



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 (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"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	APPEAL
	<input type="checkbox"/> Decision of DHO (Form A)

BRIEF DESCRIPTION OF REQUEST

DHO Sidewalk waiver to maintain the existing 6 foot sidewalk width along a Premium Transit designated street (Central Avenue).

APPLICATION INFORMATION

Applicant/Owner: Via Real Estate LLC		Phone:
Address: 13105 Dover Av		Email:
City: Lubbock	State: TX	Zip: 79424
Professional/Agent (if any): ARCH+PLAN Land Use Consultants LLC		Phone: 505-980-8365
Address: P.O. Box 25911		Email: arch.plan@comcast.net
City: Albuquerque	State: NM	Zip: 87125
Proprietary Interest in Site: OWNER	List <u>all</u> owners:	

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

Lot or Tract No.: Unplatted Tracts	Block: 4	Unit:
Subdivision/Addition: Traction Park & City Electric Addition	MRGCD Map No.:	UPC Code: 1-013-058-055-279-202-08 1-013-058-075-278-202-09
Zone Atlas Page(s): J-13	Existing Zoning: MX-M	Proposed Zoning
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 1.0664

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2100 & 2124 Central Av Between: Rio Grande Blvd and: Clayton St

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

PR 2022-007324

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: 4.10.2023
Printed Name: DERRICK ARCHULETA	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

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

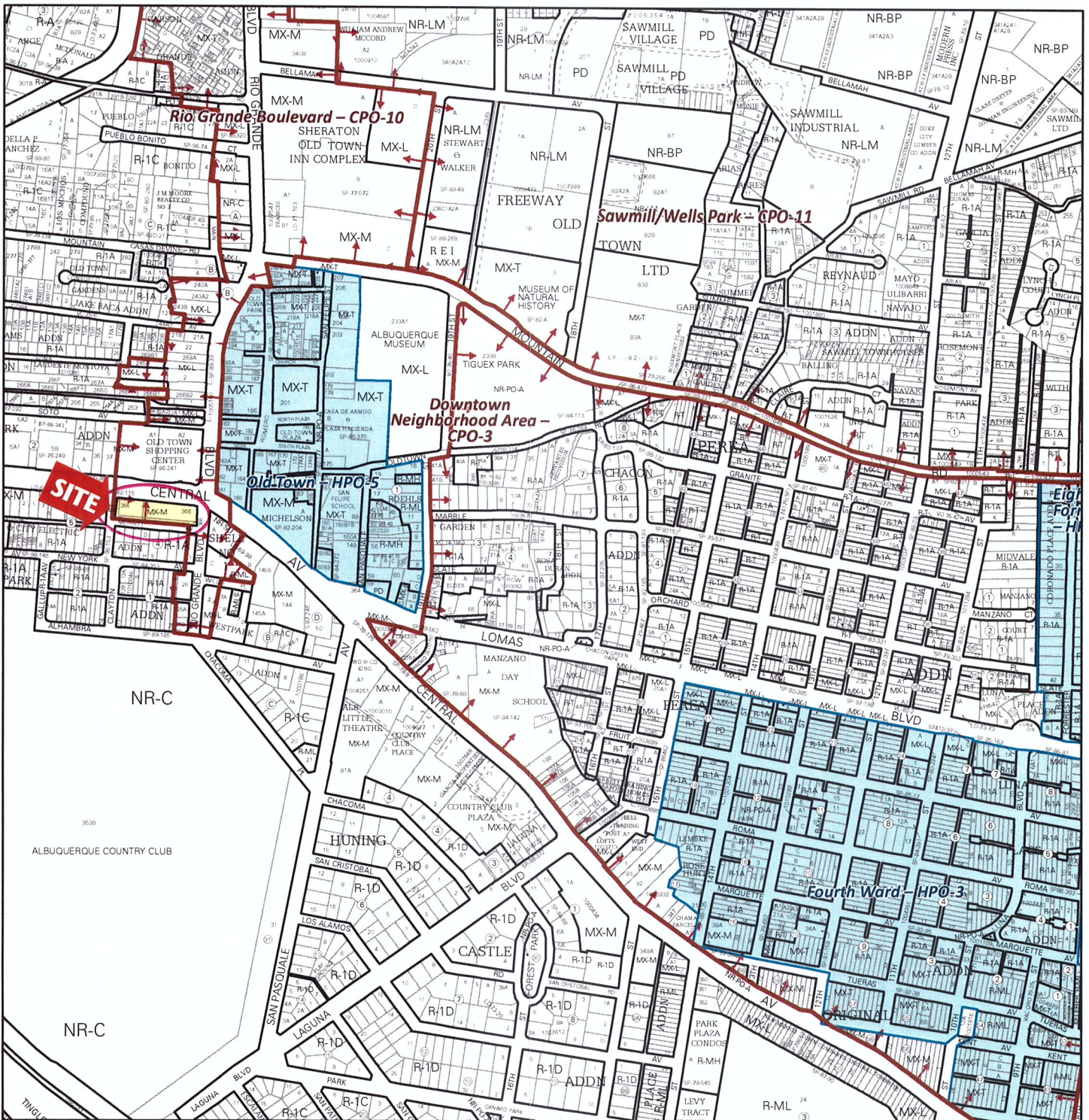
- 1) DHO Application form completed, signed, and dated
- 2) Form V2 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 4) Scale drawing showing the location of the proposed waiver, as applicable

