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**1610 Bayita Lane NW sidewalk waiver**

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**From** Santos Martinez <Martinez@consensusplanning.com>

**Date** Fri 11/21/2025 3:12 PM

**To** dmmarz@gmail.com <dmmarz@gmail.com>; susanpatcarroll@gmail.com <susanpatcarroll@gmail.com>; James Salazar <jasalazarm@gmail.com>; Peggy Norton <peggynorton@yahoo.com>; chowski83@gmail.com <chowski83@gmail.com>; carmenmarrone@aol.com <carmenmarrone@aol.com>; martizlelko@gmail.com <martizlelko@gmail.com>

**Cc** Jim Strozier <cp@consensusplanning.com>

 1 attachment (2 MB)

NA checklist.pdf;

Dear Neighborhood Association Members:

Consensus Planning, Inc. is providing you with notice that we are submitting an application for a sidewalk waiver in conjunction with a plat application (PS-2025-00002, PR 2025-011365) for property located at 1610 Bayita Lane NW, between Guadalupe Trail NW and Griegos Lateral. The waiver is being requested since there are no existing sidewalks within this subdivision or along Guadalupe Trail NW. It would be harmful to the character of the neighborhood to construct a sidewalk in this location.

This application will be heard by the City's Development Hearing Officer on December 3, 2025, at 9:00 a.m. The hearing is held via Zoom, and the application will be available on the City Planning Department Website. The Zoom meeting agenda and information will be available on the City's website prior to the hearing at the following link:

[Development Hearing Officer — City of Albuquerque](#)

Please call me at 505-764-9801 or email me at [martinez@consensusplanning.com](mailto:martinez@consensusplanning.com) if you have any questions.

Thank you for reviewing the public notice documents.

Santos T. Martinez  
Consensus Planning, Inc.  
302 8th Street NW  
(505) 764-9801

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**Relayed: 1610 Bayita Lane NW sidewalk waiver**

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**From** Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@consensusplanning.com>

**Date** Fri 11/21/2025 3:12 PM

**To** dmmarz@gmail.com <dmmarz@gmail.com>; susanpatcarroll@gmail.com <susanpatcarroll@gmail.com>; James Salazar <jasalazarm@gmail.com>; chowski83@gmail.com <chowski83@gmail.com>; martizlelko@gmail.com <martizlelko@gmail.com>

 1 attachment (22 KB)

1610 Bayita Lane NW sidewalk waiver;

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[dmmarz@gmail.com](mailto:dmmarz@gmail.com) ([dmmarz@gmail.com](mailto:dmmarz@gmail.com))

[susanpatcarroll@gmail.com](mailto:susanpatcarroll@gmail.com) ([susanpatcarroll@gmail.com](mailto:susanpatcarroll@gmail.com))

[James Salazar](mailto:James.Salazar@gmail.com) ([jasalazarm@gmail.com](mailto:jasalazarm@gmail.com))

[chowski83@gmail.com](mailto:chowski83@gmail.com) ([chowski83@gmail.com](mailto:chowski83@gmail.com))

[martizlelko@gmail.com](mailto:martizlelko@gmail.com) ([martizlelko@gmail.com](mailto:martizlelko@gmail.com))

**Subject:** 1610 Bayita Lane NW sidewalk waiver

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**Relayed: 1610 Bayita Lane NW sidewalk waiver**

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**From** Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@consensusplanning.com>

**Date** Fri 11/21/2025 3:12 PM

**To** Peggy Norton <peggynorton@yahoo.com>

 1 attachment (22 KB)

1610 Bayita Lane NW sidewalk waiver;

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[Peggy Norton \(peggynorton@yahoo.com\)](mailto:peggynorton@yahoo.com)

Subject: 1610 Bayita Lane NW sidewalk waiver



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**Relayed: 1610 Bayita Lane NW sidewalk waiver**

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**From** Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@consensusplanning.com>

**Date** Fri 11/21/2025 3:12 PM

**To** carmenmarrone@aol.com <carmenmarrone@aol.com>

 1 attachment (22 KB)

1610 Bayita Lane NW sidewalk waiver;

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[carmenmarrone@aol.com](mailto:carmenmarrone@aol.com) ([carmenmarrone@aol.com](mailto:carmenmarrone@aol.com))

Subject: 1610 Bayita Lane NW sidewalk waiver



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



**PART I - PROCESS**

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

Application Type:

Decision-making Body:

Pre-Application meeting required: ☐ Yes ☒ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☐ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

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

**PART II – DETAILS OF REQUEST**

Address of property listed in application: 1610 Bayita Lane NW

Name of property owner:

Name of applicant: Consensus Planning, Inc.

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

December 3, 2025 at 9:00 a.m.- via - Zoom (Link provided on DHO agenda)

Address, phone number, or website for additional information:

**PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE**

☒ Zone Atlas page indicating subject property.

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


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

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

**IMPORTANT:**

**PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [IDO §14-16-6-4\(K\)](#).  
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON  
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

 (Applicant signature) 11/21/25 (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.*

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2<sup>ND</sup> ST. NW, ALBUQUERQUE, NM 87102 505.924.3860

[www.cabq.gov](http://www.cabq.gov)

Printed 6/5/2024



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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.

Re: 1610 Bayita Lane NW \_ Public Notice Inquiry Sheet Submission

From Santos Martinez <Martinez@consensusplanning.com>  
 Date Mon 11/3/2025 3:33 PM  
 To Flores, Suzanna A. <Suzannaflores@cabq.gov>

Thank you!

