



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.)

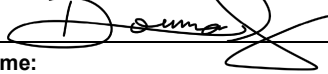
Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

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.)

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:
Printed Name:	<input type="checkbox"/> Applicant or <input 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

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 - ___ 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: ___

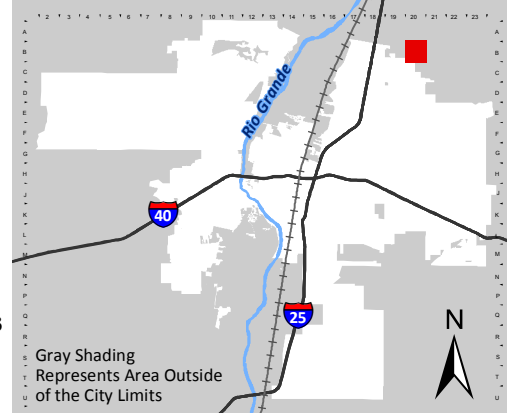


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).

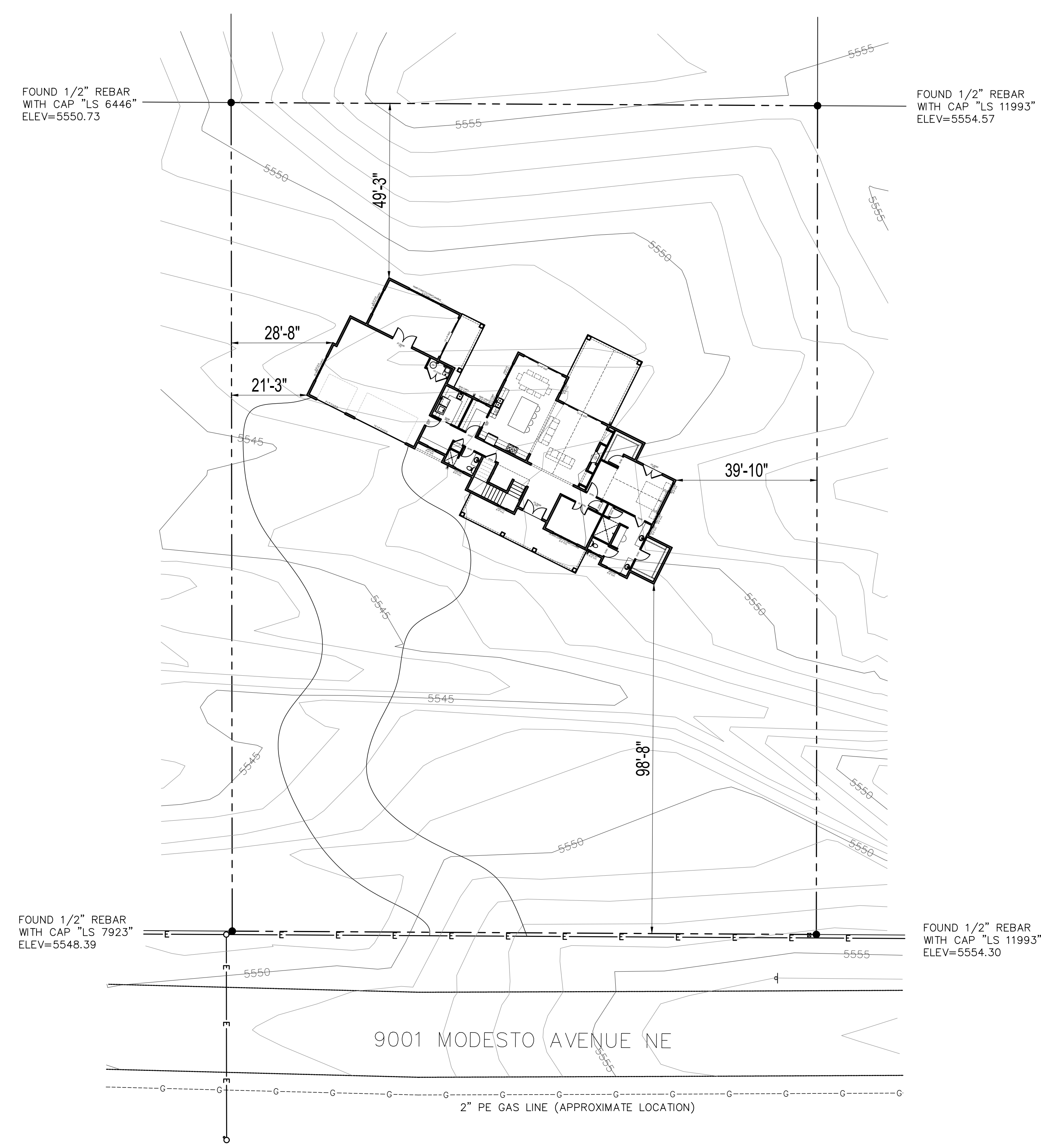


Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-20-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



SITE PLAN
SCALE: 1"=20'

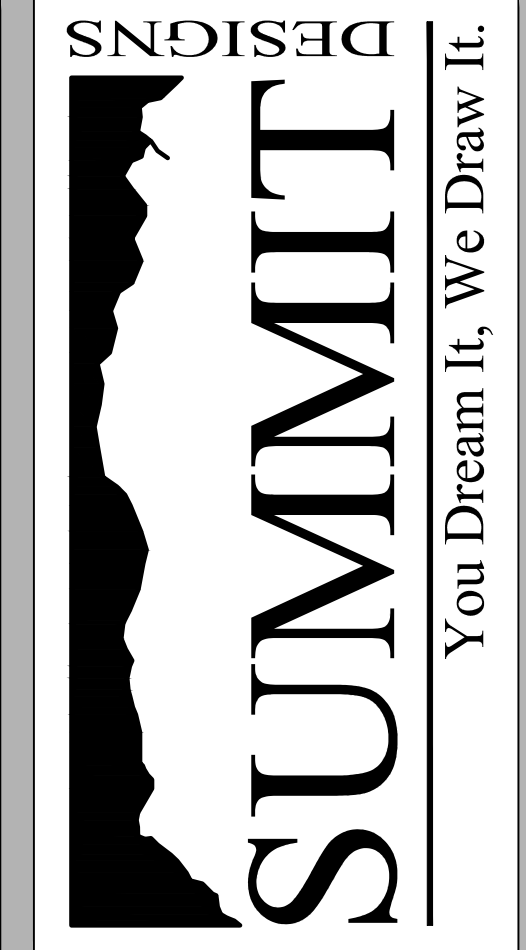
INDEX	
A1.1	COVER/SITE PLAN
A2.1	FLOOR PLAN
A3.1	DIMENSION PLAN
A4.1	ELEVATION PLAN
A5.1	FOUNDATION PLAN
A6.1	FRAMING PLAN
A7.1	ELECTRICAL PLAN
A8.1	DETAILS/SECTIONS
A9.1	BRACED WALL

ENERGY CODE	
2018 International Energy Conservation Code Climate Zone 4	
Item	R-Value or U-Value
Slab	2" Perimeter / Rigid Insul.
Floor	R-19 Batt. Insulation
Walls	R-21 Batt. Insulation
Roof	R-49 Batt. Insulation
Doors	U: .32 Min.
Windows	U: .32 Min.
Skylites	U: .55 Min.

CODE COMPLIANCE

2015 International Building Code
 2015 International Residential Code
 2015 New Mexico Residential Code
 2009 International Energy Code
 Applicable Administrative Codes
 Applicable State Codes

LEGAL DESCRIPTION
LOT: 18
BLOCK: 17
TRACT: 1
UNIT: 3
NORTH ALBUQUERQUE SUBDIVISION



SUMMIT DESIGNS
 2118 Coba Rd. S.E.
 Rio Rancho, NM 87124
 phone: 505-280-1876
 fax: 1-866-810-8680
 EMAIL:
 justin@summitdesigns.net

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TAYLOR RESIDENCE
 9001 MODESTO AVENUE NE, ALBUQUERQUE, NM
COVER/SITE PLAN

DESIGN DATA	
1ST FLOOR HEATED SF:	2324 SQ. FT.
2ND FLOOR HEATED SF:	894 SQ. FT.
REC ROOM HEATED SF:	343 SQ. FT.
TOTAL HEATED SF:	3661 SQ. FT.
COVERED PATIO SF:	979 SQ. FT.
COVERED PORCH SF:	535 SQ. FT.
RECREATION COVERED PATIO SF:	102 SQ. FT.

