



## Environmental Planning Commission

**Agenda Number: 02**  
**Plan #: VA-2025-00114**  
**Hearing Date: September 18, 2025**

### Staff Report

<b>Agent</b>	Jireh Construction
<b>Applicant</b>	Manuel Chacon
<b>Request</b>	Variance – EPC (VPO-2 Height Standards)
<b>Legal Description</b>	Tract 12 Block 10 of Volcano Cliffs Subdivision Unit 22
<b>Location</b>	6304 Petirrojo Rd NW between Vista Del Prado NW and Urraca St. NW
<b>Size</b>	Approximately 0.4 acres
<b>Existing Zoning</b>	R-1D

#### Summary of Analysis

This Variance – EPC request is to vary the standards in IDO §14-16-3-6(E)(3) (Building and Structure Height) of the Northwest Mesa Escarpment View Protection Overlay Zone (VPO-2). The VPO-2 allows up to 19 feet above finished grade where grading requirements necessitate a minimum amount of fill for proper drainage, with a variance request [IDO §14-16-6-6(N)]. The applicant is requesting a variance of 3-feet 9 inches from the maximum 15-foot building height requirement in the VPO-2.

The request would facilitate the development of a single-family dwelling unit.

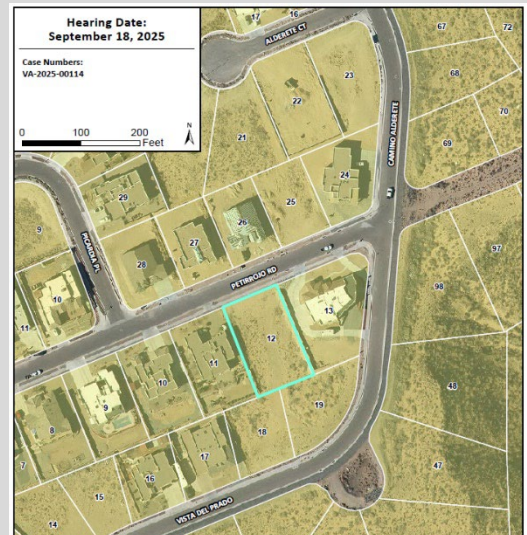
Notification requirements were met for the request. Staff is unaware of support or opposition at the time of this writing.

#### Staff Recommendation

APPROVAL of Project # VA-2025-00114 based on the Findings and subject to the Conditions of Approval within this report.

Staff Planner  
William Steele, Senior Planner

#### Map



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**FINDINGS, ZONING MAP AMENDMENT (I.E., ZONE CHANGE) .....** ERROR! BOOKMARK NOT DEFINED.

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**RECOMMENDED CONDITIONS OF APPROVAL .....** ERROR! BOOKMARK NOT DEFINED.

**AGENCY COMMENTS .....** **28**

**ATTACHMENTS**

- A) PHOTOGRAPHS**
- B) APPLICATION INFORMATION**
- C) STAFF INFORMATION**
- D) PUBLIC NOTICE**
- E) VARIANCE/SITE PLAN**



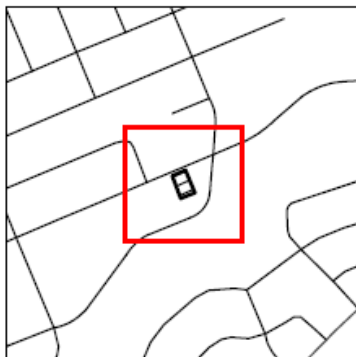
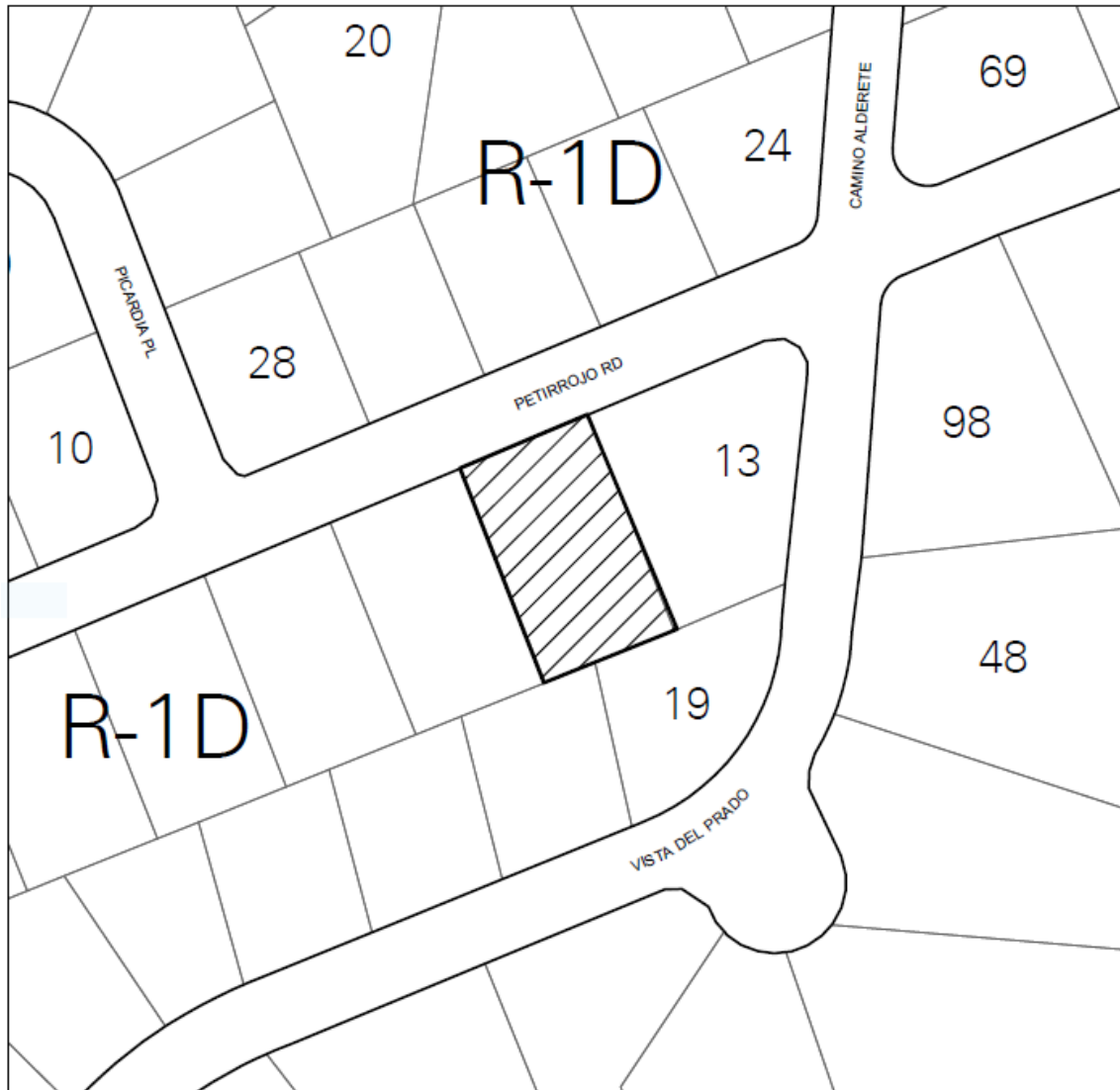
## ***I. Maps***

### ***Aerial Map***





***IDO Zoning Map***



**IDO ZONING MAP**

Note: Gray shading  
Indicates County.



1 inch = 100 feet

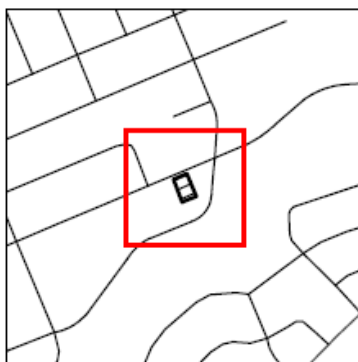
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**Land Use Map**



**LAND USE MAP**

Note: Gray shading  
Indicates County.

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



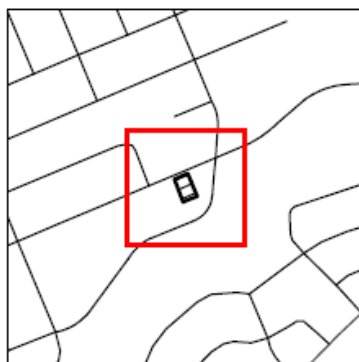
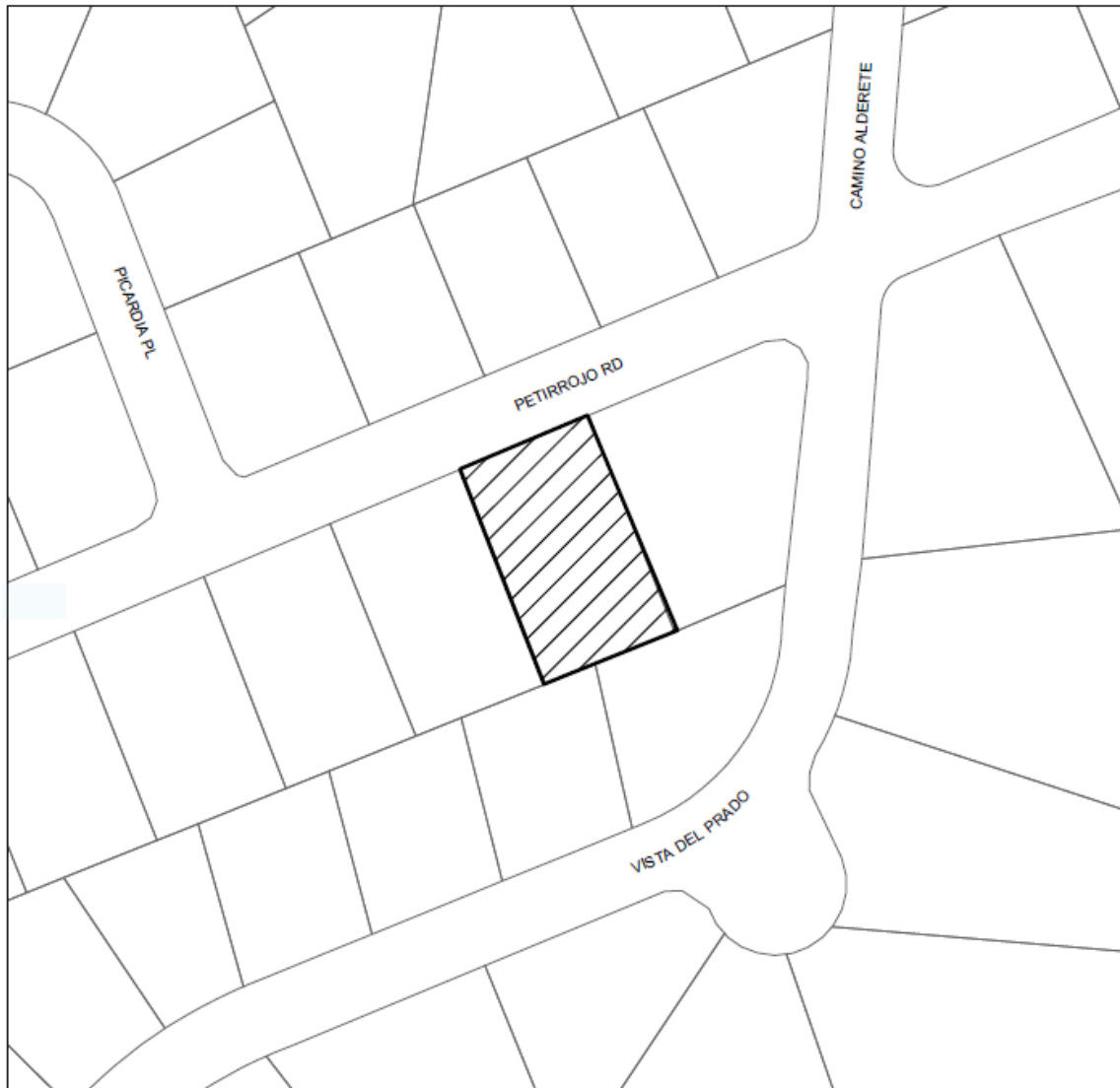
1 inch = 100 feet

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***History Map***



**HISTORY MAP**

Note: Gray shading  
Indicates County.



