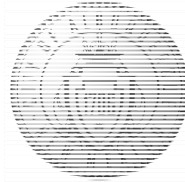




Landmarks Commission



Agenda Item: 5
Case # SI-2022-01930
Project # PR-2022-007742
November 9, 2022

Staff Report

Agent Consensus Planning

Applicant Ernest Cohen

Request Demolition Outside of an HPO (Nob Hill/Highland Small Area)

Legal Description Lots 1-6, Block 47, University Heights Addition

Address/Location 3300 Silver Avenue SE & 208 Wellesley SE

Size 1-acre

Zoning MX-T & R-MH

Historic Location N/A

Staff Recommendation

APPROVAL of Case # SI-2022-01930, Project # PR-2022-007742, a request for Demolition of a Building over 50 years old outside an HPO, based on the Findings beginning on page 12 and subject to the conditions on page 15.

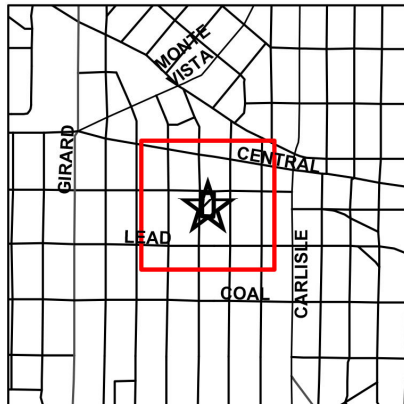
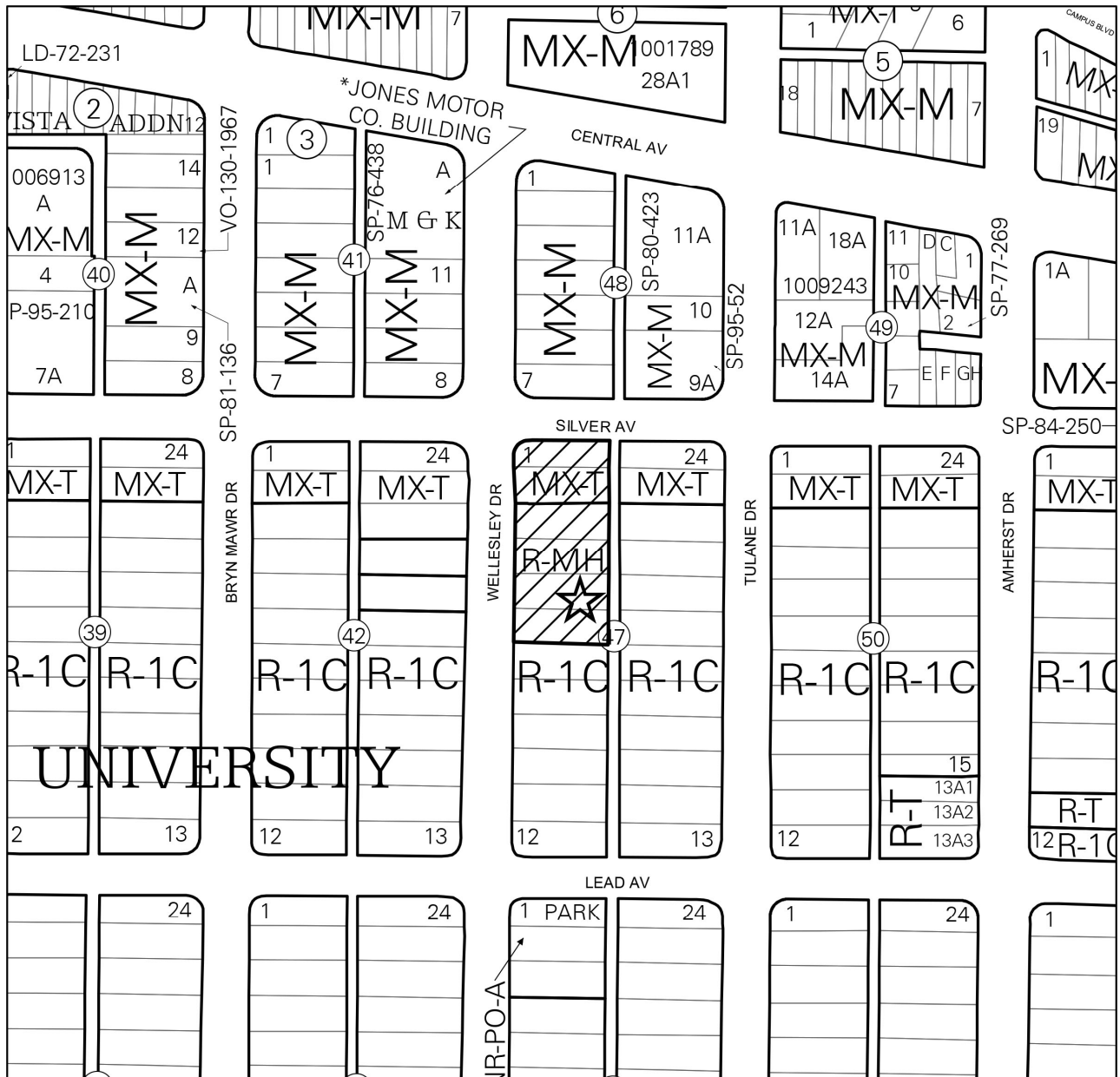
Silvia Bolivar, PLA ASLA
Historic Preservation Planner

Summary of Analysis

The application for Demolition Outside an HPO is for four buildings that are over 50 years old in the Nob Hill/Highland Small Area. Buildings within this area come under review when demolition is requested. The buildings were constructed in a Mediterranean style in the 1930's. The property and buildings have fallen into disrepair and alterations were made that were not built to code and pose safety issues.

The demolition is requested to clear the site and facilitate redevelopment as market rate, multi-family housing. It is envisioned that the property will be developed in a Contemporary Pueblo style. This request was reviewed against the criteria for approval of a Certificate of Appropriateness for demolition.

PRIMARY REFERENCES: This request was reviewed against the criteria for Demolition outside an HPO in the Integrated Development Ordinance.



IDO ZONING MAP

Note: Gray shading indicates County.

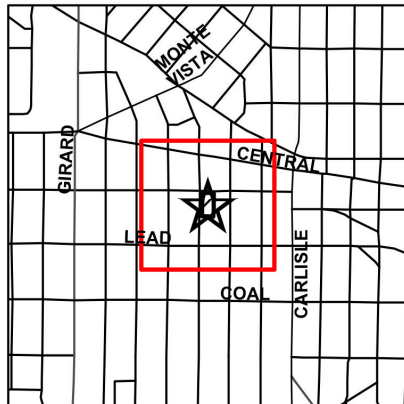
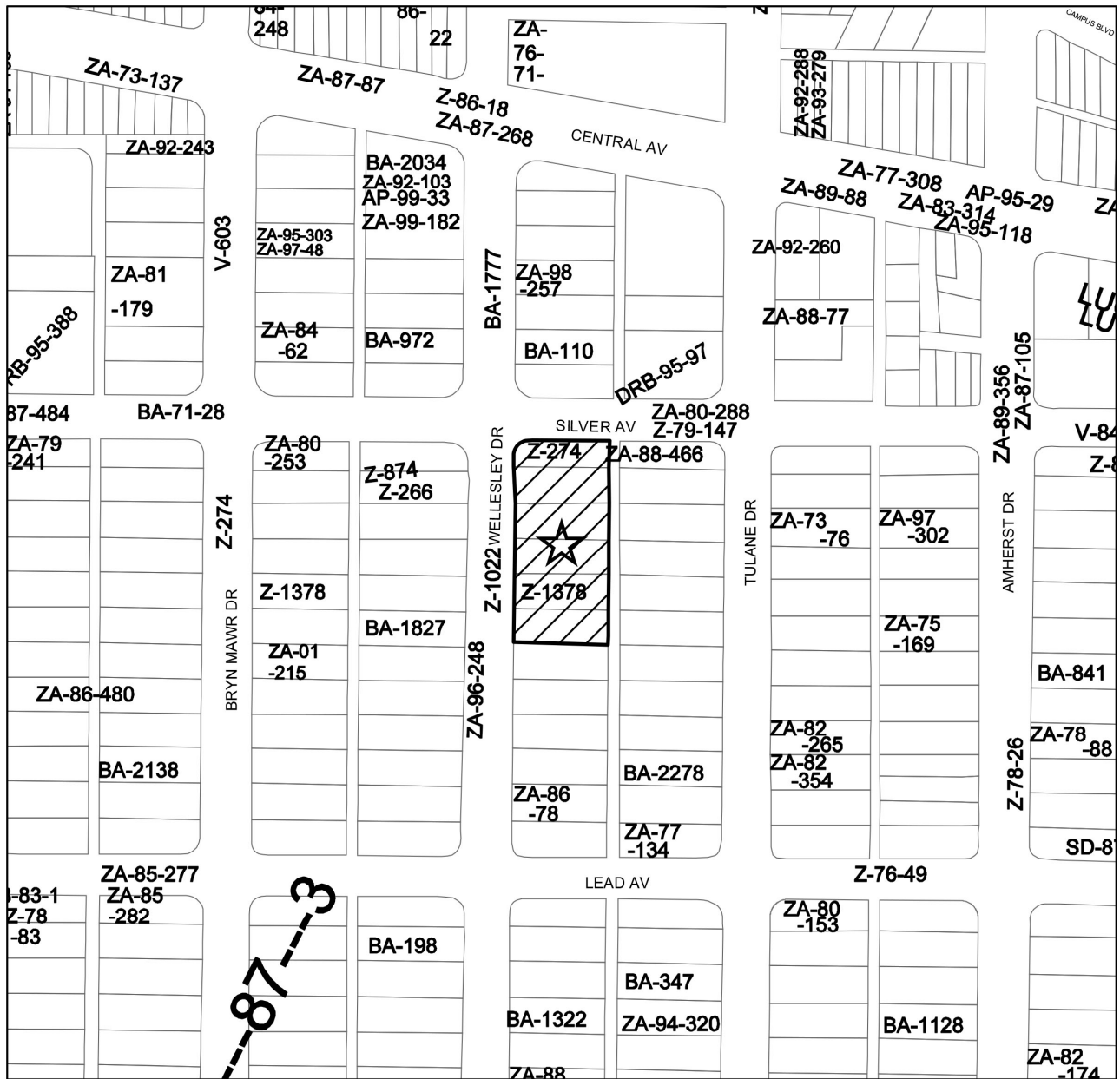
1 inch = 200 feet

Hearing Date:
11/9/2022

Project Number:
PR-2022-007742

Case Numbers:
SI-2022-01930

Zone Atlas Page:
K-19



HISTORY MAP

Note: Gray shading indicates County.

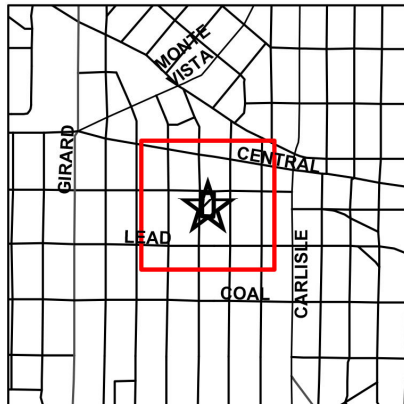
1 inch = 200 feet

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11/9/2022

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PR-2022-007742

Case Numbers:
SI-2022-01930

Zone Atlas Page:
K-19



LAND USE MAP

Note: Gray shading indicates County.

- Key to Land Use Abbreviations**
- LDRES | Low-density Residential
 - MULT | Multi-family
 - COMM | Commercial Retail
 - CMSV | Commercial Services
 - OFC | Office
 - IND | Industrial
 - INSMED | Institutional / Medical
 - ED | Educational
 - APRT | Airport
 - TRANS | Transportation
 - AGRI | Agriculture
 - PARK | Parks and Open Space
 - DRNG | Drainage
 - VAC | Vacant
 - UTIL | Utilities
 - CMTY | Community
 - KAFB | Kirtland Air Force Base



1 inch = 200 feet

Hearing Date:
11/9/2022
Project Number:
PR-2022-007742
Case Numbers:
SI-2022-01930

Zone Atlas Page:
K-19

SUMMARY OF REQUEST

<i>Request</i>	<i>Demolition of a Building over 50 years old outside an HPO</i>
<i>Historic Location</i>	<i>Nob Hill/Highland Small Area</i>

I AREA HISTORY AND CHARACTER

Surrounding architectural styles, historic character and recent (re)development

	<i># of Stories</i>	<i>Roof Configuration, Architectural Style and Approximate Age of Construction</i>	<i>Historic Classification & Land Use</i>
<i>General Area</i>	1-2	Mediterranean, Southwest Vernacular; International Style;	Contributing; Neutral; residential
<i>Site to the North</i>	1	Flat roof, Southwest Vernacular, c. 1932-1942	Non-Contributing
<i>Site to the South</i>	1	Territorial revival/Streamline Moderne	Non-Contributing
<i>Sites to the East</i>	1	Cantilevered roof, International style (commercial building) c. 1954	Non-Contributing
<i>Site to the West</i>	1	Gabled roof/flat roof, Mediterranean, c. 1937	Non-Contributing

II INTRODUCTION

Proposal and History

The application for Demolition Outside an HPO is to request demolition of four buildings located at 208 Wellesley Drive SE and 3300 Silver Avenue SE, (the “subject site”). The subject site is composed of six lots that are zoned MX-T (two northern lots) and RM-H that total 1 acre. The site consists of a two-story main house and three single-story rental units that were built in the 1930’s that are enclosed by a high wall and have fallen in disrepair. Additions were made throughout the years that were not built to code and could pose safety issues. The site also includes a large, undeveloped area that was landscaped at one point but is now filled with junk, trash, and inoperable vehicles.

The original developers were the Bachechi family who have not lived on the property for many years. The previous owner has moved to one of the rental units on site as the main house was being leased.

The main house, built in 1932 is a two-story structure built in a Mediterranean style with a red ceramic tile roof and a white, stucco finish. There are additions on the east and rear of the structure. The home has original wood casement windows. Two of the rental units are single-story, flat roofed Mediterranean style homes built in 1935. The homes have a white stucco exterior, wood casement windows, and original detailing. The third rental unit has a gabled roof with aluminium windows. The home has a white stucco finish with brick detailing across the front façade. None of the structures are listed on the State Register of Cultural Properties or on the National Register of Historic Places. The site is not within a historic property overlay zone but falls within the Nob Hill/Highland Small Area. Buildings within this area come under review when demolition is requested.