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DRAWN BY:
JUSTIN EIDEM

DATE PRINTED:
08/05/24

MODIFICATION DATE:

DRAWING SCALE:
1/4"=1' U.O.N.

SHEET NUMBER:
A1.1

September 4, 2024

Mr. Robert Lucero
Zoning Hearing Examiner
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: REQUEST FOR A FOR A SETBACK VARIANCE FOR A NEW RESIDENTIAL DWELLING AT 9001 MODESTO AVE NE ALBUQUERQUE NM 87122, LEGALLY DESCRIBED AS 018 017TR 1 UNIT 3 NO ALBUQ ACRES

Dear Mr. Lucero:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Wilke LTD Company pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Seth Taylor

Print Name

Signature

Title

Date

Seth Taylor

8-4-24



November 11th, 2024

Mr. Robert Lucero
Development Hearing Officer
Plaza Del Sol Building
600 2nd NW
Albuquerque, NM 87102

RE: REQUEST FOR A FOR A DHO SIDEWALK WAIVER FOR A NEW RESIDENTIAL DWELLING AT 9001 MODESTO AVE NE ALBUQUERQUE NM 87122, LEGALLY DESCRIBED AS 018 017TR 1 UNIT 3 NO ALBUQ ACRES ZONE ATLAS PAGE B-20-Z

Dear Mr. Lucero:

Tierra West LLC is requesting a DHO – Minor Sidewalk, Curb and Gutter Waiver request for the property at 9001 Modesto Ave NE, Albuquerque, NM, 87122, legally described as 018 017TR 1 UNIT 3 NO ALBUQ ACRES, Acres: 0.8864 (the subject site). 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.

Proposed Development

The proposed development is for the construction of a new single-family residential dwelling in Albuquerque’s North Heights. The subject site is zoned PD, and the proposed development is following R-1D design standards, see Figure 1. The property is in an area that has a predominantly natural landscaping and rural character, see Figure 2 & 3. We are also developing a grading and drainage plan that will ensure proper drainage on the subject site and nearby property.

Figure 1: New R-1D Site Plan for 9001 Modesto

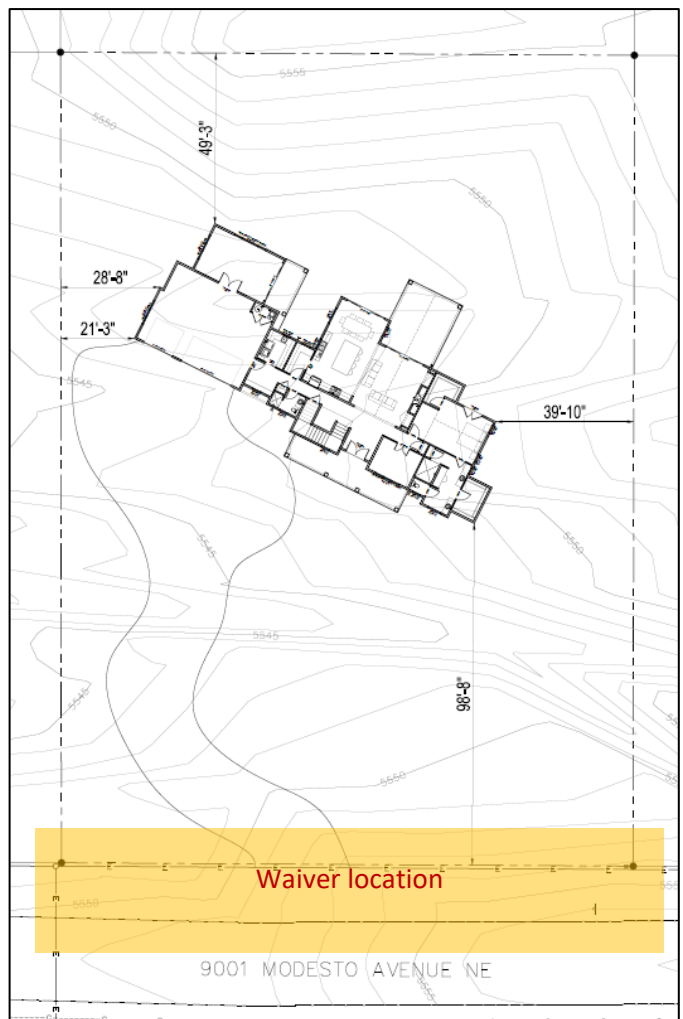
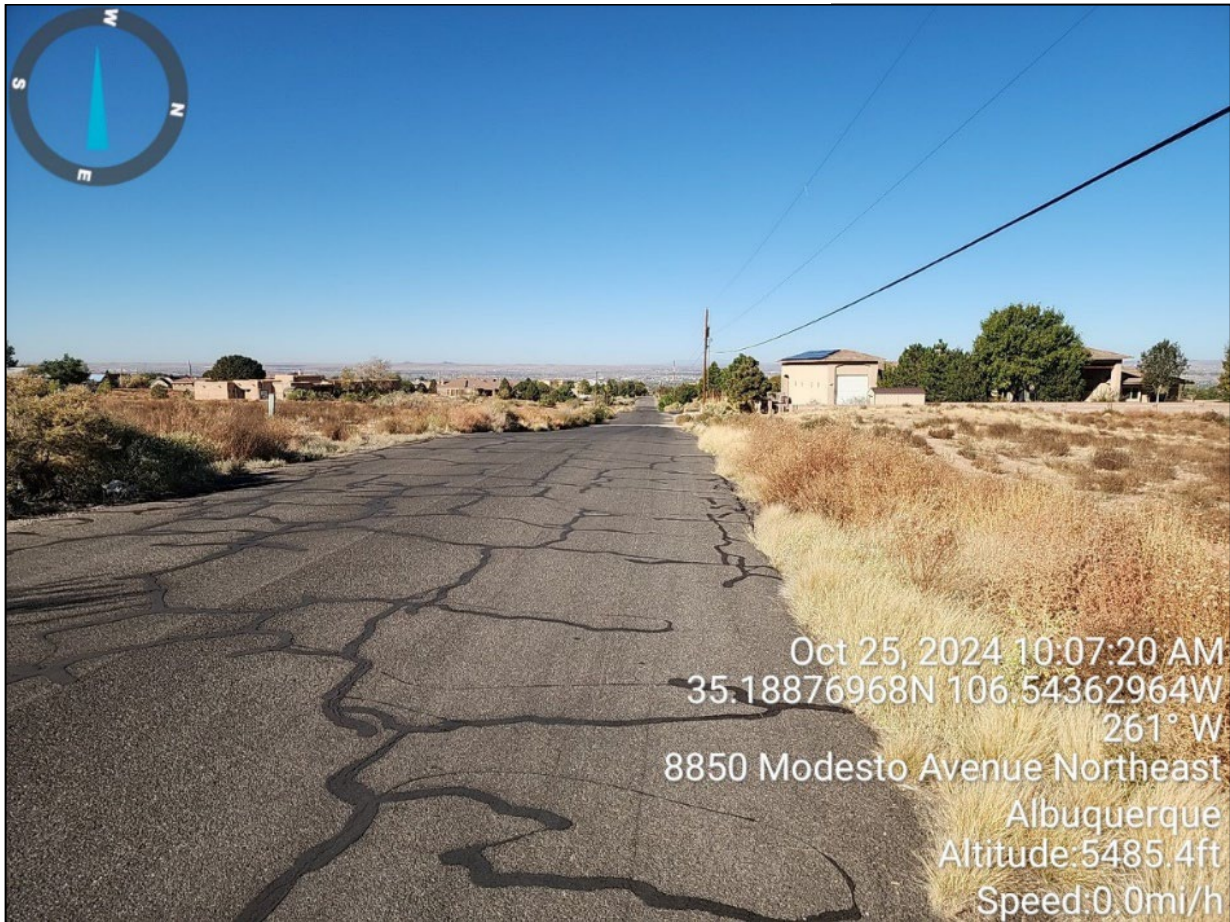


Figure 2 - Rural Roadway Conditions Around the Subject Site



Request – Sidewalk Waiver

The request is to waive the standard street section of sidewalk, curb and gutter for the roadway on Modesto Ave. 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, see Figure 3.