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



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).

Gray Shading Represents Area Outside of the City Limits

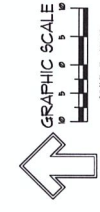
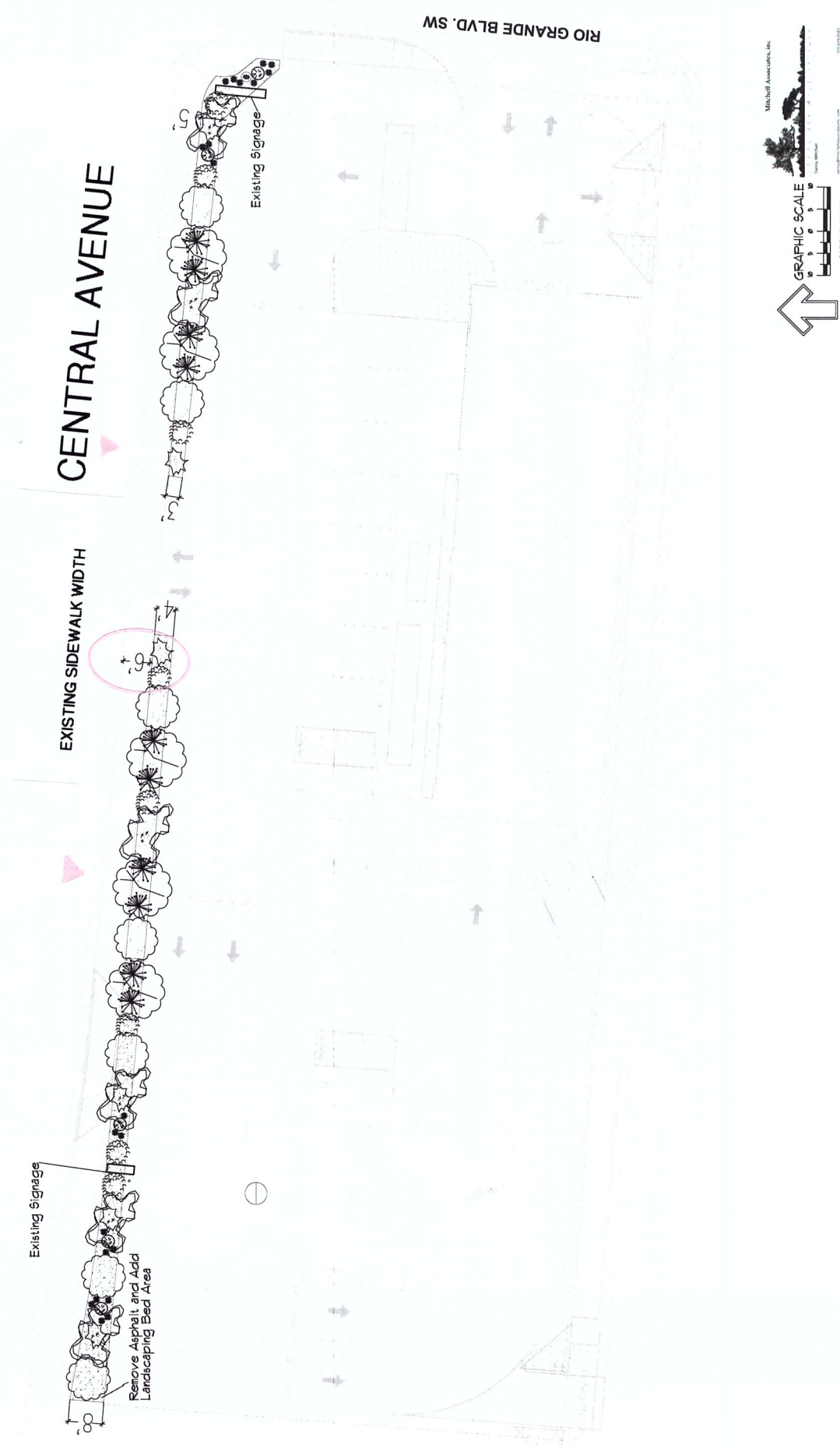
Zone Atlas Page:
J-13-Z

