

From: [Wolfenbarger, Jeanne](#)
To: [Jessica Charland](#)
Subject: RE: PRT 21-187
Date: Monday, January 31, 2022 3:37:20 PM

Jessica, based on your explanation and circumstances, you may be granted a sidewalk waiver if you are going through the Traffic Circulation Layout process and not the Development Review Board. Make sure to keep all of the files (including files and Zone Atlas Page) together with this determination.



JEANNE WOLFENBARGER

manager for transportation

o 505.924-3991

e jwolfenbarger@cabq.gov

cabq.gov/planning

From: Jessica Charland [mailto:Jessica.Charland@bdaarc.com]
Sent: Monday, January 31, 2022 3:15 PM
To: Wolfenbarger, Jeanne
Subject: RE: PRT 21-187

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

Jeanne,

Here is photo 3 the last and final for now. Please let me know if you still need additional photos.

Jessica Charland, Project Manager
BDA Architecture, 505-858-0180

From: Wolfenbarger, Jeanne <jwolfenbarger@cabq.gov>
Sent: Monday, January 31, 2022 3:07 PM
To: Jessica Charland <Jessica.Charland@bdaarc.com>
Subject: RE: PRT 21-187

Jessica, along with this request, could you submit the address as well? You also mentioned that you would provide photographs, but they may have not come through possibly because of the 10MB limit per e-mail.

Could you send these in separate e-mails?



JEANNE WOLFENBARGER

manager for transportation

o 505.924-3991

e jwolfenbarger@cabq.gov

cabq.gov/planning

From: Jessica Charland [<mailto:Jessica.Charland@bdaarc.com>]

Sent: Monday, January 31, 2022 1:25 PM

To: Wolfenbarger, Jeanne

Subject: PRT 21-187

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

Jeanne,

Please see the attached request for waiver.

Sincerely,

Jessica Charland, Project Manager

BDA Architecture, 505-858-0180





January 27, 2022

Jeanne Wolfenbarger
Manager for Transportation
City of Albuquerque
505-924-3991

RE: PRT 21-187 (Veterinary Clinic on University) - Waiver on Side Walk Requirements

Dear Jeanne,

We are requesting a waiver on a requirement to install a side walk along the east side of University Blvd., North of our drive entrance.

There is currently a sidewalk that runs along the east side of University and continues to the entrance of our property. After that entrance, University becomes much steeper and Curves to the North before it hits the I-40 freeway. There are no additional properties along University drive until well after the freeway underpass, a long distance away from our drive entrance. There is also a permanent concrete barricade along that curved portion of University Blvd., that leaves a narrow space between it and a 10' - 20'+ high retaining wall where large road traffic signs, trees and utility vaults are located. Finally, our site and property line are separated from University Blvd. by a distance between 27' to 40', and our site is also 15'+ higher than university Blvd, leaving a steep hill between.

Any improvement to that city right-of way would be extremely costly / cost prohibitive to our property owner.

We have included a site plan and photographs of the areas stated. We are requesting that the existing side walk at the south side of our drive entrance, along with a new sidewalk on our property that follows our drive entrance and connects to our front door meets the requirements of providing a sidewalk along our property line.