There is support from the local Neighborhood Association – North Albuquerque Acres for the waiver as the development would be consistent with the surrounding residential dwellings and neighborhood character (letter of support attached in this submittal).

A similar residential development and waiver request was approved in the area in 2023 under project number PR-2023-008993 on Florence Ave NE between Barstow and Ventura, this site was also zoned PD and followed R-1D development standards.

Figure 3 - Lack of Sidewalk on Modesto Ave NE



Review and Decision Criteria 6-6(P)(3)

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

1. Any of the following criteria applies.

a. There are pre-existing obstructions that cannot be easily or economically relocate or should not be altered, such as grades, fills, water courses, natural topographic features, man-made obstructions, or utility lines.

There are pre-existing grades, water courses and natural topographic features that cannot be easily or economically relocated. Adding the sidewalk, curb and gutter to this property alone would alter the path runoff and drainage onto the east and west vacant properties, causing pooling and soil erosion at each end.

b. 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.

c. 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.

The established neighborhood and roadway character on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location. The Neighborhood Association of the North Albuquerque Acres is in support of the sidewalk, curb and gutter waiver due to natural landscaping and character the area and Modesto Ave currently has.

d. 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.

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

The approval of the sidewalk, curb and gutter waiver request would not be materially contrary to the safety, health, or welfare of the public. Modesto Ave is not a major thoroughfare and is low-intensity land use, the absence of a sidewalk will not create a gap in an existing sidewalk system as there is no existing sidewalk system on Modesto Ave.

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

The approval of the sidewalk, curb and gutter waiver request would not cause significant material adverse impacts on surrounding properties. Adding the sidewalk, curb and gutter to this property alone would alter the path runoff and drainage onto the east and west vacant properties, causing pooling and soil erosion at each end.

4. The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The sidewalk, curb and gutter waiver would not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

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.

The approval of the sidewalk, curb and gutter waiver request would not significantly conflict with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.

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

The approval of the sidewalk, curb and gutter waiver request would not allow, encourage, or make possible undesired development in 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.

The approval of the sidewalk, curb and gutter waiver request would not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone. The subject site is in an area of consistency, the approval of the request will ensure development is consistent with the character of the neighborhood and is supported by the North Albuquerque Acres NA.

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.

The approval of the sidewalk, curb and gutter waiver request 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. The lot is zoned PD – Planned Development and is following R-1D development standards.

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).

The approval of the sidewalk, curb and gutter waiver request is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P).

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.

The area is of low-intensity land use to an extent that the normal installation of sidewalk, curb and gutter will not contribute to the public welfare. The existing dwellings on Modesto Ave do not have a sidewalk, curb or gutter 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. There is support from the North Albuquerque Acres Neighborhood Association for the waiver as they enjoy the natural landscaping and character of their neighborhood.

Conclusion

On behalf of Wilke LTD Company, Tierra West respectfully requests that the Development Hearing Officer review and approve the requested DHO – Minor Sidewalk, Curb and Gutter Waiver. The proposed development is for a new single-family residential dwelling in Albuquerque's North Heights located at 9001 Modesto Ave Ne Albuquerque Nm 87122, zoned PD and following R-1D development standards. The waiver request aligns with the character of the neighborhood and shows just cause given the low-intensity land use and the absence of a sidewalk system in the area.


The approval of the sidewalk, curb and gutter waiver is requested due to the unique topographical and rural character of the surrounding neighborhood. The proposed waiver, along with the planned grading and drainage measures, would not be materially contrary to the safety, health, or welfare of the public. Modesto Ave is not a major thoroughfare and is low-intensity land use, the absence of a sidewalk will not create a gap in an existing sidewalk system as there is no existing sidewalk system on Modesto Ave.

Furthermore, the waiver will maintain the character of the North Albuquerque Acres in an area of consistency, has support from the local Neighborhood Association, and is consistent with the intent of the zoning regulations and is the minimum necessary to address practical difficulties.

As part of this submittal, please find the proposed scaled site plan with the waiver location called out, a letter of support from the North Albuquerque Acres Neighborhood Association and zone atlas map.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Donna Sandoval". The signature is fluid and cursive, with a large initial "D" and a long, sweeping underline.

Donna Sandoval
Planner

JN:2024002
DS/jm/sl/rrb



DEVELOPMENT FACILITATION TEAM REVIEW SHEET

CASES FOR REVIEW AND COMMENT FOR:

November 6, 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/u/kceqFf3L0L>

DFT - CASES FOR REVIEW AND COMMENT

Comments due – November 5th

1. [PR- 2021-006156](#)

SI-2024-01536 – SITE PLAN DFT (*FAST TRACK*)

All or a portion of: **Lots 1 – 15 & 17 – 32, Patlilly Subdivision** zoned **R-ML**, located at **60th ST NW** between **CENTRAL** and **AVALON** containing approximately **7.0** acre(s). (**K-11**)

REQUEST: AHA plans to rehabilitate existing 42 units along east and west sides of 60th ST NW and construct an additional 46 units and community building on abutting vacant land west of existing units

IDO 2023

Sketch 5/15/24, 5/1/24

2. [PR-2021-005492](#)

[SI-2024-01529](#) – SITE PLAN DFT

All or a portion of: **Tract 1, Unit 1, LADERA BUSINESS PARK** zoned **NR-C**, located at **2201 VISTA ORIENTE NW between LA MORADA PL NW and UNSER BLVD NW** containing approximately **5.2172** acre(s). (**H-9, H-10**)

REQUEST: Major Amendment to Site Development Plan which reduces the size of approved building ‘E’ not yet constructed on an existing slab by 14,280 square feet, and replaces proposed twenty-four indoor RV storage units with ten outdoor RV hookup spaces and one drive-thru wash bay for RV’s.

IDO 2023

3. [PR- 2024-010074](#)

[SI-2024-01533](#) – EPC FINAL SITE PLAN SIGN-OFF

All or a portion of: **Lot/Tract A, Cottonwood Subd.** zoned **NR-BP**, located at **3601 SEVEN BAR LOOP between 7 BAR LOOP RD NW and MELANIE LN NW** containing approximately 1.957 acre(s). (**B-14**)

Request: EPC Site Plan Sign-Off For EPC Major Amendment. Amended The Controlling Site Development Plan For Subdivision To Remove Tract A & Abandon The Controlling Design Standards To Follow The Integrated Development Ordinance (IDO)

IDO 2022

4. [PR-2024-010074](#) *(Second Submittal)*

[SI-2024-01090](#) – SITE PLAN DFT

LOT/TRACT A, COTTONWOOD zoned **NR-BP**, located at **3601 SEVEN BAR LOOP RD NW between 7 BAR LOOP NW and MELANIE NW** containing approximately **1.957** acre(s). (**B-14**)

REQUEST: Proposed 3-Story Self-Storage Center. Each Floor Is Approximately 32,678 Sq Ft Totaling 98,034 Sq Ft

IDO -2022

5. [PR-2021-005745](#)

[SD-2024-00155](#) – AMENDMENT TO INFRASTRUCTURE LIST

All or a portion of: **Lot/Tract A-1-A-2, Mesa Del Sol Innovation Park** zoned **PC**, located on **DIBENKORN between DIBENKORN and STRYKER** containing approximately **31.86** acre(s). (**R-15, S-15**)

REQUEST: Amendment to Infrastructure List. Changing Gilpin Right-of-Way width from 45' to 52'

IDO 2023

6. [PR-2024-011093](#)

[PS-2024-00178](#) – SKETCH PLAT

All or a portion of: **Tract 48A, Lot 44, Block 48, Snow Heights Addition** zoned **MX-M**, located at **2900 EUBANK BLVD NE** containing approximately **1.52** acre(s). **(H-21)**

REQUEST: Convert existing retail/office building into a coffee shop with drive thru.
IDO 2023

7. [PR-2024-011101](#)

[PS-2024-00179](#) – SKETCH PLAT

Located at **1822 CENTRAL SE** between **UNIVERSITY** and **CENTRAL** and **YALE AND CENTRAL**.