1 inch = 100 feet

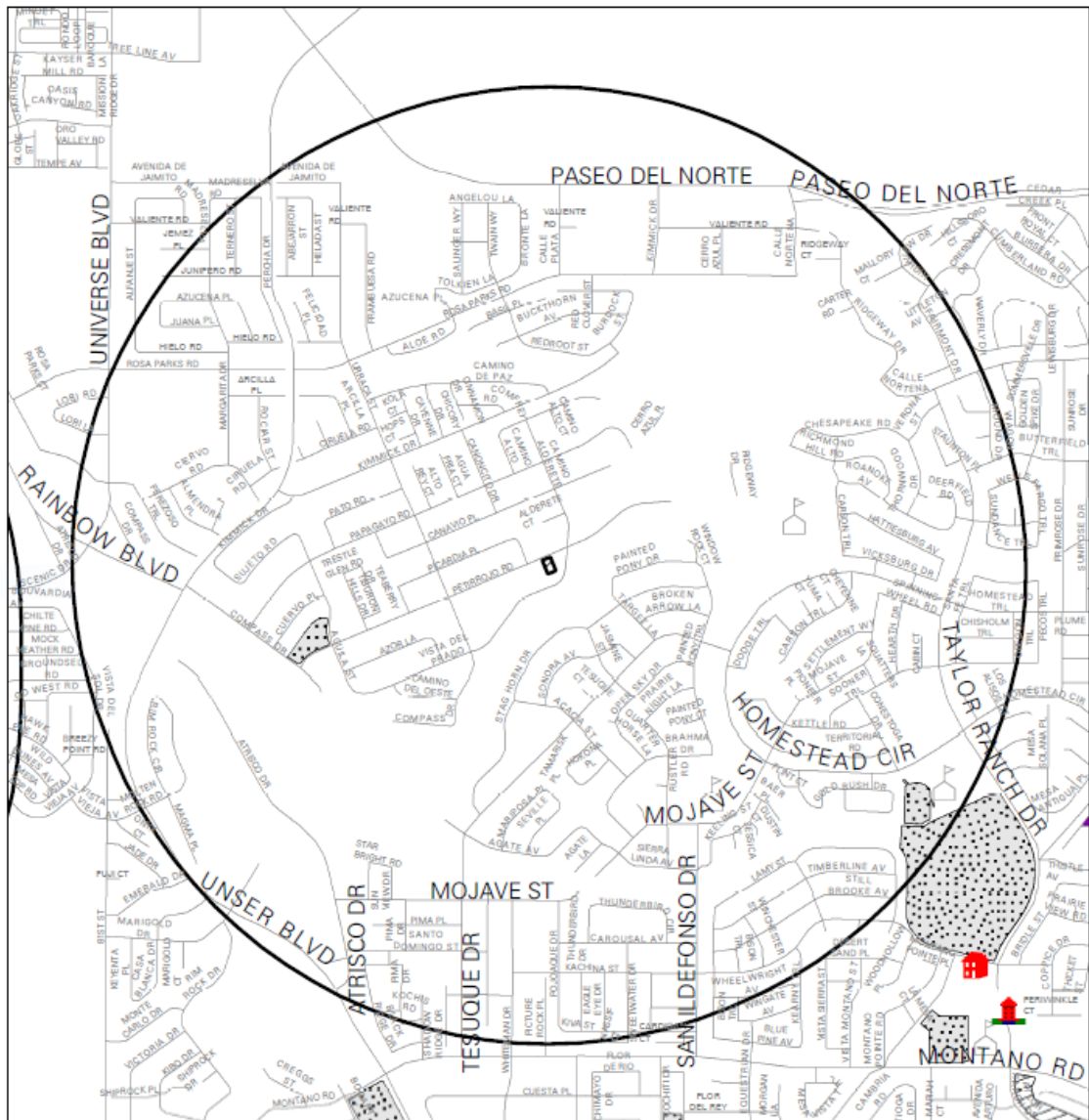
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***Public Facilities / Community Services***



**Public Facilities Map with One-Mile Buffer**

- |                      |                          |                             |
|----------------------|--------------------------|-----------------------------|
| Community Center     | Fire                     | Albuquerque City Limits     |
| Multi-Service Center | Police                   | Public School               |
| Senior Center        | Sheriff                  | Landfill designated by EHD  |
| Library              | Solid Waste              | Landfill Buffer (1000-feet) |
| Museum               | Proposed Bike Facilities | Developed City Park         |
|                      |                          | Undeveloped City Park       |

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0 0.5 1 Miles

## ***II. Introduction***

	<i>IDO Zoning</i>	<i>Comprehensive Plan Development Area</i>	<i>IDO Land Use</i>
<b><i>Subject Site</i></b>	<b><i>R-1D</i></b>	<b><i>Area of Consistency</i></b>	<b><i>Undeveloped</i></b>
<i>North</i>	R-1D	Area of Consistency	Low-density Residential
<i>South</i>	R-1D	Area of Consistency	Undeveloped
<i>East</i>	R-1D	Area of Consistency	Low-density Residential
<i>West</i>	R-1D	Area of Consistency	Low-density Residential

### ***Request***

The request is for a variance to the 15-foot structure height limit in the Height Restriction Sub-Area of the Northwest Mesa Escarpment – VPO-2 (VPO-2). The variance would facilitate the development of a future single-family residential dwelling unit located at 6304 Petirrojo Rd NW (the “subject site”).

Pursuant to IDO §14-16-3-6(E)(2), the purpose of the VPO-2 is to protect views looking to and from the Petroglyph National Monument and the escarpment. One way in which these views are protected is by limiting building height. A building and/or structure height is not allowed to exceed 15 feet, as measured from natural grade [IDO §14-16- 3-6(E)(4)(a)].

A Variance – EPC request of up to 19 feet above finished grade, where grading requirements necessitate a minimum amount of fill for proper drainage, is allowed in the VPO-2 [IDO §14-16-6-6(N)].

The applicant is requesting a height variance of 3 feet 9 inches for an average height between the plate and the ridge of a gable roof of 15 feet, with a highest point measuring 18 feet 9 inches from natural grade.

### ***EPC Role***

The Environmental Planning Commission (EPC) is the decision-making body for a variance to the 15-foot structure height limit in the Height Restriction Sub-Area of the Northwest Mesa Escarpment – VPO-2 pursuant to IDO §14-16-6-6(N).

If approved by the EPC, the associated Site Plan – Administrative will be reviewed and decided by Planning staff, and the variance will be noted on the drawings.

This is a quasi-judicial matter.

### ***History/Background***

In 2004, the Albuquerque City Council initiated a planning process for the Volcano Cliffs area—the Volcano Heights Sector Development Plan—which was challenged by the Volcano Cliffs Property Owners Association. The plan was subsequently remanded in 2008/9, which resulted in the Rank III Volcano Cliffs Sector Development Plan in 2011. Subsequently, policy and regulatory guidance provided by this document was incorporated into the current Albuquerque Comprehensive Plan and Integrated Development Ordinance (IDO) that now direct area development.

Prior to the IDO, the subject site was zoned SU-2 VCLL, Residential – Single-family (Extra Large Lot). Large Lot sites were specified for single-family dwellings on lots larger than typical single-family development so that structures would complement the natural environment, preserve significant view corridors, and contain visible private open space. The zoning converted to R-1D when the IDO went into effect in 2018.

The Volcano Cliffs area has expansive views, and is surrounded on three sides by nearly 10,000 acres of open space under City, State, and Federal jurisdictions. The unique volcanic features and expansive views of the area are largely protected by Character and View Protection Overlay zones.

### ***Context***

The subject site is located on the Northwest Mesa Escarpment in an area protected by Volcano Mesa Character Protection Overlay zone (CPO-13) [IDO §14-16-3-4(N)] and Northwest Mesa Escarpment View Protection Overlay zone (VPO-2) [IDO §14-16-3-6(E)(2)].

The subject site is located on the east end of Petirrojo Rd NW near its intersection with Vista Del Prado NW. Across from Vista Del Prado NW, the escarpment slopes east toward residential dwellings on Staghorn Dr. NW.

The Boca Negra Canyon Major Public Open Space (MPOS) of the Petroglyph National Monument runs north and south approximately 175 feet south of the subject site. This Open Space is part of a narrow, 17-mile band of escarpment formed by lava flows. The Petroglyph National Monument Open Space is zoned NR-PO-B. Currently, views from the subject site include the Bosque, Downtown Albuquerque, and the Sandia Mountains.

In September 2023, the applicant applied for a building permit for the development of a single-family residential dwelling unit on the subject site (BP-2023-37996). The grading and drainage plan was originally approved by Hydrology, but was modified and approved for the building to be 3 feet 9 inches above natural grade due to improper drainage on the site. Upon review of the building permit, Code Enforcement put a hold on it in 2024 because the additional 3-feet 9-inches of fill on the site would result in the proposed building to be in violation of the 15-foot Building Height restriction for the VPO-2, which triggered this request for a Variance-EPC.



### ***Roadway System***

The Long-Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role.

The LRRS does not designate Petirrojo Rd. NW or Vista Del Prado NW. These are local urban streets.

The MRCOG's 2040 Limited Access Facilities Map does not show adjacent roadways as an interstate freeway or as having limited access.

The MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map does not designate roadways adjacent or through the subject site as either Primary Freight Corridors or roadways with Truck Restrictions.

### ***Bikeways / Trails***

The Long-Range Bikeway System (LRBS) map, produced by MRCOG, identifies existing and proposed trails.

The LRBS shows an Existing Paved Trail on Vista Del Prado NW.

The LRBS shows a Proposed Paved Trail on Urraca St. NW crossing two existing parcels south of Petirrojo Rd and connecting to the Existing Paved Trail on Vista Del Prado NW.

### ***Transit***

Currently, ABQ Ride does not have bus routes in this area.

## ***III. Analysis of City Plans and Ordinances***

### ***Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)***

The 2017 Albuquerque/Bernalillo County Comprehensive Plan contains overarching Guiding Principles, Goals, and Policies that embody a vision for development and service provision in the City and County.

Although the review and decision criteria for a Variance-EPC does not require the application to be analyzed for consistency with the Comprehensive Plan, Staff has provided a brief analysis. The analysis of the height variance requires staff to determine if the proposed site plan/variance is consistent with the Integrated Development Ordinance (IDO) regulations for a View Protection Overlay zone.

### ***City Development Areas***

#### **CHAPTER 4: COMMUNITY IDENTITY**

**GOAL 4.1 CHARACTER:** Enhance, protect, and preserve distinct communities.

The subject site is located within an Area of Consistency, CPO-13 Volcano Mesa Character Protection Overlay zone, and VPO-2 Northwest Mesa Escarpment. These protections all ensure that this home would be built in a way that protects the surrounding properties and general neighborhood. The subject site maintains the general requirements in both CPO-13, and VPO-2. The proposed development is in line with the character and will enhance, protect, and preserve the surrounding community. The analysis of the impact on the views below indicates that the surrounding public views to and from the escarpment will be maintained. **The request is consistent with Goal 4.1-Character.**

#### CHAPTER 5: LAND USE

**POLICY 5.6.3 AREAS OF CONSISTENCY:** Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers of Corridors, parks, and Major Public Open Space.

