



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 checked="" 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

The DPM requires 10' sidewalks along Seven Bar Loop and the most narrow point is 5' and the widest is 6'-4'. The sidewalk gradually widens going east and west of the access point. See attached exhibit. We are requesting a waiver to keep the existing sidewalks at the existing width.

APPLICATION INFORMATION

Applicant/Owner: BRANCH TURNER & MARGARET		Phone:
Address: 2025 RIO GRANDE BLVD NW		Email:
City: ALBUQUERQUE	State:	Zip: 87104
Professional/Agent (if any): Modulus Architects & Land Use Planning, Inc.		Phone: 505.338.1499
Address: 8220 San Pedro Dr. NE, Suite 520		Email: rokoye@modulusarchitects.com
City: Albuquerque	State: NM	Zip: 87113
Proprietary Interest in Site: Agent	List <u>all</u> owners: BRANCH TURNER & MARGARET	

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

Lot or Tract No.: A	Block:	Unit:
Subdivision/Addition: COTTONWOOD	MRGCD Map No.:	UPC Code: 101406507240520210
Zone Atlas Page(s): B-14-Z	Existing Zoning: NR-BP	Proposed Zoning
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 1.957

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 3601 SEVEN BAR LOOP RD NW Between: 7 Bar Loop NW and: MELANIE LA NW

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

PR-2024-010074

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: 8/30/2024
Printed Name: Regina Okoye	<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

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

_ WAIVER - IDO

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

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

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

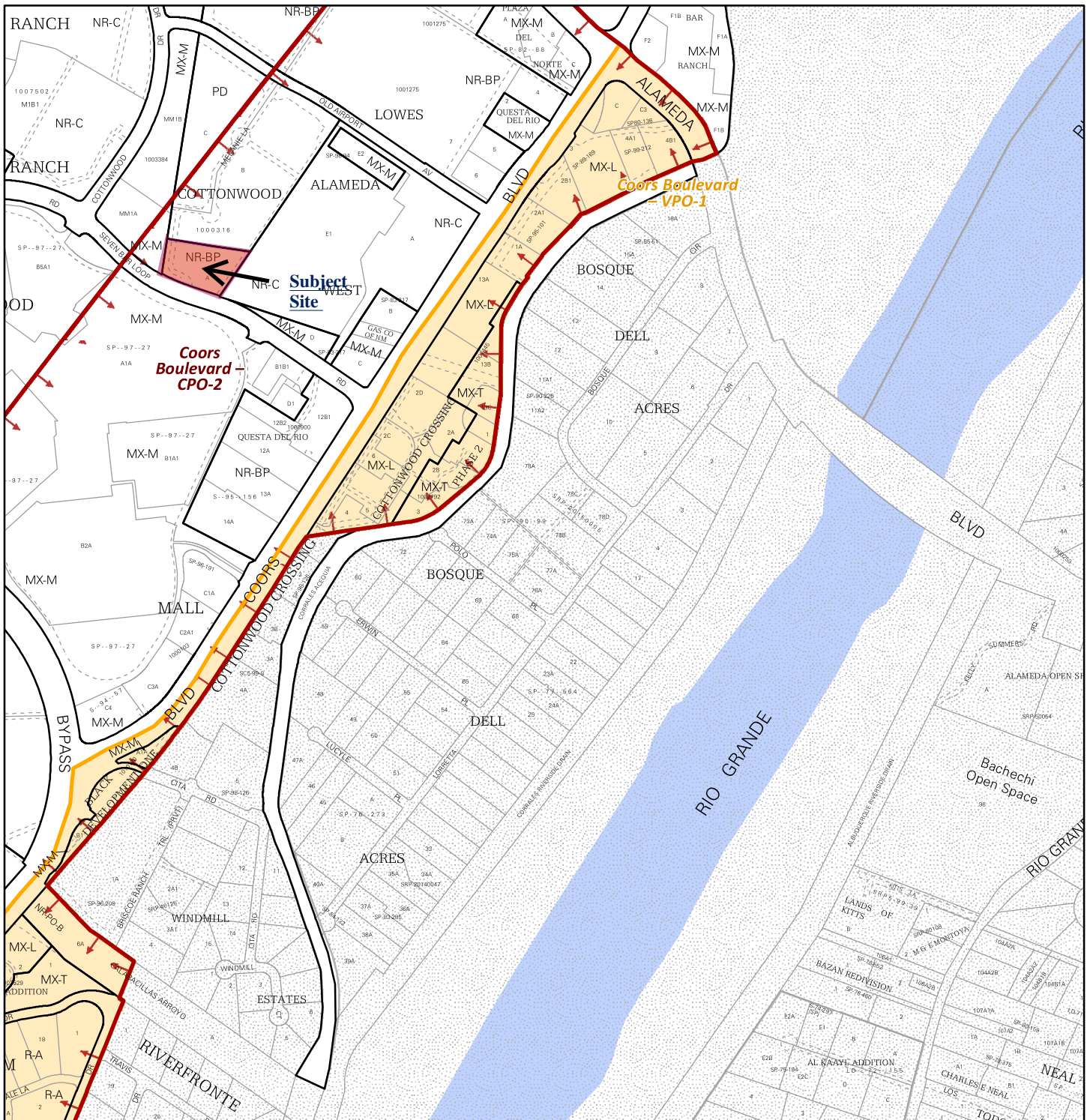
- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form V2 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Scale drawing showing the location of the proposed waiver, as applicable