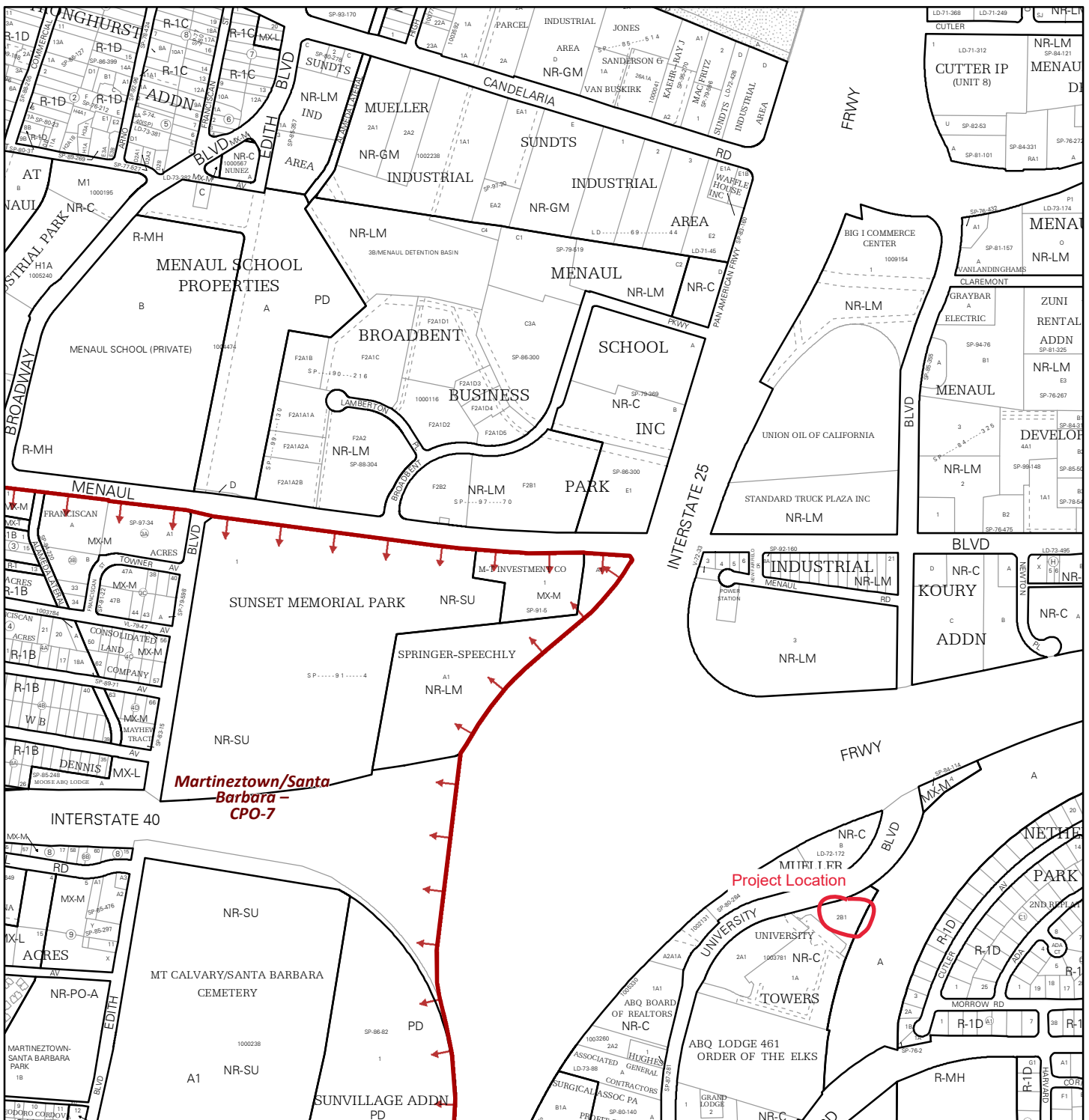
Thank you,

Dave Gasser, AIA, NCARB
Architect / Partner

BDA Architecture, P.C.
Building Design for
Animals, LLC
901 Lambertson PI NE
Albuquerque, NM 87107

(505) 858-0180
info@bdaarc.com






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

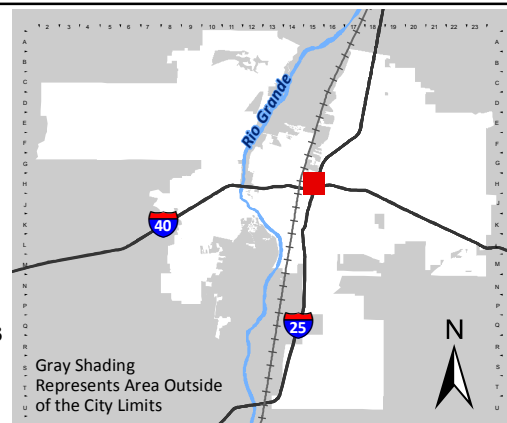
IDO Zone Atlas

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:
H-15-Z

- Easement
- 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
- Escarpment

0 250 500 1,000 Feet