The proposed building would protect and enhance the character of the surrounding single-family neighborhood and would be consistent adjacent homes. The key assets of this neighborhood including the protected views to and from the escarpment would be maintained. The analysis of the views later in this report demonstrates that the requested addition in height would maintain these views and cause no more of an impact than the allotted 15-foot height. **The request is consistent with Policy 5.6.3 Areas of Consistency.**

#### CHAPTER 7: URBAN DESIGN

**POLICY 7.3.2 COMMUNITY CHARACTER:** Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

A key asset of this neighborhood are the protected views to and from the escarpment. The analysis of the view impact below indicates that the requested addition in height will maintain these views and cause no more of an impact the allotted 15-foot height. **The request is consistent with Policy 7.3.2 Community Character.**

#### *City Development Areas*

The subject site is located in an Area of Consistency. Areas of Consistency includes single-family residential neighborhoods, parks, Open Space, and parcels where further development is not desired. In Areas of Consistency, the focus is on protecting and enhancing the character of single-family neighborhoods and green spaces.

#### *Community Planning Area (CPA)*

The Subject Site is located within the Northwest Mesa CPA. This CPA is a predominantly residential community, adjacent to the volcanoes, and the volcanic Northwest Mesa Escarpment. This area is known for its proximity to the Rio Grande and Petroglyph National Monument, and volcanic Northwest Mesa Escarpment. The Northwest Mesa CPA includes views of the volcanoes and escarpment to the west and overlooks the Rio

Grande and mountains to the east. The Northwest Mesa CPA Assessment Report was reviewed by the EPC in August 2025. The EPC forwarded a recommendation of acceptance to the City Council.

#### *Center & Corridor Designations*

The subject site is not in a Center or Corridor.

### ***Integrated Development Ordinance (IDO)***

#### *IDO Zoning*

The subject site is zoned R-1D (Residential Single-Family). The purpose of the R-1 zone district is to provide for neighborhoods of single-family homes with a variety of lot sizes and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood. Primary land uses include single-family detached homes on individual lots, with limited civic and institutional uses to serve the surrounding residential area. Allowable uses are shown in Table 4-2-1.

#### *Overlay Zones*

The subject site is located within the Northwest Mesa Escarpment View Protection Overlay (VPO) Zone, VPO-2 Height Restrictions Sub-area and within the Volcano Mesa Character Protection Overlay (CPO) Zone, CPO-13. The VPO-2 regulations are designed to protect views looking to and from the Petroglyph National Monument. This request is for a height variance and will follow the guidelines for VPO-2 Height Restrictions Sub-area, which supersede regulations for CPO-13.

The purpose of the View Protection Overlay (VPO) zone is to preserve areas with unique and distinctive views that are worthy of conservation, such as those from public rights-of-way to cultural landscapes identified in the ABC Comp Plan, as amended.

#### *Definitions*

**Adjacent:** Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private. Properties that are on opposite of an intersection diagonally (e.g., “kitty corner” or “catty corner” or “caddy corner”) are not considered. See also Alley, Multi-use Trail, Private Way, Right-of-way, and Street.

**Building Height:** The vertical distance above the average finished grade, unless specified otherwise in this IDO, at each façade of the building, considered separately, to the top of the coping or parapet on a flat roof, whichever is higher; to the deck line of a mansard roof; or to the average height between the plate and the ridge of a hip, gable, shed, or gambrel roof. On a stepped or sloped project site, the maximum height is to be measured above average finished grade of any distinct segment of the building that constitutes at least 10 percent of the gross floor area of the building, unless specified otherwise in this



IDO. See also Building, Building Height Bonus, Finished Grade, and Measurement Definitions for Grade and Ground Floor Clear Height.

Escarpment: Land with 9 percent slope or more, where development is discouraged. The Northwest Mesa Escarpment is part of the Petroglyph National Monument, which is also designated as Major Public Open Space. See also Open Space Definitions for Major Public Open Space.

Finished Grade: The elevation of the approved ground level at all points along a wall or fence. The specified elevation on the grading plan approved by the City in conjunction with an approved Subdivision or Site Plan. In the absence of such approved plans, natural grade applies. See also Natural Grade and Measurement Definitions for Grade.

Grade: The average of the ground levels immediately adjacent to each façade of a building, considered separately. Where an earth embankment is placed against the side of a building or a retaining wall supporting a terrace is placed close to a building, grade shall be measured from the toe, or bottom, of the embankment or retaining wall; the finished floor of the building is not to be considered.

Major Public Open Space: City-owned or managed property that is zoned NR-PO-B or City-managed property that is zoned NR-PO-C, including the Rio Grande State Park (i.e., the Bosque), Petroglyph National Monument, and Sandia foothills. These are typically greater than 5 acres and may include natural and cultural resources, preserves, low-impact recreational facilities, dedicated lands, arroyos, or trail corridors. The Rank 2 Major Public Open Space Facility Plan guides the management of these areas. For the purposes of this IDO, Major Public Open Space located outside the city municipal boundary that is mapped as Open Space in the ABC Comp Plan still triggers Major Public Open Space Edge requirements for properties within the city adjacent to or within the specified distance of Major Public Open Space.

Natural Grade: The average ground level based on the site contours of land that has never been issued a grading permit, prior to any grading or addition or removal of earth. See also Finished Grade and Measurement Definitions for Grade.

Overlay Zone: Regulations that prevail over other IDO regulations to ensure protection for designated areas. Overlay zones include Airport Protection Overlay (APO), Character Protection Overlay (CPO), Historic Protection Overlay (HPO), and View Protection Overlay (VPO). Character Protection and View Protection Overlay zones adopted after May 18, 2018 shall be no less than 10 acres, shall include no fewer than 50 lots, and shall include properties owned by no fewer than 25 property owners. There is no minimum size for Airport Protections Overlay or Historic Protection Overlay zones.

#### ***IV. Variance- EPC Analysis***

1. IDO §14-16-6-6(N)(3) Review and Decision Criteria
2. IDO§14-16-6-6(N)(3)(c) Northwest Mesa Escarpment – VPO-2
  - IDO 14-16-3-6(E)(4) Building and Structure Height in VPO-2 Height Restrictions Sub- area

##### ***Northwest Mesa Escarpment – VPO-2 Request***

The subject site is located at 6304 Petirrojo Rd NW within the Northwest Mesa Escarpment VPO (VPO-2).

Pursuant to IDO §14-16-3-6(E)(2), the purpose of the VPO-2 regulations is to protect views looking to and from the Petroglyph National Monument.

The applicant is requesting a height variance of 3 feet 9 inches for a proposed single-family, residential structure with an average height between ridge and eaves at 15 feet above the finished grade; the highest point of the structure is 18 feet 9 inches from final grade.

A Variance to allow up to 19 feet above finished grade where grading requirements necessitate a minimum amount of fill for proper drainage pursuant to IDO §14-16-6-6(N) and IDO §14-16-6-6(N)(3)(c) applies to requests for Variances to standards in Subsection 14-16-3-6(E)(4) Northwest Mesa Escarpment – VPO-2 specifically, Building and Structure Height in VPO-2 Height Restrictions Sub-area.

<b>Height Variance Request for Building Structure</b>	
<b>MEASURE</b>	<b>HEIGHT (FEET)</b>
<b><i>VPO-2 max structure height</i></b>	15
<b><i>Natural Grade</i></b>	5323.24
<b><i>Final elevation</i></b>	5338.24
<b><i>Requested structure height</i></b>	18.75 (18 ft 9 in)
<b><i>Finished Grade</i></b>	5327.0
<b><i>Final elevation - Variance height</i></b>	5341.99
<b><i>Requested Variance</i></b>	<b>3.75 (3 ft 9 in)</b>

***IDO §14-16-3-6(E)(4) Building and Structure Height in VPO-2 Height Restrictions Sub-area Standards***

3-6(E)(4)(a) Building and/or structure height shall not exceed 15 feet, as measured from natural grade. (See “View Plane Analysis” sheet 3 in Attachments section Variance/Site Plan.)

Staff Comments:

1. The proposed building height of 15'-0" from the natural grade of the subject site would reach 5333.24.
2. The proposed building height from the proposed at finished grade with a 15'-0" structure is 5354.67.

**The requested building would exceed 15 feet as measured from natural grade and would not meet the Building Height in VPO-2 Height Restriction Sub-Area Standards. Therefore, a variance is required for the proposed building to exceed the building height standards as required by IDO §14-16-6-6(N).**

3-6(E)(4)(b) For properties with undulating terrain that would require fill as part of site grading, the resulting building shall not be taller than the tallest building on any abutting lot located within the Height Restriction sub-area and shall not block views to or from the escarpment, as shown in a view analysis. (See “View Plane Analysis” sheet 3 in Attachments section, Variance/Site Plan.)

Staff Comments:

The subject site is between two existing (residential dwelling units. The tallest adjacent building is 15 feet tall and located to the right (southwest) of the subject site and measures to a final elevation of approximately 5356.0 feet. The building located adjacent and to the northeast of the subject site is 15 feet tall and measures to a final elevation of approximately 5353.0 feet.

The proposed height of the residential building on the subject site of 15 feet would measure at an elevation of 5354.67 feet with the highest point proposed at 18 feet 9 inches (18.75 feet) tall for a final height measurement at an elevation of 5341.99 feet. The proposed dwelling will sit 2 feet 8 inches (2.67 feet) below the tallest (elevation of 5356.0 feet) and adjacent building to its right (southeast). (See “Elevation Views” in Attachments section, Variance/Site Plan.)

**The requested building would not be taller than the tallest building on any abutting lot, and therefore, meets requirements IDO §14-16-3-6(E)(4)(b).**

3-6(E)(4)(c) Additional height may be requested through a Variance – EPC pursuant to Subsection 14-16-6-6(N).



1. No building or structure shall exceed 19 feet in height from the finished grade, inclusive of any Variance granted.

Staff Comments:

The proposed dwelling will measure 18 feet 9 inches (18.75') tall from finished grade. The structure would not exceed 19 feet in height from the finished grade.

2. When a Variance is requested for building or structure height, the visual impact of additional height on views to and from the escarpment shall be minimized through at least 1 of the techniques offered in IDO subsection 3-6(E)(4).

Staff Comments:

The applicants indicate that they are minimizing the visual impact of the additional height to and from the escarpment through a View Corridor technique IDO 3-6(E)(4)(c)(2)(b). The intent is to preserve the maximum amount of unobstructed lateral views to the base of the escarpment. If the site is located above the escarpment, the views will be to the top of the escarpment. (See analysis of Subsection 6-6(N)(2)(g)(3) and the View Plane Analysis for the subject site on sheet 3 in Attachments, section Variance/Site Plan.)

**This request meets the building regulations in IDO §14-16-3-6(E)(4)(c)(1) and (2).**

3-6(E)(5) Colors:

The exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screening materials, shall be colors with light reflective value (LRV) ranging from 20 percent to 50 percent. This middle range of reflectance is intended to avoid very light and very dark colors.

- 3-6(E)(5)(a) Colors include the yellow ochers, browns, dull reds, and grey greens existing on the Northwest Mesa and escarpment, exclusive of the basalt.

Staff Comments:

The colors of the exterior surface of the building will consist of a light reflective value ranging from 20 to 50 percent. **This request meets requirement pursuant to IDO §14-16-3-6(E)(5)(a) has been noted on the site plan.**

- 3-6(E)(5)(b) Trim materials on façades constituting less than 20 percent of the façade's opaque surface may be any color.