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 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: ___

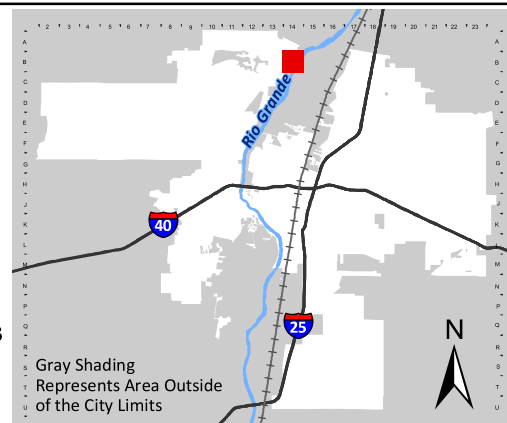


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).











Rio Grande

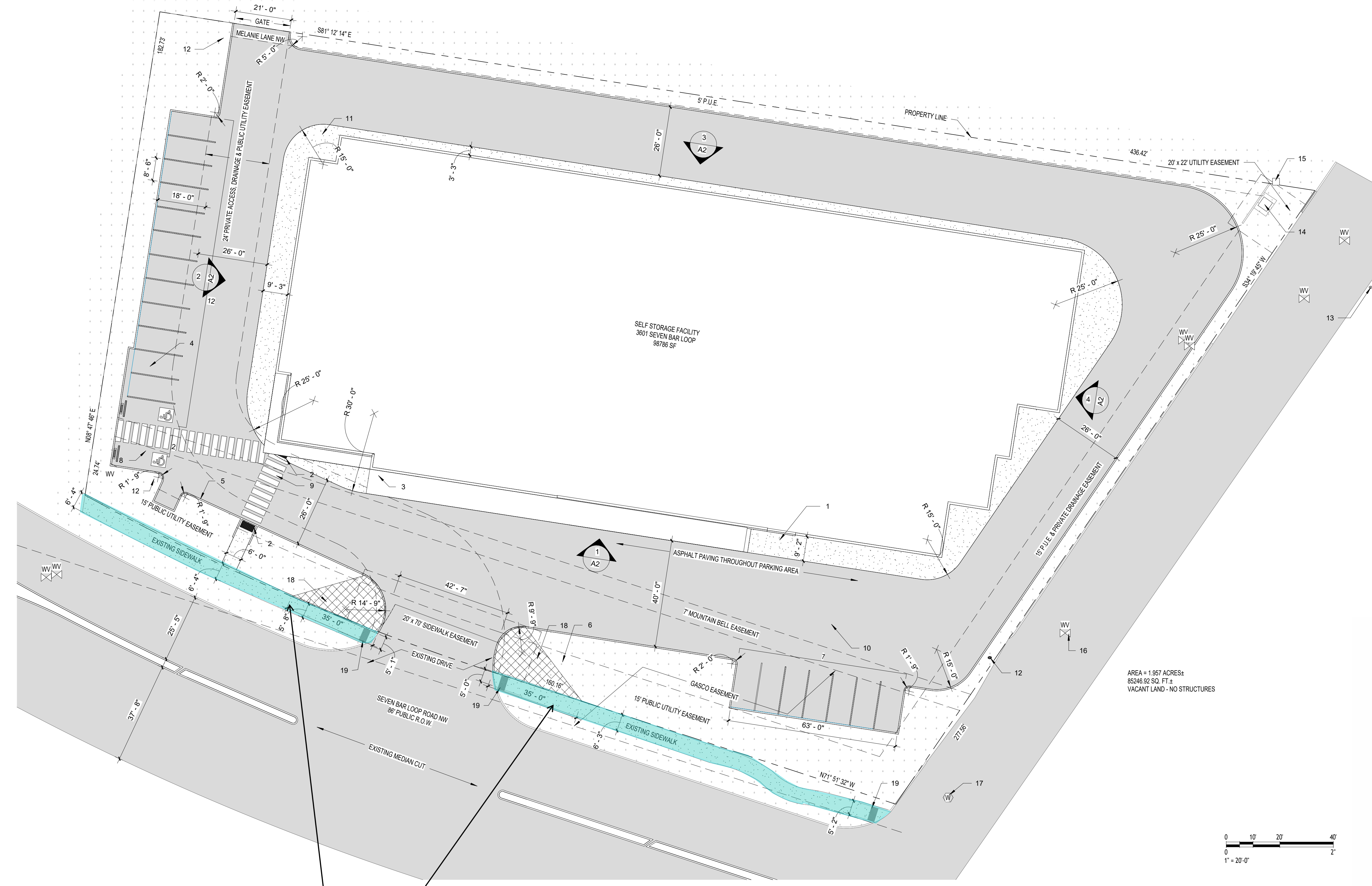
40 25

Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-14-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

