <peggynorton@yahoo.com>

Good afternoon North Valley Coalition representatives,

Cartesian Surveys intends to submit a request for a waiver from sidewalk construction along the southern frontage of our client, Holly Arroyo, LLC, properties. As part of that action, we are required to offer you a pre-submittal neighborhood meeting to discuss the waiver.

We feel there is no room for a sidewalk along the frontage of this dead-ending street (Patrick Avenue NW) fronting the 1825 Patrick Place NW, and the right-of-way is already deficient in width as a right-of-way, so a sidewalk would run contrary to the current and future use of this roadway. We feel this meets the criteria for a waiver as listed in the IDO under 6-6(P)(3)(a)(10) as a low intensity area which won't connect to existing sidewalk / create a gap in coverage.

This waiver will be part of a larger lot line adjustment application to the City of Albuquerque Development Hearing Officer (DHO) to request preliminary / final review of our minor subdivision, with a vacation of a public easement, as described below.

Our intent is to adjust the interior lot line between the existing two lots to clear the encroachment of the Lot 16 residence, better accommodating the existing residential homes on each lot. You might have recognized the site from recent notifications by Ms. Arroyo for her variance applications with the ZHE.

The sidewalk waiver and subdivision plat applications will be heard at a public Development Hearing Officer (DHO) hearing, held over zoom. Our application will be heard under project number PR-2022-006674. We will send another email with our intent to submit for the final plat, to provide you with a hearing date to expect.

Attached here is a site sketch of the proposed replat, along with the city-required notice forms to summarize the basic information of our planned submissions.

No action is necessary on your part, but as the property is nearby to your neighborhood we are required to notify you of our desire to submit the waiver and offer a meeting to discuss with you. If you have any questions regarding the subdivision plat or past actions, please let us know. We have also sent this offer of a NA meeting to the Los Griegos Neighborhood Association folks (Russell Brit and Mary Beth Thorn - losgriegosna2022@gmail.com)

Thank you for your consideration,
Ryan Mulhall

--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050 \(Extension 107\)](#)

[\(f\)505-891-0244](#)


www.cartesiansurveys.com


[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

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

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

Date of Request*: _____

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

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

Email address to respond yes or no: _____

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

Meeting Date / Time / Location:

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

1. Subject Property Address* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant* [if applicable] _____
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

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

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

5. This type of application will be decided by^{*}: City Staff
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{*4}:

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

1. Zone Atlas Page(s)^{*5} _____
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 - Deviation(s) Variance(s) Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1*](#): Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

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

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

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] _____
 - b. IDO Zone District _____
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] _____
- _____

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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