Staff Comments:

The color of the trim material on the building will be less than 20 percent of the façade's surface. **This request meets the requirement pursuant to IDO §14-16-3-6(E)(5)(b) and has been noted on the Site Plan.**

3-6(E)(6) Reflectivity:

Reflective or mirrored glass is prohibited.

Staff Comments:

The proposed building will not consist of reflective or mirror glass. **This request meets the requirement pursuant to IDO §14-16-3-6(E)(6) and has been noted on the Site Plan.**

3-6(E)(7) Roof-mounted Equipment:

No exposed roof-mounted heating, ventilation, and air conditioning equipment shall be allowed. Any such equipment shall be fully screened from view from the nearest public streets and from the escarpment.

Staff Comments:

The proposed building will not consist of any exposed roof-mounted heating, ventilation, and air conditioning equipment. **This request meets requirement pursuant to IDO §14-16-3-6(E)(7) and has been noted on the Site Plan.**

***IDO §14-16-6-6(N)(3) Review and Decision Criteria 6-6(N)(3)(a) General***

An application for a Variance – EPC shall be approved if it meets all of the following criteria.

1. There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical characteristics, natural forces, or by government actions for which no compensation was paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property, or practical difficulties result from strict compliance with the minimum standards.

Staff Comments:

The special circumstances applicable to the subject site involve the topography, location, surroundings and physical characteristic. The subject site's natural grade is approximately 3 to 4 feet lower than its two adjacent lots. Before construction, the lot to left (south) of the subject site natural grade was approximately on average at 5,324 feet and the finished floor of the building constructed on the site is now at 5,327 feet and required approximately 3 to 4 feet of fill per its approved grading and drainage plan. Despite this site requiring a similar amount of fill to raise their elevation as is the case the subject site, a Variance-EPC was not required because its construction in 2016 was before the update to IDO in 2019.

The location of the subject site between two adjacent higher lots creates an extraordinary hardship because it substantially and unsuitably limits the reasonable use and economic return of the property. The city's Hydrology division has approved a grading and drainage plan that involves bringing fill onto the site to improve its conditions, including the prevention of potential flooding or negative impact on the surrounding parcels. Though the homeowner could build an approximately 12- or 13-foot building above natural grade and it would create practical difficulties as a result from strict compliance with the minimum standards because its physical characteristics, would be entirely different in scale and size when compared to the surrounding buildings in the neighborhood. **This request generally meets Criteria 1.**

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

Staff Comments:

The requested variance will not be materially contrary to the public safety, health, or welfare because the total height from the finished floor will be lower than the adjacent building. The Hydrology division has approved grading and drainage plans that will enable the subject site to be developed and retain any water runoff on site thus preventing it from flooding neighboring properties. The requested variance does not impeded views of the escarpment when looking up at the escarpment from Stag Horn Dr NW towards the direction of the subject site. **This request meets Criteria 2.**

3. The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

Staff Comments:

The variance does not cause significant material adverse impacts on the surrounding properties or infrastructure improvements in the vicinity because the proposed building will resemble the other houses in the neighborhood. The financial investment in the construction of the building will more than likely contribute to the increased property value of the neighboring homes.

The proposed variance will enable the proposed building to connect to the existing adjacent infrastructure such as water, electric and sewer. Transportation infrastructure such as the adjacent public sidewalks, curbs, gutters, and local street will not be adversely impacted but will be utilized by future residents of the proposed dwelling unit. The future dwelling unit would require modifications to sidewalks, curbs, and gutters, especially for a new driveway which are required for any new build with such existing infrastructure. The applicant will work with the City of Albuquerque to ensure any infrastructure development requirements and municipal codes are met. These regulations are in place to ensure proper drainage, public safety, and accessibility. **This request meets Criteria 3.**

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

Staff Comments:

The requested height variance of 3 feet 9 inches will not materially undermine the intent and purpose of the IDO. The variance request would result in a maximum building height of 18 feet 9 inches which aligns with IDO 3-6-6(E)(4)(c) which allows additional height requested through a Variance – EPC. In particular, that no building or structure shall exceed 19 feet in height from the finished grade, inclusive of any Variance granted. The requested variance meets the height requirement for a variance in an R-1D zone district and Volcano Mesa – CPO-13. Pursuant to 3-4(N)(4) building height standards in the CPO-13 apply only outside of the area specified in Subsection 14-16-3-6(E)(2) as the Northwest Mesa Escarpment – VPO-2 Height Restrictions Sub-area. **This request meets Criteria 4.**

5. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

Staff Comments:

The variance approved is the minimum necessary to build on the subject site to avoid extraordinary hardship and practical difficulties. The Hydrology division has approved grading and drainage plans which position the finished floor grade approximately 3 to 4 feet thereby limiting the total height of the building on the subject site. The variance avoids extraordinary hardships such as appraisal challenges when compared to taller homes adjacent to it. The neighborhood appearance and uniformity could be compromised by having a significantly shorter home in the neighborhood. The variance would result in the proposed building to remain below the 19' foot maximum allowed for a height variance request in the Northwest Mesa Escarpment - VPO-2 sub-area. **This request meets Criteria 5.**

***IDO 14-16-6-6(N)(3)(c) Northwest Mesa Escarpment – VPO-2***

An application for a Variance from the 15-foot structure height limit in the Height Restriction Sub-area in Subsection 14-16-3-6(E)(3) (Northwest Mesa Escarpment – VPO-2) shall be approved if it meets the criteria in Subsection (a) above and all of the following criteria.

1. Hardship - The intent of the view regulations in Section 14-16-3-6(E) (Northwest Mesa Escarpment – VPO-2) must be met. The burden is on the applicant to demonstrate that strict adherence to VPO-2 building height regulations would render the lot undevelopable because of physical and/or engineering constraints (e.g., rock outcroppings, street grades, drainage requirements, ADA compliance, utility design, etc.).

Staff Comments:

Strict adherence to the height regulations would prevent the building from being developed because of the approved grading and drainage plan from Hydrology requires 3 feet 9 inches of additional fill be brought onto the subject site. Without bringing in fill to raise the elevation of the site, any building constructed could flood, have water damage or structural damage to the foundation. **This request meets Criteria 1, Hardship.**

2. Visual Impact - The impact of the proposed development on views to and from the escarpment will be the same as, or less than, the impact if the 15-foot height limit were met.

Staff Comments:

The impact of the views to and from the escarpment will be the same or less than, the impact if the 15-foot height limit were met on the proposed development. The variance request for 3 feet 9 inches would not negatively hinder the visual impact of the escarpment. The proposed height limit would be lower than the existing height of the building to its east. The proposed building would not impact views to the escarpment and would not be seen from the bottom of the escarpment on Stag Horn Dr NW looking up in the direction of the proposed building. The purpose of the VPO-2 regulations is to protect views looking to and from the Petroglyph National Monument.

The applicants indicate that they are minimizing the visual impact of the additional height to and from the escarpment through a View Corridor technique IDO §14-16-3-6(E)(4)(c)(2)(b). The intent is to preserve the maximum amount of unobstructed lateral views to the base of the escarpment. If the site is located above the escarpment, the views will be to the top of the escarpment. See analysis of IDO §14-16-6-6(N)(2)(g)(3) and the View Plane Analysis for the subject site. **This request generally meets Criteria 2, Visual Impact.**

## ***V. Agency & Neighborhood Concerns***

### ***Reviewing Agencies***

There were not any significant comments from the reviewing agencies. Please refer to the agency comments section for more detailed information.

### ***Neighborhood/Public***

At the time of this writing, staff has not received any comments supporting or opposing the amendment to the Site Plan.

Public notice requirements are established in IDO Table 6-1-1 and IDO §14-16-6-4(J) Public Notice. The Taylor Ranch Neighborhood Association and the Westside Coalition of

Neighborhood Associations are within 660-feet of the subject site and were notified as required (see attachments).

Property owners within 100 feet of the subject site were notified by the applicant, as required.

## ***VI. Conclusion***

The request is for is for a variance to the 15-foot structure height limit in the Height Restriction Sub-Area of the Northwest Mesa Escarpment – VPO-2 (VPO-2).

A Variance – EPC request of up to 19 feet above finished grade, where grading requirements necessitate a minimum amount of fill for proper drainage, is allowed in the VPO-2 [IDO §14-16-6-6(N)].

The applicant has justified the request pursuant to IDO §14-16-6-6(N)(3) Variance-EPC Review and Decision Criteria.

Notification requirements were met for the request. Staff is unaware of support or opposition at the time of this writing.

Staff Recommends Approval subject to the following recommended findings and conditions of approval.

## ***Findings, Variance - EPC***

Project #: VA-2025-00114

1. The request is for a variance to the 15-foot structure height limit in the Height Restriction Sub-Area of the Northwest Mesa Escarpment – VPO-2 (VPO-2). The variance would facilitate the development of a future single-family residential dwelling unit located at 6304 Petirrojo Rd NW (the “subject site”) legally described as all or a portion of Tract 12 Block 10 of Volcano Cliffs Subdivision Unit 2, between Vista Del Prado NW and Urraca St. NW, containing approximately 0.4 acres.
2. The subject site is within the Volcano Cliffs area and the VPO-2 Height Restrictions sub-area. Pursuant to IDO §14-16-3-6(E)(2), the purpose of this VPO is to protect views looking to and from the Petroglyph National Monument. One way in which these views are protected is by limiting building height. A building and/or structure height is not allowed to exceed 15 feet, as measured from natural grade [IDO §14-16- 3-6(E)(4)(a)].
3. The applicant is requesting a height variance of 3 feet 9 inches for an average height between the plate and the ridge of a gable roof of 15 feet, with a highest point measuring 18 feet 9 inches from natural grade.
4. This Variance – EPC request is to vary standards in IDO §14-16-3-6(E)(3) (Building and Structure Height) of the Northwest Mesa Escarpment – VPO-2 to allow up to 19 feet above

finished grade where grading requirements necessitate a minimum amount of fill for proper drainage [IDO §14-16-6-6(N)].

5. The Environmental Planning Commission (EPC) is the decision-making body for a variance to the 15-foot structure height limit in the Height Restriction Sub-Area of the Northwest Mesa Escarpment – VPO-2 pursuant to IDO §14-16-6-6(N). This request is quasi-judicial.
6. If approved by the EPC, the associated Site Plan – Administrative will be reviewed and decided by Planning staff, and the variance will be noted on the drawings.
7. The subject site is zoned R1-D (Residential – Residential, Single-Family-Extra Large Lot-Zone District), a zoning designation received upon adoption of IDO in May 2018. The subject site was formerly zoned SU-2 for Volcano Cliffs Large Lot.
8. The Comprehensive Plan, the Integrated Development Ordinance (IDO), and the Federal telecommunications Act are incorporated herein by reference and made part of the record for all purposes.
9. The 2017 Albuquerque/Bernalillo County Comprehensive Plan contains overarching Guiding Principles, Goals, and Policies that embody a vision for development and service provision in the City and County. Although the review and decision criteria for a Variance-EPC does not require the application to be analyzed for consistency with the Comprehensive Plan, Staff has provided a brief analysis. The analysis of the height variance requires staff to determine if the proposed site plan/variance is consistent with the Integrated Development Ordinance (IDO) regulations for a View Protection Overlay zone.
10. The request is consistent with the following Goal related to Character from Comprehensive Plan Chapter 4: Community Identity.

GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.

The subject site is located within an Area of Consistency, CPO-13 Volcano Mesa Character Protection Overlay zone, and VPO-2 Northwest Mesa Escarpment. These protections all ensure that this home would be built in a way that protects the surrounding properties and general neighborhood. The subject site maintains the general requirements in both CPO-13, and VPO-2. The proposed development is in line with the character and will enhance, protect, and preserve the surrounding community. The analysis of the impact on the views below indicates that the surrounding public views to and from the escarpment will be maintained.