The applicant is proposing to demolish all of the structures on the property and redevelop it with a multi-family residential use in a Contemporary Pueblo style that would best serve this underutilized lot and neighborhood. The applicant has been working with their design team on the multi-family project but do not plan on incorporating the existing buildings on the site and, as a result, are requesting the demolition review.

Zoning History

On March 16, 1984, a request was made to rezone Lots 3-6, Block 47, University Heights Addition from R-1 to 0-1. Lots 1-2 were already zoned 0-1 and the applicant wanted for all lots to be zoned 0-1 in order to redevelop the property. At the time, the applicant wanted to redevelop the property with office buildings that would have been leased to physicians, dentists, and allied health professionals.

The request was denied as it was determined that the introduction of 0-1 zoning in a predominantly residential neighbourhood might adversely affect the neighbourhood and its' surroundings.

Context

The Nob Hill subdivisions platted through the 1920s and 30s reflect the evolution of subdivision development through that time period. The Monte Vista (1926) and University Heights (1916) Additions, located between Girard and Carlisle have narrow, deep lots with alley access to the rear yards. Monte Vista Addition is notable for platting that diverged from the typical grid, recognizing drainage patterns, and dedicated land for a school site. Further east, College View Addition (1926), Granada Heights Addition (1925) and Mesa Grande Addition (1931) follow the grid and have narrow, deep lots, but do not have alleys. Residents purchased lots and hired builders or contractors acquired a small number of lots to attract buyers, which created a mix of housing types and styles. Construction on these lots spanned from the 1920's through the 1950's Commercial development along Central Avenue served two markets, the residential neighborhoods on either side and travelers through Albuquerque.

Currently the neighborhood consists of a mix of one and two story homes built in the Southwest Vernacular style, Mediterranean, and Territorial Revival. Some of the homes are in excellent condition while others need some work. The buildings along Silver Avenue are mostly commercial/small businesses.

III ANALYSIS APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

Policies are written in regular text and staff analysis and comment in italic print.

Integrated Development Ordinance (IDO)

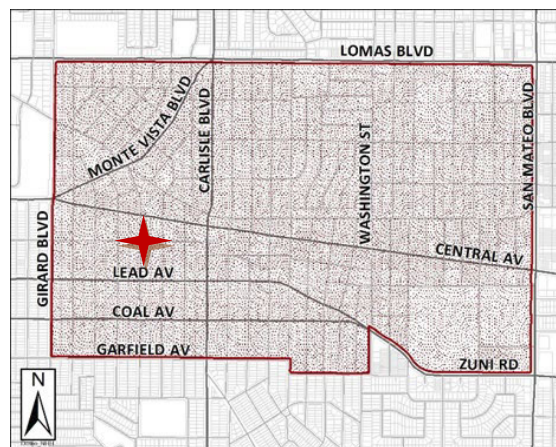
In May 2018, the Integrated Development Ordinance (IDO) replaced the City's Zoning Code and the properties were zoned MX-T (Mixed-Use – Transition Zone District) and R-MH (Residential – Multi-Family High Density Zone District).

The property is located within the Nob Hill/Highland Small Area that has demolition review. The Integrated Development Ordinance Part 14-16- 6-6(B)(1) applies to demolition of structures that are at least 50 years old located within the following small areas, regardless of whether they are registered on a State or national historic register or are eligible for listing. If a structure is of unknown age, it shall be presumed that it is over 50 years old for the purposes of this Subsection 14-16-6-6(B).

6-6 Demolition Outside of an HPO

This subsection applies to demolition of structures that are at least 50 years old located within the following small area:

6-6(B)(1)(e) Nob Hill/Highland Small Area



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

An application for Demolition Outside an HPO shall be approved if it complies with all of the following criteria:

6-6(B)(3)(a) The Historic Preservation Planner shall review the demolition permit application based on the following criteria:

1. The structure's historic, architectural, engineering, or cultural significance.

At the time of the initial inventories conducted in 1981, the main house had not been altered, was in excellent condition, and was considered "eligible/significant". However, the previous owner was unable to maintain the property and structures and, as a result, are in disrepair. Furthermore, additions were made to the main house which do not appear to meet building code requirements.

2. The structure's potential to contribute to the city's economic development or tourism industry.

The buildings do not have the potential for contributing to tourism but, if demolition were approved, the subject site has the potential to contribute to the city's economic development. The applicant is proposing to demolish the structures in order to redevelop it with a multi-family residential use. Adding more homes in this neighborhood will allow for more people to move into the neighborhood and will contribute to the city's economic development. It is anticipated that the homes will be market-rate which will improve affordability. Adding more homes to this low-density neighborhood will help support local businesses that depend heavily on foot traffic. Furthermore, this largely underused lot represents the best opportunity to increase the housing supply while also making better use of limited land supply.

3. The structure's potential to enhance the city's heritage and historical identity.

The original developers were the Bachechi family who have not lived on the property for many years. The structure does not have the potential to enhance the city's heritage and historical identity because the buildings have been altered, are in disrepair, and sit behind a wall that does not allow access or visibility to the property.

4. Whether the structure is unique or one of the last remaining examples of its kind in the neighborhood, the city, or the region.

The buildings are not unique and are not considered to be the last remaining examples of their kind in the neighborhood, the city, or the region.

5. The structure's condition.

The structures are indeed in substandard condition and it appears that there are no utilities to the three rental units on the property. The applicant provided documentation as part of the submittal packet that reveals the interior of the structures are full of debris, old clothes, and household items.

Rehabilitating the structures would require installing new services and would require significant upgrades that would not provide a return on investment for the new owner.

- 6-6(B)(3)(b) To invoke the 120-day review period, the LC must find that, in considering the public interest, it is preferable that the structure be preserved or rehabilitated rather

than demolished and use the criteria in Subsection (a) above and Subsection 14-16-6-7(C)(Adoption or Amendment of Historic Designation) in its evaluation.

Due to the condition of the structures and property, it is not in the public interest to preserve or rehabilitate the subject site. Allowing a new use with increased density will contribute to the city's economic development.

- 6-6(B)(3)(c) In determining whether the structure should be designated as a landmark, the LC shall apply the criteria Subsection 14-16-6-7(C) (Adoption or Amendment of Historic Designation).

See below.

- 6-6(D)(3)(g) If the application is for a Historic Certificate of Appropriateness – Major for demolition of a landmark or a contributing structure in an HPO zone, demolition shall only be allowed if it is determined that the property is incapable of producing a reasonable economic return as presently controlled and that no means of preserving the structure has been found. In making a determination regarding reasonable economic return, the LC or City Council may consider the estimated market value of the building, land, and any proposed replacement structures; financial details of the property, including but not limited to income and expense statements, current mortgage balances, and appraisals; the length of time that the property has been on the market for sale or lease; potential return based on projected future market conditions; the building's structural condition; and other items determined to be relevant to the application.

Although this criterion is not directly applied to this case, it is important to note that, even with registered properties, if there is not an economically feasible reuse of the property it can be demolished.

6-7(C)(3) Adoption or Amendment of Historic Designation

6-7(C)(3)(c) Designation of a Landmark Site or Structure

An application for designation of a landmark site or structure shall be approved if it is of particular historical, architectural, cultural, or archaeological significance and meets any of the following criteria:

1. It is the site of a significant historic event.

The site is not a place of any significant historic event.

2. It is identified with a person who significantly contributed to the history of the city, State, or nation.

The Bachechi family is part of Albuquerque's history of Italian immigrants. Family patriarch, Oreste Bachechi built the Kimo Theater in Downtown Albuquerque back in the mid-1920's.

3. It portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

The architecture does not portray an era of a specific group of people.

4. It embodies the distinctive characteristics of a type, period, or method of construction.

The main building does have the distinctive characteristics of Mediterranean style homes built in the 1930's but the other three buildings do not.

5. It possesses high architectural value.

The main building still possesses architectural value as a Mediterranean building.

6. It represents the work of an architect, designer, or master builder whose individual work has influenced the development of the city.

The architect or builder of the house is unknown.

7. It embodies elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation.

While the building has nice architectural details, it is not indicative of great innovation.

8. Its preservation is critical because of its relationship to already-designated landmarks or other real property which is simultaneously proposed as a landmark.

N/A

9. It has yielded or is very likely to yield information important in history or prehistory.

N/A

10. It is included in the National Register of Historic Places or the New Mexico Cultural Properties Register.

N/A

IV NOTIFICATION

The applicant notified the Nob Hill Neighborhood Association, the District 6 Coalition of Neighborhood Associations, the Southeast Heights Neighborhood Association, and neighboring properties within 100ft., excluding public rights of way of the demolition request (see attachments).

As of the writing of this report, there was one letter of support received from the previous homeowner (see attachments).

A meeting with the neighborhood associations is scheduled for Thursday, November 3, 2022.

VI CONCLUSION

As discussed in the analysis above, the project meets the Review and Decision Criteria for Demolition and does not meet the Adoption or Amendment of a Historic Designation.

Staff concludes that the project is eligible for demolition.

FINDINGS for APPROVAL of a request for Demolition Outside an HPO - Case SI-2022-01930/Project # PR-2022-007742, November 9, 2022.

1. The application for Demolition Outside of an HPO of a building over 50 years old is in an area with demolition review, located at 3300 Silver Avenue SE & 208 Wellesley SE, described as Lots 1-6, Block 47, University Heights Addition, zoned MX-T and R-MH.
2. The subject site is approximately 1 acre.
3. The application is for demolition of a two-story main house and three single-story rental units, located in the Nob Hill/Highland Small Area. The structures are not registered historic properties nor are they located in a Historic District.
4. Removal of the structures is requested to make way for future development of the site.
5. Section 14-16-6-6(B)(3)(a) of the Integrated Development Ordinance specifies that the Historic Preservation Planner shall review the demolition permit application based on the following criteria:
 - a. The structure's historic, architectural, engineering, or cultural significance.

At the time of the initial inventories conducted in 1981, the main house had not been altered, was in excellent condition, and was considered "eligible/significant". However, the previous owner was unable to maintain the property and structures and, as a result, are in disrepair. Furthermore, additions were made to the main house which do not appear to meet building code requirements.

- b. The structure's potential to contribute to the city's economic development or tourism industry.

The buildings do not have the potential for contributing to tourism but, if demolition were approved, the subject site has the potential to contribute to the city's economic development. The applicant is proposing to demolish the structures in order to redevelop it with a multi-family residential use. Adding more homes in this neighborhood will allow for more people to move into the neighborhood and will contribute to the city's economic development. It is anticipated that the homes will be market-rate which will improve affordability. Adding more homes to this low-density neighborhood will help support local businesses that depend heavily on foot traffic. Furthermore, this largely underused lot represents the best opportunity to increase the housing supply while also making better use of limited land supply.

- c. The structure's potential to enhance the city's heritage and historical identity.

The original developers were the Bachechi family who have not lived on the property for many years. The structure does not have the potential to enhance the

city's heritage and historical identity because the buildings have been altered, are in disrepair, and sit behind a wall that does not allow access or visibility to the property.

- d. Whether the structure is unique or one of the last remaining examples of its kind in the neighborhood, the city, or the region.

The buildings are not unique and are not considered to be the last remaining examples of their kind in the neighborhood, the city, or the region.

- e. The structure's condition.

The structures are indeed in substandard condition and it appears that there are no utilities to the three rental units on the property. The applicant provided documentation as part of the submittal packet that reveals the interior of the structures are full of debris, old clothes, and household items.

Rehabilitating the structures would require installing new services and would require significant upgrades that would not provide a return on investment for the new owner.

6. Section 14-16-6-6(B)(3)(b) of the Integrated Development Ordinance specifies that to invoke the 120-day review period, the LC must find that, in considering the public interest, it is preferable that the structure be preserved or rehabilitated rather than demolished and use the criteria in Subsection (a) above and Subsection 14-16-6-7(C) (Adoption or amendment of Historic Designation) in its' evaluation.

Due to the condition of the structures and property, it is not in the public interest to preserve or rehabilitate the subject site. Allowing a new use with increased density will contribute to the city's economic development.

7. Section 14-16-6-6(B)(3)(c) of the Integrated Development Ordinance specifies that in order to determine whether the structure should be designated as a landmark, the LC shall apply the criteria Subsection 14-16-6-7(C) (Adoption or Amendment of Historic Designation).

See below.

8. Section 6-6-(D)(3)(g) of the Integrated Development Ordinance specifies that if the application of a landmark or a contributing structure in an HPO zone, demolition shall only be allowed if it is determined that the property is incapable of producing a reasonable economic return as presently controlled and that no means of preserving the structure has been found. In making a determination regarding reasonable economic return, the LC or City Council may consider the estimated market value of the building, land, and any proposed replacement structures; financial details of the property, including but not limited to income and expense statements, current mortgage balances, and appraisals; the length of time that the property has been on the market for sale or lease; potential return based on

projected future market conditions; the building's structural condition; and other items determined to be relevant to the application.

Although this criterion is not directly applied to this case, it is important to note that, even with registered properties, if there is not an economically feasible reuse of the property it can be demolished.

9. Section 14-16-6-7(C)(3)(c) Designation of a Landmark Site or Structure states an application for designation of a landmark site or structure shall be approved if it is of particular historical, architectural, cultural, or archaeological significance and meets any of the following criteria:

- a. It is the site of a significant historic event.

The site is not a place of any significant historic event.

- b. It is identified with a person who significantly contributed to the history of the city, State, or nation.

The Bachechi family is part of Albuquerque's history of Italian immigrants. Family patriarch, Oreste Bachechi built the Kimo Theater in Downtown Albuquerque back in the mid-1920's.

- c. It portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

The architecture does not portray an era of a specific group of people.

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The main building does have the distinctive characteristics of Mediterranean style homes built in the 1930's but the other three buildings do not.

- e. It possesses high architectural value.

The main building still possesses architectural value as a Mediterranean building.

- f. It represents the work of an architect, designer, or master builder whose individual work has influenced the development of the city.

