

From: [Roeder, James A.](#)
To: [Ryan Mulhall](#)
Cc: [Rodenbeck, Jay B.](#); [Verhage, Kathleen M.](#); [Biazar, Shahab](#); [Boylan, Jacob](#); [Garcia, Reylene A.](#); [Gardner, Kristin T.](#); [Armijo, Ernest M.](#)
Subject: RE: FW: PR-2022-007348 - Approved plat for signature; DXF approval, IL
Date: Friday, May 3, 2024 8:02:53 AM
Attachments: [PR-2022-007348_SD-2023-00152_Infrastructure_List_Approved_8-23-23_Work_Complete_JR_050324.pdf](#)

Good morning Jay.

Regarding the referenced Project, the work has been completed, and the infrastructure list requirements fulfilled. See attached annotated infrastructure list.

Thank you.



JIM ROEDER, P.E.
design review committee chair
building and development services
o 505.924.3992
e vroeder@cabq.gov
cabq.gov/planning

From: Ryan Mulhall <cartesianryan@gmail.com>
Sent: Thursday, May 2, 2024 1:49 PM
To: Roeder, James A. <vroeder@cabq.gov>
Cc: Rodenbeck, Jay B. <vrodenbeck@cabq.gov>; Verhage, Kathleen M. <kverhage@cabq.gov>; Biazar, Shahab <sbiazar@cabq.gov>; Boylan, Jacob <jboylan@cabq.gov>; Garcia, Reylene A. <frgarcia@cabq.gov>; Gardner, Kristin T. <ktgardner@cabq.gov>; Armijo, Ernest M. <earmijo@cabq.gov>
Subject: Re: FW: PR-2022-007348 - Approved plat for signature; DXF approval, IL

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

Thank you Mr. Roeder, we hope you're feeling better and can assist your review however you need.

Best,
Ryan M

On Thu, May 2, 2024 at 1:23 PM Roeder, James A. <jroeder@cabq.gov> wrote:

Ryan,

I was out on medical leave for six days. I am prepared to certify the IL as complete, but it might not be until tomorrow as there are a few fires burning a bit hotter than yours right now. Stand by.

Thanks for your patience.



JIM ROEDER, P.E.

design review committee chair
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From: Ryan Mulhall <cartesianryan@gmail.com>

Sent: Monday, April 29, 2024 9:04 AM

To: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Roeder, James A. <jroeder@cabq.gov>; Verhage, Kathleen M. <kverhage@cabq.gov>

Cc: Biazar, Shahab <sbiazar@cabq.gov>; Boylan, Jacob <jboylan@cabq.gov>; Garcia, Reylene A. <frgarcia@cabq.gov>; Gardner, Kristin T. <ktgardner@cabq.gov>; Armijo, Ernest M. <earmijo@cabq.gov>

Subject: Re: FW: PR-2022-007348 - Approved plat for signature; DXF approval, IL

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

Good morning DRC folks, as part of the closeout process for our platting action at 2401 6th Street NW, we are needing an email confirmation from DRC that the sidewalks were widened along 6th and Prospect per our attached infrastructure list. I've attached a PDF that shows photos of the finished sidewalks our client installed to widen as well as an email from Mr. Armijo with CABQ transportation confirming he was satisfied with the improvements.

Would you please confirm for us DRC is satisfied with the sidewalk for PR-2022-007348 / SD-2023-00152, so the city engineer can sign off on our plat and our client can begin the purchase process with real property for the vacated portions of 6th Street?

Thank you,
Ryan Mulhall

On Mon, Apr 29, 2024 at 6:29 AM Rodenbeck, Jay B. <jrodenbeck@cabq.gov> wrote:

Good morning Ryan,

All DFT staff have signed the Preliminary/Final Plat for PR-2022-007348 / SD-2023-00152 except for the City Engineer (Shahab Biazar), and I was hoping I could inform Mr. Biazar that the Plat is ready for his signature but I can't find confirmation from DRC that the sidewalks along 6th Street and Prospect Ave. were constructed/completed per the attached signed-off Infrastructure List in lieu of a Financial Guaranty/recorded IIA. Please have DRC confirm (or provide proof of confirmation) that the sidewalks were completed/constructed. Once I receive that confirmation, Mr. Biazar can provide final sign-off of the Plat.

Thanks,



Jay Rodenbeck

Planning Manager
Development Review Services

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From: Rodenbeck, Jay B.

Sent: Thursday, April 11, 2024 6:47 PM

To: Ryan Mulhall <cartesianryan@gmail.com>

Cc: Biazar, Shahab <sbiazar@cabq.gov>; Verhage, Kathleen M. <kverhage@cabq.gov>; Roeder, James A. <jroeder@cabq.gov>; Armijo, Ernest M. <earmijo@cabq.gov>; Webb, Robert L.

<rwebb@cabq.gov>; Boylan, Jacob <jboylan@cabq.gov>; Garcia, Reylene A. <frgarcia@cabq.gov>; Gardner, Kristin T. <ktgardner@cabq.gov>
Subject: FW: PR-2022-007348 - Approved plat for signature; DXF approval, IL

Good afternoon Ryan,

The Preliminary/Final Plat for PR-2022-007348 / SD-2023-00152 has been distributed for DFT, Real Property, and City Engineer signatures.

Once all the DFT staff sign the Plat, Kristin T. Gardner with Real Property will sign the Plat provided payment has been received for the vacated ROW.

For the City Engineer's signature, in lieu of a Financial Guaranty/recorded IIA, DRC must confirm that the sidewalks along 6th Street and Prospect Ave. featured in the attachment you sent me and Ernest Armijo were constructed/completed per the attached Infrastructure List.



Jay Rodenbeck

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From: Ryan Mulhall <cartesianryan@gmail.com>

Sent: Thursday, March 28, 2024 12:17 PM

To: Planning Development Review Services <PLNDRS@cabq.gov>; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Armijo, Ernest M. <earmijo@cabq.gov>

Subject: Re: PR-2022-007348 - Approved plat for signature; DXF approval, IL

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

Good afternoon CABQ Planning folks and Mr. Armijo, at long last our client for PR-2022-007348 has finished installation of sidewalk to widen their frontages at 2401 6th Street NW and Prospect Ave NW. I've attached a PDF that shows photos with captions for the site.

We believe this should be the last of the items to get the plat fully signed so we can move on to purchase the vacated right-of-way from the City's Real Property offices. Please let us know if you need any additional information. Thank you,

Ryan Mulhall

[Redacted]

On Wed, Aug 23, 2023 at 12:22 PM Ryan Mulhall <cartesianryan@gmail.com> wrote:

Good afternoon Jay and planning folks,

I've attached the DXF approval for the approved plat (has application number added to PDF). We'll send along proof of the sidewalk construction and purchase from Real Property when possible.

Also attached is the infrastructure list, not sure if it still needs to be signed given the client wants to construct the sidewalks under permit rather than take the IIA process.

Regards,
Ryan Mulhall

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