11. The request is consistent with the following Policy related to Areas of Consistency from Comprehensive Plan Chapter 5: Land Use

POLICY 5.6.3 AREAS OF CONSISTENCY: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers of Corridors, parks, and Major Public Open Space.



The proposed building would protect and enhance the character of the surrounding single-family neighborhood and would be consistent adjacent homes. The key assets of this neighborhood including the protected views to and from the escarpment would be maintained. The analysis of the views later in this report demonstrates that the requested addition in height would maintain these views and cause no more of an impact than the allotted 15-foot height.

12. The request is consistent with the following Policy related to Community Character from Comprehensive Plan Chapter 7: Urban Design.

POLICY 7.3.2 COMMUNITY CHARACTER: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

A key asset of this neighborhood are the protected views to and from the escarpment. The analysis of the view impact below indicates that the requested addition in height will maintain these views and cause no more of an impact the allotted 15-foot height.

13. The subject site is located on the Northwest Mesa Escarpment in an area protected by Volcano Mesa Character Protection Overlay zone (CPO-13) [IDO §14-16-3-4(N)] and Northwest Mesa Escarpment View Protection Overlay zone (VPO-2) [IDO §14-16-3-6(E)(2)].
14. The subject site is located in an Area of Consistency and the Northwest Mesa CPA.
15. The variance request has been justified pursuant to IDO 14-16-3-6(E)(4) Building and Structure Height in VPO-2 Height Restrictions Sub-area, IDO §14-16-6-6(N)(3) Review and Decision Criteria, and IDO§14-16-6-6(N)(3)(c) Northwest Mesa Escarpment – VPO-2.
16. IDO §14-16-3-6(E)(4) Building and Structure Height in VPO-2 Height Restrictions Sub-Area Standards
- A. 3-6(E)(4)(a) Building and/or structure height shall not exceed 15 feet, as measured from natural grade.
1. The proposed building height of 15'-0" from the natural grade of the subject site would reach 5333.24.
  2. The proposed building height from the proposed at finished grade with a 15'-0" structure is 5354.67.

The requested building would exceed 15 feet as measured from natural grade and would not meet the Building Height in VPO-2 Height Restriction Sub-Area Standards. Therefore, a variance is required for the proposed building to exceed the building height standards as required by IDO §14-16-6-6(N).

- B. 3-6(E)(4)(b) For properties with undulating terrain that would require fill as part of site grading, the resulting building shall not be taller than the tallest building on any abutting

lot located within the Height Restriction sub-area and shall not block views to or from the escarpment, as shown in a view analysis.

The subject site is between two existing (residential dwelling units. The tallest adjacent building is 15 feet tall and located to the right (southwest) of the subject site and measures to a final elevation of approximately 5,356.0 feet. The building located adjacent and to the northeast of the subject site is 15 feet tall and measures to a final elevation of approximately 5,353.0 feet.

The proposed height of the residential building on the subject site of 15 feet would measure at an elevation of 5354.67 feet with the highest point proposed at 18 feet 9 inches (18.75 feet) tall for a final height measurement at an elevation of 5341.99 feet. The proposed dwelling will sit 2 feet 8 inches (2.67 feet) below the tallest (elevation of 5356.0 feet) and adjacent building to its right (southeast). (See "Elevation Views" in Attachments section, Variance/Site Plan.)

- C. 3-6(E)(4)(c) Additional height may be requested through a Variance – EPC pursuant to Subsection 14-16-6-6(N).

1. No building or structure shall exceed 19 feet in height from the finished grade, inclusive of any Variance granted.

The proposed dwelling will measure 18 feet 9 inches (18.75') tall from finished grade. The structure would not exceed 19 feet in height from the finished grade.

2. When a Variance is requested for building or structure height, the visual impact of additional height on views to and from the escarpment shall be minimized through at least 1 of the following techniques.

The applicants indicate that they are minimizing the visual impact of the additional height to and from the escarpment through a View Corridor technique IDO 3-6(E)(4)(c)(2)(b). The intent is to preserve the maximum amount of unobstructed lateral views to the base of the escarpment. If the site is located above the escarpment, the views will be to the top of the escarpment. (See analysis of Subsection 6-6(N)(2)(g)(3) and the View Plane Analysis for the subject site on sheet 3 in Attachments, section Variance/Site Plan.)

- D. 3-6(E)(5) Colors: The exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screening materials, shall be colors with light reflective value (LRV) ranging from 20 percent to 50 percent. This middle range of reflectance is intended to avoid very light and very dark colors.

1. 3-6(E)(5)(a) Colors include the yellow ochers, browns, dull reds, and grey greens existing on the Northwest Mesa and escarpment, exclusive of the basalt.

The colors of the exterior surface of the building will consist of a light reflective value ranging from 20 to 50 percent.

2. 3-6(E)(5)(b) Trim materials on façades constituting less than 20 percent of the façade's opaque surface may be any color.

The color of the trim material on the building will be less than 20 percent of the façade's surface.

- E. 3-6(E)(6) Reflectivity: Reflective or mirrored glass is prohibited.

The proposed building will not consist of reflective or mirror glass.

- F. 3-6(E)(7) Roof-mounted Equipment: No exposed roof-mounted heating, ventilation, and air conditioning equipment shall be allowed. Any such equipment shall be fully screened from view from the nearest public streets and from the escarpment.

The proposed building will not consist of any exposed roof-mounted heating, ventilation, and air conditioning equipment.

17. IDO §14-16-6-6(N)(3) Review and Decision Criteria 6-6(N)(3)(a) General

An application for a Variance – EPC shall be approved if it meets all of the following criteria.

1. There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical characteristics, natural forces, or by government actions for which no compensation was paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property, or practical difficulties result from strict compliance with the minimum standards.

The special circumstances applicable to the subject site involve the topography, location, surroundings and physical characteristic. The subject site's natural grade is approximately 3 to 4 feet lower than its two adjacent lots. Before construction, the lot to left (south) of the subject site natural grade was approximately on average at 5,324 feet and the finished floor of the building constructed on the site is now at 5,327 feet and required approximately 3 to 4 feet of fill per its approved grading and drainage plan. Despite this site requiring a similar amount of fill to raise their elevation as is the case the subject site, a Variance-EPC was not required because its construction in 2016 was before the update to IDO in 2019.

The location of the subject site between two adjacent higher lots creates an extraordinary hardship because it substantially and unsuitably limits the reasonable use and economic return of the property. The city's Hydrology division has approved a grading and drainage plan that involves bringing fill onto the site to improve its conditions, including the prevention of potential flooding or negative impact on the surrounding parcels. Though the homeowner could build an approximately 12- or 13-foot building above natural grade and it would create practical difficulties as a result from strict compliance with the minimum standards because its physical

characteristics, would be entirely different in scale and size when compared to the surrounding buildings in the neighborhood.

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

The requested variance will not be materially contrary to the public safety, health, or welfare because the total height from the finished floor will be lower than the adjacent building. The Hydrology division has approved grading and drainage plans that will enable the subject site to be developed and retain any water runoff on site thus preventing it from flooding neighboring properties. The requested variance does not impeded views of the escarpment when looking up at the escarpment from Stag Horn Dr NW towards the direction of the subject site.

3. The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

The variance does not cause significant material adverse impacts on the surrounding properties or infrastructure improvements in the vicinity because the proposed building will resemble the other houses in the neighborhood. The financial investment in the construction of the building will more than likely contribute to the increased property value of the neighboring homes.

The proposed variance will enable the proposed building to connect to the existing adjacent infrastructure such as water, electric and sewer. Transportation infrastructure such as the adjacent public sidewalks, curbs, gutters, and local street will not be adversely impacted but will be utilized by future residents of the proposed dwelling unit. The future dwelling unit would require modifications to sidewalks, curbs, and gutters, especially for a new driveway which are required for any new build with such existing infrastructure. The applicant will work with the City of Albuquerque to ensure any infrastructure development requirements and municipal codes are met. These regulations are in place to ensure proper drainage, public safety, and accessibility.

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

The requested height variance of 3 feet 9 inches will not materially undermine the intent and purpose of the IDO. The variance request would result in a maximum building height of 18 feet 9 inches which aligns with IDO 3-6-6(E)(4)(c) which allows additional height requested through a Variance – EPC. In particular, that no building or structure shall exceed 19 feet in height from the finished grade, inclusive of any Variance granted. The requested variance meets the height requirement for a variance in an R-1D zone district and Volcano Mesa – CPO-13. Pursuant to 3-4(N)(4) building height standards in the CPO-13 apply only outside of the area specified in Subsection 14-16-3-6(E)(2) as the Northwest Mesa Escarpment – VPO-2 Height Restrictions Sub-area.

5. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

The variance approved is the minimum necessary to build on the subject site to avoid extraordinary hardship and practical difficulties. The Hydrology division has approved grading and drainage plans which position the finished floor grade approximately 3 to 4 feet thereby limiting the total height of the building on the subject site. The variance avoids extraordinary hardships such as appraisal challenges when compared to taller homes adjacent to it. The neighborhood appearance and uniformity could be compromised by having a significantly shorter home in the neighborhood. The variance would result in the proposed building to remain below the 19' foot maximum allowed for a height variance request in the Northwest Mesa Escarpment - VPO-2 sub-area.

18. IDO 14-16-6-6(N)(3)(c) Northwest Mesa Escarpment – VPO-2

An application for a Variance from the 15-foot structure height limit in the Height Restriction Sub-area in Subsection 14-16-3- 6(E)(3) (Northwest Mesa Escarpment – VPO-2) shall be approved if it meets the criteria in Subsection (a) above and all of the following criteria.

1. Hardship - The intent of the view regulations in Section 14-16-3-6(E) (Northwest Mesa Escarpment – VPO-2) must be met. The burden is on the applicant to demonstrate that strict adherence to VPO-2 building height regulations would render the lot undevelopable because of physical and/or engineering constraints (e.g., rock outcroppings, street grades, drainage requirements, ADA compliance, utility design, etc.).

Strict adherence to the height regulations would prevent the building from being developed because of the approved grading and drainage plan from Hydrology requires 3 feet 9 inches of additional fill be brought onto the subject site. Without bringing in fill to raise the elevation of the site, any building constructed could flood, have water damage or structural damage to the foundation.

2. Visual Impact - The impact of the proposed development on views to and from the escarpment will be the same as, or less than, the impact if the 15-foot height limit were met.

The impact of the views to and from the escarpment will be the same or less than, the impact if the 15-foot height limit were met on the proposed development. The variance request for 3 feet 9 inches would not negatively hinder the visual impact of the escarpment. The proposed height limit would be lower than the existing height of the building to its east. The proposed building would not impact views to the escarpment and would not be seen from the bottom of the escarpment on Stag Horn Dr NW looking up in the direction of the proposed building. The purpose of the

VPO-2 regulations is to protect views looking to and from the Petroglyph National Monument.

The applicants indicate that they are minimizing the visual impact of the additional height to and from the escarpment through a View Corridor technique IDO §14-16-3-6(E)(4)(c)(2)(b). The intent is to preserve the maximum amount of unobstructed lateral views to the base of the escarpment. If the site is located above the escarpment, the views will be to the top of the escarpment. See analysis of IDO §14-16-6-6(N)(2)(g)(3) and the View Plane Analysis for the subject site.

