

233 16th St NW  
Albuq, NM 87104  
Sept. 9, 2022

Jay Rodenbeck  
Planning Manager  
City of Albuquerque  
600 2nd St, NW  
Albuquerque, NM 87102

Dear Mr Rodenbeck,

Attached is a letter from Mr. Edward  
Garcia, my neighbor, who asked that  
I deliver it to the City of Albuquerque.  
I said I would but advised him to deliver  
it as well.

Sincerely,

Carol G. Johnson

Attachment

City of Albuquerque c/o Carol Johnson

My name is Edward Garcia,

It has come to my recent attention that Rembe Urban Design + Development has submitted an initial sketch plat for what is called the "Clyde Project" located at 1623 and 1701 Central Ave NW. This is directly adjacent to my property and residence at 1617 Central Ave NW, 87104, a single family dwelling. I am contacting you regarding the destruction/construction which will be occurring on that premises which has the most likely potential of severely impacting my livelihood, daily routine life, and safety. As you are aware, the Developers plat lists the dimensions of the projected plat with 0' side setbacks. My property line (chain link fence) runs parallel south to north of 1623 Central Ave NW from Central Ave. to 16th St. NW. My (cast iron) sewer line to the public (Central) main sewer line also runs parallel from the clean outs at the northeast corner of my back residence, buried underneath my walkway inside my chain link fence out to Central Ave. I fear that once the developer begins the project, the strong possibility exists that my sewer line could be severely damaged as a result of digging, vibrations, etc. with his building construction so close to my property line. As well, I am very concerned that structural damage, plumbing damage, electrical damage, roof damage, stucco damage, windows, damage due to falling beams, bulldozers, wrecking into my home or fence, etc. could severely impact my well being, day to day livelihood, and property, with the construction of a 48' four story building next to my property line. As I have read, the revised IDO (July 2022), the developer may have one internal 0 ft. side setback on one side if the opposite internal side setback is at least 10 ft. I believe this is in accordance with the IDO and Table 5-1 #11. The 10 ft. side setback may not be sufficient and may require at least 15 ft. or 20 ft. given the serious and dangerous damage which is likely to occur as well as the potentially dangerous circumstances surrounding construction directly next to my residence and property.

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