REQUEST: Demolition and New Construction coffee shop with Drive-Through and Integrated Parking at 1822 Central SE (Last Undeveloped Property Facing UNM).
IDO 2023

8. [PR-2023-009204](#)

[PS-2024-00180](#) – SKETCH PLAT

All or a portion of: **38A, 38B, 35A, HUBBELL HEIGHTS** zoned **NR-C**, located at **between COORS BLVD and CENTRAL AVE** containing approximately **1.28** acre(s). **(K-10, K-11)**

PROPERTY OWNERS: X

REQUEST: Development of 5,200 sq ft convenience store and fuel station on 1.28 acres located immediately south of Central Ave between 65th and Coors Blvd. The minor subdivision process will allow for 0.23 acres of a 1.25-acre parcel, and to allow for a 0.43-acre parcel, a 0.62-acre parcel and newly created 0.23-acre lot to be replatted, to create a 1.28-acre lot. Existing parcels are presently vacant commercial and zoned MX-M and MX-L. Request to re-zone the 0.23-acre lot to MX-M.
IDO 2023

9. [PR-2024-011129](#)

[PS-2024-00181](#) – SKETCH PLAT

All or a portion of: **Lot/Tract 18, Block 17 Unit 3, North Albuquerque Acres** zoned **PD**, located at **9001 MODESTO AVE NE** between **VENTURA ST NE** and **BARSTOW ST NE** containing approximately **0.8864** acre(s). **(B-20)**

REQUEST: DFT Sketch Plat, pre-application Meeting for a sidewalk, curb and gutter waiver to DHO
IDO 2023

10. [PR-2024-011131](#)

[PS-2024-00182](#) – SKETCH PLAT

All or a portion of: **LT 18-A-1 PLAT OF LOTS 13-A-1 & 18-A-1 VISTA** ZONED **MX-M**, located on **CENTRAL AVE SW BETWEEN WESTLAND RD SW AND 98TH ST SW** containing approximately **0.4481** acre(s). **(K-09)**

REQUEST: Self Storage Facility - Questions Regarding Drainage and Setbacks
IDO 2023

11. [PR-2024-011133](#)

[PS-2024-00183](#) – SKETCH PLAT

All or a portion of: **Lots 8 & 9, block 6, WELL'S SANDIA MANOR** zoned **R-1D; NR-PO-B**, located at **400 CAMINO DE LA SIERRA NE between PIEDRAS RD NE and SIERRA COURT NE**. **(L-24)**

REQUEST: Lot line adjustment between two existing lots to create two new lots. One lot is privately owned by client and the other by City of Albuquerque as Open Space (foothills of Sandia Mountains)
IDO 2023

12. [PR-2024-011137](#)

[PS-2024-00184](#) – SKETCH PLAT

All or a portion of: **Lot 24, Unit 3, NORTH ALBUQUERQUE ACRES** zoned **PD**, located on **GLENDALE AVE between BARSTOW ST and VENTURA ST** containing approximately **0.8864** acre(s). **(B-20)**

REQUEST: Right-of-Way dedication to the City of Albuquerque
IDO 2023

13. [PR-2024-009801](#)

[PS-2024-00185](#) – SKETCH PLAT

All or a portion of: **Tracts 1 & 4, UNM GIBSON COMMERCIAL DISTRICT** zoned **MX-M**, located on **ALUMNI DR between I-25 and UNIVERSITY BLVD** containing approximately **2.06** acre(s). **(L-15)**

REQUEST: Lot consolidation: 2 tracts into 1 tract
IDO 2023

14. [PR-2024-011146](#)

PS-2024-00186 – SKETCH PLAT

All or a portion of: **Tract A; Tract R-A-1, Lands of James W. Jackson; Menaul Dev. Area** zoned **NR-LM**, located on **CANDELARIA RD NE between I-40 and PRINCETON DR NE** containing approximately **3.4** acre(s). **(H-17)**

REQUEST: Sketch Plat review of proposed vacation of NMDOT Right-of-Way to consolidate with two existing tracts to create one new tract, pending NMDOT approval, sale, etc.

IDO 2023

From: [Donna Sandoval](#)
To: mgriffie@noreste.org; sec.dist4@gmail.com; edueweke@juno.com; uri.bassan@noreste.org; rpmartinez003@gmail.com
Cc: [Jay Miller](#); [Sergio Lozoya](#)
Subject: RE: Requesting approval from the DHO for a Sidewalk Waiver near your Neighborhood - See information Attached
Date: Thursday, October 24, 2024 5:46:00 PM
Attachments: [ONC Notice Package 10.24.24 DHO Sidewalk Waiver.pdf](#)

Greetings,

I am requesting approval from the Development Hearing Officer (DHO) within the City of Albuquerque for a Sidewalk waiver request for the property legally described as 018 017TR 1 UNIT 3 NO ALBUQ ACRES, Acres: 0.8864. The property is in an area that used to be unincorporated by the city and has predominantly rural in character. The request is to waive the standard street section of sidewalk, curb and gutter for the roadway. The proposed development is for the construction of a new single-family residential dwelling in Albuquerque's North Heights. 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, (see attached site plan).

Property owner: Wilke LTD Company

Agent if applicable: Tierra West LLC

Property Address: 9001 Modesto Ave NE, Albuquerque, NM, 87122.

This letter is an offer to meet with you to provide additional information. If you wish to meet, please respond within 15 days.

If you do not want to meet, or you support the proposal, please let me know.

Thank you,

Applicant Name: Donna Sandoval - Agent

Email: dsandoval@tierrawestllc.com

Phone Number: 505-858-3100

Respectfully,

Donna Sandoval

Planner

Tierra West LLC

5571 Midway Park PL NE

Albuquerque, NM, 87109

505-858-3100

505-858-1118 (fax)

dsandoval@tierrawestllc.com

www.tierrawestllc.com

From: Office of Neighborhood Coordination
To: Donna Sandoval
Cc: Hernandez, Diane
Subject: 9001 Modesto Ave NE_Public Notice Inquiry Sheet Submission
Date: Monday, October 21, 2024 3:29:22 PM
Attachments: imsp001.ans
IDCZoneAtlasPage_B-20-Z.pdf.pdf

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Alternative Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
District 4 Coalition of Neighborhood Associations	Mildred	Griffee	mgriffee@noreste.org	sec.dist4@gmail.com	PO Box 90986	Albuquerque	NM	87199	5052800082	
District 4 Coalition of Neighborhood Associations	Ellen	Dueweke	edueweke@juno.com		PO BOX 90986	Albuquerque	NM	87199		5055731537
Nor Este NA	Uri	Bassan	uri.bassan@noreste.org		9000 Modesto Avenue	Albuquerque	NM	87122	5054179990	
Nor Este NA	Gina	Pioquinto	rpmartinez003@gmail.com		NE	Albuquerque	NM	87199	5052385495	5058560926

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.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application: <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ_Public_Notice_Checklist.pdf.
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

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: Monday, October 21, 2024 3:04 PM
To: Office of Neighborhood Coordination <dsandoval@tierrawestllc.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:

Zoning Hearing Examiner

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

Contact Name

Donna Sandoval

Telephone Number

5058583100

Email Address

dsandoval@tierrawestllc.com

Company Name

Tierra West, LLC

Company Address

5571 Midway Park Place NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

018 017TR 1 UNIT 3 NO ALBUQ ACRES

Physical address of subject site:

9001 Modesto Ave Ne, ABQ,NM,87122

Subject site cross streets:

Ventura ST NE and Modesto Ave

Other subject site identifiers:

Between Ventura ST Ne and Barstow ST NE

This site is located on the following zone atlas page:

B-20-Z

Captcha

x



**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: Sidewalk Waiver Application	
Decision-making Body: DHO	
Pre-Application meeting required:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Neighborhood meeting required:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Mailed Notice required:	<input checked="" type="radio"/> Yes <input type="radio"/> No
Electronic Mail required:	<input checked="" type="radio"/> Yes <input type="radio"/> No
Is this a Site Plan Application:	<input checked="" type="radio"/> Yes <input type="radio"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application: 9001 Modesto AVE NE, ABQ, NM, 87122	
Name of property owner: Wilke LTD Company	
Name of applicant: Tierra West LLC - Agent	
Date, time, and place of public meeting or hearing, if applicable:	
<small>November 20th @ 9:00AM, Zoom link for meeting found here: https://www.cabq.gov/planning/boards-commissions/development-hearing-officer/development-hearing-officer-agendas-archives</small>	
Address, phone number, or website for additional information:	
dsandoval@tierrawestllc.com 505-858-3100	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/>	Zone Atlas page indicating subject property.
<input checked="" type="checkbox"/>	Drawings, elevations, or other illustrations of this request.
<input type="checkbox"/>	Summary of pre-submittal neighborhood meeting, if applicable.
<input checked="" type="checkbox"/>	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) 10/24/20 _____ (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.

