



DEVELOPMENT HEARING OFFICER (DHO) APPLICATIONS

Effective 11/16/2023

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 PLT & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms PLT & 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 PLT & S2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Final Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	APPEAL
	<input type="checkbox"/> Decision of DHO (Form A)

BRIEF DESCRIPTION OF REQUEST

APPLICATION INFORMATION

Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	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.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street:	Between:	and:
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

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I certify that t

Signature:

Printed Nam

d notice was complete, true, and accurate to the extent of my knowledge.

Date:

☐ Applicant or ☐ Agent

WAIVER DOCUMENTATION

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)

**Sketch Plat (PS-2023-00211 &
PS-2024-00114)**

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 **No Neighborhood Associations to Notify per ONC**
 - ___ 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
No Neighborhood Associations to Notify per ONC

___ 10) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

_ WAIVER - IDO

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- ___ 10) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

_ WAIVER – DPM (MUST BE HEARD WITH SUBDIVISION ACTION)

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WAIVER DOCUMENTATION

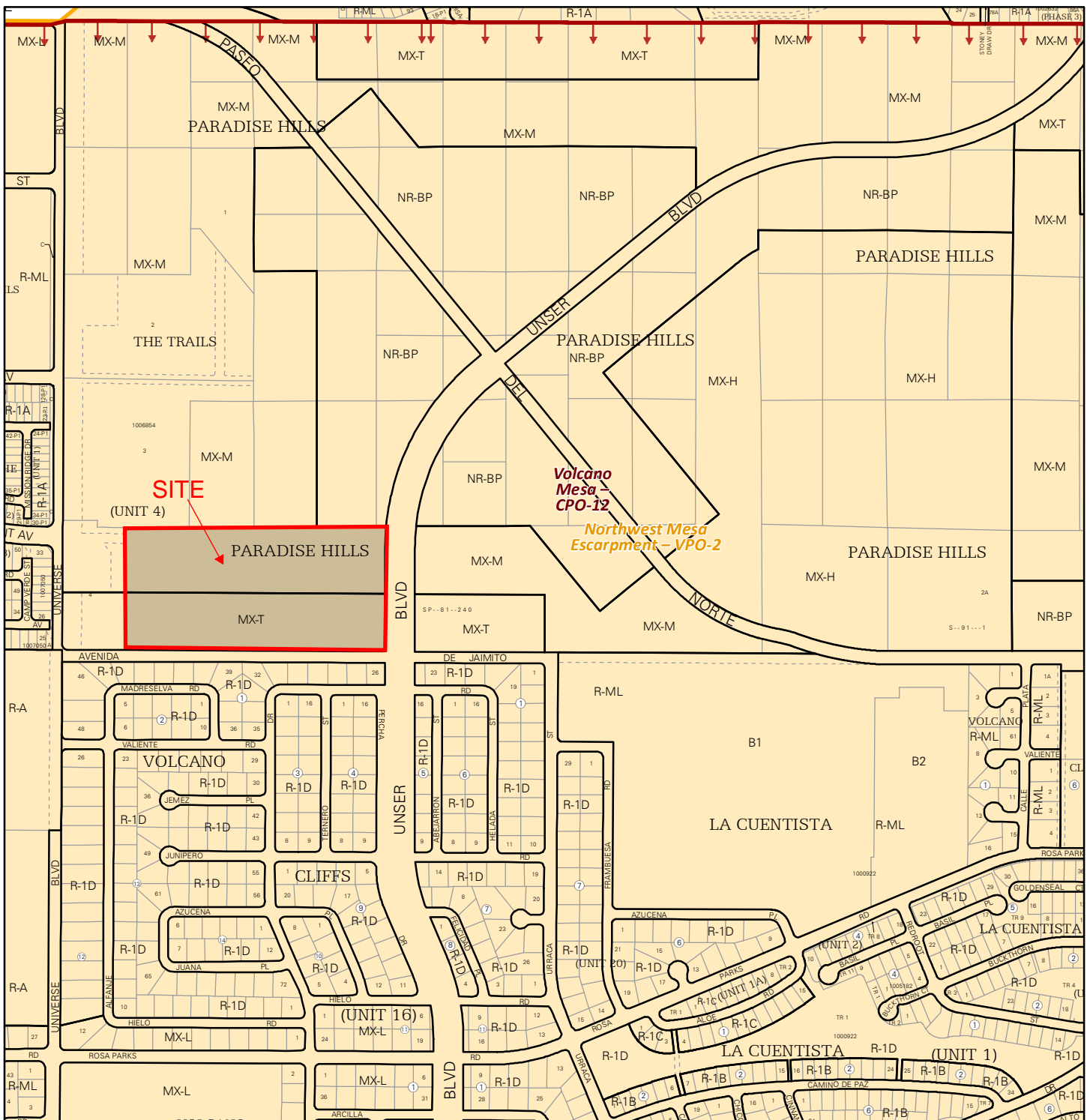
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- ___ 2) Form V2 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Scale drawing showing the location of the proposed waiver, as applicable

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 DPM – Chapter 2
- ___ 7) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

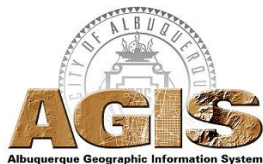
PUBLIC NOTICE DOCUMENTATION

- ___ 8) Sign Posting Agreement – **this step is not required if waiver is to be heard with a minor subdivision plat**
- ___ 9) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by the Planning Department - **this step is not required if waiver is to be heard with a minor subdivision plat**
 - ___ 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
 - ___ Proof of first class mailing to affected Neighborhood Association representatives and property owners within 100 feet – **this step is not required if waiver is to be heard with a minor subdivision plat**
- ___ 10) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

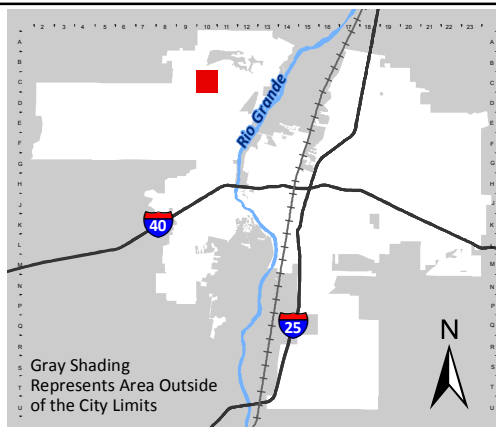


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
C-10-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

SIDEWALK WAIVER EXHIBIT

11/11/2024

JLM LIVING
ALBUQUERQUE, NEW MEXICO

PROPOSED SITE PLAN

Issue Dates:

