



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

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input checked="" type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

### APPLICATION INFORMATION

Applicant: <b>Consensus Planning</b>		Phone:
Address: <b>302 8th St. NW</b>		Email:
City: <b>Albuquerque</b>	State: <b>NM</b>	Zip: <b>87102</b>
Professional/Agent (if any): <b>CSI - Cartesian Surveys, Inc.</b>		Phone: <b>505-896-3050</b>
Address: <b>P.O. Box 44414</b>		Email: <b>cartesianryan@gmail.com</b>
City: <b>Rio Rancho</b>	State: <b>NM</b>	Zip: <b>87174</b>
Proprietary Interest in Site:	List <u>all</u> owners: <b>Check with Me LLC; Reule LLC; Green Jeans LLC;</b>	

### BRIEF DESCRIPTION OF REQUEST

Terrapin ABQ East Owner 2017 LLC

Requesting review for Archeological Certificate of No-Effect for proposed major subdivision

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

Lot or Tract No.: <b>Tracts A-1-A, A-1-B-1, A-1-B-2, A-1-B-3-A</b>	Block:	UPC Code: <b>101705908712231012 101705906512431011</b>
Subdivision/Addition: <b>Acme Acres</b>	MRGCD Map No.:	UPC Code: <b>101705904513431010 101705905514731013</b>
Zone Atlas Page(s): <b>H-16-Z and H-17-Z</b>	Existing Zoning: <b>MX-H &amp; NR-C (Tract A-1-B-3-A only)</b>	Proposed Zoning:
# of Existing Lots: <b>4</b>	# of Proposed Lots: <b>4</b>	Total Area of Site (acres): <b>6.4764</b>

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: <b>4100 Cutler Ave. NE</b>	Between: <b>Carlisle Blvd. NE</b>	and: <b>Morningside Dr. NE</b>
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### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2022-007327, PS-2022-00141 (sketch plat)

Signature:	Date: <b>November 8, 2022</b>
Printed Name: <b>Ryan J. Mulhall</b>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

### FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

## FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP.

### **INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS**

- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and label

### **ARCHEOLOGICAL CERTIFICATE**

- Archaeological Compliance Documentation Form with property information section completed
- Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

### **MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB**

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- The approved Site Plan being amended
- Copy of the Official Notice of Decision associated with the prior approval
- The proposed Site Plan, with changes circled and noted  
*Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*
- Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

***Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.***

### **MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO**

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- The approved Site Development Plan being amended
- Copy of the Official Notice of Decision associated with the prior approval
- The proposed Site Development Plan, with changes circled and noted  
*Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*
- Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

***Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.***

### **ACCELERATED EXPIRATION SITE PLAN**

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- Site Plan to be Expired

### **ALTERNATIVE SIGNAGE PLAN**

- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- Required notices with content per IDO Section 14-16-6-4(K)
  - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- Sign Posting Agreement

### **ALTERNATIVE LANDSCAPE PLAN**

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- Landscape Plan

Linda Winn  
Check With Me, LLC  
300 Central Ave SW, Suite 2000 West  
Albuquerque, NM 87102

City of Albuquerque  
Plaza del Sol Building  
600 Second St NW  
Albuquerque, NM 87102

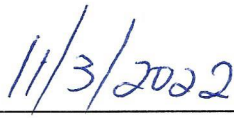
**RE: Letter of Authorization for Proposed Subdivision Plat**

To whom it may concern,

I, Linda Winn, Manager of Check With Me, LLC, the owner in fee simple of the below property, do hereby give authorization to Cartesian Surveys Inc. to act as our agent in regards to the obtaining documentation, certificates, or waivers from the city needed for the platting action and vacation of easements for existing Tract A-1-B-3-A of Acme Acres. The property is located at 4110 Cutler Avenue NE.