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.

REQUEST FOR NEIGHBORHOOD MEETING

Date: 10/24/2024

To Whom This May Concern:

I am requesting approval from the Development Hearing Officer (DHO) within the City of Albuquerque for a Sidewalk waiver request for the property legally described as 018 017TR 1 UNIT 3 NO ALBUQ ACRES, Acres: 0.8864. The property is in an area that used to be unincorporated by the city and has predominantly rural in character. The request is to waive the standard street section of sidewalk, curb and gutter for the roadway. The proposed development is for the construction of a new single-family residential dwelling in Albuquerque's North Heights. 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, (see attached site plan).

Property owner: Wilke LTD Company

Agent if applicable: Tierra West LLC

Property Address: 9001 Modesto Ave NE, Albuquerque, NM, 87122.

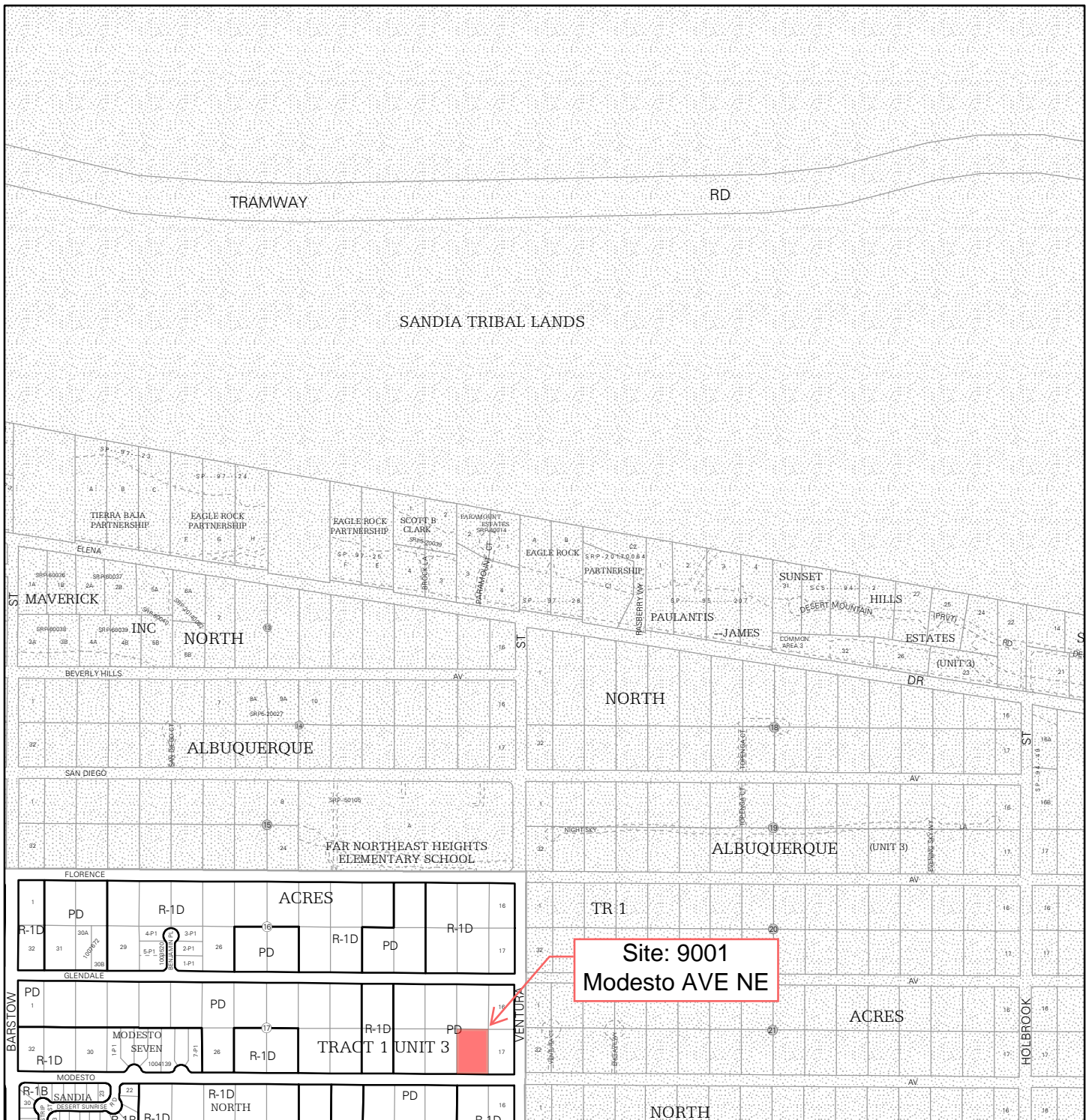
This letter is an offer to meet with you to provide additional information. If you wish to meet, please respond within 15 days. If you do not want to meet, or you support the proposal, please let me know.

Thank you,

Applicant Name: Donna Sandoval - Agent

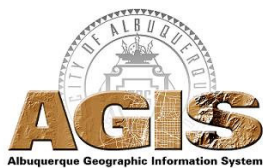
Email: dsandoval@tierrawestllc.com

Phone Number: 505-858-3100

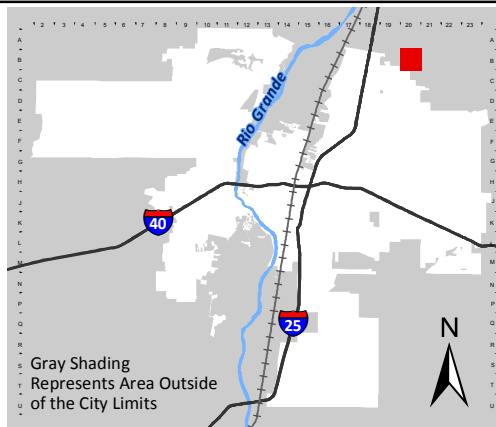


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

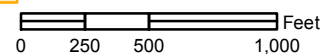


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
B-20-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



[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*: 10/24/24

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.

Information Required by [IDO §14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9001 Modesto Ave NE, Albuquerque, NM, 87122.
Location Description At the intersection of Modesto Ave and Ventura St
2. Property Owner* Wilke LTD Company
3. Agent/Applicant* [if applicable] Tierra West LLC
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 Sidewalk DHO (DHO or Wireless Telecommunication Facility)
 - Other: _____

Summary of project/request³*:

The request is to waive the standard street section of sidewalk, curb and gutter for the roadway.

The location is of low-intensity land use, predominantly of rural character.

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*: November 20th @ 9:00AM

Location*4: Zoom link for meeting found here: https://www.cabq.gov/planning/boa

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: Donna Sandoval - Agent

Email: dsandoval@tierrawestllc.com

Phone: 505-858-3100

- Attachments:
 - Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination*
 - Others: Site plan showing location of waiver request, elevations of proposed dwelling

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 B-20-Z

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*:

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.

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:

A meeting has not been requested.

[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] 0.8864
- 2. IDO Zone District PD
- 3. Overlay Zone(s) [if applicable] _____
- 4. Center or Corridor Area [if applicable] n/a
- Current Land Use(s) [vacant, if none] Vacant

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.