- 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

0 250 500 1,000 Feet

EXHIBIT

LANDSCAPE PLAN		JOB NO. 22		DATE 01/18/2021	
CHAMPION CARWASH		JOB NO. 22		DATE 01/18/2021	
100 SUN AVENUE N.E., Ste 600 ALBUQUERQUE, NEW MEXICO 87109 PHONE (505) 338-1499 FAX (505) 338-1498					
 MODULUS ARCHITECTS					
					
DATE	BY	DATE	BY	DATE	BY



VIA REAL ESTATE LLC
13105 DOVER AV
LUBBOCK TX

April 5, 2023

Development Hearing Officer:

We are authorizing Derrick Archuleta, ARCH+PLAN Land Use Consultants to represent us with all matters pertaining to a DHO sidewalk waiver along Central Avenue associated to a replat request and process for Unplatted lands, Block 4, Traction Park and City Electric Addition located at 2100 and 2124 Central Avenue SW.

The authorization will include, but not limited to:

- Preparation of materials for the Development Hearing Officer
- Project management
- Project representation
- Execution of all documents to be submitted to the City of Albuquerque.

If you have any questions, please contact me.



Derrick Merchant (Apr 6, 2023 14:32 CDT)

Authorized representative

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

April 17, 2023

Development Hearing Officer
Planning Department / Development Services Division
600 Second Street NW
Albuquerque NM 87102

**RE: A request for DHO to maintain existing sidewalk width at six (6) feet along Central Avenue
PR 2022-007324**

Development Hearing Officer,

ARCH+PLAN Land Use Consultants, agent for Via Real Estate LLC respectfully request your review and consideration to maintain the existing sidewalk width along Central Avenue at six (6) feet. As a designated Premium Transit Corridor, the sidewalk width is to be at ten (10) feet.

The subject application is connected to the redevelopment of the site to maintain the existing land use of a car wash. The property is also in process of replat to create legal lots of record from unplatted properties within the Traction Park and the City Electric Addition.

A component to improvements on the property is the development of a landscape buffer along Central Avenue ranging from three (3) feet to eight (8) feet wide. The landscaping is proposed to be placed between the existing sidewalk and the car wash. The landscape buffer will compliment existing gravel with the introduction of trees, shrubs and groundcovers.

The properties are located within a subdivision which was platted in 1934 with an average sidewalk width at around six (6) feet. This consistent width is what is typical throughout the immediate area along Central Avenue on both sides. The assumption is that when the existing sidewalks were constructed they achieved requirements in effect. Achieving the sidewalk standard width of ten (10) feet would create issues for the landscape buffer and a likely reduction to accommodate the sidewalk.

Subject to §14-16-6-6(P)(3) Review and Decision Criteria for an application for a Waiver, the application complies in the following manner:

1. Any of the following criteria applies.
 - c. 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.

Response: *Maintaining the existing sidewalk width will support the proposed landscaping buffer between the car wash and Central Avenue. Widening the sidewalk to ten (10) would require alteration of the landscape buffer at the expense of widening the sidewalk. The focus through replat, are property improvements to support the existing land use (car wash) as part of the redevelopment project. The established sidewalk in the immediate area is at six (6) feet on both sides of Central Avenue. The landscape buffer varies from eight (8) feet at its widest to three (3) feet at its narrow point. Application of the City's normal technical standards for sidewalk width would compromise the established neighborhood character of six (6) foot wide sidewalks. In addition, the opportunity to*

establish and support a neighborhood character through an improved landscape buffer at this location as this site is redeveloped.