The architect or builder of the house is unknown.

- g. It embodies elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation.

While the building has nice architectural details, it is not indicative of great innovation.

- h. Its preservation is critical because of its relationship to already-designated landmarks or other real property which is simultaneously proposed as a landmark.

N/A

- i. It has yielded or is very likely to yield information important in history or prehistory.

N/A

- j. It is included in the National Register of Historic Places or the New Mexico Cultural Properties Register.

N/A

- 10. The clearing of the site without immediate redevelopment will not diminish the historic character of Nob Hill/Highland Subarea.
- 11. The applicant notified the Nob Hill Neighborhood Association, the District 6 Coalition of Neighborhood Associations, the Southeast Heights Neighborhood Association, and neighboring properties within 100 ft., excluding public rights of way of the demolition request.

RECOMMENDATION

Case SI-2022-01930/Project # PR-2022-007742, November 9, 2022

APPROVAL of Case SI-2022-01930 /Project # PR-2022-007742, an application for Demolition Outside an HPO of a building over 50 years old in an area with demolition review, located at 3300 Silver Avenue SE & 208 Wellesley SE, described as Lots 1-6, Block 47, University Heights Addition, based on the above eleven (11) Findings and subject to the following Conditions:

Recommended Conditions of Approval

- 1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.
- 2. Prior to demolition, assurances will be made that the proposed project for which the house is being demolished will in fact be built.

Silvia Bolivar

Silvia Bolivar, PLA, ASLA
Historic Preservation Planner
Urban Design and Development Division



Figure 1: Main building.

Figure 2: Rental unit #1



Figure 3: Rental unit #2, front door details.



Figure 4: Rental unit #2

Figure 5: Rental unit # 2, door and awning details.



Figure 6: Rental unit #2





Figure 7: Rental unit #3

Figure 8: Subject site – inoperable vehicles.



Figure 9: Entrance to site.



Figure 10: Unkept landscaping.

Figure 11: Posted sign – perimeter wall behind sign.



HISTORY

APPLICATION FOR CHANGE
TO THE ZONE MAP

*City of Albuquerque
Planning Commission*

APPLICANT: ROBERT J. JOHNSON and
JEAN E. JOHNSON TELEPHONE: 255-6947

ADDRESS: 1004 Jefferson, N. E., Albuquerque, New Mexico

AGENT: Hines & Mistretta TELEPHONE: 255-7721

ADDRESS: 2929 Monte Vista Blvd., N. E., Albuquerque, New Mexico

The change to the Zone Map requested is from R-1 zone to O-1 zone for
the following described property: Number of Acres: _____ or Sq.Ft.: _____

LEGAL DESCRIPTION OF PROPERTY (Use Extra Sheet, if Necessary):

Lot: 3, 4, 5 & 6 Block: 47 Plat: UNIVERSITY HEIGHTS

LOCATION OF PROPERTY BY STREETS: On Wellesley Drive, S. E.

Between Silver, S. E. on the North and Coal, S. E. on the South

House Number, if Any: _____

The City cannot be held responsible for a wrong legal description or street address.

Legalmente la Ciudad no puede ser responsable por descripciones legales de propiedad
y direcciones que sean listadas incorrectamente.

WAS THERE ANY PREVIOUS APPLICATION AFFECTING THIS PROPERTY? (Yes or No): NO

REASON FOR REQUEST (Use Extra Sheet, if Necessary): This property is owned together with
Lots 1 and 2 which have previously been zoned O-1, by a common owner who intends to
erect highclass office structures on the property for rentals to doctors, dentists and other
allied occupations or professions. The property presently consists of an old house of
large dimension completely unuseable for occupation, together with small apartment complex-
es consisting of three single-story units. The entire property is well suited for an office-
type complex which could face either on Wellesley or Silver, or both. The location, the
surrounding commercial-type structures and the general layout of the property does not
lend itself to single-family residence construction and would be unsaleable and unuseable
for this purpose.

Hines & Mistretta

Signature: By Stuart Hines Date: January 31, 1964

INSTRUCTIONS: The completed application should be submitted to the Planning
Department, Room 218, 220 1/2 Third NW. Each application must be accompanied by
the filing fee (checks should be made payable to the City of Albuquerque) and
four (4) copies of a sketch showing the location of the property which is the
subject of the request, location of buildings on the property, adjoining
property, abutting streets and alleys, and north directional arrow. Requests
involving shopping centers, Special Use zone, and redesign of land require
additional material. Information may be secured from the Planning Department.

PLANNING DEPARTMENT, 220 Third NW, P.O. Box 1293. TELEPHONE: 247-1531,
Ext. 257

FOR OFFICE USE ONLY

Application Received By: Francis J. [Signature] Z 1378

Date: Feb. 2, 1964 PL Map K-16

CR _____

Total area which will be created if zone change
request is granted but comprising only C-1, C-2,
C-3, P-1 & P-2 acreage: _____

7

49
4 2
PROPERTY OWNERSHIP LIST

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

166

E/A-1

Meeting Date: March 16, 1963

Z-1378 AX-

Index Map: K-16

V-

Notification Radius: 200 Ft.

Cross Reference:

7-1022

Legal Description & Location: Lots 3, 4, 5 & 6 Block 47
University Heights Addition located on
Wallerby Drive S E between Silver and
Cool S E

Request: R-1 to 0-1

Applicant: Robert J. Johnson Phone: 255-6947

Address: 1004 Jefferson St

Agent: James J. Mastretta Phone: 255-7721

Address: 3929 Monte Vista Blvd. 20

Copy of Legal Ad to be sent to
Applicant & Agent by:

Certified Mail
No. 624911
Applicant

Certified Mail
No. 624912
Agent

SPECIAL INSTRUCTIONS

Notices must be mailed from
the City 11 Days prior to
the meeting

The Following
Prepared By: Initial Date

Date Mailed: 5-5-64

Property Description: ma 2/1/60

Signature: _____

Ownership Search: 1 2-24-64

2-1378

BLOCK	LOT TRACT	NAME	ADDRESS
12-1443		University Heights Add	
41	8	Bill R. West	123 Wellesley Dr SE
	9	Leon Antonson	121
42	1	Harold D. Thomas	5200 Linn SE
	2	Dr H. D. Thomas	5200
	3	Eric R. Stoney	206 Saxon man SE
	4	Ellis Gust	208
	5		
	6	Ruth E. Farby	210
	7	Paul S. Cutler	212
	8	Elton O. Howell	214
	9	Harold D. Auld	218
	10	M. D. Stilgenbauer	220
	13	Carl W. LeMay	225 Wellesley Dr SE
	14	James Jackson	221
	15	Mrs V. E. Muller	3415 Monte Vista NE
	16	Samuel W. Hutchins	211 Wellesley Dr SE
	17	Frederick Moore	215
	18	Paul H. Johnson	213
	19	Estle H. Baynes	211
	20	Mrs Hattie W. Wren	1209
	21	Wm S. Leary	207
	22	Verly R. Buck	122
	23		
	24		
47	1	Maura Buchecki	129 Loma Blvd NE
	2		
	3		
	4		
	5		
	6		
	7	Victor Sauer	214 Wellesley SE
	8	Chas B. Mohler	216

Z-1378

BLOCK	LOT TRACT	NAME	ADDRESS
		University Heights	
17	9	Wm J. Long	218 Wilkesby SE
	10	Lina Hanson	220
	11	Jud H. Muller	219 Zulane Dr SE
	16	Mrs Martha Bryant	1613 Anderson Pl SE
	17	Lucy Cohen	215 Zulane Dr SE
	18	T. A. Rosenwald	213
	19	W. C. Craft	211
	20	Clark E. Cotner	209
	21	Wm M. Long	207
	22	Max Long	205
	23	Deal B. Dunham	30 Bk 1566
	24	Wm. B. Adams	201 Zulane SE
48	5	R. B. Fairbank	118 Wilkesby SE
	6	Wm R. Park	
	7	Christophe - Evangel	124
	8	Harry Pardoll	2734 Sandberg Dr SE
	9	Harry Pardoll	118 Zulane SE
	10	Herbert C. Fair	107
50		Mrs Wm Janetakes	202
	2	C. H. Dennis Bk	204
	3	Jan D. Russell	206
	4	(George) DeChal	208
	5		
	6	Wm K. Cannon, JR	212
	7		
	8	Alvina Arnold	214
	9	Mama Wright	216
	10	Emmett E. White	218

CITY PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

Monday, March 16, 1964 - - 7:00 P. M.
City Commission Room - - City Hall
Second Street and Tijeras Avenue N.W.

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Planning Commission will hold a public hearing on Monday, March 16, 1964, in the City Commission Room, City Hall, Second Street and Tijeras Avenue NW at 7:00 P. M. for the purpose of considering the following requests:

- 2-1371 Charles B. Larrabee, agent for Don L. Dickason, requests change of zone from R-2 to SU-1, (Special Use for a Sorority House) for Lots 15 and 16, and the easterly 40 feet of Lot 17, all of Block 2, Sigma Chi Addition, located on Mesa Vista Road NE between Buena Vista Drive and Yale Boulevard.
- 2-1372 George F. Miller requests change of zone from R-1 to R-2 for Lot 17, Block 3, Pamorama Addition, located on Chelwood Park Boulevard NE between Copper Avenue and Comajo Road.
- 2-1378 Mines and Mistratta, agents for Robert J. and Jean E. Johnson, request change of zone from R-1 to O-1 for Lots 3, 4, 5 and 6, Block 47, University Heights Addition, located on Wellesley Drive SE between Silver and Coal Avenues.
- 2-1380 Dorothy E. Brown requests change of zone from R-1 to C-2 for unplatted land in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 28, T10N, R4E, located on the NE corner of the intersection of Eubank Boulevard NE and Central Avenue with the exception of that portion of the property already zoned C-2.
- 2-1381 Lea Crain-Wan Soelan Co., agent for Leonard L. Dockum, requests change of zone from R-1 to R-3 for Lots 1 through 7, inclusive, of Block 8, Palisades Addition, located on Vista Grande Drive NW between Atrisco Drive and Bridges Avenue.
- 2-1382 Leo J. Avolio, agent for Frontier Theaters, Inc., requests change of zone from R-1 to SU-1 (Special Use for a Drive-In Theater) for Tracts C-28, C-29 and a portion of Tract C-30, all of the Town of Atrisco Grant Unit No. 6, located on the north side of Central Avenue, immediately west of Airport Drive NW.
- 2-1383 Frost Realty, agent for Edward H. and Frances Snow, requests change of zone from O-1 to C-2 for the southerly 653 feet more or less of Block 88, Snow Heights Addition, located at the northwest corner of the intersection of Mamul and Juan Tabo Boulevards NE.
- 2-1384 (1) The Department of Building and Inspection requests amendment of Section 5.4.2 of the Comprehensive Zoning Ordinance No. 1493, pertaining to trailer-courts in the A-1 zone.

March 16, 1964

Z-1378

Z-1378

Hines and Mistretta, agents for Robert J. and Jean E. Johnson, request change of zone from R-1 to O-1 for Lots 3, 4, 5 and 6, Block 47, University Heights Addition, located on Wellesley Drive SE between Silver and Coal Avenues.

APPLICANT'S REASON FOR REQUEST:

"This property is owned together with Lots 1 and 2 which have previously been zoned O-1, by a common owner who intends to erect high class office structures on the property for rentals to doctors, dentists and other allied occupations or professions. The property presently consists of an old house of large dimension completely unuseable for occupation, together with small apartment complexes consisting of three single-story units. The entire property is well suited for an office-type complex which could face either on Wellesley or Silver, or both. The location, the surrounding commercial-type structures and the general layout of the property does not lend itself to single-family residence construction and would be unsealable and unuseable for this purpose."

PL Map No: K-16

Census Tract: 17

Area: .66

Material Accompanying Report:

1. Sketch
2. Aerial Photo to be presented at meeting

COMMENTS FROM OTHER DEPARTMENTS:

Land Agent:

"The Land Department has no problem on this item."
2-28-64.

Traffic Engineers:

"No objections." 2-28-64.

Bldg & Inspection:

"No objections." 2-28-64.

PLANNING DEPARTMENT COMMENTS:

The area is predominately developed with single family dwellings. A few offices are located to the northwest. The subject property is occupied by a large residence and a group of rental units entirely enclosed by a high wall.

In October 1960 the zoning of Lot 22, Block 42, University Heights Addition, located to the west of applicant's property, was changed to O-1 and P-1. (Z-1022). In its report to the Planning Commission the Planning Department at that time stated that the application was a border-line request in two respects. First from the standpoint of reasonable use and second from the view of "creeping zoning" into a residential area.

The present request is similar. However, the introduction of commercial type zoning is more severe than was proposed on the west side of the street.

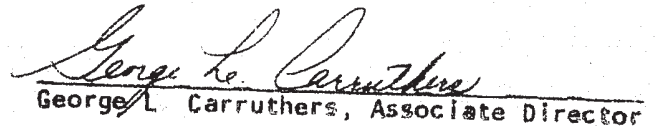
Planning Department Comments (continued):

The Planning Department recommends denial of this request for the following reasons:

1. Introduction of O-1 zoning in a predominately residentially developed area might adversely affect the neighborhood.
2. O-1 zoning for Lots 4, 5 and 6, Block 47, University Heights Addition would result in R-1 zoning facing O-1 which is contrary to zoning policies of the Planning Commission.

Although a change to O-1 or a combination of O-1 and P-1 might be considered for Lot 3 on the basis that it is across from similar zoning, such a change does not seem necessary in this instance. Due to the manner in which this property is enclosed, the O-1 and P-1 zoning across the street has little or no effect upon residential use of the property.