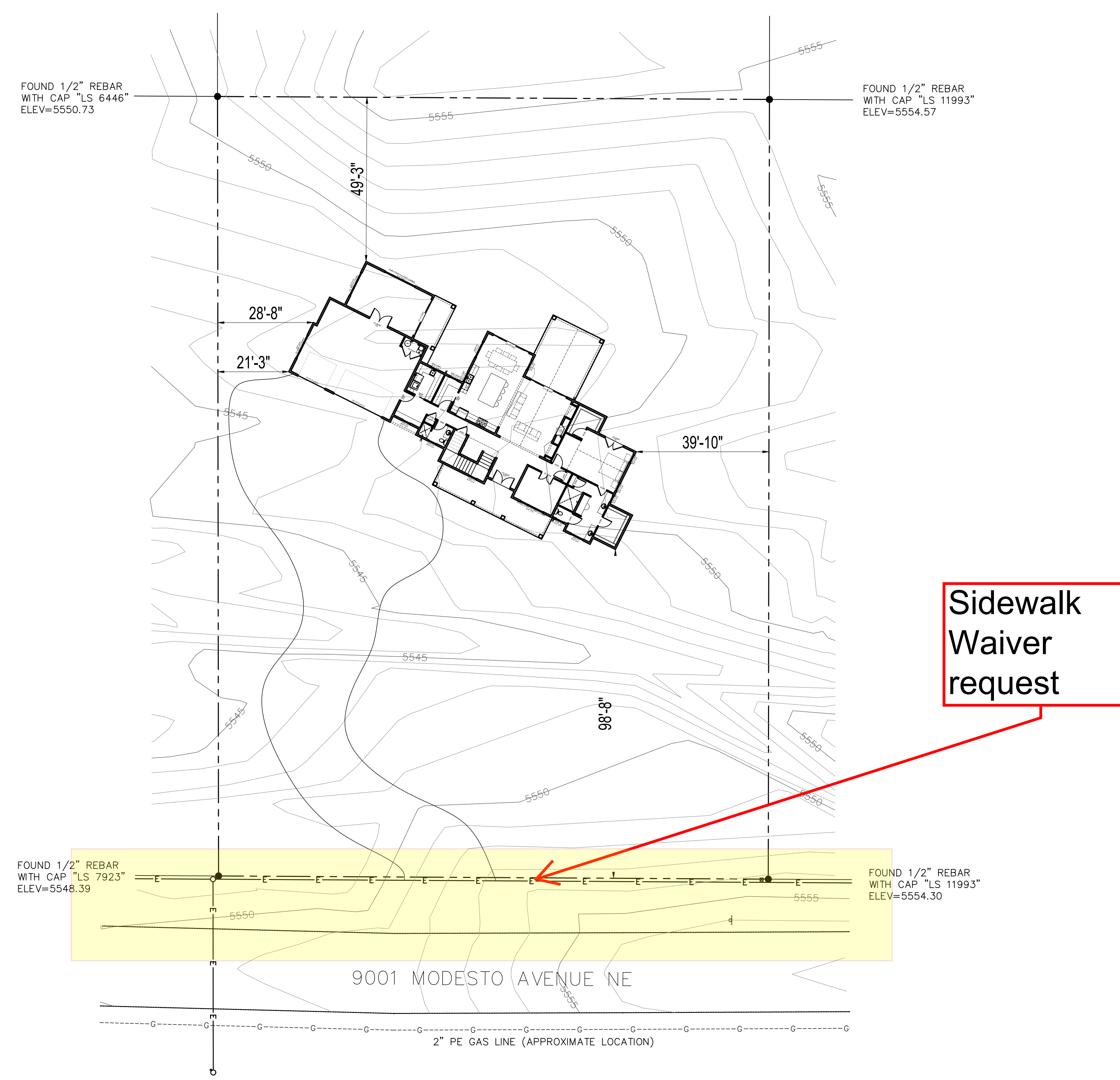
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語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

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'inaaszil 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 nihihgii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.



The request is to waive the standard street section of sidewalk, curb and gutter for a road predominantly rural in character

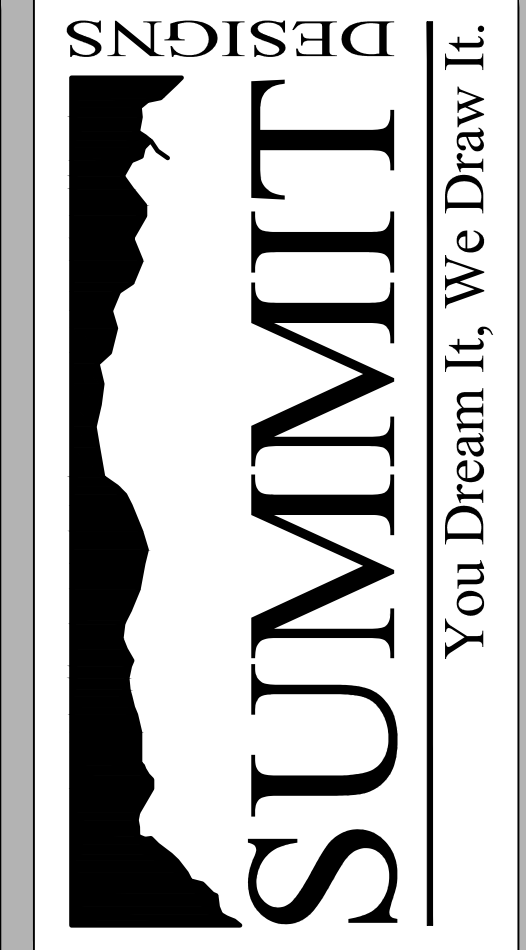
SITE PLAN
SCALE: 1"=20'

INDEX	
A1.1	COVER/SITE PLAN
A2.1	FLOOR PLAN
A3.1	DIMENSION PLAN
A4.1	ELEVATION PLAN
A5.1	FOUNDATION PLAN
A6.1	FRAMING PLAN
A7.1	ELECTRICAL PLAN
A8.1	DETAILS/SECTIONS
A9.1	BRACED WALL

ENERGY CODE	
2018 International Energy Conservation Code Climate Zone 4	
Item	R-Value or U-Value
Slab	2" Perimeter / Rigid Insul.
Floor	R-19 Batt. Insulation
Walls	R-21 Batt. Insulation
Roof	R-49 Batt. Insulation
Doors	U: .32 Min.
Windows	U: .32 Min.
Skylites	U: .55 Min.

CODE COMPLIANCE	
2015 International Building Code	
2015 International Residential Code	
2015 New Mexico Residential Code	
2009 International Energy Code	
Applicable Administrative Codes	
Applicable State Codes	

LEGAL DESCRIPTION	
LOT: 18	
BLOCK: 17	
TRACT: 1	
UNIT: 3	
NORTH ALBUQUERQUE SUBDIVISION	



SUMMIT DESIGNS
2118 Coba Rd. S.E.
Rio Rancho, NM 87124
phone: 505-280-1876
fax: 1-866-810-8680
EMAIL:
justin@summitdesigns.net

*** COPYRIGHT NOTICE ***
ALL RIGHTS RESERVED
Summit Designs copyrights this plan and hereby grants the purchaser of these plans a non-transferable, non-exclusive license to build the home depicted in this plan and is given the right to reproduce this plan only as required for such construction.

TAYLOR RESIDENCE
9001 MODESTO AVENUE NE, ALBUQUERQUE, NM
COVER/SITE PLAN

DESIGN DATA	
1ST FLOOR HEATED SF:	2324 SQ. FT.
2ND FLOOR HEATED SF:	894 SQ. FT.
REC ROOM HEATED SF:	343 SQ. FT.
TOTAL HEATED SF:	3661 SQ. FT.
1 COVERED PATIO SF:	529 SQ. FT.
COVERED PATIO SF:	535 SQ. FT.
RECREATION COVERED PATIO SF:	102 SQ. FT.

© COPYRIGHT - 2018 SUMMIT DESIGNS LLC.