2. The Waiver will not be materially contrary to the public safety, health, or welfare.

Response: *The Waiver will not be materially contrary to the public safety, health or welfare in that the existing sidewalk width will be maintained at six (6) feet along this portion of Central Avenue. The existing sidewalk width is consistent and functions effectively. Sidewalks also exist on both sides of Central Avenue.*

3. The Waiver does not cause significant material adverse impacts on surrounding properties.

Response: *Approval of the Waiver will not cause significant material adverse impacts on surrounding properties in that the existing sidewalk width will be maintained which is consistent throughout the neighborhood. In addition to Central Avenue, there are existing sidewalks at the same width surrounding the subject property establishing consistency eliminating any potential adverse impacts.*

4. The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

Response: *As part of Development Review Board review the Waiver not hinder future planning, public right-of-way acquisition or the financing or building of public infrastructure improvements. Comments from those responsible City departments have determined no objection to the replatting action including non issue with the existing sidewalk width.*

5. 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.

Response: *The Waiver will not conflict significantly with the goals and provision of any City, County or AMAFCA adopted plan or policy, the IDO or any other City code of ordinance in a property that is located in an Area of Change. Analysis and review with the existing sidewalk width did not expose any concern either through code or policy but also by the reviewing agency as part of the replat application.*

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

Response: *The Waiver will not allow, encourage or make possible undesired development in the 100-year flood plain as evidenced by review and non issue by AMAFCA and City Hydrology. Review of the replat also revealed non issue with the existing sidewalk width.*

7. The Waiver will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.

Response: *Support of the Waiver will not materially undermine the intent and purpose of the IDO including impact Development Standards of the underlying MX-M zone. The land use has been in place for several decades without issue. The replatting of the property is to support redevelopment improvements for the existing car wash which have included review by the Development Review Board (DRB) process for compliance supporting the IDO and the applicable zone district.*

8. 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 DHO as part of this approval.

Response: *The Waiver will not create a lot or support development that will not meet applicable or the ability to achieve development standards for the zone district in that the replatting will create legal lots of record from unplatted tracts. The land use is currently in place and completion of the process, including the Waiver will further support improvements to the property.*

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

Response: *The approved waiver is the minimum necessary to not only maintain the existing six (6) foot width but to not adjust the proposed landscape buffer to be developed as part of the overall replatting of the property. The intent is to maintain consistency of the sidewalk widths along the Central Avenue corridor in this area while supporting a landscape buffer as proposed.*

10. 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.

Response: *The Waiver is to maintain the existing sidewalk width at six (6) feet which is the existing width in the immediate area. There will not be an absence of a sidewalk along this Premium Transit Corridor and will not effect the existing six (6) feet sidewalks that currently surround the property.*

The application has achieved all other requirements of DRB that are connected to these properties except for the subject application. As previously mentioned, the existing sidewalk widths on Central Avenue function effectively with existing development and surrounding land uses with non-issue.

Approval of the Waiver will allow the applicant's to complete the replat of the property and proceed with the implementation of the landscaping.

We respectfully request your review and approval of this Waiver.

Sincerely,



Derrick Archuleta, MCRP

MINOR CASES

PR-2022-006146

**SD-2022-00206 – PRELIMINARY/FINAL
PLAT**

SKETCH PLAT 11-3-21

IDO - 2021

ARCH + PLAN LAND USE CONSULTANTS agent for SUNPORT STORAGE LLC requests the aforementioned action(s) for all or a portion of: **LOTS 5, 6, 7, 12 & 13, BLOCK 14, CLAYTON HEIGHTS** zoned **MX-M**, located at **1824 BUENA VISTA SE between ROSS AVE and GIBSON BLVD** containing approximately **0.7174** acre(s). **(L-15)** *[Deferred from 12/14/22, 1/11/23, 2/1/22, 3/15/23]*