19. The applicant notified the following Neighborhood Associations within 660-feet of the subject site: Taylor Ranch Neighborhood Association and the Westside Coalition of Neighborhood Associations, and property owners within 100-feet of the subject site as required.
20. At the time of this writing, staff has not received any comments supporting or opposing the variance request.
21. Staff has crafted conditions of approval needed to improve compliance with applicable IDO standards and provide clarity for the future.

### ***Recommendation***

APPROVAL of Project # VA-2025-00114, the request is for a variance for a single-family dwelling that has not been constructed; requesting a height variance of 3 feet 9 inches for an average height between the plate and the ridge of a gable roof of 15 feet, with a highest point measuring 18 feet 9 inches from natural grade for all or a portion of Tract 12 Block 10 of Volcano Cliffs Subdivision Unit 22 containing approximately 0.4 acres, located at 6304 Petirrojo Rd NW between Vista Del Prado NW and Urraca St. NW based on the preceding Findings and subject to the following Conditions of Approval.

### ***Recommended Conditions of Approval***

Project # VA-2025-00114, Variance - EPC

1. Pursuant to IDO §14-16-6-4(O)(4), any Conditions of Approval shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.
2. The Applicant shall coordinate with the Staff Planner to ensure that all Conditions of Approval are met prior to submitting the residential development for Site Plan-Administrative Review.
3. After coordinating with the Staff Planner, the applicant shall submit the final version of the Site Plan to the Development Facilitation Team (DFT) with the application for a Site Plan-Administrative review of the residential development. Pursuant to IDO §14-16-6-6(I)(2)(m), Site Plans shall be reviewed administratively for compliance with Conditions of Approval, the DPM, and zoning standards prior to the issuance of a building permit. The

reviewer shall ensure that all EPC Conditions have been satisfied and that the IDO, DPM, and all other applicable City requirements have been met.

4. The associated Site Plan – Administrative will be reviewed and decided by Planning staff, and the variance shall be noted on the drawings.
  5. The approved variance request shall state on the drawings, “On September 18, 2025 the EPC reviewed and approved the height variance request of 3 feet 9 inches for an average height between the plate and the ridge of a gable roof of 15 feet, with a highest point measuring 18 feet 9 inches from natural grade.”
  6. Sheet “Elevation Views” shall change from sheet 3 to sheet 2.
  7. Elevation D/2 View Looking NW from Vista Del Prado note “Height at Adjacent Prop =5335.0” pointing to the adjacent building on the left shall be corrected to “5356.0” to match the elevation on C/2 View Looking SE from Petirrojo.
  8. The street name on the drawings shall be changed from “Pettirojo” to “Petirrojo.”
  9. The Variance for the subject site shall comply with the General Regulations and Standards of the IDO, including all other applicable design regulations, except as specifically approved by the EPC.
- 

*William Steele*

William Steele  
Senior Planner

Notice of Decision cc list:

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EPC file



## ***Agency Comments***

### PLANNING DEPARTMENT

#### *Hydrology*

Ensure that proper drainage from excess water flows into the street and does not drain into neighboring property on the south.

#### *Transportation Development Services*

No objection

### OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

#### *Solid Waste Department*

No Comments

#### *CABQ Parks and Recreation – Urban Forestry*

Forestry has no comments at this time.

#### *CABQ Municipal Development*

No adverse comments.

### OTHER AGENCIES

#### *Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)*

AMAFCA has no adverse comments to the Height Variance EPC request.

#### *Albuquerque Public Schools (APS)*

Project #VA-2025-00114

- a. EPC Description: Variance.
- b. Site Information: Volcano Cliffs Subdivision, Lot 12, Block 10, Unit 22.
  - a. Site Location: 6304 Pettirojo Rd., Albuquerque, NM 87120.
  - c. Request Description: Height Variance of 3’9” for the construction of a new single-family dwelling unit.
- a. APS Comments: Residential development at this location impacts Sunset View Elementary School, Tony Hillerman Middle School, and Volcano Vista High School.
  - i. Residential Units: 1
  - ii. Est. Elementary School Students: 1
  - iii. Est. Middle School Students: 1
  - iv. Est. High School Students: 1

v. Est. Total # of Students from the Project: 3

\*The estimated number of students from the proposed project is based on an average student generation rate.

School Capacity

School	2024-2025 (40th Day) Enrollment	Facility Capacity	Space Available
Sunset View Elementary School	407	660	253
Tony Hillerman Middle School	862	1,180	318
Volcano Vista High School	2,121	2,300	179

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- a. Provide new capacity (long-term solution)
  - i. Construct new schools or additions
  - ii. Add portables
  - iii. Use of non-classroom spaces for temporary classrooms
  - iv. Lease facilities
  - v. Use other public facilities
- b. Improve facility efficiency (short-term solution)
  - i. Schedule Changes
    - Double sessions
    - Multi-track year-round
  - ii. Other
    - Float teachers (flex schedule)
- c. Shift students to Schools with Capacity (short-term solution)
  - i. Boundary Adjustments / Busing
  - ii. Grade reconfiguration
- d. Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

*Bernalillo County Transportation*

No Bernalillo County roads near or adjacent to this parcel.

*Bernalillo County Planning and Zoning*

No adverse comment; this is not near Bernalillo County properties or jurisdiction.

*Public Service Company of New Mexico (PNM)*

There are PNM facilities and/or easements along the Petirrojo Rd frontage.

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located within the property and to abide by any conditions or terms of those easements.

Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

Any existing and/or new PNM easements and facilities need to be reflected on any future Site Plan and any future Plat.

Structures, especially those made of metal like restrooms, storage buildings, and canopies, should not be within or near PNM easements without close coordination with and agreement from PNM.

Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

## A) PHOTOGRAPHS



Viewing the front of the subject site. The houses adjacent to the site can be seen in this picture. A sign posting is located on the site.



Looking east down Petirrojo Rd NW towards its intersection with Vista De Prado. The subject site can be seen on the right and houses on the opposite side of the street.

Looking west on the subject site. The neighboring house can be seen in this view.







Viewing the subject site from the rear on Vista De Prado. The houses adjacent to the subject site and across Petirrojo Rd NW can be seen in this view.



Looking southeast from Vista Del Prado NW on the top of the escarpment.

Southeast of the subject site at the base of the escarpment looking toward its top while on the corner of Stag Horn Dr NW and Jasmine St NW.







Arial view of the subject site. The top and base of the escarpment can be seen in this view.



## B) APPLICATION INFORMATION

July 1, 2025

Letter of authorization from property owner

Manuel Chacon/ A&M Construction  
5525 Broadway Blvd. SE  
Albuquerque, NM 87105

I, Manuel Chacon, hereby give permission to Jireh Construction to submit EPC variance on my behalf for property located at 6304 Petirrojo Rd NW Albuquerque, NM 87120.

I will be involved and be participating in the hearing process.

If you have any questions regarding this correspondence, please feel free to contact me at 505-315-3291 or amechapor7504@yahoo.com.

Sincerely,

Manuel Chacon

*Manuel Chacon*

August 30, 2025

Mr. Daniel Aragon, Chair  
Environmental Planning Commission (EPC)  
City of Albuquerque

Re: VPO-2 Northwest Mesa Escarpment Height Variance

Dear Mr. Aragon and Commissioners

This is a request for a height variance of 3'9" for the construction of a new single-family dwelling unit proposed to be located in the Volcano Cliffs area. The future dwelling unit would be located at 6304 Petirrojo Rd NW 87120 (the "subject site"), legally described as Lot 12, Block 10, Unit 22, Volcano Cliffs Subdivision, zoned R-1(D) and containing approximately .3857 acres. The subject site is within the VPO-2, the Northwest Mesa Escarpment View Protection Overlay zone, which restricts building heights to 15' from natural grade; however, meeting this requirement is a hardship and with practicable difficulties as further explained.

### **History of the property**

The subject site is vacant and a building permit to construct a dwelling unit was requested in 2023. During the request for a building permit, a grading and drainage plan was approved by City Hydrology for the current grade of the site, which is 3'9" above natural grade. The grade of the site was modified, as approved by Hydrology. However, when the building permit was being reviewed by Code Enforcement, it was determined that the grade approved by Hydrology would cause the dwelling unit to be above the 15' building height limitation. If granted, this request will allow the construction of a dwelling unit per the approved grading and drainage plan.

### **Surrounding Land Use and Zoning**

The subject site is near the intersection of Petirrojo Road NW and Vista del Prado NW and is currently vacant. The general area is east of Unser Blvd NW and west of the Northwest Mesa Escarpment.

The surrounding properties are mostly vacant with some single-family residential development throughout the area. As shown on the attached zone atlas page, the majority of the residential properties in this area are also zoned R-1(D).

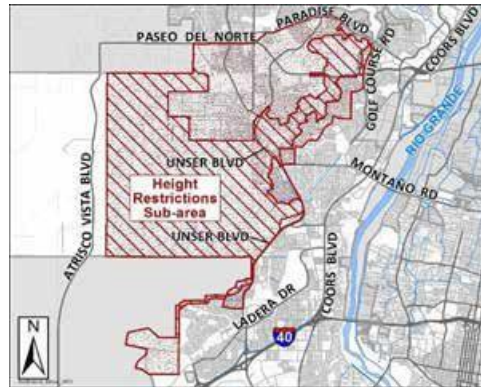
### **The Proposed Dwelling Unit**

We are proposing to construct an approximate 3,500 square foot home with four bedrooms and four bath, single-family dwelling unit within the Volcano Vista area. The dwelling unit is expected to be our personal home, for the time being. The proposed project total height would be at 18ft 9in from natural grade or 15ft from Finished Floor. (see approved grading & drainage plan) Putting the proposed project 3 in below the allowed maximum. We are expected to provide landscaping along the front and back, allowing the new construction to provide curb appeal to the neighborhood.

### **VPO-2, Northwest Mesa Escarpment View Protection Overlay Zone & Applicable Regulations**

#### **3-6(E)(1) Applicability**

The VPO-2 standards apply in the following mapped area. Where the VPO-2 boundary crosses a lot line, the entire lot is subject to these standards.



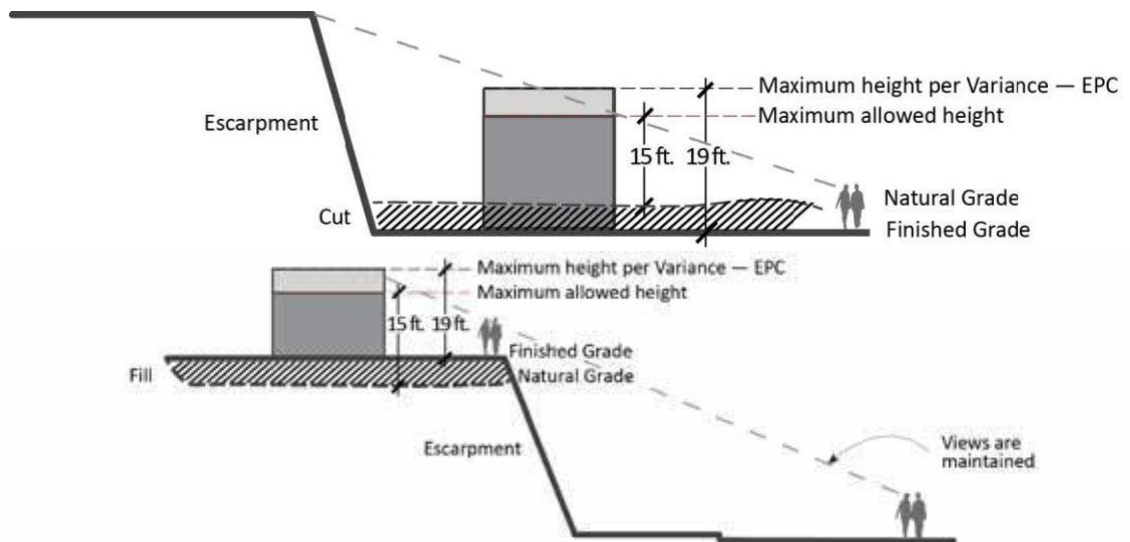
### 3-6(E)(2) Protected Views

Views protected by this VPO-2 are looking to and from the Petroglyph National Monument.