Jan Van Erven, Planner


George L. Carruthers, Associate Director

JVE:cmw

Copy of report mailed to: Robert J and Jean E. Johnson
1004 Jefferson NE

Hines and Mistretta
2929 Monte Vista Boulevard NE

ZONING

Please refer to IDO Sub-section 14-16-2-3(F) for the Residential – Multi-Family High Density
Zone District (R-MH)

Please refer to IDO Sub-section 14-16-2-4(A) for the Mixed-Use – Transition Zone District
(MX-T)

APPLICANT INFORMATION

Form L: Historic Preservation and Landmarks Commission (LC)

Please refer to the LC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

Type of Request		Historic Zone or Designation	
<input type="checkbox"/> Alteration	<input type="checkbox"/> Sign (see note below)	<input type="checkbox"/> East Downtown – HPO-1	<input type="checkbox"/> Downtown Area
<input checked="" type="checkbox"/> Demolition	<input type="checkbox"/> City Landmark Designation	<input type="checkbox"/> Eighth & Forrester – HPO-2	<input type="checkbox"/> Downtown Neighborhood Area – CPO-3
<input type="checkbox"/> New Construction	<input type="checkbox"/> City Overlay Designation	<input type="checkbox"/> Fourth Ward – HPO-3	<input type="checkbox"/> East Downtown – CPO-4
Number and Classification of Structures on Property		<input type="checkbox"/> Huning Highland – HPO-4	<input type="checkbox"/> Nob Hill/Highland – CPO-8
Contributing Structures: None		<input type="checkbox"/> Old Town – HPO-5	<input type="checkbox"/> City Landmark
Noncontributing Structures: None		<input type="checkbox"/> Silver Hill – HPO-6	
Unclassified Structures: Five structures on the premise		Residential Property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

***PLEASE NOTE:** Approval of signs in the overlay zones may also require a sign permit from Zoning in addition to LC approval.

HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR Administrative Decision

- All materials indicated on the project drawing checklist and required by the Historic Preservation Planner
- Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-5(D)(3)
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- Sign Posting Agreement

INFORMATION REQUIRED FOR ALL LANDMARKS COMMISSION PUBLIC HEARING APPLICATIONS

- Interpreter Needed for Hearing? No Yes, indicate language: _____
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) **(MET WITH LESLIE NAJI ON 8.16.2022)**
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement

DEMOLITION OUTSIDE OF HPO Requires Public Hearing

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(B)(3)

HISTORIC CERTIFICATE OF APPROPRIATENESS – MAJOR Requires Public Hearing

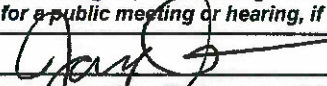

- All materials indicated on the project drawing checklist (8 packets for residential projects or 9 for non-residential or mixed-use)
- Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-(D)(3)

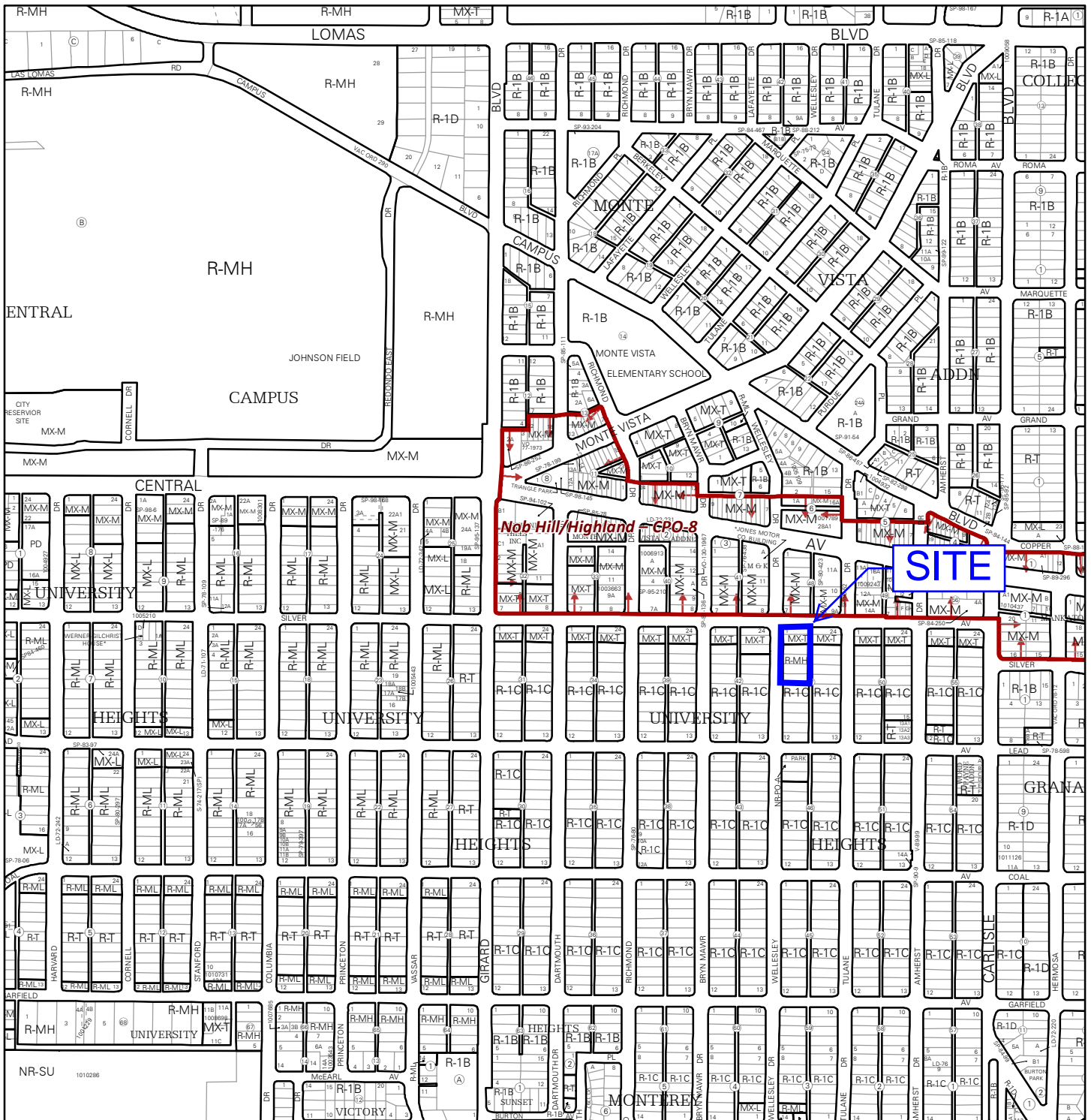
HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing

- Proposed Design Standards and Guidelines
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(E)(3)

ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION Requires Public Hearing

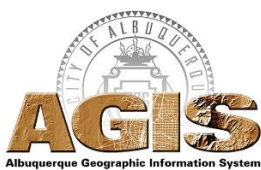
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(C)(3)

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i>	
Signature: 	Date: October 12, 2022
Printed Name: Jacqueline Fishman, AICP, Principal, Consensus Planning, Inc.	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	

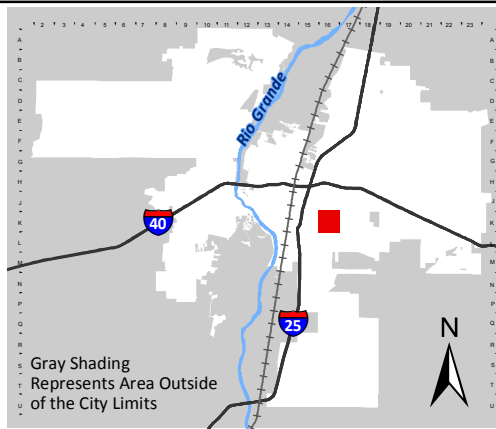


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

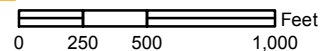


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
K-16-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



October 11, 2022

City of Albuquerque
Landmarks Commission
Development Review Board
600 Second Street NW
Albuquerque, New Mexico 87102

RE: 3300 Silver Avenue and 208 Wellesley Drive SE

To Whom it may Concern:

The purpose of this letter is to authorize Consensus Planning, Inc. and Cartesian Surveys to act as my agents for entitlements including Demolition Permit, Waivers or Variances, and Platting, as needed for and related to 3300 Silver Avenue and 208 Wellesley Drive SE.

The properties are legally described as:

Lots 1 & 2 Block 47 University Heights Addition
Lots 3 through 6 Block 47 University Heights Addition

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Ernest Cohen", written over a horizontal line.

Ernest Cohen
Property Owner

To whom it may concern,

My name is Sandy Formes and I lived on the Compound for forty years.

I currently live next, and I am delighted with this project. I truly believe that this will bring a positive regeneration to our neighborhood.

I am not bothered by the demolition. I am thrilled with the creation of something new that will bring housing to many.

Thank you for listening,

S. Formes

From: [Carmona, Dalaina L.](#)
To: [Michael Vos](#)
Subject: 208 Wellesley Drive SE and 3300 Silver Ave SE Neighborhood Meeting Inquiry Sheet Submission
Date: Monday, August 29, 2022 4:09:03 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image007.png](#)
[IDOZoneAtlasPage_K-16.7.pdf](#)

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to 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	Address Line 1	City	State	Zip	Mobile Phone	Phone
Nob Hill NA	Gary	Eyster	meyster1@me.com	316 Amherst Drive NE	Albuquerque	NM	87106	5059911388	
Nob Hill NA	Jeff	Hoehn	jeffh@clnabq.org	411 Aliso Drive SE	Albuquerque	NM	87108		5055069327
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedydayspa.com	119 Vassar Drive SE	Albuquerque	NM	87106	5054014367	5052659219
Southeast Heights NA	John	Pate	jpate@molzencorbin.com	1007 Idlewilde Lane SE	Albuquerque	NM	87108	5052354193	5052552984
Southeast Heights NA	Pete	Belletto	pmbdoc@yahoo.com	902 Valverde Drive SE	Albuquerque	NM	87108		5052064957

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/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 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 your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

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.



Dalaina L. Carmona
 Senior Administrative Assistant
 Office of Neighborhood Coordination
 Council Services Department
 1 Civic Plaza NW, Suite 9087, 9th Floor
 Albuquerque, NM 87102
 505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
 Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov
Sent: Monday, August 29, 2022 1:24 PM
To: Office of Neighborhood Coordination <vos@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:

Jackie Fishman

From: Jackie Fishman
Sent: Wednesday, August 31, 2022 12:42 PM
To: Gary Eyster; Michael Vos; 'bill ashford'
Cc: 'Greg Weirs'; Charlene Johnson; jpate@molzencorbin.com
Subject: Re: Informal Neighborhood Meeting for 208 Wellesley SE

Gary, Bill, Greg, John -

Are you available next Tuesday evening? Again, this will be at the office of Design Group and will be informal, with a subsequent formal meeting later. Our goal is to present the concept for a multifamily project at the SE corner of Wellesley and Silver. This will not be the only chance to weigh in but it would be nice to get your feedback early on.

Let me know ASAP so my guys can make arrangements. My suggestion would be 6:00 pm.

Jackie Fishman, AICP
Principal

From: Jackie Fishman <fishman@consensusplanning.com>
Sent: Wednesday, August 31, 2022 12:22 PM
To: Gary Eyster <meyster1@me.com>; Michael Vos <Vos@consensusplanning.com>; 'bill ashford' <wm_ashford@yahoo.com>
Cc: 'Greg Weirs' <vgweirs@gmail.com>; Charlene Johnson <Johnson@consensusplanning.com>; jpate@molzencorbin.com <jpate@molzencorbin.com>
Subject: Re: Informal Neighborhood Meeting for 208 Wellesley SE

Thanks, Gary. I'm sure we can schedule within your schedule constraints.

Let me get back with you guys on some available times for the initial meeting. My clients are from California and want to meet with you all. I know John Pate and have copied him on this email. Once we have this initial meeting, we can figure out a time for the larger neighborhood meeting.

Jackie Fishman, AICP
Principal

From: Gary Eyster <meyster1@me.com>
Sent: Wednesday, August 31, 2022 12:05 PM
To: Michael Vos <Vos@consensusplanning.com>; 'bill ashford' <wm_ashford@yahoo.com>
Cc: 'Greg Weirs' <vgweirs@gmail.com>; Jackie Fishman <fishman@consensusplanning.com>; Charlene Johnson <Johnson@consensusplanning.com>
Subject: RE: Informal Neighborhood Meeting for 208 Wellesley SE

I can only do the first 12 days in September. Of course you're free to meet without me.

SEHNA's John Pate is at jpate@molzencorbin.com

Kind regards, Gary

From: Michael Vos [mailto:Vos@consensusplanning.com]
Sent: Wednesday, August 31, 2022 10:46 AM
To: bill ashford <wm_ashford@yahoo.com>; Gary Eyster <meyster1@me.com>
Cc: Greg Weirs <vgweirs@gmail.com>; Jackie Fishman <fishman@consensusplanning.com>; Charlene Johnson <Johnson@consensusplanning.com>
Subject: RE: Informal Neighborhood Meeting for 208 Wellesley

Thanks, Gary and Bill. Looping Jackie and Char from our office back into this thread. My last day at Consensus Planning is on Friday and I want to make sure this discussion continues with them. I believe the plan would be after typical working hours and we can look for a day early in the next couple of weeks when Bill is in town, or after that.

Best,
Michael

From: bill ashford <wm_ashford@yahoo.com>
Sent: Wednesday, August 31, 2022 10:13 AM
To: Michael Vos <Vos@consensusplanning.com>; Gary Eyster <meyster1@me.com>
Cc: Greg Weirs <vgweirs@gmail.com>
Subject: Re: Informal Neighborhood Meeting for 208 Wellesley

I'm available, the work schedule varies, later in day is better. Will be out out of town later next week Wed Thurs Fri Sept 7-8-9 and again Sept 14-15-16

Bill

On Wednesday, August 31, 2022, 10:01:25 AM MDT, Gary Eyster <meyster1@me.com> wrote:

Thanks, Michael. No doubt this is SE, right?

We have a Urban Planning Committee of Greg who is chair, Bill Ashford, and me.

Let's get their feedback on a meeting.

Thanks for reaching out. G

From: Michael Vos [mailto:Vos@consensusplanning.com]
Sent: Wednesday, August 31, 2022 8:37 AM
To: Gary and Melodie Eyster <meyster1@me.com>
Cc: Jackie Fishman <fishman@consensusplanning.com>; Charlene Johnson <Johnson@consensusplanning.com>
Subject: Informal Neighborhood Meeting for 208 Wellesley

Good morning Gary,

We are working with the Design Group on a project for this property in Nob Hill and want to set up a preliminary meeting with a few members of the Board at Design Group's office on Vassar and Silver to discuss the plan and anticipated steps to follow (which will likely involve additional broader neighborhood coordination). We will include Southeast Heights too as the other affected Association.