Drawn By: AAA

Checked by: MFAM

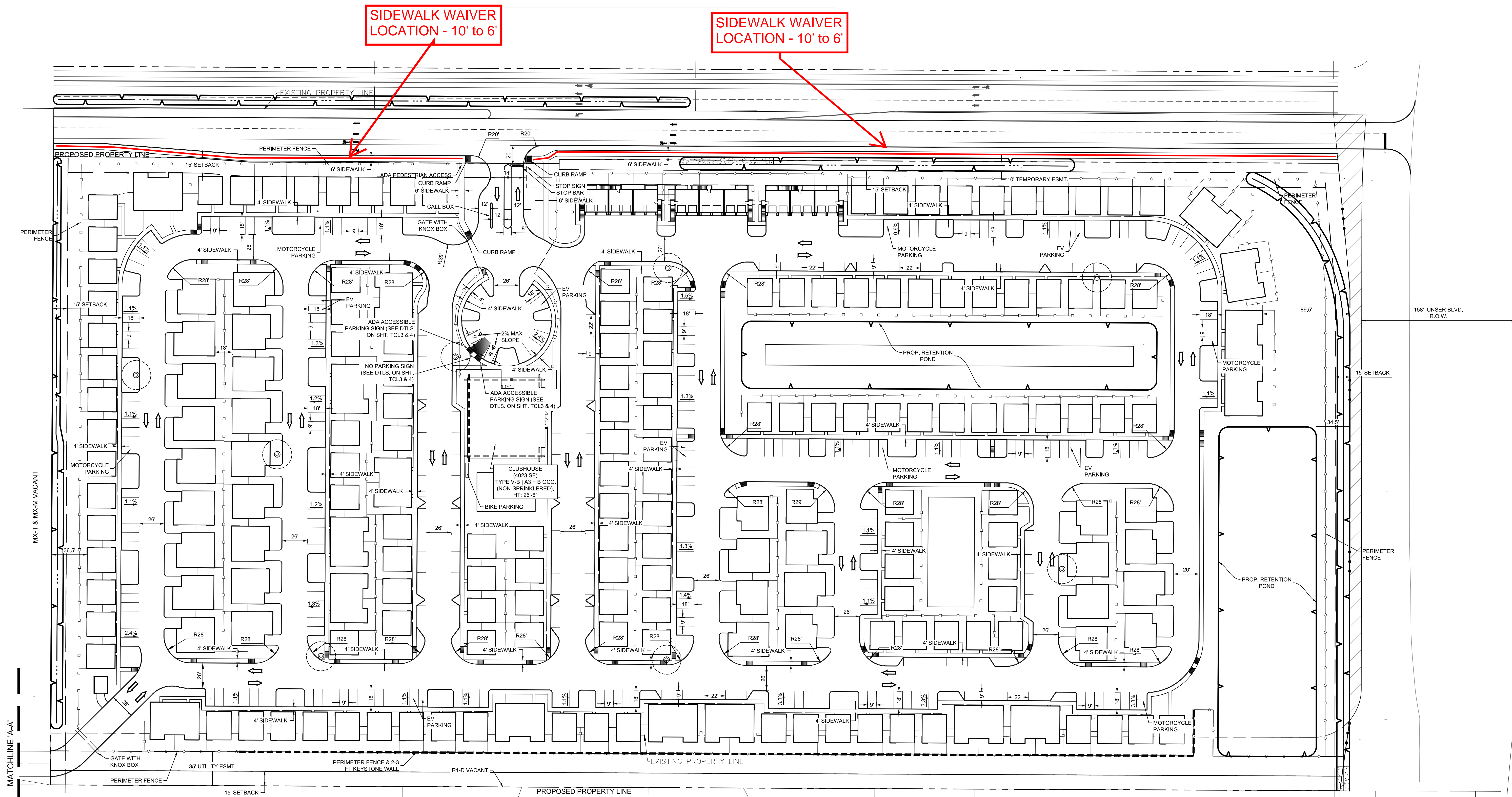
Sheet

C0.1

Project No.

SIDEWALK WAIVER
LOCATION - 10' to 6'

SIDEWALK WAIVER
LOCATION - 10' to 6'



SUPPORTIVE DOCUMENTATION

August 8, 2024

City of Albuquerque
Planning Department
Plaza del Sol, 600 2nd Street NW
Albuquerque, NM 87102

Re: Letter of Authorization for Site Plan Development

Property Owners: Bedrock Investors Limited Partnership, LLLP

Contract Purchasers: JLM Living

Agent: Consensus Planning, Inc.

Property: - 18.93 acres (+/-) located at Unser Boulevard and Avenida de Jaimito (within the Volcano Heights Urban Center)

Legal Description: *Tract 1 (westerly port) summary plat 68.75 acres tracts & 66.15 acre tract Paradise Hills (excluding parts out to right-of-way) containing 18.9 acres*

Project: +/- 232 Unit Build to Rent Multi-Family Housing Project

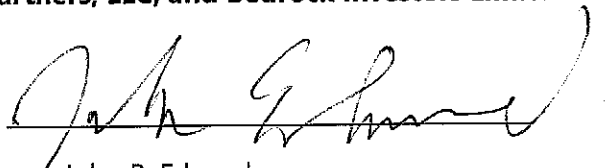
To Whom it May Concern:

The undersigned as the Owners of the Property, do hereby allow the Contract Purchaser, JLM Living to submit all required applications related to the entitlement for the subject property. The Property located at the northwest corner of Avenida de Jaimito and Unser Boulevard.

JLM Living is authorized to act as the Applicant in all submittals to the City of Albuquerque regarding the above referenced Project and Property. The Agent for the Property Owners, Consensus Planning, Inc., is also hereby authorized to represent JLM Living in such submittals. Please direct all correspondence and communication to the Applicant and our Agent for the Project.

Bedrock Partners, LLC, and Bedrock Investors Limited Partnership, LLLP:

Signature:



Printed Name: John B. Edward

Title: Manger of Bedrock Edward Management LLC & BI Management LLC General Partner.

August 7, 2024

City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Re: Agent Authorization Letter – Applicant

To Whom it May Concern:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as agent for JLM Living for the property located at the northwest corner of Avenida de Jaimito and Unser Boulevard. JLM Living is the contract purchaser and Bedrock Investors, LLC is the property owner. The property is legally described as *Tract 1 (westerly port) summary plat 68.75 acres tracts & 66.15 acre tract Paradise Hills (excluding parts out to right-of-way) containing 18.9 acres*. The agents are authorized to represent JLM Living in meetings with City of Albuquerque staff, neighborhood associations, and approval bodies.

Sincerely,

Signature: *Mark Skipalis*

Printed Name: Mark Skipalis

Title: Director of Construction



January 16, 2024

Development Hearing Officer
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Preliminary Plat – Subdivision Major and Sidewalk Waiver

Dear Development Hearing Officer,

The purpose of this letter is to request a Preliminary Plat and an associated Sidewalk Waiver by the Development Hearing Officer (DHO) for the property located at the corner of Avenida de Jaimito and Unser Boulevard. The legal description of the site is *Tract 1 (westerly portion) Summary Plat 68.75 acre Tract & 66.15 Acre Tract Paradise Hills (excluding portions out to right-of-way) containing 19.8 acres.*



BACKGROUND

A zone change from MX-M to MX-T was approved by the EPC on May 16, 2024 correcting the floating zone line on the property (PR-2023-009652/RZ-2024-00023). A Conditional Use for Multi-family Ground-floor Residential within the Volcano Heights Urban Center was approved on May 21, 2024 (VA-2024-00092). The proposed plat and site design were submitted for sketch plat review in January 10, 2024 (PS-2023-00211) and July 24, 2024 (PS-2024-00114). An application for the Vacation of Public Right-of-Way for Avenida de Jaimito was recommended for approval by the DHO on November 13, 2024 (SD-2024-00148), and subsequently approved by City Council on January 6, 2025 (EC-24-276).