### 3-6(E)(4) Building and Structure Height in VPO-2 Height Restrictions Sub-area

The following standards apply in the Height Restrictions Sub-area shown in the map above.

**3-6(E)(4)(a)** Building and/or structure height shall not exceed 15 feet, as measured from natural grade. (See figures below.)



**3-6(E)(4)(b)** For properties with undulating terrain that would require fill as part of site grading, the resulting building shall not be taller than the tallest building on any abutting lot located within the Height Restriction sub-area and shall not block views to or from the escarpment, as shown in a view analysis. (See figures below.)



**3-6(E)(7) Roof-mounted Equipment:** No exposed roof-mounted heating, ventilation, and air conditioning equipment shall be allowed. Any such equipment shall be fully screened from view from the nearest public streets and from the escarpment.

### **Criteria for Approval of a Variance**

The City of Albuquerque Integrated Development Ordinance (IDO), Section 14-16-6-6(N), Variance – EPC “All applicable provisions of 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-6(N) or the DPM. **6-6(N)(3)**

#### **Review and Decision Criteria**

Reasons for the Variance Approval

The following will address all of the criteria for a variance to the allowed building height.

#### **14-16-6-6(N)(1)(c):**

**This Subsection applies to requests for Variances to standards in Subsection 14-16- 3-6(E)(3) (Building and Structure Height) of the Northwest Mesa Escarpment – VPO-2 for 1 of the following exceptions to structure height:**

- 1. A Variance to allow up to 4 feet of additional height for nonresidential structures to screen rooftop equipment.**
- 2. A Variance to allow up to 19 feet above finished grade where grading requirements necessitate a minimum amount of fill for drainage.**

*The proposed variance will meet criterion number 2 above, allowing the proposed single-family dwelling unit to be no higher than 19’ above finished grade where grading requirements necessitate a minimum amount of fill for drainage. The Proposed dwelling will confine to the current colors that exist in the area also reflective or mirrored glass will no be used. The proposed dwelling unit will have mechanical equipment on the ground; therefore, criterion number 1 will not apply.*

#### **6-6(N)(3) Review and Decision Criteria**

##### **6-6(N)(3)(a) General**

**An application for a Variance – EPC shall be approved if it meets all the following criteria.**

- 1. There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical characteristics, natural forces, or by government actions for which no compensation was paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property, or practical difficulties result from strict compliance with the minimum standards.**



*There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property that pertains to the topography of the site. The subject property's location, surroundings, grading and topography of the immediate adjacent properties have created special circumstances and an extraordinary hardship that justify the need for the variance. As depicted below (figure 1), the major drop in elevation in comparison to the adjacent properties is apparent. The difference in elevations between the subject property and the adjacent properties is related to the lack of enforcement of these regulations on the abutting dwellings, allowing them to be built above natural grade, causing the subject site to be significantly below the adjacent lot.*



**(Figure 1 South view of Subject Lot with SE and SW corners enhanced)**



**Figure 2 (East of Subject Site)**

**Figure 3 (West of Subject Site)**

In addition, there are two major storm drains that are located in front of the subject property that requires an increased ground elevation to avoid any potential flooding on the subject property. Any potential flooding could create water damage and/or structural damage and possibly undermining the foundation of the proposed dwelling.





**Figure 5 (View of Storm Drain adjacent to subject site)**

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

*The subject request will not be materially contrary to the public safety, health or welfare. If granted approval, the applicant intends to obtain any necessary permits, meet all applicable regulations and codes. A grading and drainage plan has been approved by the Hydrology Division of the Planning Department ensuring that there will be no grading or drainage impact on adjacent properties.*

**3. The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.**

*The overall design of the proposed single family dwelling unit was carefully considered and believe the design of the home will help establish and enhance the character of the neighborhood, which is a guiding principle within the Comprehensive Plan. The intent of this request is to allow for the construction of a dwelling unit is to maintain the character of the neighborhood with a custom design that blends in with other custom homes developed in this area. Furthermore, the quality design of the proposed dwelling unit will attract investment in this area and contribute to increased property values in this area.*

*The proposed single family dwelling unit will occur on private property and will have connections to adjacent infrastructure improvements. There are existing sidewalks and curb and gutters that will need to be modified for the construction of the dwelling unit. Any work within the right-ofway will occur with proper permits from the Planning Department to ensure no damage occurs to existing infrastructure improvements.*

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

*The proposed variance will not materially undermine the intent and purpose of this IDO or the applicable zone district, or the applicable Overlay Zone. This variance adheres to the strict criteria of the IDO, more specifically, the Northwest Mesa Escarpment VPO-2 and R-1D zoning. The IDO allows for the provision of a variance, if all the criteria are met. The intent of IDO will still be met in that the subject site will still be developed as a single-family dwelling unit, which is allowed within the subject site's zone district, not exceeding 19', as established in the Overlay Zone. The IDO allows for applicants to seek a variance to regulations in instances that are unique to a site, not allowing the site to meet all of the regulations. As previously mentioned, the topography of the site and the development immediately adjacent to the subject site restricts the full use of the applicant's ability to construct a single-family dwelling unit at the allowed height limitations. The proposed variance will allow the construction of a high-quality dwelling unit maintaining the character of this particular neighborhood, as intended in the IDO and the Overlay Zone.*

**5. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.**

The proposed variance is the minimum necessary to avoid extraordinary hardship or practical difficulties. The height of the existing pad is the lowest possible to accommodate proper drainage. Also, Section 3-6(E)(4)(c)(1) states: "No building or structure shall exceed 19 feet in height from the finished grade, inclusive of any Variance granted." The highest point of the propose dwelling will result of a maximum building height of be at 18' 9", three inches below the maximum allowed for a variance request.

**Additional Criteria**

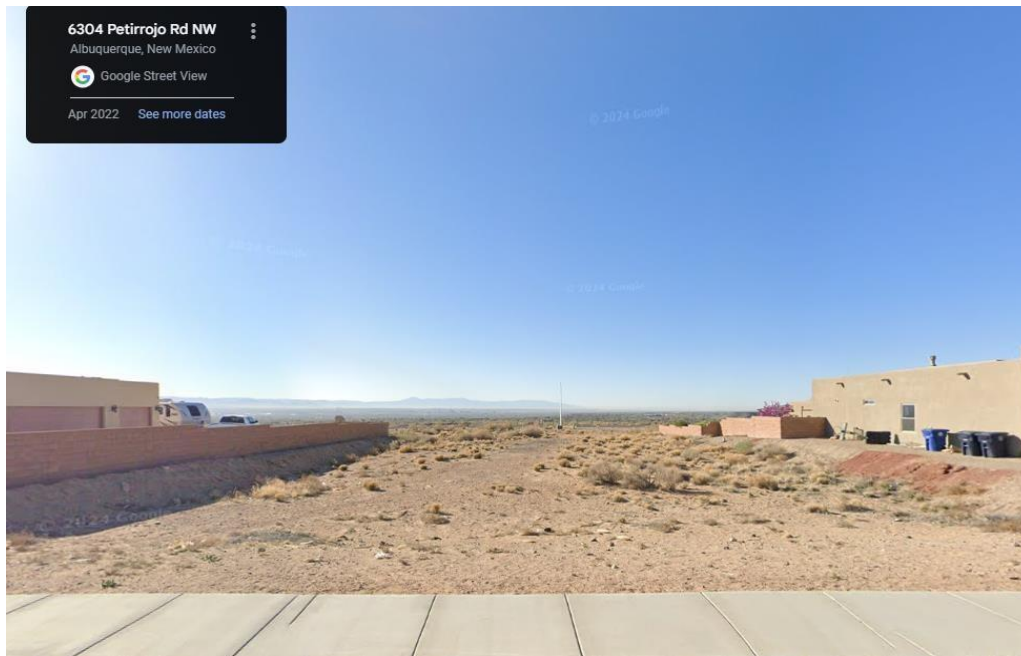
*In addition to the criteria discussed above, the IDO requires this request to comply with 66(N)(3)(c) Northwest Mesa Escarpment – VPO-2, which indicates, "An application for a Variance from the 15-foot structure height limit in the Height Restriction Sub-area in Subsection 14-16-3-6(E)(3) (Northwest Mesa Escarpment – VPO-2) shall be approved if it meets the criteria in Subsection (a) above and all of the following criteria."*

**1. Hardship**

**The intent of the view regulations in Section 14-16-3-6(E) (Northwest Mesa Escarpment – VPO-2) must be met. The burden is on the applicant to demonstrate that strict adherence to VPO-2 building height regulations would render the lot undevelopable because of physical and/or engineering constraints (e.g. rock outcroppings, street grades, drainage requirements, ADA compliance, utility design, etc.).**

*Due to special circumstance of the lot that were not self-imposed because of the grading that has occurred immediately adjacent to this site, a request for a variance is necessary. Without a variance, the subject site could be subject to risk of flooding, water damage or structural undermining of the foundation, if the site is not allowed to be raised an additional 3'8" from*

*natural grade. The additional imported dirt is needed per the approved grading and drainage plan to allow the property the ability to properly drain. Constructing the proposed single-family dwelling at the allowed IDO maximum 15-foot height above natural grade would create a hardship in relation to the potential flooding from Petirrojo RD and from adjacent properties.*



**(Figure 1 South view of Subject Lot with SE and SW corners enhanced)**



**Figure 2 (East of Subject Site)**

**Figure 3 (West of Subject Site)**

*Again, as depicted in Figure 1 above, the lots immediately east and west of the subject site were allowed to be constructed without meeting the requirements of the 15' building height limitation from natural grade. These properties were allowed to have single-family dwelling units constructed at 15' from an elevated grade.*

*In addition, note the closest storm drain (figure 5) on the north east corner of the property sits higher than current grading along with east adjacent dwelling sitting substantially higher (F.P 5309 and dwelling at 15ft) than subject lot, potential for future drainage issues. Failure to obtain*



*height variance may cause substantial and justified use of the property if the storm drain is to fail, causing potential flooding of the subject site.*



**Figure 5 (View of Storm Drain adjacent to subject site)**

## **2. Visual Impact**

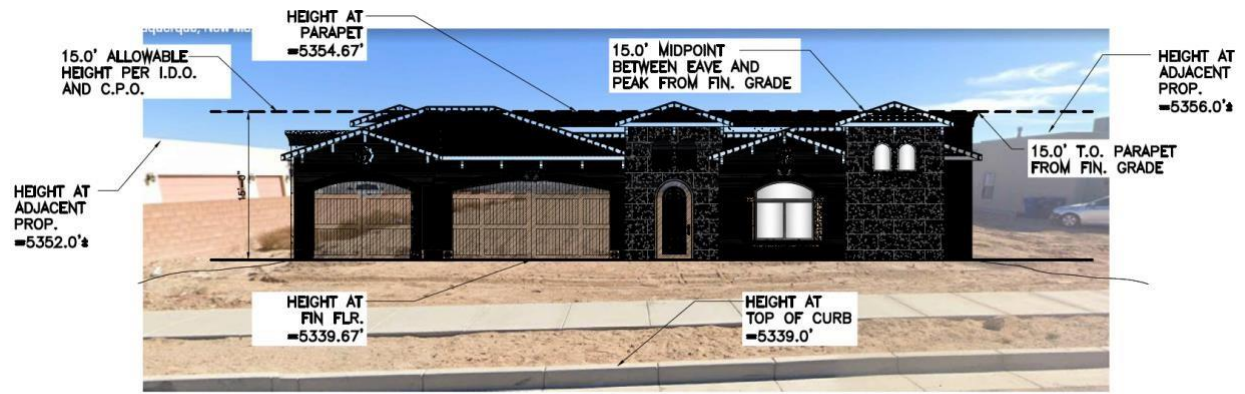
**The impact of the proposed development on views to and from the escarpment will be the same as, or less than, the impact if the 15-foot height limit were met.**