Jackie will be reaching out with more details and to determine a date that works best for the Board members.

Thanks,

Michael Vos, AICP

CONSENSUS PLANNING, INC.

302 Eighth Street NW

Albuquerque, NM 87102

phone (505) 764-9801

vos@consensusplanning.com

From: [Carmona, Dalaina L.](#)
To: [Charlene Johnson](#)
Subject: FW: 208 Wellesley Drive SE and 3300 Silver Ave SE Neighborhood Meeting Inquiry Sheet Submission
Date: Friday, September 16, 2022 11:36:40 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image007.png](#)
[IDOZoneAtlasPage_K-16.7.pdf](#)

Here you go!

Have a wonderful weekend!!

Dalaina

From: Carmona, Dalaina L.
Sent: Monday, August 29, 2022 4:08 PM
To: 'vos@consensusplanning.com' <vos@consensusplanning.com>
Subject: 208 Wellesley Drive SE and 3300 Silver Ave SE Neighborhood Meeting Inquiry Sheet Submission

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Nob Hill NA	Jeff	Hoehn	jeffh@cnabq.org	411 Aliso Drive SE	Albuquerque	NM	87108		5055069327
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedydayspa.com	119 Vassar Drive SE	Albuquerque	NM	87106	5054014367	5052659219
Southeast Heights NA	John	Pate	jpate@molzencorbin.com	1007 Idlewilde Lane SE	Albuquerque	NM	87108	5052354193	5052552984
Southeast Heights NA	Pete	Belleto	pmbdoc@yahoo.com	902 Valverde Drive SE	Albuquerque	NM	87108		5052064957

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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/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 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 your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

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.



Dalaina L. Carmona
 Senior Administrative Assistant
 Office of Neighborhood Coordination
 Council Services Department
 1 Civic Plaza NW, Suite 9087, 9th Floor
 Albuquerque, NM 87102
 505-768-3334
dcarmona@cabq.gov or ONC@cabq.gov
 Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org On Behalf Of webmaster@cabq.gov
Sent: Monday, August 29, 2022 1:24 PM
To: Office of Neighborhood Coordination
Cc: Office of Neighborhood Coordination
Subject: Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:

Landmarks Commission

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

Contact Name

Michael Vos

Telephone Number

(505) 764-9801

Email Address

vos@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Lots 1 thru 6, Block 47, University Heights Addition

Physical address of subject site:

208 Wellesley Drive SE and 3300 Silver Ave SE

Subject site cross streets:

Silver Avenue and Wellesley Drive

Other subject site identifiers:

Southeast corner of the intersection

This site is located on the following zone atlas page:

K-16

Captcha

x

From: [Charlene Johnson](#)
To: meyster1@me.com; jeffh@clnabq.org; info@willsonstudio.com; mandy@theremedyspa.com; jpate@molzencorbin.com; pmbdoc@yahoo.com
Cc: [Jackie Fishman](#)
Subject: 208 Wellesley Dr. SE_ Neighborhood Meeting Notification_ Landmarks Commission
Date: Friday, September 16, 2022 1:05:00 PM

Dear Neighbors,

Thank you for meeting with us on September 6th to discuss this proposal. This email is intended to provide notification that Consensus Planning is preparing the application to the Landmarks Commission for the property located at 208 Wellesley Drive SE. The Applicant is requesting to demolish the existing buildings on the site and redevelop it with multi-family housing. The City of Albuquerque Planning Department requested that the demolition permit be heard by the Landmarks Commission. At the September 6th meeting, we discussed the future development of this property and presented conceptual plans for this property. As part of this pre-application notification, you can download a Neighborhood Meeting Packet, which includes the items presented at the meeting using the link below.

<https://www.dropbox.com/t/3sCbTTaVbEqrAGuD>

Please let us know if you would like to schedule a facilitated meeting prior to us submitting the application to the Landmarks Commission. You have 15 days, or until October 1st to request a meeting. Please do not hesitate to contact our office if you have any other questions regarding this request.

Respectfully,

Charlene Johnson, AICP
Planner
Consensus Planning, Inc.
302 Eighth Street, NW
Albuquerque, NM 87102
Phone: 505 764-9801




**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: Demolition Permit		
Decision-making Body: Landmarks Commission		
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Note: if yes, see second page
PART II – DETAILS OF REQUEST		
Address of property listed in application: 208 Wellesley Dr. SE		
Name of property owner: Formes, Stanwood B. and Sandra B.		
Name of applicant: Consensus Planning, Inc. (Agent) / Ernie Cohen (Applicant)		
Date, time, and place of public meeting or hearing, if applicable:		
To be determined.		
Address, phone number, or website for additional information:		
fishman@consensusplanning.com or johnson@consensusplanning.com		
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.		
N/A 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 SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). 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) September 16, 2021 _____ (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 Subsection 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 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.

~~N/A~~ c. Maximum height of any proposed structures, with building elevations.

~~N/A~~ 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.

* Conceptual site plan and renderings are provided for informational purposes.

From: [Carmona, Dalaina L.](#)
To: [Charlene Johnson](#)
Subject: FW: 208 Wellesley Drive SE and 3300 Silver Ave SE Neighborhood Meeting Inquiry Sheet Submission
Date: Friday, September 16, 2022 11:36:40 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image007.png](#)
[IDOZoneAtlasPage_K-16.7.pdf](#)

Here you go!

Have a wonderful weekend!!

Dalaina

From: Carmona, Dalaina L.
Sent: Monday, August 29, 2022 4:08 PM
To: 'vos@consensusplanning.com' <vos@consensusplanning.com>
Subject: 208 Wellesley Drive SE and 3300 Silver Ave SE Neighborhood Meeting Inquiry Sheet Submission

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to 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	Address Line 1	City	State	Zip	Mobile Phone	Phone
Nob Hill NA	Gary	Eyster	meyster1@me.com	316 Amherst Drive NE	Albuquerque	NM	87106	5059911388	
Nob Hill NA	Jeff	Hoehn	jeffh@cnabq.org	411 Aliso Drive SE	Albuquerque	NM	87108		5055069327
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedydayspa.com	119 Vassar Drive SE	Albuquerque	NM	87106	5054014367	5052659219
Southeast Heights NA	John	Pate	jpate@molzencorbin.com	1007 Idlewilde Lane SE	Albuquerque	NM	87108	5052354193	5052552984
Southeast Heights NA	Pete	Belleto	pmbdoc@yahoo.com	902 Valverde Drive SE	Albuquerque	NM	87108		5052064957

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/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 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 your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

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.



Dalaina L. Carmona
 Senior Administrative Assistant
 Office of Neighborhood Coordination
 Council Services Department
 1 Civic Plaza NW, Suite 9087, 9th Floor
 Albuquerque, NM 87102
 505-768-3334
dcarmona@cabq.gov or ONC@cabq.gov
 Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org On Behalf Of webmaster@cabq.gov
Sent: Monday, August 29, 2022 1:24 PM
To: Office of Neighborhood Coordination
Cc: Office of Neighborhood Coordination
Subject: Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:

Landmarks Commission

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

Contact Name

Michael Vos

Telephone Number

(505) 764-9801

Email Address

vos@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Lots 1 thru 6, Block 47, University Heights Addition

Physical address of subject site:

208 Wellesley Drive SE and 3300 Silver Ave SE

Subject site cross streets:

Silver Avenue and Wellesley Drive

Other subject site identifiers:

Southeast corner of the intersection

This site is located on the following zone atlas page:

K-16

Captcha

x

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

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: September 16, 2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: See attached Public Notice Inquiry

Name of NA Representative*: See attached Public Notice Inquiry

Email Address* or Mailing Address* of NA Representative¹: See attached Public Notice Inquiry

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: fishman@consensusplanning.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

To be determined.

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

1. Subject Property Address* 208 Wellesley Drive SE
Location Description Southeast corner of Wellesley Drive and Silver Avenue
2. Property Owner* Formes, Stanwood B. and Sandra B.
3. Agent/Applicant* [if applicable] Consensus Planning, Inc. / Ernie Cohen
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: Demolition Permit

Summary of project/request^{3*}:

The Applicant is requesting a demolition permit outside of an Historic Protection Overlay (HPO). The site will be redeveloped as multi-family housing.

5. This type of application will be decided by^{*}: City Staff
- OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council

6. Where more information about the project can be found^{4*}:

Please contact Jackie Fishman, fishman@consensusplanning.com or Charlene Johnson, johnson@consensusplanning.com or (505) 764-9801

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

1. Zone Atlas Page(s)^{5*} K-16-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 - Deviation(s) Variance(s) Waiver(s)

Explanation:

None requested.

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

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

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

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.*

N/A c. Maximum height of any proposed structures, with building elevations.*

N/A d. **For residential development***: Maximum number of proposed dwelling units.

N/A e. **For non-residential development***:

Total gross floor area of proposed project.

Gross floor area for each proposed use.

* **Conceptual site plan and renderings are provided for informational purposes.**

Additional Information:

1. From the IDO Zoning Map⁶:

a. Area of Property [typically in acres] 1 acre

b. IDO Zone District MX-T and R-MH

c. Overlay Zone(s) [if applicable] None

d. Center or Corridor Area [if applicable] Major Transit Corridor and Main Street Corridor

2. Current Land Use(s) [vacant, if none] Vacant

Useful Links

Integrated Development Ordinance (IDO):

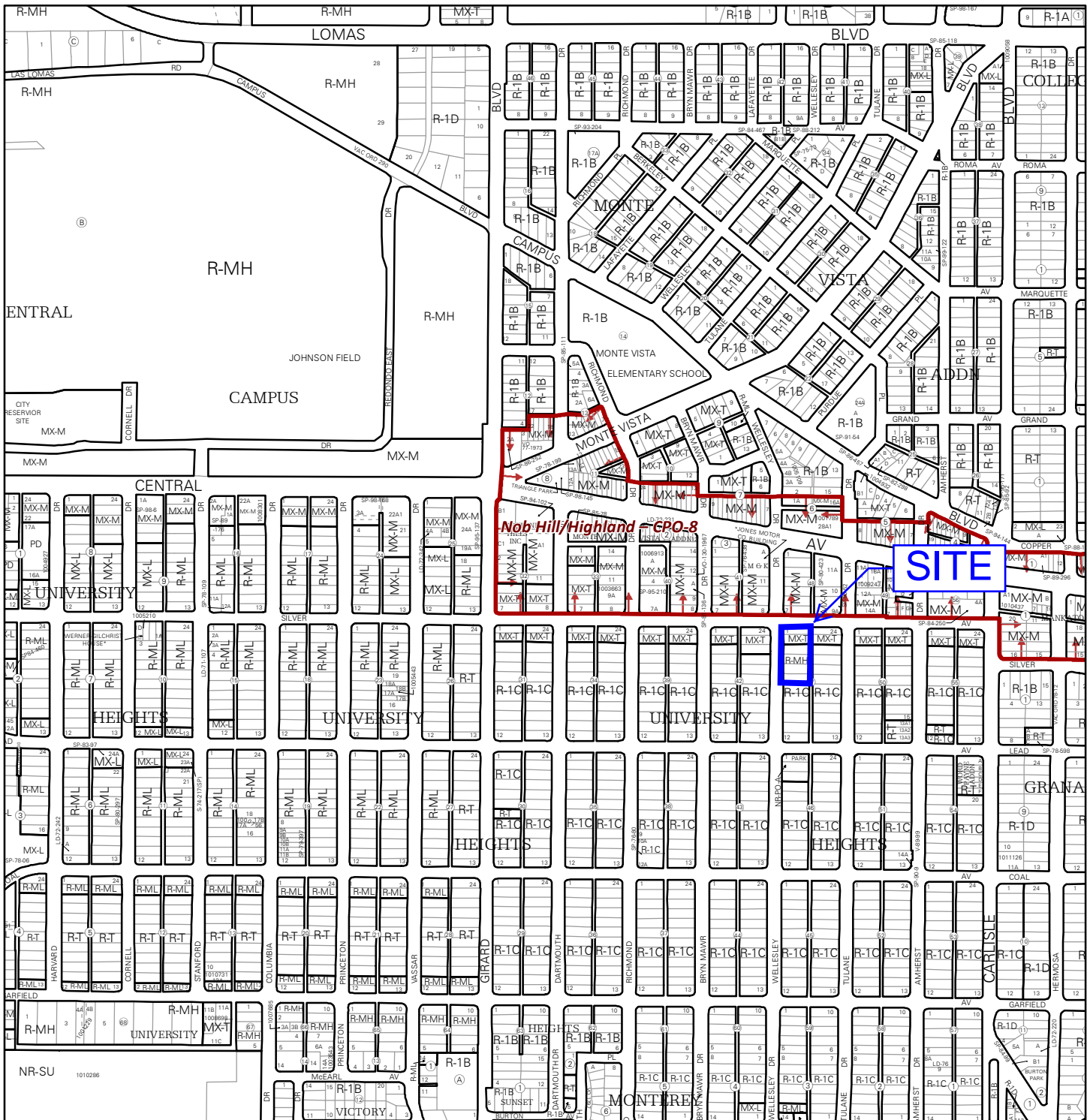
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>



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:
K-16-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