EXISTING CONDITIONS

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

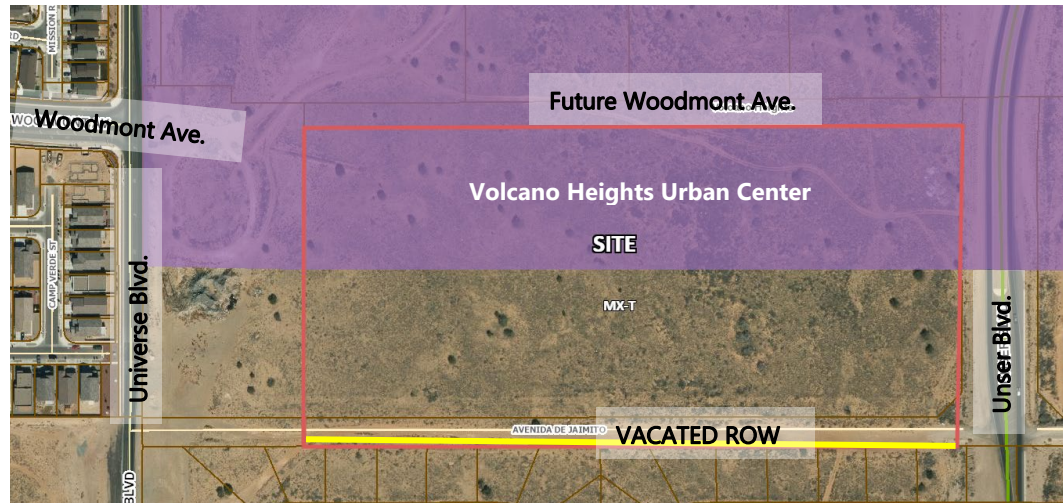
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES
Ken Romig, ASLA
Margaret Ambrosino, AICP

The subject property is currently vacant, consists of approximately 19.8 acres, and zoned MX-T. The northern portion of the site is within the Volcano Heights Urban Center. The site is located west of Unser Boulevard and north of vacated Avenida de Jaimito. Woodmont Avenue is anticipated to extend from Universe Boulevard along the northern perimeter of the site as a major collector, providing access to Unser Boulevard. Unser Boulevard is designated an Urban Principal Arterial and is a limited access roadway as designated by the Mid-Region Council of Governments (MRCOG) with an approved full access intersection at Woodmont Avenue.



AGIS Map Volcano Heights Urban Center.

REQUEST

The Applicant is requesting approval of a Subdivision of Land-Major (Preliminary Plat). The Preliminary Plat shifts the site boundary to the south, which will provide 47 feet of right-of-way for the future Woodmont Avenue to the north of the subject property. The site boundaries will be at the new right-of-way of Woodmont Avenue to the north and the southern edge of the vacated Avenida de Jaimito on the south and will contain a 35-foot ABCWUA easement and a 12-foot by 47.5-foot turnaround easement.

In conjunction with the Preliminary Plat the Applicant is requesting a Waiver of the following:

- 1) *DPM Table 7.2.29 Street Element Table - Major Collector / Inside Center: Sidewalk Width 10 feet*

The requested Waiver is to allow a 6-foot sidewalk width, which is the standard width for sidewalks outside of the Urban Center.



6-6(L)(3) and 6-6(P)(3) REVIEW AND DECISION CRITERIA

The following responds to the criteria for approval of a Preliminary Plat for a Subdivision of Land-Major and Waiver-DHO.

Preliminary Plat Criteria 6-6(L)(3):

6-6(L)(3)(a) A Preliminary Plat shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Applicant Response: The Preliminary Plat complies with all applicable provisions of the IDO, DPM, and adopted City regulations. The Preliminary Plat is being developed with a Site Plan-Administrative/DFT and has an approved Fire 1 Plan and has received a Water Serviceability Letter from the Albuquerque Bernalillo County Water Utility Authority (ABCWUA). The Grading and Drainage Plan, Traffic Circulation Layout (TCL), and Traffic Impact Study (TIS) has also been reviewed and approved. There are no prior approvals or conditions specifically applied to the subject property. The Preliminary Plat reflects the updated boundaries based on the approved vacation of Avenida de Jaimito by City Council.

6-6(L)(3)(b) A Final Plat shall be approved if it includes all changes, conditions, and requirements contained in the Preliminary Plat approval.

Applicant Response: The Final Plat will comply with the requirements contained in the Preliminary Plat approval.

Waiver-DHO 6-6(P)(3):

6-6(P)(3) Review and Decision Criteria An application for a Waiver – DHO shall be approved if it complies with the following criteria:

6-6(P)(3)(a) Any of the following applies:

- 1. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, watercourses, natural topographic features, manmade obstructions, or utility lines.*
- 2. The area or site has been recognized as having historical, archeological, and/or architectural significance by the City, State, or federal government, and a Waiver is needed and appropriate to maintain such historical, archeological, and/or architectural significance.*
- 3. 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.*

4. Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in the design of a subdivision, in accordance with accepted principles of site planning.

Applicant Response: Criterion #1 best applies to the requested Waiver. There is a storm drain line required to be installed along Woodmont Avenue, which cannot be altered. To provide for the storm drain, swales are also required along Woodmont Avenue to address off-site flows coming from the north. Drainage must be rerouted via the swales, which will limit the amount of right-of-way for the construction of safe sidewalks to a 6-foot width. The proposed drainage swales were approved by City Hydrology as a solution since there is no other storm drain system in the area and the design has an approved Traffic Circulation Layout (TCL), showing the 6-foot sidewalks.

6-6(P)(3)(b) The Waiver will not be materially contrary to the public safety, health, or welfare.

Applicant Response: The requested waiver is not materially contrary to public safety, health, or welfare, as it matches the sidewalk width in accordance with requirements outside the Urban Center. The subject property has a floating boundary line, with only the northern portion situated within the Volcano Heights Urban Center, alongside the future Woodmont Avenue. It is zoned MX-T and will be developed as a moderate-density multi-family development.

The Department of Public Works (DPM) specifies a sidewalk width of 6 feet for areas outside the Urban Center, which is typical for sidewalks adjacent to residential developments. The north side of Woodmont Avenue, likely to be developed with a higher intensity use within the Urban Center, will not be affected by the requested waivers and can be developed with a 10-foot sidewalk. The proposed project will contain a 15-foot landscape buffer setback, which will contribute to a safe, healthy, and walkable environment for pedestrians.

6-6(P)(3)(c) The Waiver does not cause significant material adverse impacts on surrounding properties.

Applicant Response: The requested Waiver will not cause any significant material adverse impacts on the surrounding properties. The Waiver will only affect the right-of-way along the northern boundary of the property. Currently, the adjacent properties are vacant; however, dedication of right-of-way, alignment, and the construction of Woodmont Avenue made possible by this development, will positively benefit the area.

6-6(P)(3)(d) The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

Applicant Response: The requested Waiver will not impede future planning, public right-of-way acquisition, or the financing and construction of public infrastructure improvements. In fact, these Waivers will enable the applicant to install public improvements, including a storm drainage system and

Woodmont Avenue roadway that will benefit future development. The sidewalks will comply with the City's requirements for ADA, landscaping and it will enhance connectivity from The Trails neighborhoods west of Universe Boulevard.

6-6(P)(3)(e) 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.

Applicant Response: The requested sidewalk and landscape buffer Waivers will not conflict significantly with the goals and provisions in *the IDO Section 5-3 Access and Connectivity* because it the Woodmont Avenue right-of-way will continue to provide adequate street connections through the construction of a street with bike lanes, sidewalks, landscape buffers, and drive lanes; will contribute to convenient and efficient access to the current neighborhoods west of Universe Boulevard and the future neighborhoods to the east within the Urban Center; and will support the multi-modal transportation network by allowing a variety of transportation types, walking, bicycling, and driving.

The Waiver will not conflict significantly with *DPM Part 7-1, Transportation Design* because it provides a street with sound design that will both prioritize safe streets and a storm drainage configuration that supports current and future development as shown on the TCL and the approved Grading and Drainage Plan. The proposed 6-foot sidewalk will contribute to the walkability and connectivity of this area, including the Volcano Heights Urban Center, which is a high-priority for sidewalks and pedestrian connectivity in the ABC Comprehensive Plan.

6-6(P)(3)(f) The Waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.

Applicant Response: Criterion (f) does not apply, as the subject property is not in the 100-year Floodplain.

6-6(P)(3)(g) The Waiver will not materially undermine the intent and purpose of this IDO or the applicable zone district.

Applicant Response: The requested Waiver will not materially undermine the intent of this IDO or the MX-T zone. The intent and purpose of the IDO are many, including ensuring the provision of adequate public facilities and services for new development. The sidewalk Waiver will support this intent and purpose by providing adequate sidewalks adjacent to residential development and a landscape buffer that will provide adequate separation from traffic along Woodmont Avenue.