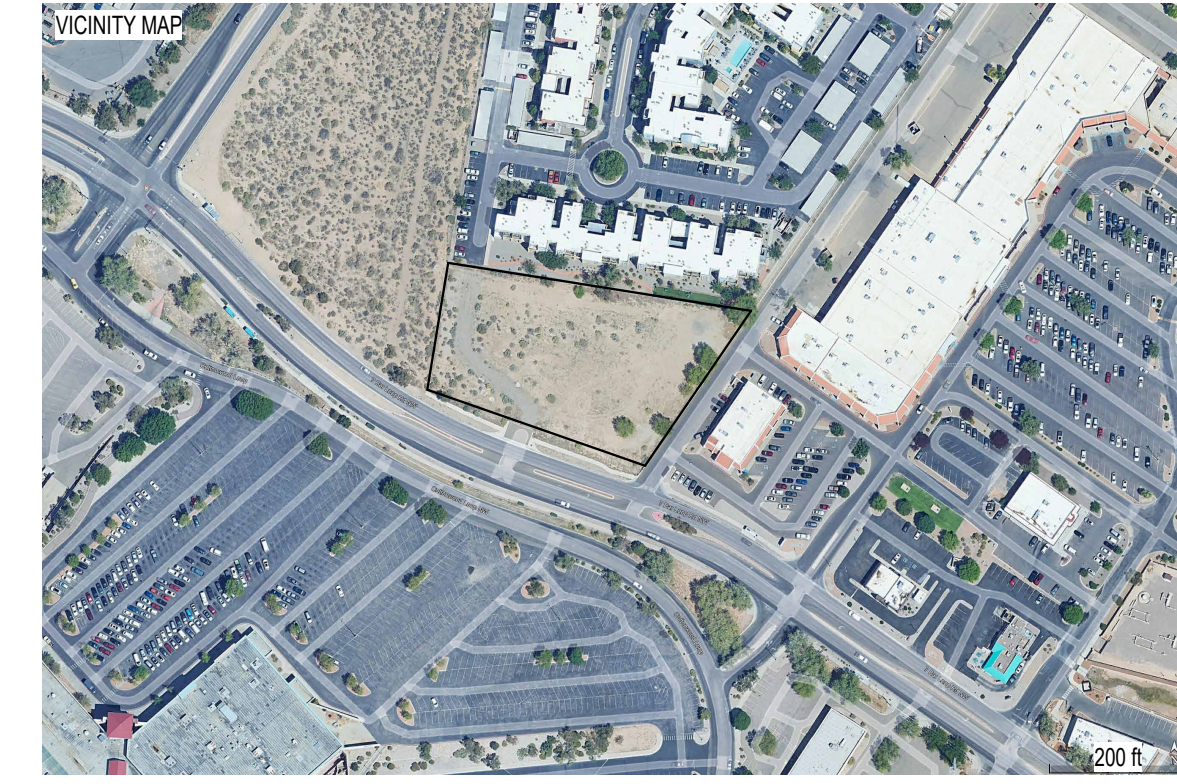
0 250 500 1,000 Feet



1 SITE PLAN
SCALE: 1" = 20'-0"

Sidewalk Waiver Area -
The DPM requires 10' sidewalks along Seven Bar Loop and the most narrow point is 5' and the widest is 6'-4'. The sidewalk gradually widens going east and west of the access point. See attached exhibit. We are requesting a waiver to keep the existing sidewalks at the existing width.

SITE DATA:
 PROPOSED USAGE: SELF STORAGE
 ZONE: NR-BP
 LOT AREA: 85246.92 SF (1.957 ACRES)
 ADDRESS: SEVEN BAR LP NW ALBUQUERQUE 87114
 TOTAL BUILDING AREA: 32928 SF
 PARKING REQUIRED: 19
 PARKING REDUCTIONS:
 • 5-S(C)(5)(a) - GENERAL REDUCTIONS FOR CENTERS AND CORRIDORS (COTTONWOOD EMPLOYMENT CENTER) 20% REDUCTION
 • 5-S(C)(5)(c) - REDUCTION FOR PROXIMITY TO TRANSIT (BLUE LINE RAPID RIDE BUS STOP ROUTE 790 - 15 MINUTE FREQUENCY) 30% REDUCTION
 PARKING PROVIDED: 19
 HC PARKING REQUIRED: 1
 HC PARKING PROVIDED: 2
 BICYCLE PARKING REQUIRED: 3
 BICYCLE PARKING PROVIDED: 4



LEGEND:

[Symbol]	ASPHALT PAVING
[Symbol]	CONCRETE SIDEWALK
[Symbol]	LANDSCAPE AREA
[Symbol]	CLEAR SIGHT TRIANGLE
[Symbol]	EASEMENT BOUNDARY
[Symbol]	PROPERTY LINE

KEYED NOTES:

1	SIDE WALK (RE: 3/TCL-2)
2	DETECTABLE TRUNCATED DOME WARNING STRIP (RE: 1/TCL-1)
3	BIKE RACK LOCATION (8 BIKE CAPACITY - RE: 7/TCL-2)
4	ACCESSIBLE PARKING (RE: 5/TCL-2)
5	NEW CONC. CURB AND GUTTER (RE: 2/TCL-2)
6	LANDSCAPE AREA RE: LANDSCAPE PLAN
8	MOTORCYCLE PARKING
9	8' CROSSWALK (RE: 4/TCL-2)
10	PATH OF TRAVEL - SOLID WASTE
11	SITE LIGHTING (WALLPACK)
12	FIRE HYDRANT
13	FIRE HYDRANT (EXISTING)
14	ELECTRICAL RISER
15	ELECTRICAL METER
16	WATER VALVE
17	WATER MANHOLE
18	CLEAR SIGHT TRIANGLE
19	EXISTING CURB RAMP (CONSTRUCTED 2009 - COMPLIANT WITH 2010 ADA DESIGN STANDARDS)

PROJECT NUMBER: _____
Application Number: _____

Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

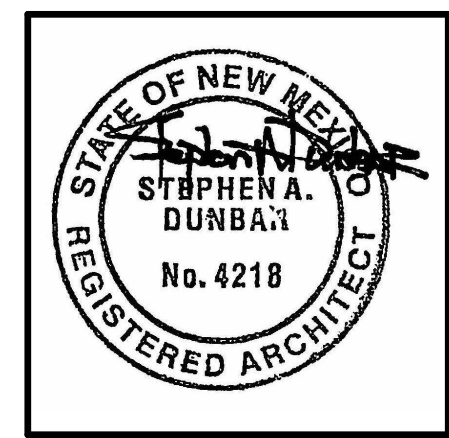
EXECUTIVE SUMMARY:
 THE PROPOSED PROJECT IS A THREE STORY SELF STORAGE CENTER. THE PROJECT IS LOCATED ON SEVEN BAR LOOP, JUST EAST OF COTTONWOOD DRIVE. EACH FLOOR IS APPROXIMATELY 32,678 SF FOR A TOTAL BUILDING AREA OF 98,034 SF. THE PROPOSED USE OF THE BUILDING WILL BE A SELF-STORAGE FACILITY WHICH IS ALLOWED WITHIN NR-BP PERMISSIVE USES. THE APPROXIMATE HEIGHT OF THE BUILDING IS 36 FT.

GENERAL NOTES
 • ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACE WITH SIDEWALK AND CURB & GUTTER. RE: CABO STANDARDS DRAWINGS #2430

SOLID WASTE NOTES:
 • SITE ACCESS SHALL BE FROM THE SOUTH ON SEVEN BAR LOOP
 • REFUSE DRIVER WILL HAVE ACCESS TO DUMPSTER BY 5:00 AM VIA RFID ACCESS CARD
 • MINIMUM HEIGHT CLEARANCE OF 14' 2" WILL BE PROVIDED
 • PROPOSED PROJECT WILL NOT ALTER EXISTING TRASH SERVICE FOR THE SURROUNDING BUSINESSES DURING CONSTRUCTION

REV	DATE	BY	REVISION

MODULUS ARCHITECTS
AND LAND USE PLANNING
 8220 SAN PEDRO DR NE SUITE 520
 ALBUQUERQUE, NEW MEXICO 87113
 PHONE (505) 338-1499 FAX (505) 338-1498



COTTONWOOD STORAGE
 3601 SEVEN BAR LP NW ALBUQUERQUE 87114
 PROJECT MANAGER: _____
 DRAWN BY: _____

SHEET TITLE
SITE PLAN

DATE	SHEET
6/5/24	A1
SCALE:	

City of Albuquerque
Environmental Planning Commission
Plaza Del Sol, 600 Second Street NW
Albuquerque, NM 87102

RE: AGENT AUTHORIZATION NOTICE – MAJOR AMENDMENT TO SITE PLAN – 3601 SEVEN BAR LOOP RD NW ALBUQUERQUE NM 87114

To Whom It May Concern,

BRANCH TURNER & MARGARET, hereby authorizes Modulus Architects and Land Use Planning Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at 3601 SEVEN BAR LOOP RD NW ALBUQUERQUE NM 87114 and legally described as:

TR A PLAT OF COTTONWOOD TRACTS A THRU C (A DIVISION OF A16.1114 ACRE UNPLATTED PARCEL) CONT 1.9570 AC

This authorization is valid until further written notice from BRANCH TURNER & MARGARET or Modulus Architects and Land Use Planning Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for the Environmental Planning Commission and all supplemental submittals.