DRAWN BY:
JUSTIN EIDEM
DATE PRINTED:
08/05/24
MODIFICATION DATE:

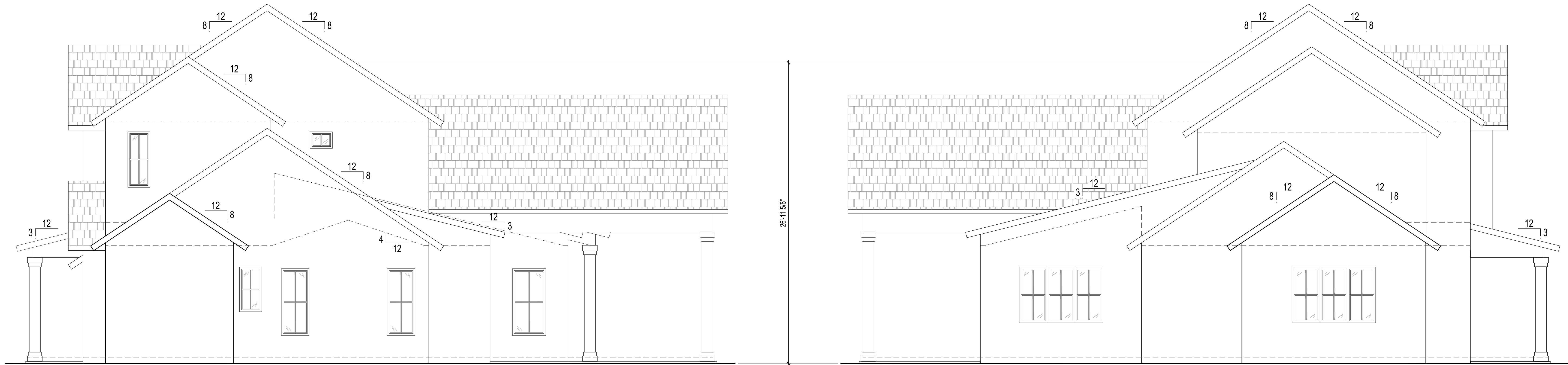
DRAWING SCALE:
1/4"=1' U.O.N.

SHEET NUMBER:

A1.1



NORTHEAST ELEVATION



SOUTHEAST ELEVATION

NORTHWEST ELEVATION



SOUTHWEST ELEVATION

SUMMIT DESIGNS

2118 Cobra Rd. S.E.
Rio Rancho, NM 87124
phone: 505-280-1874 fax: 1-866-810-8680
EMAIL:
justin@summitdesigns.net

*** COPYRIGHT NOTICE ***
ALL RIGHTS RESERVED
Summit Designs copyrights this plan and hereby grants the purchaser of these plans a non-transferable, non-exclusive license to build the home depicted in this plan and is given the right to reproduce this plan only as required for such construction.

TAYLOR RESIDENCE
9001 MODESTO AVENUE NE, ALBUQUERQUE, NM
FRONT & REAR ELEVATIONS

DESIGN DATA	2324 SQ. FT.
1ST FLOOR HEATED SF:	894 SQ. FT.
2ND FLOOR HEATED SF:	343 SQ. FT.
REC ROOM HEATED SF:	380 SQ. FT.
1 CAR GARAGE SF:	272 SQ. FT.
COVERED PORCH SF:	335 SQ. FT.
RECREATION COVERED PATIO SF:	102 SQ. FT.
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DRAWN BY:
JUSTIN EIDEM

DATE PRINTED:
08/05/24

MODIFICATION DATE:

DRAWING SCALE:
1/4" = 1' U.O.N.

SHEET NUMBER:

A4.1

From: uri.bassan@noreste.org
To: [Donna Sandoval](#)
Cc: [Ron Bohannon](#); [Board](#); mgriffee@noreste.org; sec.dist4@gmail.com; edueweke@juno.com; rpmartinez003@gmail.com; [Jay Miller](#); [Sergio Lozoya](#)
Subject: Re: [#2024002] Requesting approval from the DHO for a Sidewalk Waiver near your Neighborhood - See information Attached
Date: Sunday, November 10, 2024 7:51:33 PM
Attachments: [NorEste Statement of Support.pdf](#)

Donna,

Please see the attached statement of support. Please let me know if there are any questions or concerns.

Thank You

Uri Bassan
President, NorEste Neighborhood Association
(505) 417-9990

On 2024-11-07 09:32, Donna Sandoval wrote:

> Uri,
> Thank you for letting us know, a letter of support would be greatly
> appreciated.
> For reference, if needed, the Project # associated with the sidewalk
> waiver and setback variance is PR-2024-011129.
> I went ahead and canceled tonight's meeting.
> If you may need anything, please feel free to reach out.
>
> Respectfully,
> Donna Sandoval
> Planner
> Tierra West LLC
> 5571 Midway Park PL NE
> Albuquerque, NM, 87109
> 505-858-3100
> 505-858-1118 (fax)
> dsandoval@tierrawestllc.com
> www.tierrawestllc.com
>
> -----Original Message-----
> From: Ron Bohannon <rrb@tierrawestllc.com>
> Sent: Thursday, November 7, 2024 6:26 AM
> To: uri.bassan@noreste.org; Donna Sandoval
> <DSandoval@tierrawestllc.com>
> Cc: Board <board@noreste.org>; mgriffee@noreste.org;
> sec.dist4@gmail.com; edueweke@juno.com; rpmartinez003@gmail.com; Jay
> Miller <JMiller@tierrawestllc.com>; Sergio Lozoya
> <SLozoya@tierrawestllc.com>
> Subject: RE: [#2024002] Requesting approval from the DHO for a
> Sidewalk Waiver near your Neighborhood - See information Attached
>
> Uri, thanks I work with Donna and appreciate a letter of support for
> the file. I will have Donna cancel the meeting and, in the future, if
> you need anything please reach out to us.

>

> Thanks

>

> Ronald R. Bohannon, P.E.

> Tierra West LLC

> 5571 Midway Parkplace NE

> Albuquerque, NM 87109

> Office 505-858-3100

> Cell 505-238-5385

>

>

>

> -----Original Message-----

> From: uri.bassan@noreste.org <uri.bassan@noreste.org>

> Sent: Wednesday, November 6, 2024 9:34 PM

> To: Donna Sandoval <DSandoval@tierrawestllc.com>

> Cc: Board <board@noreste.org>; mgriffee@noreste.org;

> sec.dist4@gmail.com; edueweke@juno.com; rpmartinez003@gmail.com; Jay

> Miller <JMiller@tierrawestllc.com>; Sergio Lozoya

> <SLozoya@tierrawestllc.com>; Ron Bohannon <rrb@tierrawestllc.com>

> Subject: RE: [#2024002] Requesting approval from the DHO for a

> Sidewalk Waiver near your Neighborhood - See information Attached

>

> Hello Ms. Sandoval,

>

> I am happy to report that the NorEste Neighborhood Association

> discussed the two waiver requests tonight at our annual meeting. There

> was unanimous consensus that we support both of the variance requests.

> We would be happy to provide a letter to the planning department

> expressing our support. Please cancel the scheduled meeting for

> tomorrow night and let me know if you would like us to compose a letter

> supporting both variance requests.

>

> Sincerely,

>

> Uri Bassan

> President, NorEste Neighborhood Association

> (505) 417-9990

>

> On 2024-11-04 19:27, Donna Sandoval wrote:

>> Good afternoon,

>> Thursday at 6:30PM will work for us, please see the zoom link below

>> for access to the meeting.

>> I look forward to meeting with you on Thursday.