Thank You,

  
\_\_\_\_\_  
Linda Winn, Manager  
Green Jeans, LLC

  
\_\_\_\_\_  
Date



Tony Sherman, CEO  
Terrapin Hospitality  
2401 6<sup>th</sup> Street NW  
Albuquerque, NM 87102

City of Albuquerque  
Plaza del Sol Building  
600 Second St NW  
Albuquerque, NM 87102

**RE: Letter of Authorization for Proposed Subdivision Plat**

To whom it may concern,

I, Tony Sherman, CEO of Terrapin Hospitality, the owner in fee simple of the below property, do hereby give authorization to Cartesian Surveys Inc. to act as our agent in regards to the obtaining documentation, certificates, or waivers from the city needed for the platting action and vacation of easements for existing Tract A-1-A of Acme Acres. The property is located at 2300 Cutler Avenue NE.

Thank You,



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Tony Sherman, CEO  
Terrapin Hospitality

*10/31/2022*  
Date

Robert D. Reule  
Reule LLC  
4100 Cutler Ave NE  
Albuquerque, NM 87102

City of Albuquerque  
Plaza del Sol Building  
600 Second St NW  
Albuquerque, NM 87102

**RE: Letter of Authorization for Proposed Subdivision Plat**

To whom it may concern,

I, Robert D. Reule, Managing Member of Reule, LLC, the owner in fee simple of the below property, do hereby give authorization to Cartesian Surveys Inc. to act as our agent in regards to the obtaining documentation, certificates, or waivers from the city needed for the platting action and vacation of easements for existing Tract A-1-B-2 of Acme Acres. The property is located at 4100 Cutler Avenue NE.

Thank You,



Robert D. Reule, Managing Member  
Reule, LLC

10.31.2022

Date

Roy Solomon  
Green Jeans, LLC  
6110 Alameda Blvd NE, Suite 12  
Albuquerque, NM 87113

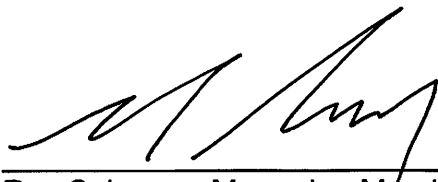
City of Albuquerque  
Plaza del Sol Building  
600 Second St NW  
Albuquerque, NM 87102

**RE: Letter of Authorization for Proposed Subdivision Plat**

To whom it may concern,

I, Roy Solomon, Managing Member of Green Jeans, LLC, the owner in fee simple of the below property, do hereby give authorization to Cartesian Surveys Inc. to act as our agent in regards to the obtaining documentation, certificates, or waivers from the city needed for the platting action and vacation of easements for existing Tract A-1-B-1 of Acme Acres. The property is located at 3600 Cutler Avenue NE.