The intent and purpose of the MX-T zone is to provide a transition between residential neighborhoods and more intense commercial uses. The Waiver supports this transition, by providing a sidewalk width that is consistent with sidewalks in areas outside of Urban Centers. This property is unique in that only half is within the Urban Center, thereby requiring Urban Center design



guidelines for the entire site. The development of the site as a moderately low-intensity residential use is atypical of Urban Center development, but is logical as a site serving as a transition from the low density residential to the south. By allowing a 6-foot sidewalk on the southern edge of Woodmont Avenue, the intention of the zone is furthered, providing a transition to the higher intensity and development standards in the Urban Center to the north.

6-6(P)(3)(h) 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.

Applicant Response: The requested sidewalk Waiver will not contribute to a development not allowed within the MX-T zone or the Volcano Heights Urban Center.

6-6(P)(3)(i) The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P).

Applicant Response: The requested sidewalk Waiver is the minimum necessary to provide redress. The 6-foot sidewalk meets the minimum standards for sidewalks outside of the Urban Center. The Waiver requested is for the sidewalk adjacent to an MX-T zoned residential development, for which 6-foot sidewalks are appropriate.

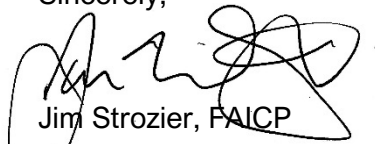
6-6(P)(3)(j) If the request is for a Waiver to IDO sidewalk requirements, the area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property.

Applicant Response: The area where the Waivers are being requested is low-intensity, where 6-foot sidewalks are adequate and will not detract from public welfare. The requested Waiver will not create a gap in the existing sidewalk system, it will provide continuous 6-foot sidewalks along Woodmont right-of-way, meeting the DPM standard for sidewalks outside the Urban Center.

CONCLUSION

Based on the information above, the Applicant requests an approval of the Preliminary Plat and Sidewalk Waiver from the DHO. We appreciate your consideration of this application.

Sincerely,


Jim Strozier, FAICP
Principal



DEVELOPMENT FACILITATION TEAM REVIEW SHEET

CASES FOR REVIEW AND COMMENT FOR:

July 24, 2024

Join Zoom Meeting:

<https://cabq.zoom.us/j/89785314995>

Meeting ID: 897 8531 4995

Dial by your location

+1 346 248 7799 US (Houston)

Find your local number: <https://cabq.zoom.us/j/89785314995>

DFT - CASES FOR REVIEW AND COMMENT

Comments due – July 23rd @ 3pm

Link to access all files:

<https://sfftp.cabq.gov/link/ezROEOCI9Ng/>

1. **[PR-2022-007805](#) (Second Submittal)**

SI-2024-00849 – SITE PLAN DFT

TRACT D-6, MESA DEL SOL INNOVATION PARK II zoned PC, located on CRICK AVE SE between WATSON SE and HAWKING SE containing approximately 23.7954 acre(s). (Q-16)

REQUEST: Site will be developed in three phases. Each phase will contain a warehouse/manufacturing building containing approximately 106,000sf. Site will primarily be accessed from Crick Avenue SW. Site will be designed for full retention as required by the Mesa Del Sol Community Masterplan. Request is to obtain approval of the Site Plan for all phases.

IDO -2022

2. [PR-2022-007299](#) *(second submittal)*

[SI-2024-00931](#) – SITE PLAN DFT

LOTS 54, 55 & 1, UNIT 6, TOWN OF ATRISCO GRANT zoned **NR-C**, located at **7320 CENTRAL AVE SW** between **COORS BLVD** and **UNSER BLVD** containing approximately 13.59 acre(s). (K-10)

REQUEST: DFT - Site Plan Administrative for Skyview West Industrial

SKETCH PLAT 09-28-22 (DRB)

IDO -2022

3. [PR-2023-008619](#)

[SI-2024-00547](#) – EPC SITE PLAN SIGN-OFF *(4th Submittal)*

TRACT A-2 BLK 2 MANDELL ADDN NO. 2 (REPLAT OF TRACT A BLK 2) AND EAST 50 FT OF LT 4 BLK 2 MANDELL ADDN NO. 2, zoned **MX-M**, located at **2601 SECOND ST NW** between **MENAU NW** and **WOODLAND NW** containing approximately **0.9379** acre(s). (H-14)

REQUEST: EPC SITE PLAN SIGN-OFF

IDO – 2022

4. [PR-2019-002118](#)

[VA-2024-00199](#) – Ext of IIA TEMPORARY DEFERRAL OF SIDEWALK

LOT/TRACT B & C, VOLTERRA VILLAGE zoned **X**, located at **1601 DOMINO DR SE** between **MONACHOS RD SE** and **CICIDA RD SE** containing approximately 1.2311 acre(s). (M-21)

REQUEST: Questions Regarding Sidewalk Requirements

IDO - 2022

5. [PR-2024-010269](#)

[PS-2024-00113](#) – SKETCH PLAN

Lot 7-A, Unit 5-A and Lots 1-A-1 & 3-A-1, Unit 6, DALE J. BELLAMAH'S JEANNEDALE, CORONADO CENTER zoned **MX-H**, located at **Louisiana Blvd NE** between **MENAU BLVD NE** and **AMERICAS PARKWAY NE** containing approximately 39.7786 acre(s). (H-18)

REQUEST: Rreconfigure Three (3) existing parcels into Nine (9) new parcels for the purpose of resale.

IDO - 2022

6. **PR-2023-009652**

PS-2024-00114 – SKETCH PLAT/PLAN

West Portion of Tract 1, Unplatted Paradise Hills zoned MX-T, located between AVENIDA DE JAIMITO and PASEO DEL NORTE containing approximately 18.9 acre(s). (C-10)

REQUEST: Site plan for multi-family development, sketch plat, and vacation of right-of-way.

IDO - 2022

Previous Sketch Plat 1/10/24

7. **PR-2022-006926**

PS-2024-00115 – SKETCH PLAT

Lots 17 & 18, PUEBLO BONITO zoned X, located at 2449 PUEBLO BONITO CT. NW containing approximately 0.5792 acre(s). (J-13)

REQUEST: Expand Lot 18 To Encompass the Home and Change Lot Shape, And Further Divide Lot 17 To Accommodate 2 Homes

IDO - 2022

8. **PR-2023-009216**

PS-2024-00116 – SKETCH PLAT

Tract 12-A-1, Bulk Plat for El Rancho Grande I zoned NR-SU, located on AMOLE MESA RD SW between 98TH ST SW and VERMEJO DR PARK SW containing approximately 6.796 acre(s). (N-09)

REQUEST: Define Exterior Boundary of Tract As-A-1 Of El Rancho Grande I, Grant PNM Electrical Easement and Dedicate Additional Right-Of-Way to The City of Albuquerque

IDO - 2022

9. **PR-2018-001389**

PS-2024-00117 – SKETCH PLAT

Tracts 1 thru 4 & 14, UNSER CROSSINGS zoned NR-C, located on CENTRAL SW between 86TH ST SW and BRIDGE BLVD SW containing approximately 22.0 acre(s). (K-09, K-10)

REQUEST: Construction For 2 New Buildings for Warehousing and Distribution. Existing Water, Sewer, Storm Drain Infrastructure from A Previous City Project (735661). Project Will Replat Site Into 2 Tracts From 5 Tracts. Public Water and Sewer Lines to Be Removed/Rerouted to Accommodate New Buildings.

IDO - 2022

PUBLIC NOTICE DOCUMENTATION

99999 AVENIDA DE JAIMITO NW_Public Notice Inquiry Sheet Submission

From Office of Neighborhood Coordination <onc@cabq.gov>

Date Wed 1/15/2025 2:38 PM

To Charlene Johnson <Johnson@consensusplanning.com>

 1 attachment (437 KB)

IDOZoneAtlasPage_C-10-Z (1).pdf;

Dear Applicant:

As of January 15, 2025 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that 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.

