

**From:** Rodenbeck, Jay B.  
**To:** "Martin Vigil"; Carol Gladin; williegocheffs@yahoo.com; Les Romaine; warba.llp.jared@gmail.com; abdunn@ablairdunn-esq.com; jules1101@gmail.com; tcloak@unm.edu; francesandrea9@gmail.com; emq.abg7@gmail.com; nori.brixenproperties@gmail.com; scott.brixen@gmail.com; turtletays@gmail.com; murphymb@gmail.com; paxrasmussen@gmail.com; mckinstryusan@gmail.com; lauren.clipp@gmail.com; myrandar102@gmail.com; vivalucia3@proton.me; viliberatori@yahoo.com; johnhenrysoan@cloud.com; info@birdinc.com; Aranda, James M.; Sanchez, Nicole A.; Armijo, Ernest M.; Webb, Robert L.; Elliott, Laurie; Roseman, Melissa; Perez, James; Rodenbeck, Jay B.  
**Subject:** RE: Building Permit/Site Plan Administrative Application Status Update at 1701 Central Ave. NW  
**Date:** Friday, March 29, 2024 12:19:00 PM  
**Attachments:** image004.png  
 image005.png  
 image007.png

Good afternoon Mr. Vigil,

In response to your request for the application submittal for the Building Permit/Site Plan Administrative application (BP-2024-10295) that is currently under review (as of the time of this message) at 1701 Central Ave. NW, I have included a link to the application submittal below:

<https://sftp.cabq.gov/link/4L-XxzKt5-c/>

Ernest Armijo (from our Transportation Section and copied in this message) also provided me with a link as follows to the HydroTrans files which Hydrology and Transportation have reviewed (the link below is to a publicly-available site):

<https://dmdmaps.cabq.gov/HydroTrans/J13D220/>

In response to your question regarding if the Site Plan has been approved by the Development Facilitation Team (DFT), I can confirm that the DFT is not reviewing this Site Plan Administrative application (this proposed development did not meet the thresholds for DFT review of the Site Plan Administrative application). However, I can confirm that the Site Plan Administrative/Building Permit application is currently under review at the time of this message.

In response to your question regarding if there's an appeals process for the Site Plan Administrative application, I can confirm that there is in fact a process of appeal of the Site Plan Administrative application, as this application could be appealed within 15 calendar days (excluding holidays) of the issuance of the Building Permit to the Land Use Hearing Officer (LUHO) per Table 6-1-1 of the IDO (see screenshot from the IDO below):

**Part 14-16-6: Administration and Enforcement**  
 6-1: Procedures Summary Table

Table 6-1-1: Summary of Development Review Procedures															
DHO = Development Hearing Officer EPC = Environmental Planning Commission LC = Landmarks Commission															
ZHE = Zoning Hearing Examiner LUHO = Land Use Hearing Officer															
X = Required [ ] = Public Hearing < > = Quasi-judicial Hearing															
R = Review/Recommend D = Review and Decide AR = Appeal Review / Recommend AD = Appeal Review and Decide															
Subsection	Mtgs		Public Notice				Review and Decision-making Bodies						Specific Procedures		
	6-4(B)	6-4(C)	6-4(K)(2)	6-4(K)(3)	6-4(K)(4)	6-4(K)(5)	6-4(K)(6)	6-2(B)	6-2(D)	6-2(E)	6-2(H)	6-2(I)		6-2(J)	6-2(A)
Application Type	Neighborhood	Pre-application	Email	Mailed	Posted Sign	Published	Web Posting	City Staff <sup>(1)</sup>	DHO	EPC	LC	ZHE	LUHO	City Council <sup>(2)</sup>	
Site Plan – Administrative <sup>(4)</sup>	X <sup>(5)</sup>		X		X		X	D					<AR>	<AD>	6-5(G)

For more information on the Site Plan Administrative review process (6-5(G) of the IDO) as well as the appeals process (6-4(V) of the IDO), I have provided a link to the latest and active version of the IDO below:

[https://documents.cabq.gov/planning/IDO/2022\\_IDO\\_AnnualUpdate/IDO-2022AnnualUpdate-EFFECTIVE-2023-07-27.pdf](https://documents.cabq.gov/planning/IDO/2022_IDO_AnnualUpdate/IDO-2022AnnualUpdate-EFFECTIVE-2023-07-27.pdf)



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[cabq.gov/planning](http://cabq.gov/planning)

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**From:** Martin Vigil <vigilmartin@hotmail.com>

**Sent:** Wednesday, March 27, 2024 3:20 PM

**To:** Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Carol Gladin <cgjabq@gmail.com>; williegochefs@yahoo.com; Les Romaine <les@arnmlawyers.com>; warba.llp.jared@gmail.com; abduunn@ablairdunn-esq.com; jules1101@gmail.com; tcloak@unm.edu; francesandrea9@gmail.com; emg.abq7@gmail.com; nori.brixenproperties@gmail.com; scott.brixen@gmail.com; turtletays@gmail.com; murphymjb@gmail.com; paxrasmussen@gmail.com; mckinstrysusan@gmail.com; lauren.clipp@gmail.com; myrandar102@gmail.com; vivalucia3@proton.me; vjliberatori@yahoo.com; johnhenrysloan@icloud.com; info@tbirdinc.com; Aranda, James M. <jmaranda@cabq.gov>; Sanchez, Nicole A. <nasanchez@cabq.gov>; Armijo, Ernest M. <earmijo@cabq.gov>; Webb, Robert L. <rwebb@cabq.gov>; Elliott, Laurie <lelliott@cabq.gov>; Roseman, Melissa <melissaroseman@cabq.gov>; Perez, James <jamesaperez@cabq.gov>

**Subject:** Re: Building Permit/Site Plan Administrative Application Status Update at 1701 Central Ave. NW

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

3/27/24

Jay Rodenbeck,

Thank you for the update, it is much appreciated. Can you please send the site plan application submitted by Jay Rembe? I tried locating it by using the building permit search function yesterday but the system was down. In consideration that this is a time-sensitive matter, NextRequest is not an option.

My neighbors and I have a few questions:

1. Has the site plan application been approved by the Development Facilitation Team?
2. Is there an appeals process for the site plan itself, or just the building permit?

I requested the Traffic Circulation Layout application/comments from Ernest Armijo (CABQ Engineer) via email on 3/5/24. I still have not received a response. I also sent Ernest Armijo an email on 1/22/24 (again no response). While I understand Traffic and Engineering is not within Planning, any assistance to encourage communication and the sharing of information is beneficial to all parties.

After I speak with additional neighbors, I or one of my neighbors will respond to the email sent by James Aranda on 3/18/24.

Thanks,

Martin Vigil

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**From:** Rodenbeck, Jay B. <jrodenbeck@cabq.gov>

**Sent:** Monday, March 25, 2024 4:07 PM

**To:**

**Cc:** Aranda, James M. <jmaranda@cabq.gov>; Sanchez, Nicole A. <nasanchez@cabq.gov>; Armijo, Ernest M. <earmijo@cabq.gov>; Webb, Robert L. <rwebb@cabq.gov>; Elliott, Laurie <lelliott@cabq.gov>; Perez, James <jamesaperez@cabq.gov>; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>

**Subject:** Building Permit/Site Plan Administrative Application Status Update at 1701 Central Ave. NW

Good afternoon,

I can confirm that the Building Safety Division of the City of Albuquerque Planning Department has received and processed a Building Permit/Site Plan Administrative application for a proposed 4-story, 34-unit multi-family residential/mixed-use development (with commercial development proposed on the 1st floor) at 1701 Central Ave. NW, and the application is currently in E-Review (the Building Permit number is BP-2024-10295).