Gray Shading
Represents Area Outside
of the City Limits

North Arrow

0 250 500 1,000 Feet

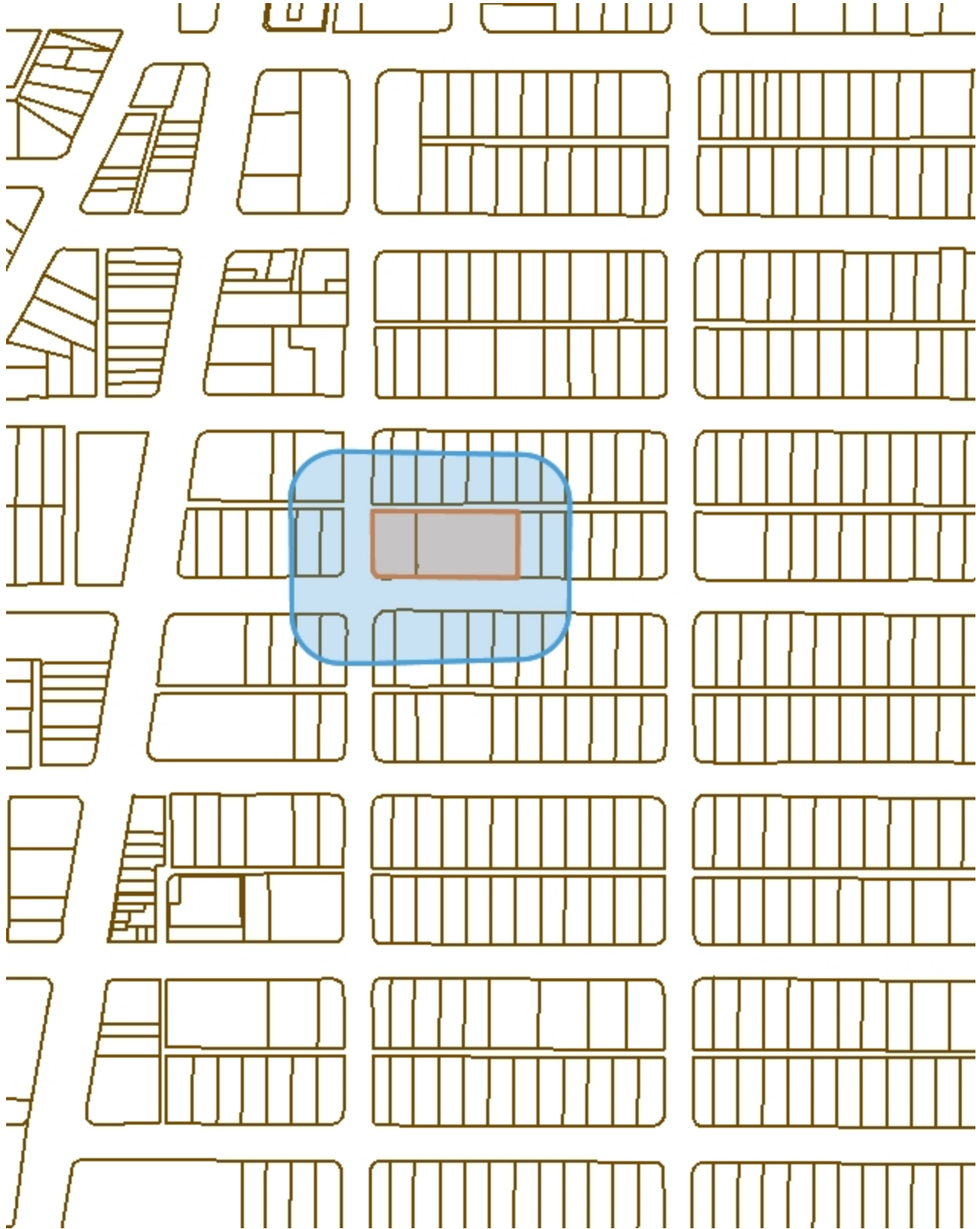


100-foot Buffer Silver and Wellesley



Legend

- Bernalillo County Parcels
- Municipal Limits
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED



Notes

601
 0 300 601 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
 10/11/2022
 © City of Albuquerque

1: 3,606

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Property Owner Addresses - 100 foot Buffer

Owner	Owner Address
MERECKI SHARON	213 TULANE DR SE ALBUQUERQUE NM 87106-1413
CARTER NORA J	207 TULANE DR SE ALBUQUERQUE NM 87106-1413
SELSLEY JONATHAN & HEATHER WEAVER	28 VILLANOVA DR OAKLAND CA 94611
ROLL SAMUEL & ELIZABETH J	3025 MACKLAND AVE NE ALBUQUERQUE NM 87106
DICKSON PAUL W & FITZGERALD SUSAN I	215 WELLESLEY DR SE ALBUQUERQUE NM 87106
118 WELLESLEY LLC	118 WELLESLEY DR SE ALBUQUERQUE NM 87106
BURNETT WILLIAM D JR	216 WELLESLEY DR SE ALBUQUERQUE NM 87106
GAEDE WAYNE A	32 SAGE HILL DR PLACITAS NM 87043-9427
DENTON JACQUELINE H & SCOTT E	215 TULANE DR SE ALBUQUERQUE NM 87106
124 KAPPA LLC	7912 MENAUL BLVD NE ALBUQUERQUE NM 87110-4606
FORMES STANWOOD B & SANDRA B	208 WELLESLEY DR SE ALBUQUERQUE NM 87106
DURKOVICH STEPHEN G & KAREN A	111 TULANE SE ALBUQUERQUE NM 87106
WASSON MARK STEVEN & RILEY CYNTHIA ANN	78 CAMINO BAJO SANTA FE NM 87508-8613
KEEFE LAUREN	207 WELLESLEY DR SE ALBUQUERQUE NM 87106
HUGHES MICHAEL L	119 STONECYPHER FARM DR EASTANOLLEE GA 30538-3148
OTTERNESS SCOTT C & MICHELLE P ETAL C/O BEECHER SETH & JESSIE	122 WELLESLEY DR SE ALBUQUERQUE NM 87106-1444
ARBYDOODLE LLC	108 WELLESLEY DR SE ALBUQUERQUE NM 87106-1444
PECK PROPERTIES-NOB HILL LLC	1001 RIDGECREST DR SE ALBUQUERQUE NM 87108
FULFORD ALAN	107 TULANE DR SE ALBUQUERQUE NM 87106
RABBEN ROBERT G & RABBEN BETH D	205 TULANE DR SE ALBUQUERQUE NM 87106
ADAMS WILL G & KAREN S	211 TULANE DR SE ALBUQUERQUE NM 87106
AUSTIN JOHN E & PLUM CHERYL	209 TULANE DR SE ALBUQUERQUE NM 87106-1413
WEESE PAMELA L & POWELL MARC P	213 WELLESLEY DR SE ALBUQUERQUE NM 87106-1419
ORNELAS ANITA & GOLDSBORO R ELAINE	211 WELLESLEY DR SE ALBUQUERQUE NM 87106-1419
NEWLANDS GEORGE & JULIANNE	217 WELLESLEY DR SE ALBUQUERQUE NM 87106-1419
NOB HILL OFFICE COMPLEX LLC C/O SCOTT OTTERNESS	PO BOX 120 SIMI VALLEY CA 93062
HALPERN JANET F	217 TULANE DR SE ALBUQUERQUE NM 87106-1413
MANTOS PETER H JR & STEWART TERESA L	209 WELLESLEY DR SE ALBUQUERQUE NM 87106-1419
FORMES STANWOOD B & SANDRA B	208 WELLESLEY DR SE ALBUQUERQUE NM 87106-1420
FORMES STANWOOD B & SANDRA B	208 WELLESLEY DR SE ALBUQUERQUE NM 87106-1420




**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: Demolition Permit	
Decision-making Body: Landmarks Commission	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application: 3300 Silver Avenue and 208 Wellesley Dr. SE	
Name of property owner: Ernest Cohen	
Name of applicant: Consensus Planning, Inc. (Agent) / Ernie Cohen (Applicant)	
Date, time, and place of public meeting or hearing, if applicable:	
November 09, 2022, 3:00 PM in the Basement Level of Plaza del Sol, 600 Second Street NW	
Address, phone number, or website for additional information:	
fishman@consensusplanning.com or johnson@consensusplanning.com	
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.	
N/A 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 SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). 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) October 12, 2021 _____ (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 Subsection 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 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.

~~N/A~~ c. Maximum height of any proposed structures, with building elevations.

~~N/A~~ 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.

* Conceptual site plan and renderings are provided for informational purposes.

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: October 12, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: _____

Mailing Address*: _____

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

1. Subject Property Address* 3300 Silver Ave. SE and 208 Wellesley Dr. SE
Location Description Southwest corner of Silver and Wellesley
2. Property Owner* Ernest Cohen
3. Agent/Applicant* *[if applicable]* Consensus Planning, Inc. (Agent) / Ernest Cohen (Applicant)
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: Demolition Permit for a Structure outside of a Historic Protection Overlay (HPO)

Summary of project/request^{1*}:

The Applicant is requesting a Demolition Permit for the structures on the site.

The site will be redeveloped as multi-family housing.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 9, 2022 at 3:00 PM.

Location*²: Basement level of Plaza del Sol Building, 600 2nd Street NW

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.

6. Where more information about the project can be found*³:

Please contact Jackie Fishman, fishman@consensusplanning.com or Charlene Johnson, johnson@consensusplanning.com or (505) 764-9801

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

1. Zone Atlas Page(s)*⁴ K-16-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

Not applicable

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:

An informal meeting was held with representatives of three neighborhood associations (Nob Hill, Southeast Heights, and District 6 Coalition) to discuss the project and the demolition of the structures. The attendees expressed support for the project and had no objections to the demolition. No meeting was requested by neighborhood associations in response to the pre-application notification for the Demolition Permit.

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.*

N/A c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

N/A d. **For residential development***: Maximum number of proposed dwelling units.

N/A e. **For non-residential development***:

- Total gross floor area of proposed project.
- Gross floor area for each proposed use.

* Conceptual site plan and renderings of the proposed redevelopment are provided for informational purposes.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1-acre
 2. IDO Zone District MX-T and R-MH
 3. Overlay Zone(s) [if applicable] None
 4. Center or Corridor Area [if applicable] Major Transit Corridor and Main Street Corridor
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 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 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

PROPOSED DEVELOPMENT



Planning, Inc.
Street NW
e, NM 87102

CARTER NORA J
207 TULANE DR SE
ALBUQUERQUE NM 87106-1413

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ZIP 87102 \$ 000.57⁰
02 7H
0006057985 OCT 12 2022

Planning, Inc.
Street NW
e, NM 87102

NOB HILL OFFICE COMPLEX LLC C/O
SCOTT OTTERNESS
PO BOX 120
SIMI VALLEY CA 93062

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anning, Inc.
reet NW
NM 87102

WEESE PAMELA L & POWELL MARC P
213 WELLESLEY DR SE
ALBUQUERQUE NM 87106-1419

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us Planning, Inc.
th Street NW
rque, NM 87102

RABBEN ROBERT G & RABBEN BETH D
205 TULANE DR SE
ALBUQUERQUE NM 87106

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s Planning, Inc.
h Street NW
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ARBYDOODLE LLC
108 WELLESLEY DR SE
ALBUQUERQUE NM 87106-1444

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KEEFE LAUREN
207 WELLESLEY DR SE
ALBUQUERQUE NM 87106

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GAEDE WAYNE A
32 SAGE HILL DR
PLACITAS NM 87043-9427

us Planning, Inc.
th Street NW
rque, NM 87102

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DICKSON PAUL W & FITZGERALD
SUSAN I
215 WELLESLEY DR SE
ALBUQUERQUE NM 87106

us Planning, Inc.
th Street NW
rque, NM 87102

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FORMES STANWOOD B & SANDRA B
208 WELLESLEY DR SE
ALBUQUERQUE NM 87106-1420

s Planning, Inc.
Street NW
ue, NM 87102

MERECKI SHARON
213 TULANE DR SE
ALBUQUERQUE NM 87106-1413

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h Street NW
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ROLL SAMUEL & ELIZABETH J
3025 MACKLAND AVE NE
ALBUQUERQUE NM 87106

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Street NW
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BURNETT WILLIAM D JR
216 WELLESLEY DR SE
ALBUQUERQUE NM 87106

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124 KAPPA LLC
7912 MENAUL BLVD NE
ALBUQUERQUE NM 87110-4606

is Planning, Inc.
th Street NW
que, NM 87102

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WASSON MARK STEVEN & RILEY
CYNTHIA ANN
78 CAMINO BAJO
SANTA FE NM 87508-8613

is Planning, Inc.
th Street NW
que, NM 87102

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OTTERNESS SCOTT C & MICHELLE P
ETAL C/O BEECHER SETH & JESSICA
122 WELLESLEY DR SE
ALBUQUERQUE NM 87106-1444

s Planning, Inc.
7 Street NW
Albuquerque, NM 87102

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FULFORD ALAN
107 TULANE DR SE
ALBUQUERQUE NM 87106

s Planning, Inc.
7 Street NW
Albuquerque, NM 87102

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AUSTIN JOHN E & PLUM CHERYL
209 TULANE DR SE
ALBUQUERQUE NM 87106-1413

s Planning, Inc.
7 Street NW
Albuquerque, NM 87102

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NEWLANDS GEORGE & JULIANNE
217 WELLESLEY DR SE
ALBUQUERQUE NM 87106-1419

s Planning, Inc.
1 Street NW
Albuquerque, NM 87102

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MANTOS PETER H JR & STEWART
TERESA L
209 WELLESLEY DR SE
ALBUQUERQUE NM 87106-1419

us Planning, Inc.
th Street NW
Albuquerque, NM 87102

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ORNELAS ANITA & GOLDSBORO R
ELAINE
211 WELLESLEY DR SE
ALBUQUERQUE NM 87106-1419

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th Street NW
Albuquerque, NM 87102

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HALPERN JANET F
217 TULANE DR SE
ALBUQUERQUE NM 87106-1413

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th Street NW
que, NM 87102

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ADAMS WILL G & KAREN S
211 TULANE DR SE
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th Street NW
que, NM 87102

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PECK PROPERTIES-NOB HILL LLC
1001 RIDGECREST DR SE
ALBUQUERQUE NM 87108

us Planning, Inc.
th Street NW
rque, NM 87102

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HUGHES MICHAEL L
119 STONECYPHER FARM DR
EASTANOLLEE GA 30538-3148

us Planning, Inc.
8th Street NW
erque, NM 87102

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DURKOVICH STEPHEN G & KAREN A
111 TULANE SE
ALBUQUERQUE NM 87106

is Planning, Inc.
h Street NW
que, NM 87102

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DENTON JACQUELINE H & SCOTT E
215 TULANE DR SE
ALBUQUERQUE NM 87106

s Planning, Inc.
1 Street NW
que, NM 87102

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118 WELLESLEY LLC
118 WELLESLY DR SE
ALBUQUERQUE NM 87106

us Planning, Inc.
th Street NW
rque, NM 87102

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ZIP 87102
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OCT 12 2022

SELSLEY JONATHAN & HEATHER
WEAVER
28 VILLANOVA DR
OAKLAND CA 94611

From: [Charlene Johnson](#)
To: [Gary and Melodie Eyster](#); jeffh@dnabq.org; info@willsonstudio.com; mandy@theremedaydayspa.com; jpate@molzencorbin.com; pmbdoc@yahoo.com
Cc: [Jackie Fishman](#)
Subject: Public Notice Landmarks Commission Hearing_208 Wellesley & 3300 Silver
Date: Wednesday, October 12, 2022 11:20:00 AM
Attachments: [Public Notice Packet Landmarks Commission Hearing_208 Wellesley & 3300 Silver.pdf](#)

Dear Neighbors,

This email is intended to provide notification that Consensus Planning has submitted an application to the Landmarks Commission for a Demolition Permit outside a Historic Protection Overlay for the property located at 208 Wellesley Drive and 3300 Silver Avenue SE. As we have discussed in prior meetings and emails, the Applicant is proposing to demolish the existing structures on the site and redevelop it with multi-family residential that will be designed and constructed in compliance with current IDO development standards applicable to the MX-T and R-MH zones and Use Specific Standards for multi-family development. The Landmarks Commission meeting for this item is scheduled for **November 09, 2022, at 3:00 PM**. The hearing will be held in the Basement Level of Plaza del Sol at 600 Second Street NW.