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Wednesday, January 15, 2025 1:46 PM

To: Office of Neighborhood Coordination <johnson@consensusplanning.com>

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 Hearing Officer

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

Contact Name

Charlene Johnson

Telephone Number

5057649801

Email Address

johnson@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th St. NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

TR 1 (W'LY PORT) SUMMARY PLAT 68.75 ACRE TR & 66.15 ACRE TR PARADISE HILLS (EXCL PORTS
OUT TO R/W) CONT 18.9341 AC

Physical address of subject site:

99999 AVENIDA DE JAIMITO NW

Subject site cross streets:

Unser and Avenida de Jaimito

Other subject site identifiers:

This site is located on the following zone atlas page:

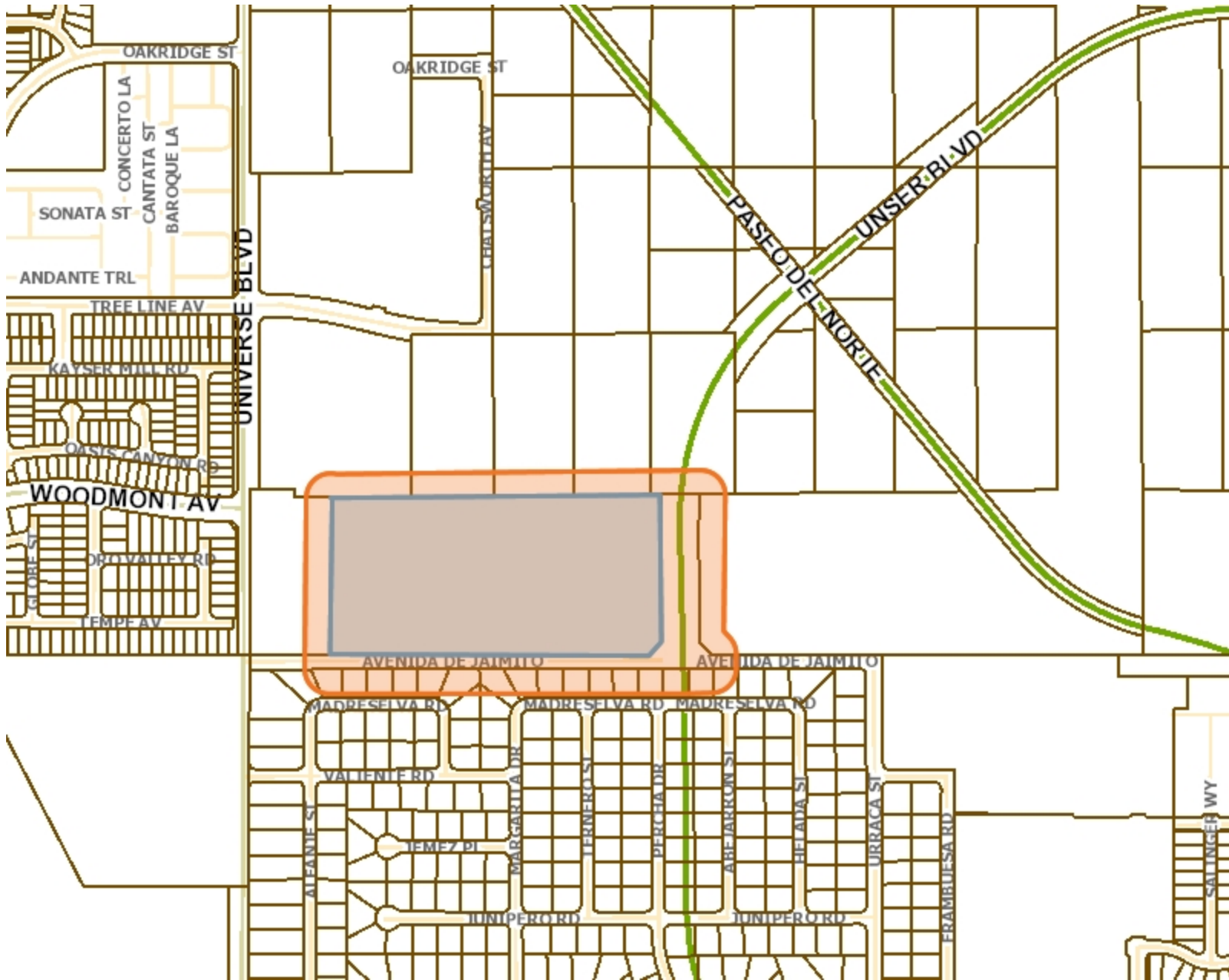
C-10-Z

Captcha

x



City of Albuquerque - Avenida de Jaimito and Unser



Legend

- Bernalillo County Parcels
- Primary Streets
 - Freeway
 - Principal Arterial
 - Minor Arterial
 - Local Streets
- BN and SF Railroad
- Other Streets
- Municipal Limits
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED

Notes

100-foot Buffer

1,202 0 601 1,202 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
11/7/2024 © City of Albuquerque

1: 7,212

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

BUFFER MAP ADDRESSES 100-FEET

Owner	Owner Address	Owner Address 2
LOMELI AUGUSTIN TRUSTEE LOMELI FAMILY TRUST	123 N SALINAS ST	SANTA BARBARA CA 93103-2827
MILLER BETTY	1560 CEDAR CREST DR	FORNEY TX 75126-1397
JASTRAM JONATHAN R & JANET R	5400 ARABIAN DR NW	ALBUQUERQUE NM 87120
CARRIAGA DAVID E & BEATRICE E & STEVE D	6452 EDITH BLVD NE	ALBUQUERQUE NM 87107-5917
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248
SONATA TRAILS LAND LLC	8201 GOLF COURSE RD NW SUITE D3-	ALBUQUERQUE NM 87120-5842
LOMELI AUGUSTIN TRUSTEE LOMELI FAMILY TRUST	123 N SALINAS ST	SANTA BARBARA CA 93103-2827
PACHECO SILVANO M & HUIZAR LIZETH	612 KENTUCKY ST SE	ALBUQUERQUE NM 87108-3837
MCT DEVELOPMENT INC	7451 PAN AMERICAN FWY NE	ALBUQUERQUE NM 87109
RACHELSON HERBERT TRUSTEE RACHELSON TR	573 EVERGREEN LN	TAOS NM 87571-6434
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248
ROMERO EZEQUIEL P	2538 RAMIREZ RD SW	ALBUQUERQUE NM 87105-4150
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248
ROMERO EZEQUIEL P	2538 RAMIREZ RD SW	ALBUQUERQUE NM 87105-4150
TURRI MICHAEL V & JOHNESE M TRUSTEES TURRI LVT	HC 70 BOX 38	OCATE NM 87734-9705
J & A CRUZ HOLDINGS LLC	3616 SAN YGNACIO RD SW	ALBUQUERQUE NM 87121-3400
JALSWAL KRISHNA & ANJU C	11720 PINO AVE NE	ALBUQUERQUE NM 87122
CARRIAGA DAVID E & BEATRICE E & STEVE D	6452 EDITH BLVD NE	ALBUQUERQUE NM 87107-5917
CROWLEY PAUL J ETUX	15 OLD WESTON RD	WAYLAND MA 01778-2123
STOREY GILBERT JR & BARBARA	8819 MENDOCINO CT NE	ALBUQUERQUE NM 87122
LUJAN MICHAEL L & LISA M	8804 CORALITA CT NE	ALBUQUERQUE NM 87122-1211
BEDROCK INVESTORS LIMITED C/O GERALD GOLD	1509 HARVARD CT NE	ALBUQUERQUE NM 87106-3712
RANSOM RICHARD E TRUSTEES RICHARD & CECILIA RANSOM RVT	PO BOX 7457	ALBUQUERQUE NM 87194-7457
ONTIVEROS ADRIAN JESUS	6232 MESQUITE DR NW	ALBUQUERQUE NM 87120-2583
BEDROCK INVESTORS LIMITED C/O GERALD GOLD	1509 HARVARD CT NE	ALBUQUERQUE NM 87106-3712
SONATA TRAILS LAND LLC	8201 GOLF COURSE RD NW SUITE D3-	ALBUQUERQUE NM 87120-5842



January 16, 2025

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Neighbors,

This letter provides notification that Consensus Planning is re-submitting a Preliminary Plat application for the property located at the southwest corner of Unser Boulevard and Avenida de Jaimito. As part of the application, the Applicant is requesting a Waiver to the Sidewalk widths to allow a 6-foot sidewalk along the future Woodmont Avenue to the north of the site. The City of Albuquerque Development Process Manual requires a 10-foot sidewalk because the site is within the Volcano Heights Urban Center. This notification packet includes an exhibit of sidewalk locations for your review.