Sincerely,

 *Margaret Branch* 02/23/24

BRANCH TURNER & MARGARET
2025 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87104



Development Hearing Officer (DHO)
City of Albuquerque
Plaza Del Sol, 600 Second NW
Albuquerque, New Mexico 87102

September 3, 2024

RE: DHO SIDEWALK WAIVER – 3601 SEVEN BAR LOOP RD NW ALBUQUERQUE NM 87114

To Whom It May Concern,

Modulus Architects & Land Use Planning, Inc., hereafter referred to as the “Agent,” for the purpose of this request, represents Branch Turner & Margaret hereafter referred to as “Property Owner”. We, Agent are requesting approval of a Sidewalk Waiver. The parcel (the “subject site”) is +/- 2 acres in size and is located at 3601 SEVEN BAR LOOP RD NW ALBUQUERQUE NM 87114. The subject site is currently undeveloped and has a legal description of the following:

Tract A

TR A PLAT OF COTTONWOOD TRACTS A THRU C (A DIVISION OF A16.1114 ACRE UNPLATTED PARCEL)
CONT 1.9570 AC

Site Zoning

The site is located within the Seven Bar Loop Rd & Cottonwood Drive Major Transit Corridor, within the Cottonwood Center Employment Center, within the Coors Blvd Character Protection Overlay Zone (CPO-2) and within an Area of Change as designated in the Albuquerque Comprehensive Plan. The site is also within the Northwest Mesa Community Planning area and is zoned NR-BP.

Sidewalk Waiver Request

Seven Bar Loop is a Major Collector and a Major Transit Corridor within a Center and requires 10’ to 12’’ sidewalks. The site currently has sidewalks along 7 Bar Loop NW. The narrowest point is 5’ and the widest is 6’-4’. The sidewalk gradually widens going east and west of the access point. See attached exhibit. Since the sidewalks running along 7 Bar Loop are not meeting the 10’ foot requirement, we are seeking a sidewalk waiver to keep the existing sidewalks at the existing widths.

This request is in compliance with IDO Section 14-16-6-6(P)(3) Review and Decision Criteria.

6-6(P)(3)(a) General

An application for a Waiver – DHO shall be approved if it complies with all of the following criteria.

1. Any of the following applies:

6-6(P)(3)(a) 1. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, man-made obstructions, or utility lines.

6-6(P)(3)(d) 4. Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning.

Response: The site currently has existing sidewalks along 7 Bar Loop NW. The narrowest point is 5' and the widest is 6'-4'. The sidewalk gradually widens going east and west of the existing access point. These sidewalks were constructed long before this request came to pass. There are also existing landscape strips between the sidewalk and the street that are required to be in place. As a result, the sidewalk cannot be expanded south. The existing sidewalks are currently within the right of way and to the north on the subject site there is an existing 15' wide PUE that runs along the entire length of the property line. If the sidewalks were to expand it will encroach in the PUE.

The sidewalks currently conform with the existing community and will continue to be in line with the established area. Lastly, the existing sidewalks were approved and constructed based off an EPC Site Plan. In 2005, the EPC approved a Site Development Plan for Subdivision (Project # 1000316/05EPC-00352) for the entire site. The EPC delegated final sign off for Site Development Plan for Subdivision (Project #100316/05DRB-01652) to the Development Review Board (DRB). The sidewalks were built out based on that approval. This approval is currently being amended but has not been finalized. This waiver request will also encourage flexibility in accordance with site planning process and encourage flexibility in accordance with existing site conditions.