If you have any questions or please feel free to contact me or Jackie Fishman at fishman@consensusplanning.com, or you may call our office at (505) 764-9801.

Attached: Public Notification Packet

Respectfully,

Charlene Johnson, AICP
Planner
Consensus Planning, Inc.
302 Eighth Street, NW
Albuquerque, NM 87102
Phone: 505 764-9801




**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: Demolition Permit	
Decision-making Body: Landmarks Commission	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application: 3300 Silver Avenue and 208 Wellesley Dr. SE	
Name of property owner: Ernest Cohen	
Name of applicant: Consensus Planning, Inc. (Agent) / Ernie Cohen (Applicant)	
Date, time, and place of public meeting or hearing, if applicable:	
November 09, 2022, 3:00 PM in the Basement Level of Plaza del Sol, 600 Second Street NW	
Address, phone number, or website for additional information:	
fishman@consensusplanning.com or johnson@consensusplanning.com	
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.	
N/A 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 SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). 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) October 12, 2021 _____ (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 Subsection 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 APPLICATIONS ONLY

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

[x] a. Location of proposed buildings and landscape areas.

[x] b. Access and circulation for vehicles and pedestrians.

N/A c. Maximum height of any proposed structures, with building elevations.

N/A 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.

* Conceptual site plan and renderings are provided for informational purposes.

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: October 12, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: See attached Public Notice Inquiry

Name of NA Representative*: See attached Public Notice Inquiry

Email Address* or Mailing Address* of NA Representative¹: See attached Public Notice Inquiry

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

1. Subject Property Address* 3300 Silver Ave. SE and 208 Wellesley Dr. SE
Location Description Southwest corner of Silver and Wellesley
2. Property Owner* Ernest Cohen
3. Agent/Applicant* [if applicable] Consensus Planning, Inc. (Agent) / Ernest Cohen (Applicant)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: Demolition Permit for a Structure outside of a Historic Protection Overlay (HPO)

Summary of project/request²*:

The applicant is requesting a Demolition Permit for the structures on the site.

The site will be redeveloped as multi-family housing.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

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

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

- Zoning Hearing Examiner (ZHE)
- Development Review Board (DRB)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

Date/Time*: November 9, 2022 at 3:00 PM.

Location*³: Basement level of Plaza del Sol Building, 600 2nd Street NW

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.

6. Where more information about the project can be found*⁴:

Please contact Jackie Fishman, fishman@consensusplanning.com or Charlene Johnson, johnson@consensusplanning.com or (505) 764-9801

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*⁵ K-19-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:
Not applicable

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:
An informal meeting was held with representatives of three neighborhood associations (Nob Hill, Southeast Heights, and District 6 Coalition) to discuss the project and the demolition of the structures. The attendees expressed support for the project and had no objections to the demolition. No meeting was requested by neighborhood associations in response to the pre-application notification for the Demolition Permit.

³ Physical address or Zoom link
⁴ Address (mailing or email), phone number, or website to be provided by the applicant
⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

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.

* Conceptual site plan and renderings are provided for informational purposes.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 1-acre
 2. IDO Zone District MX-T and R-MH
 3. Overlay Zone(s) [if applicable] None
 4. Center or Corridor Area [if applicable] Major Transit Corridor and Main Street Corridor
- Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO Subsection 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 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>

From: [Carmona, Dalaina L.](#)
To: [Charlene Johnson](#)
Subject: 3300 Silver Ave. and 208 Wellesley Dr. SE Neighborhood Meeting Inquiry Sheet Submission
Date: Wednesday, October 12, 2022 10:27:20 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image007.png](#)
[IDOZoneAtlasPage_K-16.7.pdf](#)

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to 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	Address Line 1	City	State	Zip	Mobile Phone	Phone
Nob Hill NA	Gary	Eyster	meyster1@me.com	316 Amherst Drive NE	Albuquerque	NM	87106	5059911388	
Nob Hill NA	Jeff	Hoehn	jeffh@clnabq.org	411 Aliso Drive SE	Albuquerque	NM	87108		5055069327
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedydayspa.com	119 Vassar Drive SE	Albuquerque	NM	87106	5054014367	5052659219
Southeast Heights NA	John	Pate	jpate@molzencorbin.com	1007 Idlewilde Lane SE	Albuquerque	NM	87108	5052354193	5052552984
Southeast Heights NA	Pete	Belleto	pmbdoc@yahoo.com	902 Valverde Drive SE	Albuquerque	NM	87108		5052064957

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/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 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 your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

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.



Dalaina L. Carmona
 Senior Administrative Assistant
 Office of Neighborhood Coordination
 Council Services Department
 1 Civic Plaza NW, Suite 9087, 9th Floor
 Albuquerque, NM 87102
 505-768-3334
dcarmona@cabq.gov or ONC@cabq.gov
 Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Tuesday, October 11, 2022 5:17 PM
To: Office of Neighborhood Coordination <johnson@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:

Landmarks Commission

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

Contact Name

Charlene Johnson

Telephone Number

5057649801

Email Address

johnson@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th St. NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Lots 1 thru 6, Block 47, University Heights Addition

Physical address of subject site:

3300 Silver Ave. and 208 Wellesley Dr. SE

Subject site cross streets:

Silver and Wellesley

Other subject site identifiers:

This site is located on the following zone atlas page:

K-16

Captcha

x

PROPOSED DEVELOPMENT



Wellesley & Silver Apartments
Corner of Wellesley and Silver Looking SE

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

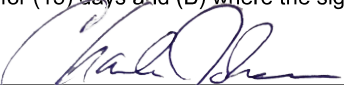
4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.



(Applicant or Agent)

October 12, 2022

(Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____



October 12, 2022

Rosie Dudley, Chair
Landmarks Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

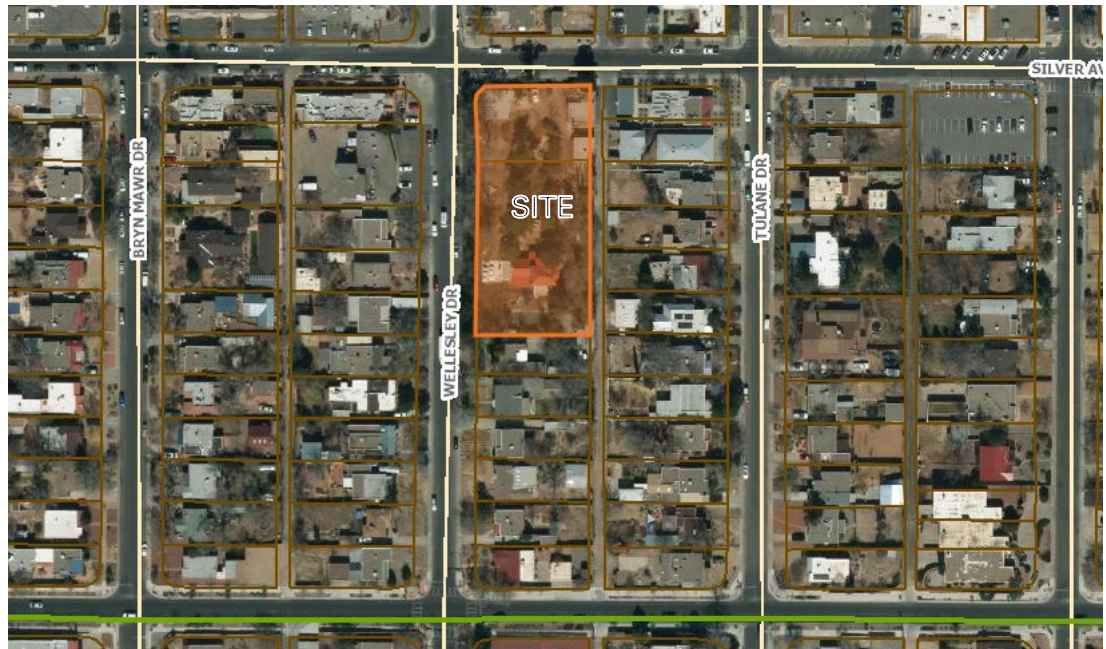
Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Dear Madam Chair:

The purpose of this letter is to request approval for the demolition of the existing structures at 208 Wellesley Drive SE and 3300 Silver Avenue SE and that comprise one premise. The property is not listed on the State Register of Cultural Properties or National Register of Historic Places and is not within a designated Historic Protection Overlay. In accordance with Integrated Development Ordinance (IDO) Section 6-6(B) Demolition Outside of an HPO, the Applicant is requesting to demolish the existing structures and redevelop the property with multi-family housing.



PRINCIPALS

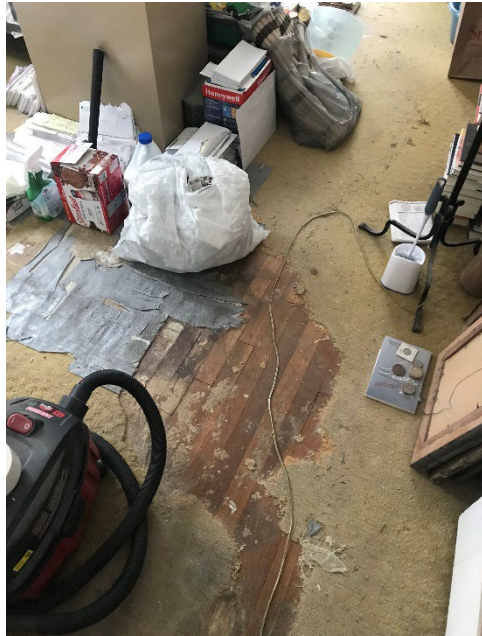
James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

SITE CONTEXT AND BUILDING HISTORY

Central Avenue and the surrounding area between Girard Boulevard NE and Carlisle Boulevard NE developed in the late 1920s and 1930s, pre-dating Route-66 and post-World War II growth in auto-oriented travel and development. The late 1930s saw the realignment of U.S. 66 from its north/ south orientation through Albuquerque to an east/ west alignment along Central Avenue. Typical development along Route-66 reflected its function as America’s “mother road” through its gas stations, motor

courts, and roadside restaurants. Areas to the north and south of Central Avenue were primarily developed with one-story residential structures.

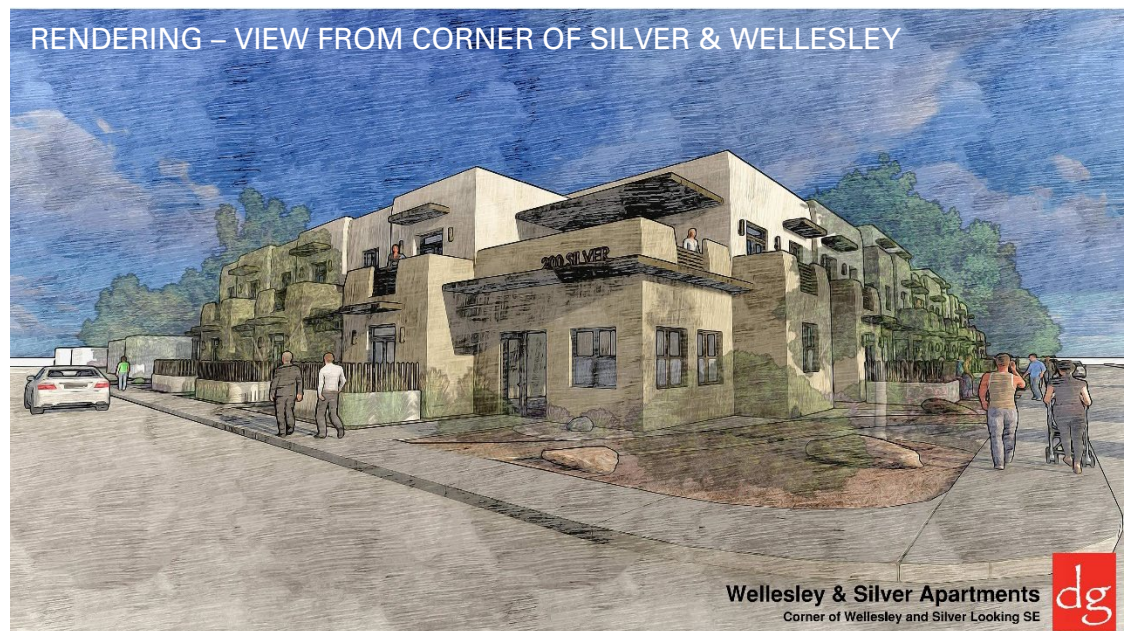
The subject property, which is south of Central Avenue, is comprised of six lots that are zoned MX-T (two northern lots) and RM-H (three southern lots) that together total 1 acre and falls within the designated Main Street Corridor of Central Avenue. The subject property is underutilized with four existing structures, including one main house and three other rental units that are proposed for demolition, and an undeveloped open area that once was landscaped in the center between the structures but has also fallen into disrepair. The three small dwelling units, which until recently were rentals, are situated on the two MX-T lots and the main house is to the south within the four RM-H zoned area. While it is unknown when the subject property was developed, the 1959 aerial photo on AGIS shows these structures on the property. However, they are not listed on the State or National Registers and have been significantly altered over the years and fallen into disrepair and neglect.