Our office has sent several notifications pertaining to the development of this site as required by the City's Integrated Development Ordinance (IDO). We appreciate your patience as we get through this process and will continue to notify you of hearings and other actions as we proceed.

You are not required to respond to this email, but if you have any questions, please feel free to contact our office. We are happy to answer any questions you have about this project and future development.

Sincerely,

Charlene Johnson, Senior Planner

johnson@consensusplanning.com

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA
Margaret Ambrosino, AICP

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



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type:

Decision-making Body:

Pre-Application meeting required: ☐ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☐ No

Mailed Notice required: ☐ Yes ☐ No

Electronic Mail required: ☐ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☐ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application:

Name of property owner:

Name of applicant:

Date, time, and place of public meeting or hearing, if applicable:

Address, phone number, or website for additional information:

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☐ Zone Atlas page indicating subject property.

☐ Drawings, elevations, or other illustrations of this request.

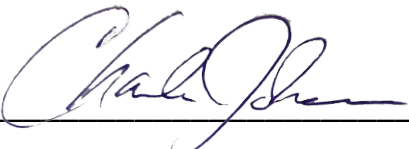
☐ Summary of pre-submittal neighborhood meeting, if applicable.

☐ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT:

**PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [IDO §14-16-6-4\(K\)](#).
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.

 (Applicant signature) _____ (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 §14-16-6-9(B)(3) and may lead to a denial of your application.

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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☐ 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.

PRELIMINARY PLAT AND SIDEWALK EXHIBIT ATTACHED

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: _____

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) §14-16-6-4(K) Public Notice. This notice is being provided to (mark as relevant):

- ☐ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- ☐ Property Owners within 100 feet of the Subject Property.

No neighborhood associations within 660 feet of subject property.

Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant* [if applicable] _____
4. Application Type(s)²* per IDO Table 6-1-1
 - ☐ Site Plan – EPC
 - ☐ Subdivision _____ (Minor or Major or Bulk Land)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance – EPC
 - ☐ Waiver _____ (DHO or Wireless Telecommunication Facility)
 - ☐ Other: _____

Summary of project/request³*: _____

5. This application will be decided at a public meeting or hearing by*:

- ☐ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☐ Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time*: _____

Location*⁴: _____

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 and select the option for “Boards, Commissions, and ZHE Signs.”

6. Where more information about the project can be found*:

Preferred project contact information:

Name: _____

Email: _____

Phone: _____

☐ Attachments:

- Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination*
- Others: _____

☐ Online website or project page: _____

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ _____

2. Project Illustrations, as relevant*⁶

☐ Architectural drawings

☐ Elevations of the proposed building(s)

☐ Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation*:

⁴ Physical address or Zoom link

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

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:

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

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 from IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] _____
- 2. IDO Zone District _____
- 3. Overlay Zone(s) [if applicable] _____
- 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____

NOTE: Pursuant to [IDO §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 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

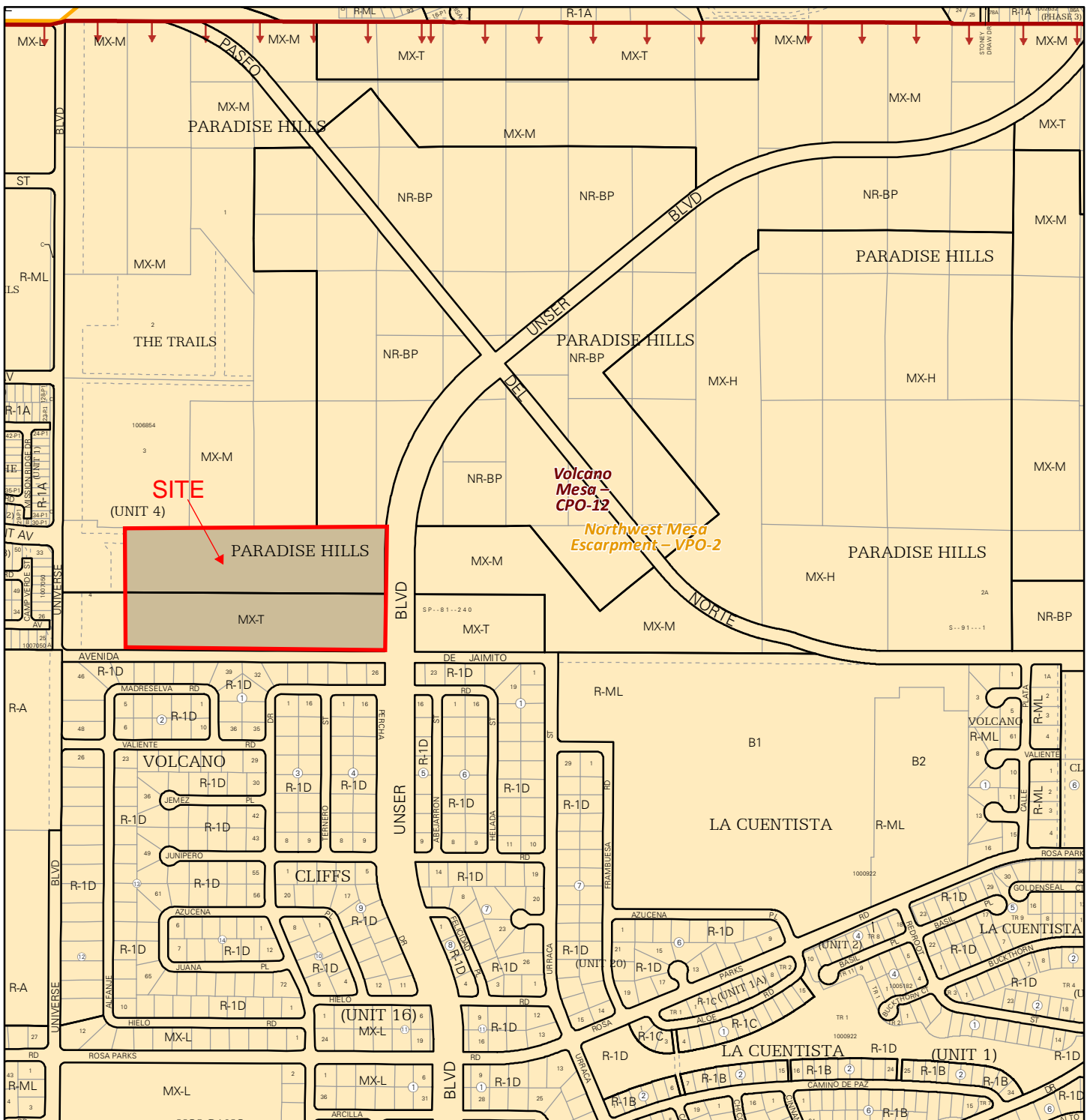
Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

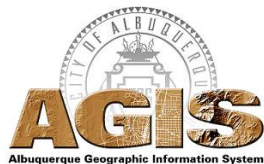
Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