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

Response: The requested waiver is not materially contrary to the public safety, health, or welfare. The pedestrian access and sidewalks that exist on site are sufficient for the subject site and for the area. Major Transit Corridors are anticipated to be served by high frequency and prioritize transit above other modes to ensure a convenient and efficient transit system. Centers as areas of more intense development with a variety of uses that allow many different activities connected by Corridors that include a mix of uses and transportation connections within walking distance. This request will not deviate from the definition of a Center of a Major Transit Corridor.

Vegetation landscape buffers are being provided on both sides of the existing sidewalk. An on-site pedestrian walkway will be provided from the public right-of-way to the primary entrance of building. The sidewalks have also been constructed for a plethora of years and this request will not be changing the already existing conditions of the center. The landscape buffers add additional protections from the proposed use that will be developed on site. The proposed use is not a use that pedestrian will most likely be walking to (a self-storage).

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

Response: The proposed waiver will not cause material adverse impacts on surrounding properties. The self-storage uses and related site improvements will have enough space on site, as currently laid out, for circulation during typical and high traffic demands. All the circulation will be maintained on site. The existing sidewalks have been in place for a plethora of years and it has not caused issues to date with pedestrian walkability. The current sidewalks and landscape buffers are in line with the surrounding properties showing it will not cause material 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: The requested waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvement. This waiver arose because the sidewalk currently exists, which in-turn was approved at the time of construction. The sidewalks are currently within the right-of-way and there is no planned infrastructure improvements or public right-of-way acquisition planned for this site due to the proposed self-storage use.

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 requested waiver will not conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, the IDO or any other City code or ordinance. The proposed Site Plan has obtained all the required approvals within the IDO and DPM to include a Hydrology, Transportation, Fire 1 Plan, Water Availability Statement, and Solid Waste. This waiver did not conflict with any approvals required for this development that were listed above.

The requested sidewalk Waiver will not conflict with the goals and provisions in the IDO Section 5-3 Access and Connectivity nor the DPM Part 7-4 Pedestrian Facilities or any other City code or ordinance. The sidewalks currently comply with the usual ADA minimum within the City to include truncated domes and clearance widths.

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

Response: Criterion (f) does not apply, as the property is not within the 100-year floodplain.

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

Response: The requested waiver will not materially undermine the intent and purpose of the IDO. The abutting and adjacent properties that affected by the sidewalk waiver are zoned MX-M and NR-C. The subject site is zoned NR-BP; therefore, the development will be consistent with and will have the same scale of development as the surrounding affected area. The surrounding sidewalks that exist are also the same dimensions and include the landscape buffering between the street and the side walk. This allows for continuity of the community. The identity and cohesiveness of the neighborhood is not altering with the approval of this request.

The subject site is within CPO-2. CPO-2 has very stringent and specific regulations that need to be followed. The approval of this waiver will not interfere with any of the CPO-2 regulations as it does not prohibit sidewalks from being waived or reduced.

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 requested waiver will not allow a lot or type of development that does not meet applicable Development Standards for the NR-BP zone district. This development is subject to IDO requirements to include non-residential zone dimensional standards (Table 5-1-3), landscape, buffering, and screening (14-16-5-6), and building design standards (14-16-5-11). These requirements currently add in additional layers of protection because the site and the proposed uses are being regulated in terms of parking/circulation, signage, landscaping, height, design, setbacks, screening, and buffers. There are no other waivers or variances being requested at this time.

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 requested waiver is the minimum necessary to provide redress. This is an existing sidewalk that is consistent with the surrounding developments.

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: Not applicable, the waiver request is not for sidewalk of low-intensity land use.

Conclusion

This request is in compliance with IDO Section 14-16-6-6(P)(3) Waiver DHO. All subsequent development will comply with all IDO, DPM, and other City regulations. This submittal includes all items from Form V2.

Notification requirements for this request have been met per IDO Table 6-1-1. There was no Neighborhood Associations to notify of this request as listed by the Office of Neighborhood Coordination.