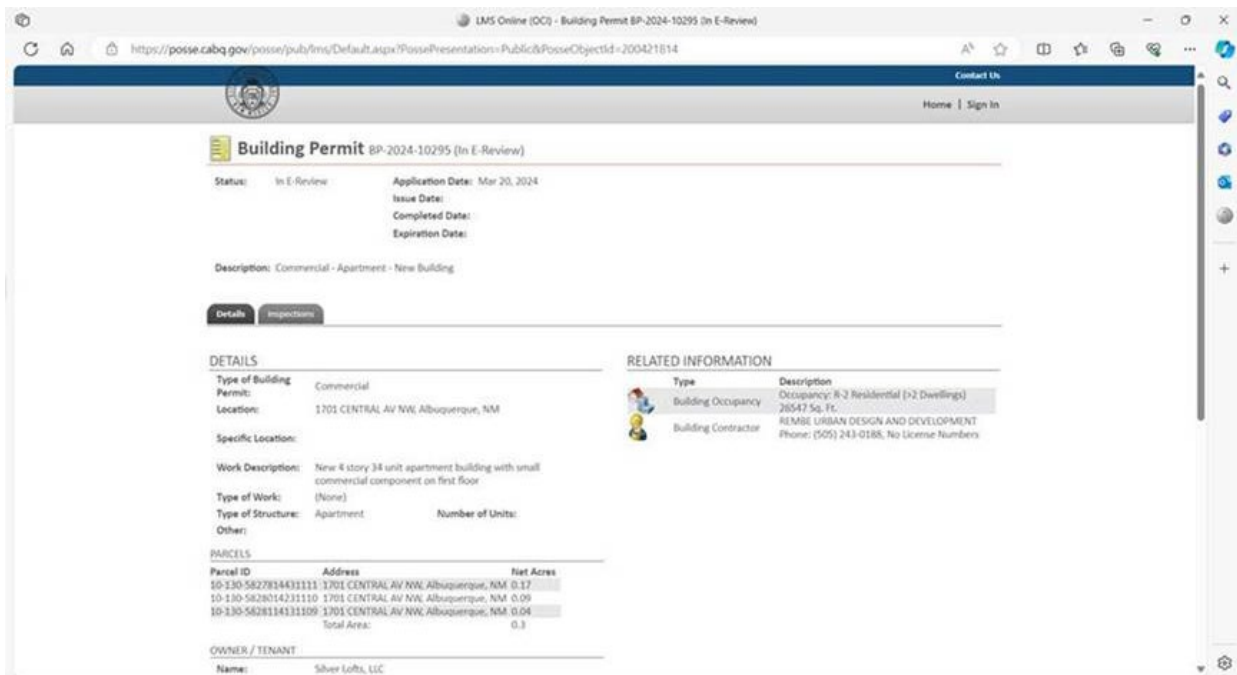
I will provide status updates on the Building Permit/Site Plan Administrative application to everyone copied in this message as I can and as I receive them from other staff.

To inquire about any status updates and/or information regarding the Building Permit/Site Plan Administrative application with the Building Safety Division directly, you can contact the Building Safety Division permit counter for status updates and/or information at (505) 924-3320 or inquire in-person at the Plaza del Sol Building at 600 2<sup>nd</sup> St. NW. You can also keep track of the status of the Building Permit by going to the LMS Online portal (you can search by the Building Permit number or address noted above) at: [https://posse.cabq.gov/posse/pub/lms/Default.aspx?PosseMenuName=PC\\_Search](https://posse.cabq.gov/posse/pub/lms/Default.aspx?PosseMenuName=PC_Search).

For your information, I have also attached correspondence sent by the Deputy Director (of the Planning Department) James Aranda on March 18th, 2024 to many of you copied in this message, which provides information regarding the following:

1. Facilitated meeting process.
2. Appeal process.
3. Definition of residential vs. non-residential per the IDO.
4. Information on when a Traffic Impact Study can be required.
5. A response to a mediation request from Martin Vigil.

A screenshot of the noted Building Permit/Site Plan Administrative application as depicted in the LMS Online portal from today is featured below:





## Jay Rodenbeck

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