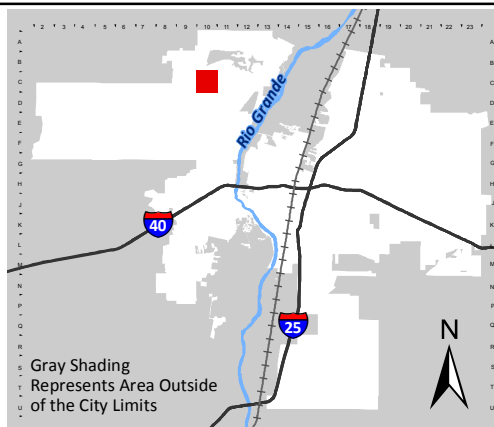


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

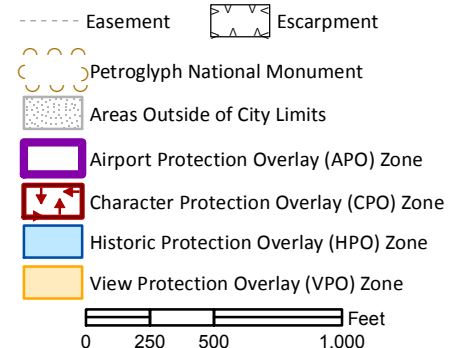
IDO Zone Atlas May 2018



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:
C-10-Z



LEGEND

- FOUND PROPERTY CORNER (AS NOTED)
- SET 5/8" REBAR & PLASTIC CAP MARKED L527277
- CALCULATED POINT (NOT SET)

LOT LINES AFFECTED BY THIS PLATTING ACTION

EXISTING UTILITY EASEMENT

ADJACENT LOT LINES

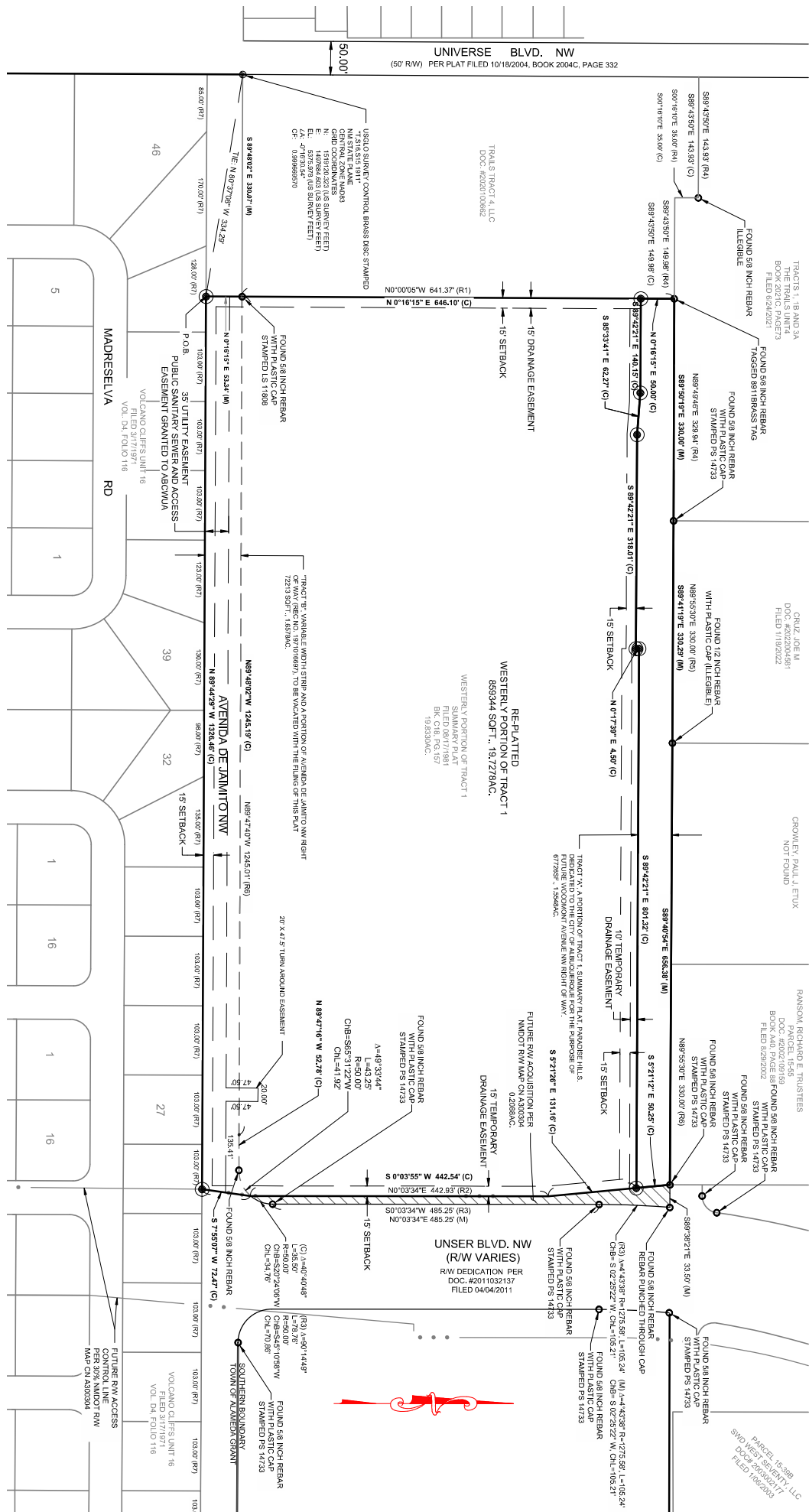
EXISTING R.O.W.

FUTURE ACCESS CONTROL LINE

LOT LINE ELIMINATED BY THE FILING OF THIS PLAT

- (R1) = DOCUMENT # 18104002
WESTERLY PORTION OF TRACT 1 SUMMARY PLAT FILED 08/17/18 BK. C18 PG. 157
- (R2) = FUTURE R/W ACQUISITION NMDOT R/W MAP ON A000304
(R3) = R/W DEDICATION DOC. #2011032137 FILED 04/04/2011
- (R4) = PLAT OF TRACTS 1A, 1B AND 3A, THE TRAILS UNIT, BOOK 201C, PAGE 073
- (R5) = CRUZ, JOE M. DOC. #20200481, FILED 11/16/2022
- (R6) = RANSOM, RICHARD E. TRUSTEES, PARCEL 15-56, DOC. #2002109159
BOOK 40, PAGE 88-2, FILED 02/28/2002
- (R7) = VOLCANO CLIFFS UNIT 16, FILED 3/17/1971, BOOK 04, FOLIO 116
- (M) = MEASURED BEARINGS AND DISTANCES
(C) = INDICATED CALCULATED BEARING OR DISTANCE

A REPLAT OF THE WESTERLY PORTION OF TRACT 1 SUMMARY PLAT, 68.75 ACRE TRACT & 66.15 ACRE TRACT PARADISE HILLS, TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



3820 Academy Parkway North N.E.
Albuquerque, New Mexico 87109
505.508.0786 Fax 505.508.0837 www.cobbhendley.com



SWD DOC. #202202185
FILED 3/03/2022
TRACTS 1, 1B AND 3A
THE TRAILS UNIT 4
BOOK 2021C, PAGE 73
FILED 6/24/2021

CRUZ, JOE M
DOC. #20222004587
FILED 4/18/2022

CROWLEY, PAUL J., ETUX
NOT FOUND

RANSOM, RICHARD E. TRUSTEES
PARCEL 15-55
DOC. #2002109159
BOOK A40, PAGE 8842
FILED 8/29/2002

PARCEL 15-39B
SWD WEST SEVENTY
DOC# 2003002*
FILED 1/06/

UNIVERSE BLVD. NW
(50' R/W) PER PLAT FILED 10/18/2004, BOOK 2004G, PAGE 332

TRAILS TRACT 4, LLC
DOC. #2020100662

RE-PLATED
WESTERLY PORTION OF TRA
859344 SQFT., 19.7278AC

WESTERLY PORTION OF TRACT
SUMMARY PLAT

— FUTURE ROW ACQUISITION PER
NIMDOT ROW MAP CN A300304
TO EASEMENT
DRAINAGE EASEMENT

UNSER BLVD. NW
(R/W VARIES)
R/W DEDICATION PER
DOC. #2011032137
FILED 04/04/2011

-TRACT 'B' VARIABLE WIDTH STRIP AND A PORTION OF AVENIDA DE JAMAITO NW RIGHT OF WAY (REC NO. 1971016697), TO BE VACATED WITH THE FILING OF THIS PLAT 72213 SQFT., 1.6576AC.