If you have any additional questions or concerns regarding this submittal, please feel free to contact me directly at (505) 338-1499 or email me at: rokoye@modulusarchitects.com.

Best regards,

Regina Okoye, Vice President

Modulus Architects & Land Use Planning, Inc.

8220 San Pedro Dr. NE, Suite 520 (Paseo Nuevo Building)

Albuquerque, New Mexico 87113

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686

Direct: 505.808.3868

Email: rokoye@modulusarchitects.com

Website: www.modulusarchitects.com

Join us on Facebook: [Modulus Architects on Facebook](#)

Join us on Instagram: [Modulus Architects on Instagram](#)

New Mexico | Texas | Arizona | Colorado | Florida | Utah | Illinois



Regina Okoye

From: Office of Neighborhood Coordination <onc@cabq.gov>
Sent: Thursday, August 22, 2024 4:11 PM
To: Regina Okoye
Subject: 3601 SEVEN BAR LOOP RD NW_ Public Notice Inquiry Sheet Submission
Attachments: 03 - IDOZoneAtlasPage_B-14-Z.pdf

Dear Applicant:

As of August 22, 2024 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: Thursday, August 22, 2024 1:41 PM
To: Office of Neighborhood Coordination <ROKOYE@MODULUSARCHITECTS.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
Regina Okoye
Telephone Number

5052677686

Email Address

ROKOYE@MODULUSARCHITECTS.COM

Company Name

Modulus Architects

Company Address

8220 San Pedro Dr. NE, Suite 520

City

Albuquerque

State

NM

ZIP

87113

Legal description of the subject site for this project:

UPC: 101406507240520210

Owner: BRANCH TURNER & MARGARET

Owner Address: 2025 RIO GRANDE BLVD NW ALBUQUERQUE NM 87104

Situs Address: 3601 SEVEN BAR LP NW ALBUQUERQUE 87114

Legal Description: TR A PLAT OF COTTONWOOD TRACTS A THRU C (A DIVISION OF A16.1114 ACRE UNPLATTED PARCEL) CONT 1.9570 AC

Acre: 1.957

Tax Year: 2023

Physical address of subject site:

3601 SEVEN BAR LOOP RD NW

Subject site cross streets:

SEVEN BAR LOOP RD NW & MELANIE LA NW

Other subject site identifiers:

This site is located on the following zone atlas page:

B-14-Z

Captcha

x

Regina Okoye

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Friday, August 30, 2024 11:52 AM
To: Regina Okoye
Subject: 3601 SEVEN BAR LOOP RD NW_Public Notice Inquiry Sheet Submission
Attachments: 03 - IDOZoneAtlasPage_B-14-Z.pdf

Dear Applicant:

As of August 30, 2024 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: Thursday, August 29, 2024 3:25 PM
To: Office of Neighborhood Coordination <ROKOYE@MODULUSARCHITECTS.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
Regina Okoye

Telephone Number
5052677686
Email Address
ROKOYE@MODULUSARCHITECTS.COM

Company Name
Modulus Architects
Company Address
8220 San Pedro Dr. NE, Suite 520

City
Albuquerque
State
NM
ZIP
87113

Legal description of the subject site for this project:
UPC: 101406507240520210
Owner: BRANCH TURNER & MARGARET
Owner Address: 2025 RIO GRANDE BLVD NW ALBUQUERQUE NM 87104
Situs Address: 3601 SEVEN BAR LP NW ALBUQUERQUE 87114
Legal Description: TR A PLAT OF COTTONWOOD TRACTS A THRU C (A DIVISION OF A16.1114 ACRE UNPLATTED PARCEL) CONT 1.9570 AC
Acres: 1.957
Tax Year: 2023

Physical address of subject site:
3601 SEVEN BAR LOOP RD NW

Subject site cross streets:
SEVEN BAR LOOP RD NW & MELANIE LA NW

Other subject site identifiers:
This site is located on the following zone atlas page:
B-14-Z

Captcha
x