PROPERTY OWNERS: SUNPORT STORAGE LLC

REQUEST: LOT CONSOLIDATION FOR 5 LOTS INTO 2 LOTS

PR-2022-007324

**SD-2022-00203 – PRELIMINARY/FINAL
PLAT**

SKETCH PLAT 7-20-22

IDO - 2021



ARCH + PLAN LAND USE CONSULTANTS agent for VIA REAL ESTATE LLC requests the aforementioned action(s) for all or a portion of: **BLOCK 4, TRACTION PARK & CITY ELECTRIC ADDITION** zoned **MX-M**, located at **2100 & 2124 CENTRAL SW between RIO GRANDE BLVD and CLAYTON ST** containing approximately **1.0665** acre(s). **(J-13)** *[Deferred from 12/14/22, 1/18/22, 2/15/22, 3/15/23]*

PROPERTY OWNERS: VIA REAL ESTATE LLC

REQUEST: REPLAT & CREATE 2 LOTS FROM EXISTING UNPLATTED TRACTS

Other Matters

Action Sheet Minutes – March 15, 2023

DRB Member Signing Session for Approved Cases

ADJOURN



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

March 29, 2023 @ 1:00 pm

Jolene Wolfley..... DRB Chair
 Ernest Armijo..... Transportation
 David Gutierrez..... Water Authority
 Tiequan Chen.....Hydrology
 Jeff Palmer.....Code Enforcement
 Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Administrative Assistant

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: 1:00 P.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/81711919604> (Place mouse over hyperlink, right-click, choose "open hyperlink")

Meeting ID: 817 1191 9604

By phone: +1 346 248 7799 or Find your local number: <https://cabq.zoom.us/j/81711919604>

MAJOR CASES

1. [PR-2020-004596](#)

SD-2022-00212 – PRELIMINARY PLAT

SKETCH PLAT 1-11-23

IDO - 2021

HUITT-ZOLLARS, INC. | DONALD DUNEMAN agent for **ISSA RABADI** requests the aforementioned action(s) for all or a portion of: **LOT 1 BLOCK 8, VOLCANO CLIFFS SUBDIVISION** zoned **MX-L**, located on **UNIVERSE BLVD NW** between **PEREZOSO TR NW** and **ROSA PARKS RD NW** containing approximately **30.126** acre(s). **(D-10)** [Deferred from 1/18/23, 2/15/23, 3/1/23, 3/15/23]

PROPERTY OWNERS: RABADI ISSA & NANCY

REQUEST: 30 ACRE DEVELOPMENT TO INCLUDE 162 TOWNHOME LOTS, 2 MULTI-FAMILY RESIDENTIAL LOTS WITH 196 APARTMENT UNITS AND 2 COMMERCIAL LOTS WITH A TOTAL OF APPROXIMATELY 29,000 SQUARE FEET OF BUILDING SPACE

2100 & 2124 CENTRAL AV SW Public Notice Inquiry Sheet Submission

To arch.plan@comcast.net <arch.plan@comcast.net>

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to 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 other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Phone
West Park NA	Matt	Celesky	deadanimaldesign@hmn.h.org	2213 New York Avenue SW	Albuquerque	NM	87104	5054003508
West Park NA	Lea	Pino	lea@thecasapino.com	2203 New York Avenue SW	Albuquerque	NM	87104	
West Old Town NA	Gil	Clarke	g.clarke45@comcast.net	2630 Aloysia Lane NW	Albuquerque	NM	87104	5058426620
West Old Town NA	Glen	Effertz	gteffertz@gmail.com	2918 Mountain Road NW	Albuquerque	NM	87104	5059800964

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <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/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

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

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Thursday, March 30, 2023 9:05 AM
To: Office of Neighborhood Coordination <arch.plan@comcast.net>
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 Review Board

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

Contact Name

DERRICK ARCHULETA

Telephone Number

505-980-8365

Email Address

arch.plan@comcast.net

Company Name

ARCH+PLAN Land Use Consultants

Company Address

P.O. BOX 25911

City

ALBUQUERQUE

State

NM

ZIP

87125

Legal description of the subject site for this project:

UNPLATTED TRACTS

BLOCK 4

TRACTION PARK & CITY ELECTRIC ADDITION

Physical address of subject site:

2100 & 2124 CENTRAL AV SW

Subject site cross streets:

BETWEEN RIO GRANDE BLVD & CLAYTON ST

Other subject site identifiers:

This site is located on the following zone atlas page:

J-13

Captcha

x

- J-13 ZONE ATLAS.PDF (2 MB)
- image001.png (18 KB)

- image002.png (8 KB)
- image003.png (3 KB)
- image004.png (7 KB)
- image005.png (2 KB)

RE: DEVELOPMENT HEARING OFFICER - SIDEWALK WAIVER FOR 2100 - 2124
CENTRAL AV SW

----- Original Message -----

From: Derrick Archuleta <arch.plan@comcast.net>

To: deadanimaldesign@hmn.org, lea@thecasapino.com, g.clarke45@comcast.net,
gteffertz@gmail.com

Cc: Derrick Archuleta <arch.plan@comcast.net>

Date: 04/7/2023 11:18 AM

Subject: RE: DEVELOPMENT HEARING OFFICER - SIDEWALK WAIVER FOR 2100 - 2124
CENTRAL AV SW

To West Park NA and West Old Town NA and members:

I represent the Via Real Estate LLC, property located at 2100-2124 Central Av SW.

The property is currently being redeveloped as a Champion Car Wash.

As agent for the property, I will be requesting approval from the Development Hearing Office (DHO) a waiver to accept the existing sidewalk width at six (6) feet along Central Avenue.

Central Avenue is designated as a Premium Transit Corridor, the sidewalk width is to be ten (10) feet.

A component to improvements on the property is to improve and develop a landscape buffer along Central Avenue. The landscaping will be placed between the existing sidewalk and the car wash. The landscape buffer will compliment the existing gravel with the introduction of trees, shrubs and ground covers.

Achieving the standard width of ten (10) feet would create issues for the landscape buffer and a likely reduction to accommodate the wider sidewalk.

The subject sidewalk waiver application is connected to the redevelopment of the site to maintain to the existing car wash through replatting the property. The property is currently unplatted and the process is to create a legal lot of record before the Development Review Board.

If there is non-issue with the sidewalk width, the desire is to have the sidewalk waiver placed on the next available Development Hearing Officer agenda. I will also outreach to answer any questions or confirm non-issue in the effort to complete the waiver process.

I'll send an email with the meeting date once determined.

In the meantime, this email is an offer to continue the conversation to provide any needed information.

Attached again are the following for your convenience:

- 1) Zone atlas page
- 2) Exhibit of waiver
- 3) Proposed replat/Site plan
- 4) Public Notice of a Proposed Project Form

Please contact me for details or if you have any questions regarding the waiver request.

Thank you,
Derrick Archuleta

Derrick Archuleta, MCRP

ARCH+PLAN Land Use Consultants

P.O. Box 25911

Albuquerque NM 87125

p: 505.980.8365

e: arch.plan@comcast.net

w: www.ArchPlan.org

-
- NEIGHBORHOOD MTG REQUEST FORM.PDF (2 MB)
 - NEIGHBORHOOD ASSOCIATION LIST.PDF (2 MB)
 - J-14 ZONE ATLAS.PDF (3 MB)
 - VACATION EXHIBITS.PDF (2 MB)

[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*: 4/7/2023

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)*: West Park NA & West Old Town NA

Name of NA Representative*: Matt Celesky / Lea Pino / Gil Clarke / Glen Effertz

Email Address* or Mailing Address* of NA Representative¹: deadanimaldesign@hmnh.org / lea@thecasapino.com / g.clarke45@comcast.net / gteffertz@gmail.com

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

1. Subject Property Address* 2100 & 2124 Central Av SW
Location Description between Rio Grande Blvd & Clayton St
2. Property Owner* Via Real Estate LLC
3. Agent/Applicant* [if applicable] ARCH+PLAN Land Use Consultants (Derrick Archuleta)
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*:
DHO Sidewalk waiver to maintain the existing sidewalk width along Central Avenue a

Premium Transit designated avenue

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*: April 26, 2022 9AM

Location*³: via Zoom

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:
ARCH+PLAN Land Use Consultants (Derrick Archuleta) e: arch.plan@omcast.net p: 505-980-08365

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

1. Zone Atlas Page(s)*⁵ J-13
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*:
DHO sidewalk waiver to maintain existing 6 foot wide sidewalk along Central Avenue from the 10 foot wide for a Premium Transit designated street.