35 UTILITY EASEMENT
PUBLIC SANITARY SEWER AND ACCESS
EASEMENT GRANTED TO ABCWUA

VOLCANO CLIFFS UNIT 16
FILED 3/17/1971
VOL. D4, FOLIO 116

VOLCANO CLIPS UNIT 16
FILED 3/17/1971
VOL. D4, FOLIO 116

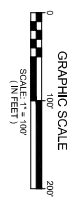
FUTURE R/W ACCESS
CONTROL LINE
PER 30% NMDOT R/W
MAP CN A300304



CobbFendley

3820 Academy Parkway North N.E.
Albuquerque, New Mexico 87109
505.508.0786 | fax 505.508.0837 | www.coblendley.com

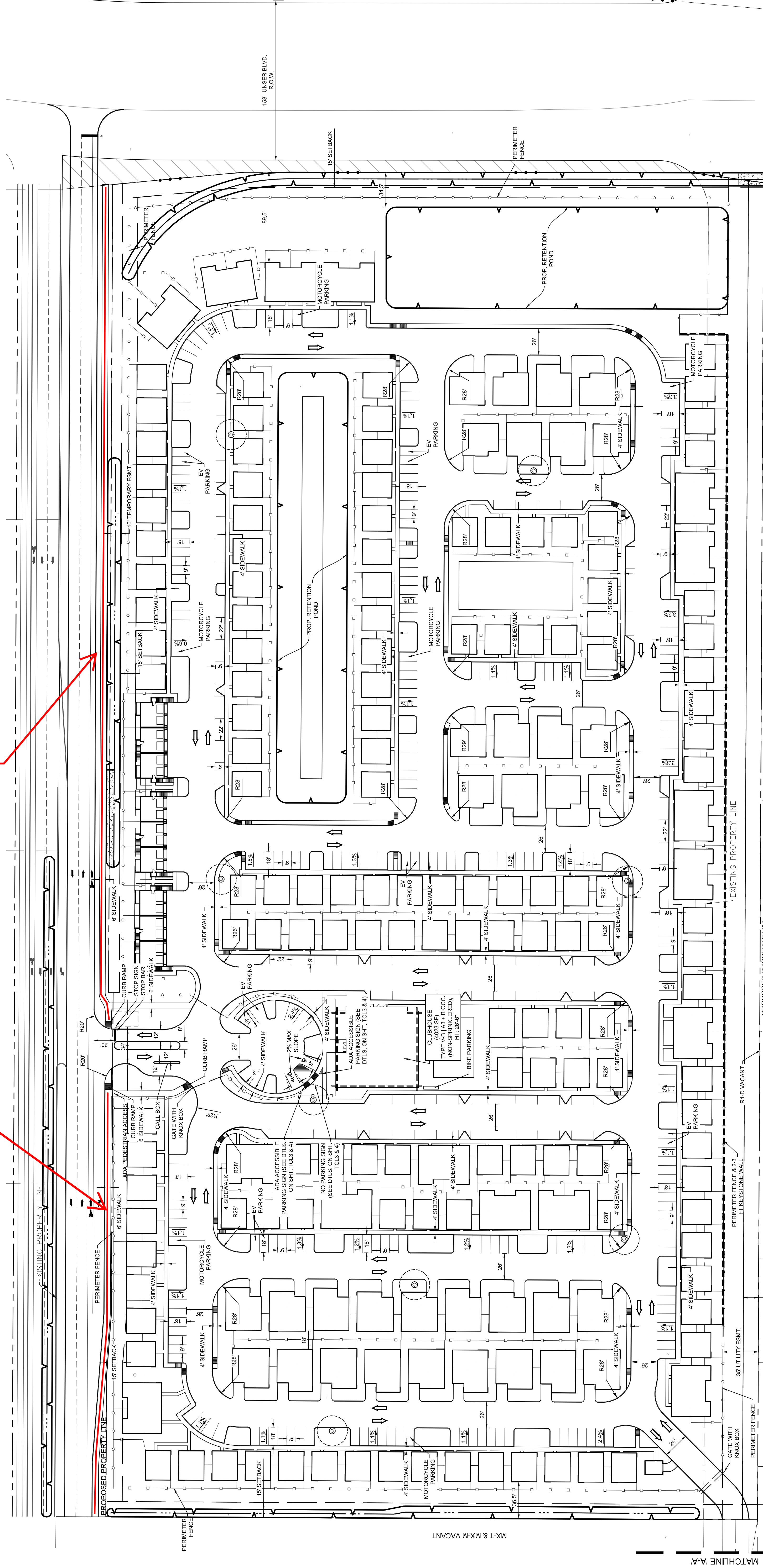
Drawing file: Q:\PROJECTS\2023\12038_3M_LIVING_LUCIO\3M_PASEO_FINAL_DESIGN\400_CAD\402_SURVEY\211203803_FINAL-PLAT-210107.DWG



SIDEWALK WAIVER EXHIBIT

**SIDEWALK WAIVER
LOCATION - 10' to 6'**

**SIDEWALK WAIVER
LOCATION - 10' to 6'**



Albuquerque, NM 87102

FIRST-CLASS



US POSTAGE^{IMI}PITNEY BOWES



ZIP 87102
02 7H
0006057985

\$ 000.97⁰

JAN 16 2025

RANSOM RICHARD E TRUSTEES
RICHARD & CECILIA RANSOM RVT
PO BOX 7457
ALBUQUERQUE NM 87194-7457

ensus Planning
8th Street NW
rque, NM 87102

FIRST-CLASS



US POSTAGE^{IMI}PITNEY BOWES



ZIP 87102
02 7H
0006057985

\$ 000.97⁰

JAN 16 2025

ONTIVEROS ADRIAN JESUS
6232 MESQUITE DR NW
ALBUQUERQUE NM 87120-2583

ensus Planning
h Street NW
que, NM 87102

FIRST-CLASS



US POSTAGE^{IMI}PITNEY BOWES



ZIP 87102
02 7H
0006057985

\$ 000.97⁰

JAN 16 2025

CROWLEY PAUL J ETUX
15 OLD WESTON RD
WAYLAND MA 01778-2123

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102



ZIP 87102
02 7H
0006057985

\$ 000.970
JAN 16 2025

J & A CRUZ HOLDINGS LLC
3616 SAN YGNACIO RD SW
ALBUQUERQUE NM 87121-3400

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102



ZIP 87102
02 7H
0006057985

\$ 000.970
JAN 16 2025

PACHECO SILVANO M & HUIZAR
LIZETH
612 KENTUCKY ST SE
ALBUQUERQUE NM 87108-3837

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102



ZIP 87102
02 7H
0006057985

\$ 000.970
JAN 16 2025

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

Albuquerque, NM 87102

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GERALD GOLD
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D3-338
ALBUQUERQUE NM 87120-5842

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TRUSTEES TURRI LVT
HC 70 BOX 38
OCATE NM 87734-9705

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ALBUQUERQUE NM 87122

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JALSWAL KRISHNA & ANJU C
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