Top left: gate facing Wellesley; top right: mold at one of the rental units; bottom right: deteriorated floor in the main house; bottom left: dilapidated structure with junk cars attached to rental unit.

PROPOSED DEVELOPMENT

The Applicant is proposing to demolish all of the structures on the property and redevelop it for market rate, multi-family residential use. The Project Team (i.e. Hartman + Majewski Design Group and Consensus Planning) have been working with the Applicants on the multi-family project, which is envisioned to be developed with three Contemporary Pueblo style buildings that vary in height between 1 and 3 stories and that contain approximately 40 units, and are connected by breezeways. A small leasing office will be located at the corner of Wellesley Drive and Silver Avenue and parking will be provided behind the buildings.



The Applicant and Project Team met with representatives from Nob Hill, Southeast Heights, and the District 6 Coalition on September 6, 2022 to present the Applicant’s redevelopment concept. The responses received from those who attended the

meeting were very positive. When contacted as part of the pre-application notification procedure, none of the neighbors requested a larger meeting with their members.

DEMOLITION REQUEST

In accordance with IDO Section 14-16-6-6(3), Review and Decision Criteria for a Demolition Outside of a Historic Preservation Overlay, the proposed demolition meets the criteria as described below:

1. The structure's historic, architectural, engineering, or cultural significance.

The four existing structures subject to this demolition request were constructed prior to 1959 and have always been used for residential purposes. The original developers were the Bachechi family who has not lived on the property for many years. The structures are not listed on the State or National Registers and are not within a designated historic district. Until very recently, the main house was inhabited by the previous owner (who has since moved to the property adjacent and south of the subject property) and she rented out the three smaller units. The entire property and structures have fallen into significant disrepair as the previous owner was unable to maintain the property. Many

additions and improvements have been made to the main house, some of which do not appear to meet building code requirements and modified any details that may have been considered as having historic significance. There are health and environmental concerns with the existing deteriorated condition of the structures that include animal droppings, layers of dirt and filth, and a multitude of building code violations.



Top left: caving ceiling in main house; bottom right: deteriorated stairs in main house; bottom left: non-compliant stairs leading to 2nd floor deck.

2. The structure's potential to contribute to the city's economic development or tourism industry.

Given the extreme neglect and lack of maintenance on the subject property and structures, rehabilitation is not affordable or unattractive to potential developers. There is no evidence that the subject property, which sits behind a six-foot solid wall and has always been used for residential purposes, has any potential to contribute to the City's economic development efforts or tourism industry. The property has been in private ownership for many years while the previous owner who lived in the main house became unable to properly care for and maintain the property and structures. The condition, appearance, and perception of the property harms the neighborhood and does not contribute in a positive way to economic development or tourism. Allowing for redevelopment of the property for residential purposes at a density allowed by the MX-T and R-MH zones will instead further the City's goals by adding housing units within a desirable neighborhood and within a Main Street designated area.



Top left: wall furnace in main house; top right: deteriorated stairs from second floor to first floor in main house; bottom right: dead and dying trees within the interior courtyard; bottom left: dirty and broken appliances in one of the rental units.

3. The structure's potential to enhance the city's heritage and historical identity.

The property and structures have been neglected for years, which has taken a heavy toll. With each passing year, the property has fallen further and further into disrepair to the point where it is no longer safe to inhabit the property, which is walled off from the rest of the neighborhood and has no potential to enhance the City's heritage or historical identity. Additions to the main house have been constructed over the years; however, some of these spaces are not currently accessible from inside the structure. Outdoor stairs to the upper level are dangerously out of compliance with building code. The roof is leaking in several locations. Insects and bird droppings can be found throughout the main house. Fire hazards are present with paperback books left on top of wall heaters. The three rental structures are in similar condition, with mold, dirt, and trash throughout. There are dead and dying trees within the interior courtyard area as well as along Wellesley Drive. Taken as a whole, these conditions strongly lead to the conclusion that preserving these structures is not a reasonable option and would not allow for an economically viable project.



Top left: exposed wiring at the exterior of the main house; top right: structural cracks in the main house; bottom: one of the rental units.

4. Whether the structure is unique or one of the last remaining examples of its kind in the neighborhood, the city, or the region.

The structures are not unique to the neighborhood, city, or region. The property sits behind a solid 6-foot wall and is not integrated into the Southeast Heights neighborhood (or Nob Hill to the north) in a meaningful way. As previously explained in this letter, the structures and the property are in deep disrepair, and it is not safe to inhabit the property. Building code violations are present throughout the structures. The structures, particularly the main house, have been modified over the years and have lost any historical integrity.

The redevelopment envisioned by the Applicant/current owner will open up the property so that it is integrated into the neighborhood and will activate the streetscape of both Wellesley Drive and Silver Avenue with porches and entries accessed from the public sidewalk, new street trees and overall landscape improvements, and housing with a larger number of units.



Top left: front of the main house; top right: one of the rental units with an attached and damaged structure; bottom right: two of the rental units facing each other; bottom left: rental unit closest to Wellesley and Silver intersection.

5. The structure's condition.

The existing conditions of the structures and property are beyond reasonable for rehabilitation. The poor condition of the mechanical, electrical, and structural systems in the structures presents serious safety concerns. Rehabilitating the structures, including installing new services, would require significant upgrades, the cost of which would not be viable relative to the potential return on investment. At 1-acre in size, the property is large and underutilized with four deteriorated structures.



Top left: outdoor light fixture on the main house; top right: mechanical vent on the wall of the main house; bottom right: covered entry door in the main house; bottom left: one of the rooms in the main house with a deteriorated floor and trash.



Based on the information provided in this letter, we respectfully request that the Landmarks Commission approve the demolition of the structures at 208 Wellesley Drive SE and 3300 Silver Avenue SE. The demolition of these structures will allow a new multi-family project to be designed and constructed based on current IDO development standards applicable to the MX-T and RM-H zones and Use-specific Standards for multi-family development, which will fit within the surrounding Southeast Heights and Nob Hill neighborhoods and provide a positive contribution to the community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jacqueline Fishman', with a long horizontal stroke extending to the right.

Jacqueline Fishman, AICP
Principal

From: [Charlene Johnson](#)
To: [Gary and Melodie Eyster](#); jeffh@cnabq.org; info@willsonstudio.com; mandy@theremedyspa.com; jpate@molzencorbin.com; pmbdoc@yahoo.com
Cc: [Jackie Fishman](#)
Subject: RE: Public Notice Landmarks Commission Hearing_208 Wellesley & 3300 Silver
Date: Tuesday, October 25, 2022 5:56:00 PM

Dear Neighbors,

The purpose of this email is to correct the notification sent on October 12, 2022, regarding the Demolition Permit request that will be heard by the City of Albuquerque Landmarks Commission for the property located at 3300 Silver Avenue SE and 208 Wellesley Drive SE (see attached Zone Atlas). The letter stated the hearing would be located in the Basement Level of the Plaza del Sol Building, at 600 2nd Street NW. The hearing will instead be heard remotely via [Zoom Video Conference](#). The hearing will be held on **Wednesday, November 9, 2022**, starting at **3:00 P.M.** using the following link:

<https://cabqzoom.us/j/2269592859>

or by calling the following number: 1-301-715-8592 and entering Meeting ID: 226 959 2859.

You can also access hearing materials at the following:

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.

Sincerely,

Charlene Johnson, AICP
Planner
[Consensus Planning, Inc.](#)
302 Eighth Street, NW
Albuquerque, NM 87102
Phone: 505 764-9801

From: Charlene Johnson
Sent: Wednesday, October 12, 2022 11:21 AM
To: Gary and Melodie Eyster <meyster1@me.com>; jeffh@cnabq.org; info@willsonstudio.com; mandy@theremedyspa.com; jpate@molzencorbin.com; pmbdoc@yahoo.com
Cc: Jackie Fishman <fishman@consensusplanning.com>
Subject: Public Notice Landmarks Commission Hearing_208 Wellesley & 3300 Silver

Dear Neighbors,

This email is intended to provide notification that Consensus Planning has submitted an application to the Landmarks Commission for a Demolition Permit outside a Historic Protection Overlay for the property located at 208 Wellesley Drive and 3300 Silver Avenue SE. As we have discussed in prior meetings and emails, the Applicant is proposing to demolish the existing structures on the site and redevelop it with

multi-family residential that will be designed and constructed in compliance with current IDO development standards applicable to the MX-T and R-MH zones and Use Specific Standards for multi-family development. The Landmarks Commission meeting for this item is scheduled for **November 09, 2022, at 3:00 PM**. The hearing will be held in the Basement Level of Plaza del Sol at 600 Second Street NW.

If you have any questions or please feel free to contact me or Jackie Fishman at fishman@consensusplanning.com, or you may call our office at (505) 764-9801.

Attached: Public Notification Packet

Respectfully,

Charlene Johnson, AICP
Planner
Consensus Planning, Inc.
302 Eighth Street, NW
Albuquerque, NM 87102
Phone: 505 764-9801



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Dear Neighbors,

The purpose of this letter is to correct the notification sent the week of October 12, 2022, regarding the Demolition Permit request that will be heard by the City of Albuquerque Landmarks Commission for the property located at 3300 Silver Avenue SE and 208 Wellesley Drive SE (see attached Zone Atlas). The letter stated the hearing would be located in the Basement Level of the Plaza del Sol Building, at 600 2nd Street NW. The hearing will instead be heard remotely via Zoom Video Conference. The hearing will be held on **Wednesday, November 9, 2022**, starting at **3:00 P.M.** using the following link:

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To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

Sincerely,

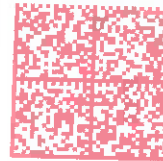
Charlene Johnson, AICP
Planner

PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

us Planning, Inc.
8th Street NW
erque, NM 87102

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BURNETT WILLIAM D JR
216 WELLESLEY DR SE
ALBUQUERQUE NM 87106

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Street NW
ue, NM 87102

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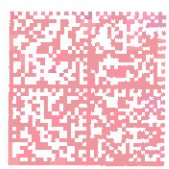



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118 WELLESLEY LLC
118 WELLESLEY DR SE
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WEESE PAMELA L & POWELL MARC P
213 WELLESLEY DR SE
ALBUQUERQUE NM 87106-1419

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Albuquerque, NM 87102

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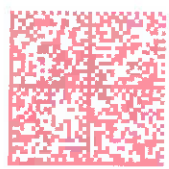
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NOB HILL OFFICE COMPLEX LLC C/O
SCOTT OTTERNESS
PO BOX 120
SIMI VALLEY CA 93062

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RABBEN ROBERT G & RABBEN BETH D
205 TULANE DR SE
ALBUQUERQUE NM 87106

sus Planning, Inc.
8th Street NW
arque, NM 87102

WEESE PAMELA L & POWELL MARC P
213 WELLESLEY DR SE
ALBUQUERQUE NM 87106-1419

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PO BOX 120
SIMI VALLEY CA 93062

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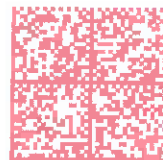


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erque, NM 87102

RABBEN ROBERT G & RABBEN BETH D
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32 SAGE HILL DR
PLACITAS NM 87043-9427

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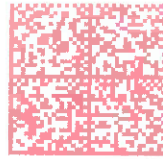


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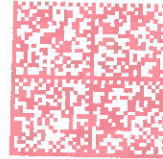


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WASSON MARK STEVEN & RILEY
CYNTHIA ANN
78 CAMINO BAJO
SANTA FE NM 87508-8613

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OTTERNESS SCOTT C & MICHELLE P
ETAL C/O BEECHER SETH & JESSICA
122 WELLESLEY DR SE
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2 8th Street NW
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FULFORD ALAN
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ALBUQUERQUE NM 87106

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213 TULANE DR SE
ALBUQUERQUE NM 87106-1413

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7912 MENAUL BLVD NE
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217 TULANE DR SE
ALBUQUERQUE NM 87106-1413

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Planning, Inc.
3th Street NW
rque, NM 87102

CARTER NORA J
207 TULANE DR SE
ALBUQUERQUE NM 87106-1413

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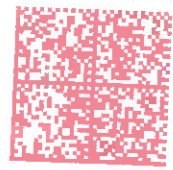
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3th Street NW
rque, NM 87102

ROLL SAMUEL & ELIZABETH J
3025 MACKLAND AVE NE
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PECK PROPERTIES-NOB HILL LLC
1001 RIDGECREST DR SE
ALBUQUERQUE NM 87108

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s Planning, Inc.
h Street NW
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ADAMS WILL G & KAREN S
211 TULANE DR SE
ALBUQUERQUE NM 87106

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1 Street NW
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ORNELAS ANITA & GOLDSBORO R
ELAINE
211 WELLESLEY DR SE
ALBUQUERQUE NM 87106-1419

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1 Street NW
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DENTON JACQUELINE H & SCOTT E
215 TULANE DR SE
ALBUQUERQUE NM 87106

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th Street NW
Albuquerque, NM 87102

DURKOVICH STEPHEN G & KAREN A
111 TULANE SE
ALBUQUERQUE NM 87106

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Planning, Inc.
Street NW
Albuquerque, NM 87102

HUGHES MICHAEL L
119 STONECYPHER FARM DR
EASTANOLLEE GA 30538-3148

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th Street NW
que, NM 87102

SELSLEY JONATHAN & HEATHER
WEAVER
28 VILLANOVA DR
OAKLAND CA 94611

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s Planning, Inc.
1 Street NW
ue, NM 87102

FORMES STANWOOD B & SANDRA B
208 WELLESLEY DR SE
ALBUQUERQUE NM 87106-1420

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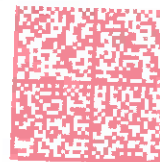
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1 Street NW
ue, NM 87102

118 WELLESLEY LLC
118 WELLESLEY DR SE
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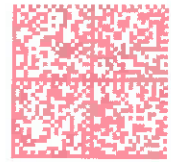
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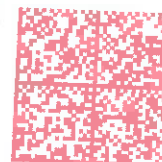


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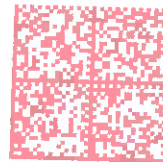


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