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] 1.0664 acres
 - 2. IDO Zone District MX-M
 - 3. Overlay Zone(s) [if applicable] Rio Grande Boulevard CPO
 - 4. Center or Corridor Area [if applicable] _____
 - Current Land Use(s) [vacant, if none] car wash
-

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: West Park NA [Other Neighborhood Associations, if any]
West Old Town NA

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 <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	DHO SIDEWALK WAIVER
Decision-making Body:	DEVELOPMENT HEARING OFFICER
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 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 <i>Note: if yes, see second page</i>
PART II - DETAILS OF REQUEST	
Address of property listed in application:	2100 & 2124 CENTRAL AV SW
Name of property owner:	VIA REAL ESTATE LLC
Name of applicant:	ARCH+PLAN LAND USE CONSULTANTS LLC - DERRICK ARCHULETA
Date, time, and place of public meeting or hearing, if applicable:	APRIL 24, 2023 9AM VIA ZOOM
Address, phone number, or website for additional information:	DERRICK ARCHULETA E: ARCH.PLAN@COMCAST.NET P: 505.980.8365
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/>	Zone Atlas page indicating subject property.
<input type="checkbox"/>	Drawings, elevations, or other illustrations of this request.
<input checked="" 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.

Derrick Archuleta (Applicant signature) 4.7.2023 (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.

2100 & 2124 CENTRAL AV SW Public Notice Inquiry Sheet Submission

To arch.plan@comcast.net <arch.plan@comcast.net>

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to 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 other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Phone
West Park NA	Matt	Celesky	deanimaldesign@hmn.h.org	2213 New York Avenue SW	Albuquerque	NM	87104	5054003508
West Park NA	Lea	Pino	lea@thecasapino.com	2203 New York Avenue SW	Albuquerque	NM	87104	
West Old Town NA	Gil	Clarke	g.clarke45@comcast.net	2630 Aloysia Lane NW	Albuquerque	NM	87104	5058426620
West Old Town NA	Glen	Effertz	gteffertz@gmail.com	2918 Mountain Road NW	Albuquerque	NM	87104	5059800964

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <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/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

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

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Thursday, March 30, 2023 9:05 AM
To: Office of Neighborhood Coordination <arch.plan@comcast.net>
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 Review Board

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

Contact Name

DERRICK ARCHULETA

Telephone Number

505-980-8365

Email Address

arch.plan@comcast.net

Company Name

ARCH+PLAN Land Use Consultants

Company Address

P.O. BOX 25911

City

ALBUQUERQUE

State

NM

ZIP

87125

Legal description of the subject site for this project:

UNPLATTED TRACTS

BLOCK 4

TRACTION PARK & CITY ELECTRIC ADDITION

Physical address of subject site:

2100 & 2124 CENTRAL AV SW

Subject site cross streets:

BETWEEN RIO GRANDE BLVD & CLAYTON ST

Other subject site identifiers:

This site is located on the following zone atlas page:

J-13

Captcha

x

- J-13 ZONE ATLAS.PDF (2 MB)
- image001.png (18 KB)

- image002.png (8 KB)
- image003.png (3 KB)
- image004.png (7 KB)
- image005.png (2 KB)

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

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

Date of Request*: 4/16/2023

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)*: West Park NA & West Old Town NA

Name of NA Representative*: Matt Celesky / Lea Pino / Gil Clarke / Glen Effertz

Email Address* or Mailing Address* of NA Representative¹: deadanimaldesign@hmn.org / lea@thecasapiono.com
g.clarke45@comcast.net / gteffertz@gmail.com

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: arch.plan@comcast.net (Derrick Archuleta)

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:
April 26, 2023 / 9AM / via Zoom

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

1. Subject Property Address* 2100 & 2124 Central Av SW
Location Description between Rio Grande Blvd & Clayton St
2. Property Owner* Via Real Estate LLC
3. Agent/Applicant* [if applicable] ARCH+PLAN Land Use Consultants (Derrick Archuleta)
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*}:

DHO Sidewalk waiver to maintain the existing sidewalk width along Central Avenue a

Premium Transit designated avenue

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*}:
ARCH+PLAN Land Use Consultants (Derrick Archuleta) e: arch.plan@comcast.net p: 505-980-8365

