

From: [Roeder, James A.](#)
To: [Rodenbeck, Jay B.](#)
Cc: [Webb, Robert L.](#); [JAG JAG](#); [Armijo, Ernest M.](#)
Subject: RE: Infrastructure Construction Approval for PR-2023-008090 - SD-2023-00057
Date: Monday, September 25, 2023 8:32:59 AM
Attachments: [IL Useable 4915 Lomas NE Admin Rev pending.pdf](#)

Good morning Juanita.

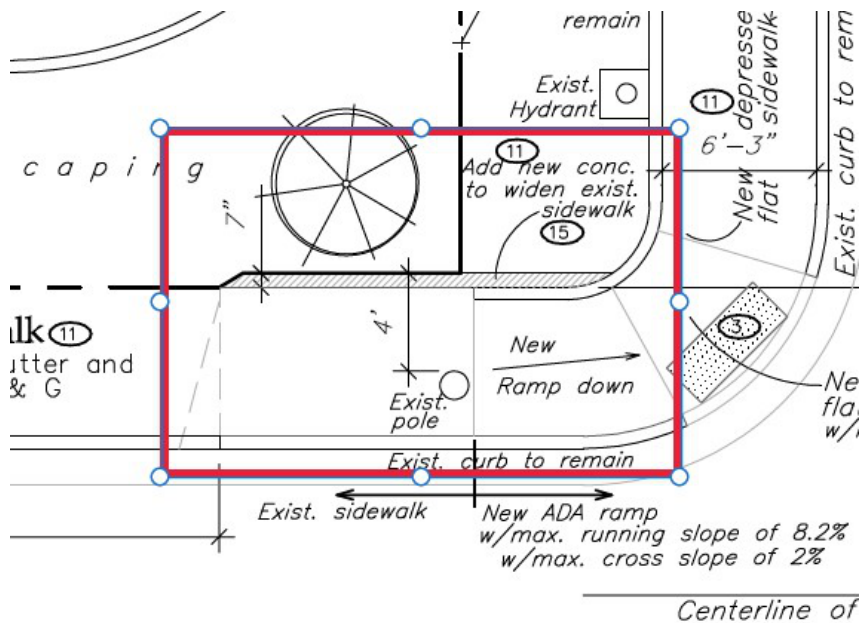
We evaluated the construction of the infrastructure list (I.L.) requirements for the referenced project. We find it in substantial compliance with the I.L. and approved TCL, but need one administrative revision. The I.L. calls for the buffer along Quincy to be between the sidewalk and the street. However, the TCL shows the buffer between the sidewalk and the right-of-way line. Ernest with Planning-Transportation (copied) is OK with this configuration, but we need to complete and administrative revision to the I.L. to bring the documentation into compliance. To do this, please sign the attached I.L. where shown on the snip below, and forward it to Ernest. Once he signs and returns it to me, I will sign to execute the administrative revision. Then, I will sign off on the revised I.L. and forward it to our DFT staff to complete your plat approval.

DESIGN REVIEW COMMITTEE REVISIONS					
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER	
1					

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(Rev. 2-16-18)

OWNER SIGN HERE

I want to call one further thing to your attention. The utility pole in the sidewalk on Lomas only provides 38" of clearance, which does not comply with ADA. Your approved TCL calls for tacking on 7" of additional sidewalk width in this area. While not an I.L. item, surely Planning-Transportation will enforce this at their inspection for your Certificate of Occupancy. Seven inches of width will not provide the required 48" ADA path, so please tack on additional width necessary to provide 48 inches clear. See snip, below:



Thank you.


JIM ROEDER, P.E.
 design review committee chair

building and development services

o 505.924.3992

e jroeder@cabq.gov

cabq.gov/planning

From: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
Sent: Thursday, September 21, 2023 12:26 PM
To: Verhage, Kathleen M. <kverhage@cabq.gov>; Roeder, James A. <jroeder@cabq.gov>
Cc: Wolfley, Jolene <jwolfley@cabq.gov>; Biazar, Shahab <sbiazar@cabq.gov>; Webb, Robert L. <rwebb@cabq.gov>; JAG JAG <jag@jagpandz.com>
Subject: FW: Infrastructure Construction Approval for PR-2023-008090 - SD-2023-00057

Good afternoon Kathy and Jim,

Juanita from JAG (Juanita is copied in this message) has sent me proof of construction for infrastructure which was approved with the Plat for PR-2023-008090 / SD-2023-00057 by the Development Hearing Officer on March 22, 2023 and constructed in lieu of a financial guaranty and recorded Infrastructure Improvements Agreement (the approved and signed Infrastructure List approved with the Plat is attached). Attached are pictures that Juanita sent me providing proof of construction of the infrastructure. I thought that DRC normally confirms that such infrastructure improvements are constructed as required. However, Juanita has informed me that DMD has approved the construction of infrastructure. Does DRC need to confirm proof of construction of the infrastructure?

I need to confirm that adequate proof of construction is provided in lieu of a recorded Infrastructure Improvements Agreement so that I can distribute the Plat for DFT and City Engineer signatures.

For reference, I have also attached the Notice of Decision for the DHO Plat approval.

Thanks,



Jay Rodenbeck

Planning Manager

Development Review Services

o (505) 924-3994

c (505) 553-0682

e jrodenbeck@cabq.gov

cabq.gov/planning

From: JAG JAG <jag@jagpandz.com>
Sent: Tuesday, September 12, 2023 7:02 PM
To: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Webb, Robert L. <rwebb@cabq.gov>
Cc: Biazar, Shahab <sbiazar@cabq.gov>
Subject: Infrastructure Construction Approval for PR-2023-008090 - SD-2023-00057

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

Hello Jay,

The property owner for the above mentioned project has completed the necessary infrastructure along Lomas and Quincy. We believe that we have met all of the conditions that would allow your office to sign the plat for recording. Please let us know if you have any questions.

Kind regards,

Juanita and Andrew Garcia
Principals
JAG Planning & Zoning, LLC
P.O. Box 7857, Albuquerque, NM 87194
(505) 362-8903 and (505) 363-5613



----- Forwarded message -----

From: **John Youngblood** <jyoungblood@gmail.com>
Date: Wed, Sep 6, 2023 at 12:51 PM
Subject: Fwd: From Antonio
To: JAG JAG <jag@jagpandz.com>

Sent from my iPhone

Begin forwarded message:

From: Robb Haltom <rhaltom@picosofoods.com>
Date: September 6, 2023 at 11:57:22 AM MDT
To: John Youngblood <jyoungblood@gmail.com>
Subject: FW: From Antonio

From: ANTONIO MOLINA <molinaantonio213@gmail.com>
Sent: Wednesday, September 6, 2023 11:42 AM
To: Robb Haltom <rhaltom@picosofoods.com>
Subject:

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