Santos T. Martinez  
 Consensus Planning, Inc.  
 302 8th Street NW  
 (505) 764-9801

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>  
 Sent: Monday, November 3, 2025 3:27 PM  
 To: Santos Martinez <Martinez@consensusplanning.com>  
 Subject: 1610 Bayita Lane NW \_ Public Notice Inquiry Sheet Submission

**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	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	P
Delamar NA		Gina	Brena	dmmarz@gmail.com	5122 Ensenada Place NW	Albuquerque	NM	87107		!
Delamar NA		Susan	Carroll	susanpatcarroll@gmail.com	5013 San Luis Place NW	Albuquerque	NM	87107		!
North Valley Coalition	nvcabq@gmail.com	James	Salazar	jasalazarm@gmail.com	5025 Guadalupe Trail NW	Albuquerque	NM	87107	5054895040	
North Valley Coalition	nvcabq@gmail.com	Peggy	Norton	peggynorton@yahoo.com	3810 11th Street NW	Albuquerque	NM	87107		!
Rio Grande Boulevard NA	riograndeblvd@gmail.com	David	Michalski	chowski83@gmail.com	3533 Luke Circle NW	Albuquerque	NM	87107	5054807675	
Rio Grande Boulevard NA	riograndeblvd@gmail.com	Carmen	Marrone	carmenmarrone@aol.com	3541 Luke Circle NW	Albuquerque	NM	87107		!
South Guadalupe Trail NA	sgtnaburque@gmail.com	James	Salazar	jasalazarm@gmail.com	5025 Guadalupe Trail NW	Albuquerque	NM	87107	5054895040	
South Guadalupe Trail NA	sgtnaburque@gmail.com	Martha	Lelko	martizlelko@gmail.com	5219 Guadalupe Trl. NW	Albuquerque	NM	87107		!

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, 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](mailto: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 you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.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 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](mailto:suzannaflores@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

**From:** webmaster@cabq.gov <webmaster@cabq.gov>  
**Sent:** Monday, November 3, 2025 10:15 AM  
**To:** Office of Neighborhood Coordination <martinez@consensusplanning.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Public Notice Inquiry Sheet Submission

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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:

Applicant Information

Contact Name

Santos Martinez

Telephone Number

5057649801

Email Address

[martinez@consensusplanning.com](mailto:martinez@consensusplanning.com)

Company Name

Consensus Planning

Company Address

302 8th St NW

City

Albuquerque

State

NM

ZIP

87102

Subject Site Information

Legal description of the subject site for this project:

Physical address of subject site:

1610 Bayita Lane NW

Subject site cross streets:

Bayita lane and Guadalupe Trail

Other subject site identifiers:

This site is located on the following zone atlas page:

F-13-Z

Link for map

Captcha



Site Sketch for  
Lots 3-A and 3-B,  
Lands of Baxter & Mehl  
Being Comprised of  
Lot 3  
Lands of Baxter & Mehl  
City of Albuquerque  
Bernalillo County, New Mexico  
December 2024

Easement Notes

- 1 APPARENT 25' PRIVATE ROADWAY EASEMENT, AS SHOWN ON THE PLAT (12/26/1985, C29-41), ON MRGCD MAP FOR LANDS OF ANTONIO STANTON (MRGCD REC. # 031-0100, DATED JUNE 1957), AND AS SHOWN ON THE BOUNDARY SURVEY PLAT FOR TRACT 247A2B (8/18/2003, 2003S-77, DOC. NO. 2003146088), PROSCRIPTIVE RIGHTS TO SUBJECT PROPERTY MAY APPLY
- 2 APPARENT 10' PUBLIC WATERLINE EASEMENT (12/27/1960, BK. D576, PG. 203, DOC. NO. 763), AS SHOWN ON THE BOUNDARY SURVEY PLAT FOR TRACT 247A2B (8/18/2003, 2003S-77, DOC. NO. 2003146088), AMBIGUOUS LOCATION NOT SHOWN HEREON, WITHIN BAYITA LANE N.W.
- 3 EXISTING 25' UTILITY EASEMENT TO JONES INTERCABLE INC (3/24/1992, BK BCR 92-6, PG. 8531, DOC. NO. 92-26395), AS SHOWN ON THE BOUNDARY SURVEY PLAT FOR TRACT 247A2B (8/18/2003, 2003S-77, DOC. NO. 2003146088)
- 4 EXISTING 10' PRIVATE WATERLINE AND UTILITY EASEMENT (08/27/1992, BK. 92-20, PG. 1252-1257, DOC. NO. 09285950)
- 5 EXISTING 8' PERPETUAL, PRIVATE ACCESS AND PARKING EASEMENT, BENEFITING AND MAINTAINED BY THE OWNERS OF TRACT 249-A-4 (03/21/2023, DOC. NO. 2023016822)
- 6 CROSS LOT DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/26/1985, C29-41)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▨	CONCRETE
—//—	WOOD FENCE
—x—	WIRE FENCE
—o—	CHAINLINK FENCE
—□—	METAL FENCE
⊠	UTILITY PEDESTAL
—OHU—	OVERHEAD UTILITY LINE
●	UTILITY POLE
⊙	ELECTRIC METER
⊙	GAS METER
WV	WATER VALVE
⊙	WATER METER
●co	LANDSCAPING CLEANOUT



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244  
cartesianbrian@gmail.com