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

1. Zone Atlas Page(s)^{5*} J-13
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:

DHO Sidewalk waiver to maintain existing 6 foot sidewalk along Central

Avenue from the 10 foot wide for a Premium Transit designated street

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] 1.0664
 - b. IDO Zone District MX-M
 - c. Overlay Zone(s) [if applicable] Rio Grande Boulevard CPO
 - d. Center or Corridor Area [if applicable] _____
 - 2. Current Land Use(s) [vacant, if none] car wash
-

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: West Park NA [Other Neighborhood Associations, if any]

West Old Town NA

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

RE: DEVELOPMENT HEARING OFFICE - SIDEWALK WAIVER FOR 2100-2124 CENTRAL AVENUE SW

To deadanimaldesign@hmnh.org <deadanimaldesign@hmnh.org> • lea@thecasapino.com <lea@thecasapino.com> • g.clarke45@comcast.net <g.clarke45@comcast.net> • gteffertz@gmail.com <gteffertz@gmail.com> Copy
Derrick Archuleta <arch.plan@comcast.net>

Good morning representatives of the West Park Neighborhood Association and West Old Town Neighborhood Association:

This email is to inform yourselves and members of your association that an application has been submitted to the City of Albuquerque's Development Hearing Officer (DHO) for consideration of a sidewalk waiver to accept the existing width at six (6) feet along Central Avenue.

Central Avenue is designated as a Premium Transit Corridor, the sidewalk width is to be ten (10) feet.

The sidewalk waiver is for the frontage along 2100-2124 Central Avenue SW.

The property is currently being redeveloped as a Champion Car Wash.

A component to the improvements on the property include to develop a landscape buffer along Central Avenue. The landscaping will be placed between the existing sidewalk and the car wash. The landscape buffer will compliment the existing gravel with the introduction of trees, shrubs and ground cover.

Achieving the standard width of ten (10) feet for the sidewalk would create issues for the landscape buffer and a likely reduction to accommodate the wider sidewalk. The existing sidewalk width at six (6) feet is consistent in the immediate area along Central Avenue.

The property is zoned MX-M (Mixed Use - Moderate Intensity) which will allow a car wash permissively, with the land use in existence for several decades.

The Sidewalk Waiver will go before the DHO on the Wednesday, April 26, 2023 agenda at 9:00am.

The virtual meeting will be online via Zoom. The DHO agenda on the City's website (<http://www.cabq.gov/planning/boards-commissions/development-hearing-officer>) and will provide remote meeting information as to how join the Zoom meeting online or through telephone.

The case number for the project is PR 2022-007324.

You can check the agenda online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860 and refer the case number.

Attached for your review are exhibits that provide location of the property (Zone Atlas page), sidewalk waiver exhibit, the proposed replat and Neighborhood Meeting Request Form for your review.

Please contact me with any questions or concerns.

Thank you for your time and attention.

Sincerely,
Derrick Archuleta

Derrick Archuleta, MCRP

ARCH+PLAN Land Use Consultants LLC

P.O. Box 25911

Albuquerque NM 87125

p: 505.980.8365

e: arch.plan@comcast.net

w: www.ArchPlan.org

-
- DHO SIDEWALK WAIVER.PDF (6 MB)

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



PART I - PROCESS	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	DHO SIDEWALK WAIVER
Decision-making Body:	DEVELOPMENT HEARING OFFICER
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 <i>Note: if yes, see second page</i>
PART II - DETAILS OF REQUEST	
Address of property listed in application:	2100 - 2124 CENTRAL AV SW
Name of property owner:	VIA REAL ESTATE LLC
Name of applicant:	ARCH + PLAN LAND USE CONSULTANTS LLC - DERRICK ARCHULETA
Date, time, and place of public meeting or hearing, if applicable:	APRIL 26, 2023 9AM VIA ZOOM
Address, phone number, or website for additional information:	DERRICK ARCHULETA E: ARCH.PLAN@COMCAST.NET P: 505.980.8365
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/>	Zone Atlas page indicating subject property.
<input type="checkbox"/>	Drawings, elevations, or other illustrations of this request.
<input checked="" 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.

Derrick Archuleta (Applicant signature) 4.18.2023 (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.