>>

>> Topic: 9001 Modesto ZHE and DHO Application Information

>> Time: Nov 7, 2024 06:30 PM Mountain Time (US and Canada)

>>

>> Join Zoom Meeting

>> <https://zoom.us/j/94354792912?pwd=1dPlm1dayRfUCsCTQ2CnpXjLxG4PYE.1>

>>

>> Meeting ID: 943 5479 2912

>> Passcode: gdtgH5

>>

>> Respectfully,

>> Donna Sandoval

>> Planner

>> Tierra West LLC
>> 5571 Midway Park PL NE
>> Albuquerque, NM, 87109
>> 505-858-3100
>> 505-858-1118 (fax)
>> dsandoval@tierrawestllc.com
>> www.tierrawestllc.com
>>

>> -----Original Message-----

>> From: uri.bassan@noreste.org <uri.bassan@noreste.org>
>> Sent: Sunday, November 3, 2024 10:45 AM
>> To: Donna Sandoval <DSandoval@tierrawestllc.com>
>> Cc: Board <board@noreste.org>; mgriffee@noreste.org;
>> sec.dist4@gmail.com; edueweke@juno.com; rpmartinez003@gmail.com; Jay
>> Miller <JMiller@tierrawestllc.com>; Sergio Lozoya
>> <SLozoya@tierrawestllc.com>
>> Subject: Re: Requesting approval from the DHO for a Sidewalk Waiver
>> near your Neighborhood - See information Attached
>>

>> Hello,
>>

>> We are not able to schedule a meeting for tomorrow. How about
>> Thursday, November 7 at 6:30pm? If this date is agreeable, please
>> provide the zoom link so that we can distribute it at Wednesday's
>> neighborhood association meeting.
>>

>> Thank You
>>

>> Uri Bassan
>> President, Nor Este Neighborhood Association
>> (505) 417-9990
>>

>> On 2024-11-01 14:02, Donna Sandoval wrote:

>>> Good Morning,
>>> Apologies for the delayed reply, I have been sick and out of the
>>> office most of the week.
>>> If possible, would a meeting on Monday November 4th after 2pm via
>>> Zoom work for the Nor Este Neighborhood Association to discuss the
>>> proposed application?
>>>

>>> Respectfully,
>>> Donna Sandoval
>>> Planner
>>> Tierra West LLC
>>> 5571 Midway Park PL NE
>>> Albuquerque, NM, 87109
>>> 505-858-3100
>>> 505-858-1118 (fax)
>>> dsandoval@tierrawestllc.com
>>> www.tierrawestllc.com
>>>

>>> -----Original Message-----

>>> From: uri.bassan@noreste.org <uri.bassan@noreste.org>
>>> Sent: Saturday, October 26, 2024 12:58 PM
>>> To: Donna Sandoval <DSandoval@tierrawestllc.com>; Board
>>> <board@noreste.org>
>>> Cc: mgriffee@noreste.org; sec.dist4@gmail.com; edueweke@juno.com;

>>> rpmartinez003@gmail.com; Jay Miller <JMiller@tierrawestllc.com>;
>>> Sergio Lozoya <SLozoya@tierrawestllc.com>
>>> Subject: Re: Requesting approval from the DHO for a Sidewalk Waiver
>>> near your Neighborhood - See information Attached

>>>

>>> Hello,

>>>

>>> The NorEste Neighborhood Association would like to have a meet
>>> regarding this proposed application. You are welcome to attend our
>>> next meeting located at the North Domingo Baca Multigenerational
>>> Center on Wednesday, November 6th at 6:30pm. If you prefer, we can
>>> schedule a separate meeting to discuss the application. Please
>>> respond within the next 7 days.

>>>

>>> Thank You

>>>

>>> Uri Bassan

>>> President, NorEste Neighborhood Association

>>> (505) 417-9990

>>>

>>> On 2024-10-24 19:46, Donna Sandoval wrote:

>>>> Greetings,

>>>>

>>>> I am requesting approval from the Development Hearing Officer (DHO)
>>>> within the City of Albuquerque for a Sidewalk waiver request for the
>>>> property legally described as 018 017TR 1 UNIT 3 NO ALBUQ ACRES,
>>>> Acres: 0.8864. The property is in an area that used to be
>>>> unincorporated by the city and has predominantly rural in character.
>>>> The request is to waive the standard street section of sidewalk,
>>>> curb and gutter for the roadway. The proposed development is for the
>>>> construction of a new single-family residential dwelling in
>>>> Albuquerque's North Heights. 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, (see attached site plan).

>>>>

>>>> Property owner: Wilke LTD Company

>>>>

>>>> Agent if applicable: Tierra West LLC

>>>>

>>>> Property Address: 9001 Modesto Ave NE, Albuquerque, NM, 87122.

>>>>

>>>> This letter is an offer to meet with you to provide additional
>>>> information. If you wish to meet, please respond within 15 days.

>>>>

>>>> If you do not want to meet, or you support the proposal, please let
>>>> me know.

>>>>

>>>> Thank you,

>>>>

>>>> Applicant Name: Donna Sandoval - Agent

>>>>

>>>> Email: dsandoval@tierrawestllc.com

>>>>

>>>> Phone Number: 505-858-3100

>>>>

>>>> Respectfully,
>>>>
>>>> Donna Sandoval
>>>>
>>>> Planner
>>>>
>>>> Tierra West LLC
>>>>
>>>> 5571 Midway Park PL NE
>>>>
>>>> Albuquerque, NM, 87109
>>>>
>>>> 505-858-3100
>>>>
>>>> 505-858-1118 (fax)
>>>>
>>>> dsandoval@tierrawestllc.com
>>>>
>>>> www.tierrawestllc.com [1]
>>>>
>>>>
>>>> Links:
>>>> -----
>>>> [1] <http://www.tierrawestllc.com>

To Whom It May Concern,

In reference to requests for a sidewalk waiver and setback variance for a single family home proposed to be located at 9001 Modesto Ave NE, Albuquerque, NM 87122, Project # PR-2024-011129, the NorEste Neighborhood Association, within whose boundaries this address is located, voted on these requests and are unanimously in favor of their approvals. We believe that requiring a sidewalk at this location would be out of character with all the surrounding homes, none of whom have sidewalks. Secondly, we believe the setback variance would allow for the natural flow of rainwater and provide additional distance from the existing homes on Modesto Ave. We urge you to grant both of these variance requests. Thank you.

Sincerely,

Uri Bassan
President, NorEste Neighborhood Association
(505) 417-9990

From: [Donna Sandoval](#)
To: ["mgriffee@noreste.org"](#); ["sec.dist4@gmail.com"](#); ["edueweke@juno.com"](#); ["uri.bassan@noreste.org"](#); ["rpmartinez003@gmail.com"](#)
Cc: [Jay Miller](#); [Sergio Lozoya](#)
Subject: Submitting Application to DHO for a Sidewalk Waiver at 9001 Modesto Ave
Date: Tuesday, November 12, 2024 7:48:00 AM
Attachments: [image001.png](#)

Good Morning,

Thank you for the letter of support for our request for a Sidewalk waiver and setback variance at 9001 Modest Ave Ne.

This email is to inform you we are submitting our application for the DHO sidewalk waiver today.

If you need any information, please don't hesitate to reach out.

Have a nice day!

Donna Sandoval
Planner



5571 Midway Park Pl., NE
Albuquerque, NM 87109
Office: (505)858-3100
www.tierrawestllc.com

From: Donna Sandoval
Sent: Thursday, October 24, 2024 5:47 PM
To: [mgriffee@noreste.org](#); [sec.dist4@gmail.com](#); [edueweke@juno.com](#); [uri.bassan@noreste.org](#); [rpmartinez003@gmail.com](#)
Cc: Jay Miller <jmiller@tierrawestllc.com>; Sergio Lozoya <SLozoya@tierrawestllc.com>
Subject: RE: Requesting approval from the DHO for a Sidewalk Waiver near your Neighborhood - See information Attached

Greetings,

I am requesting approval from the Development Hearing Officer (DHO) within the City of Albuquerque for a Sidewalk waiver request for the property legally described as 018 017TR 1 UNIT 3 NO ALBUQ ACRES, Acres: 0.8864. The property is in an area that used to be unincorporated by the city and has predominantly rural in character. The request is to waive the standard street section of sidewalk, curb and gutter for the roadway. The proposed development is for the construction of a new single-family residential dwelling

in Albuquerque's North Heights. 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, (see attached site plan).

Property owner: Wilke LTD Company

Agent if applicable: Tierra West LLC

Property Address: 9001 Modesto Ave NE, Albuquerque, NM, 87122.

This letter is an offer to meet with you to provide additional information. If you wish to meet, please respond within 15 days.

If you do not want to meet, or you support the proposal, please let me know.

Thank you,

Applicant Name: Donna Sandoval - Agent

Email: dsandoval@tierrawestllc.com

Phone Number: 505-858-3100

Respectfully,

Donna Sandoval

Planner

Tierra West LLC

5571 Midway Park PL NE

Albuquerque, NM, 87109

505-858-3100

505-858-1118 (fax)

dsandoval@tierrawestllc.com

www.tierrawestllc.com