Thank You,

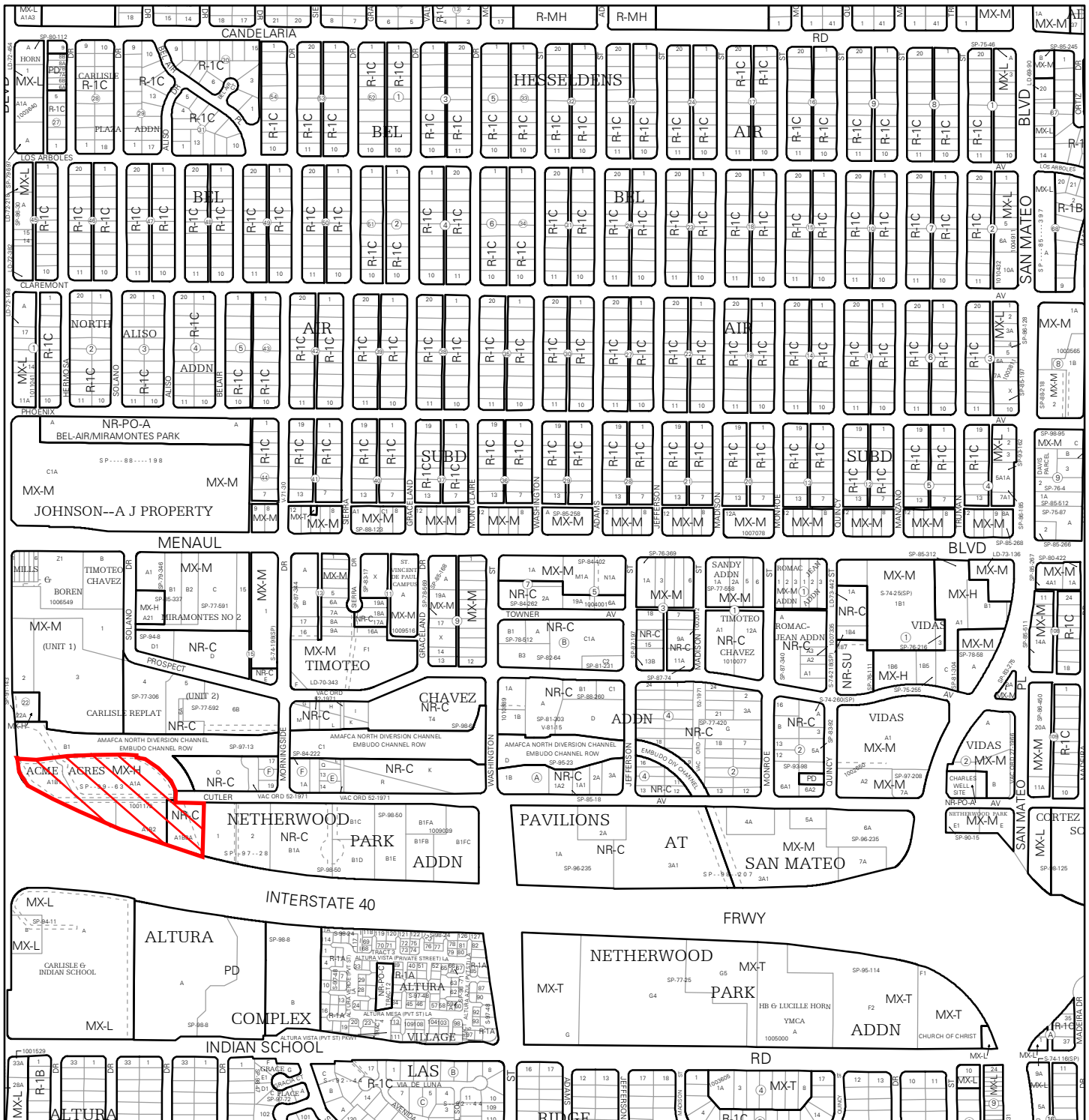


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Roy Solomon, Managing Member  
Green Jeans, LLC

10.31.22

Date



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:  
**H-17-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



**City of Albuquerque**  
P.O. Box 1293 Albuquerque, NM 87103  
**Planning Department**  
Brennon Williams, Director

**Tim Keller, Mayor**  
**Sarita Nair, CAO**

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**DATE:** November 08, 2022

**SUBJECT:**

**Case Number(s):** PR-2022-007327  
**Agent:** CSI - Cartesian Surveys, Inc.  
**Applicant:** Consensus Planning  
**Legal Description:** Tracts A-1-A, A-1-B-1, A-1-B-2, A-1-B-3-A of Acme Acres  
**Zoning:** MX-H and NR-C (Tract A-1-B-3-A only)  
**Acreage:** 6.4764 AC  
**Zone Atlas Page(s):** H-16-Z and H-17-Z

**CERTIFICATE OF NO EFFECT:**      **Yes**      **No**

**CERTIFICATE OF APPROVAL:**      **Yes**      **No**

**SUPPORTING DOCUMENTATION:**

**SITE VISIT:**

**RECOMMENDATIONS:**

**SUBMITTED BY:**

**SUBMITTED TO:**

Russell Brito, Planning Manager  
City of Albuquerque Planning Dept

\_\_\_\_\_  
Ethan Kalosky, MA      Date  
Cultural Resource Specialist  
Acting City Archeologist  
Parametrix