*The impact of the proposed development on views to and from the escarpment will be the same as or less than, the impact if the 15-foot height limit were met. Figure 6 below demonstrates a plane view of the proposed dwelling looking east toward the views of the city when standing at on Petirrojo.*



**Figure 6 View Plane Analysis**

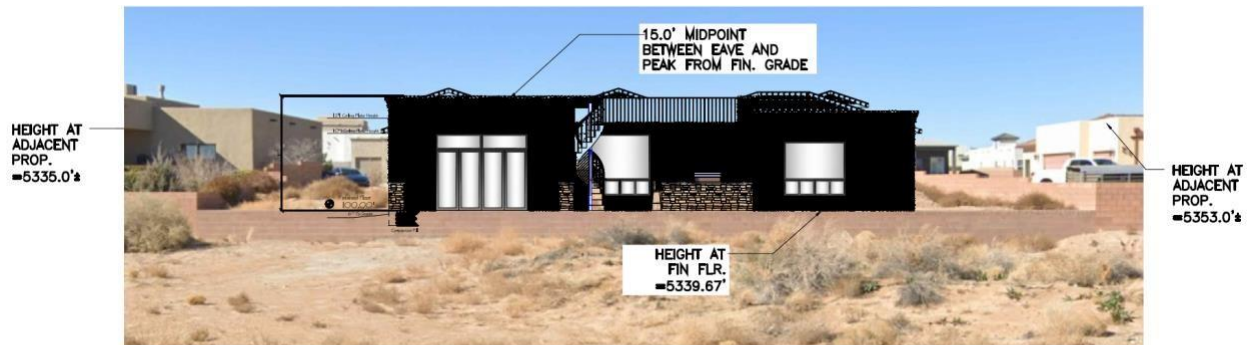
**See Exhibit for height variance for clearer images/information**



**C**  
2 VIEW LOOKING SE FROM PETTIROJO

NTS

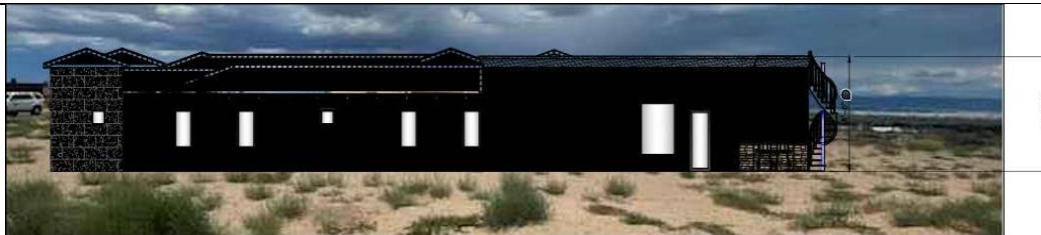
Figure 6a



**D**  
2 VIEW LOOKING NW FROM VISTA DE PRADO

NTS

Figure 6b



**A**  
2 VIEW LOOKING SW VISTA DE PRADO

SCALE: 1"=10'



VIEW LOOKING NE FROM VISTA DE PRADO

SCALE: 1"=10'





(C)  
3 VIEW OF ADJACENT PROP. TO EAST  
ELEV. @ 5,337'

NTS



NTS

(D)  
3 VIEW OF ADJACENT PROP. TO WEST  
ELEV. @ 5,340'

NTS



(E)  
3 VIEW LOOKING SW FROM VISTA DE PRADO  
ELEV. @ 5,336'

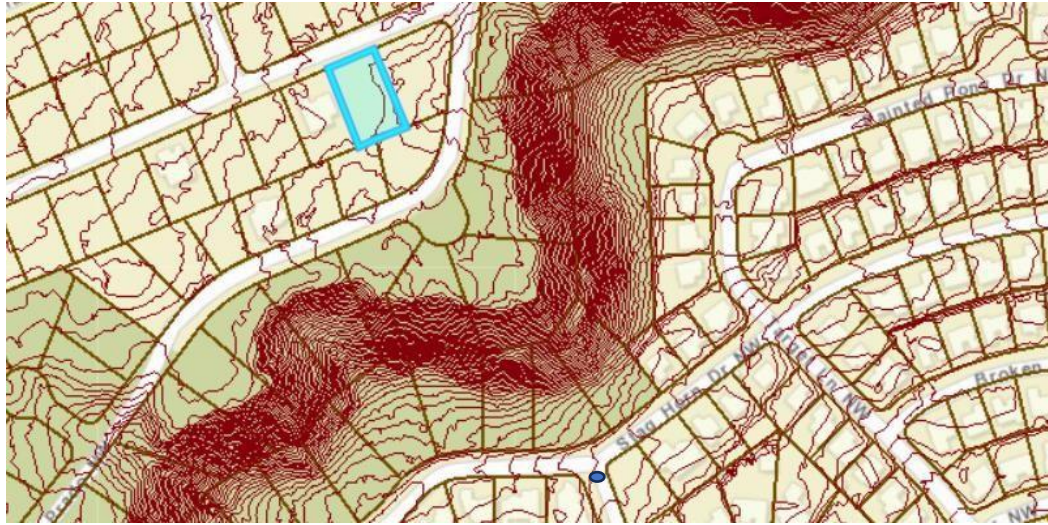
NTS

As shown above, the construction of a dwelling unit constructed at 15' above natural grade will not restrict the view of the escarpment, but will impact the view of the city, since most of the view of the city is below the escarpment. However, the intent of VPO-2, Northwest Mesa Escarpment is to preserve views of the Petroglyph National Monument.

Figure 7 below demonstrates the location of the site and the surrounding grades. The subject site is along the eastern edge of the Northwest Escarpment area and faces toward the city views with the Manzano Mountains in the far background. Since the subject site is close to the edge of the

*Northwest Escarpment Area, the views of the city are expected to be obstructed with the construction of adjacent homes. The figure below also demonstrates two adjacent lots to the east that are expected to be developed with single family dwelling units that will also contribute to obstructed views, even at 15' above natural grade.*

**Figure 7 (AGIS image of the adjacent grades, including the Northwest Escarpment)**

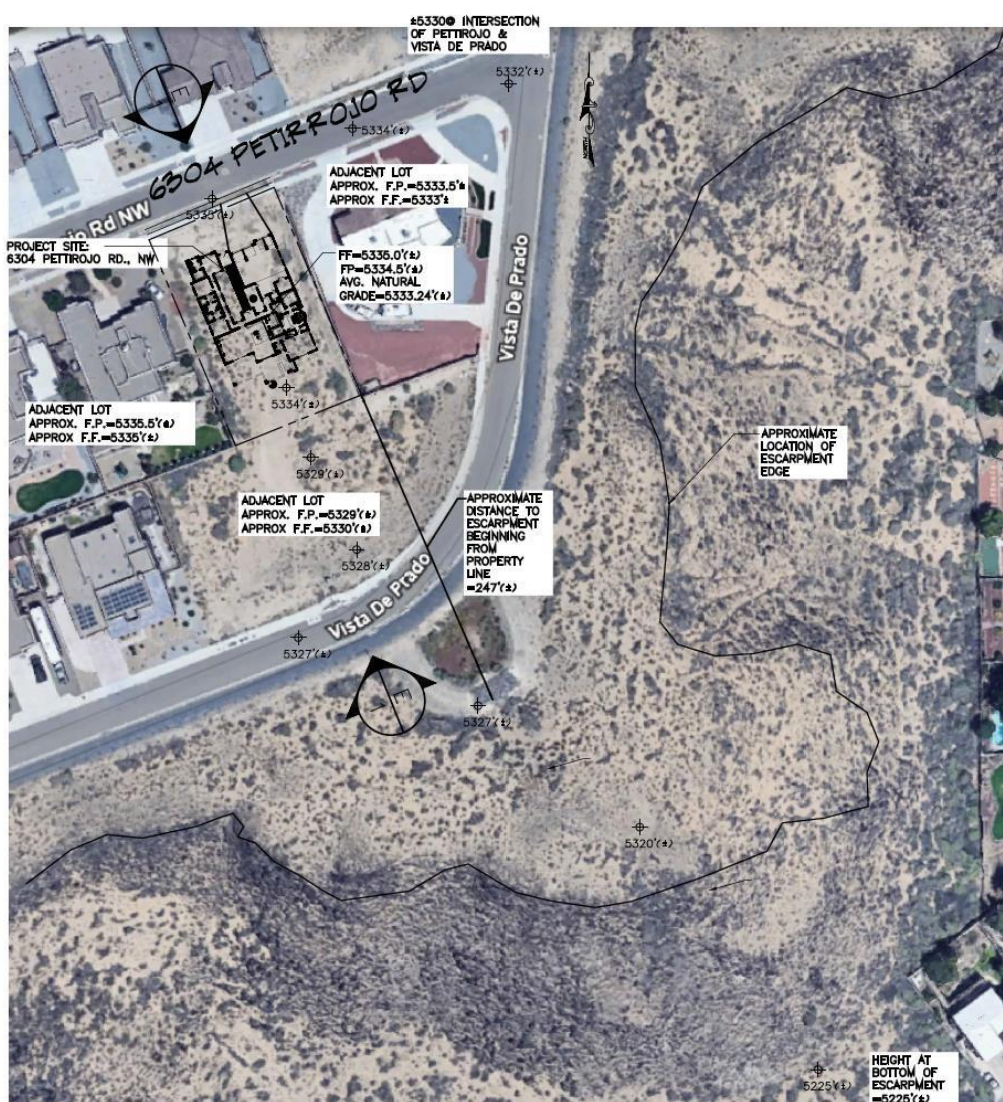


*Figure 7 above demonstrates the tremendous grade change between the subject site and the subdivision east, demonstrating that the proposed application will not cause obstruction of the views looking west toward the Northwest Escarpment. As depicted from the Google Map view from the intersection of Stag Horn Drive NW and Jasmine ST NW (please see the dark blue dot), the views looking west do not demonstrate any dwelling units that have been constructed in the immediate area of the subject site.*

**Figure 8 (Views toward the west of the Northwest Escarpment area adjacent to the site)**







**AERIAL VIEW**

NTS

**Figure 9 (Aerial View)**

Figures 6, 7, 8 & 9 demonstrate how the proposed application will meet the requirements of Section 3-6(E)(4)(a) of VPO-2, Northwest Mesa Escarpment View Protection Overlay Zone since views of the escarpment area will be maintained, if approved. In addition, Figure 6 demonstrates compliance with Section 3-6(E)(4)(b) of VPO-2, Northwest Mesa Escarpment View Protection Overlay Zone will also be met since adding fill to the subject site will not affect views of the escarpment to and from the subject site.

Furthermore, the data below also demonstrates the criteria for Visual Impact is being met. The subject site, at its lowest point of natural grade, is at 5,319 feet with a street edge elevation at 5,326 feet (see approved grading & drainage plan). Naturally, this creates a stepped-down effect and a smooth transition in scale when compared to many of the adjacent properties located both



in and out of the Northwest Mesa Escarpment – VPO-2 zone (figure 3 below shows a representation of this.)

**Figure 10 (USGS map showing grades of properties adjacent to the subject site.)**

See Exhibit for height variance for clearer images/information

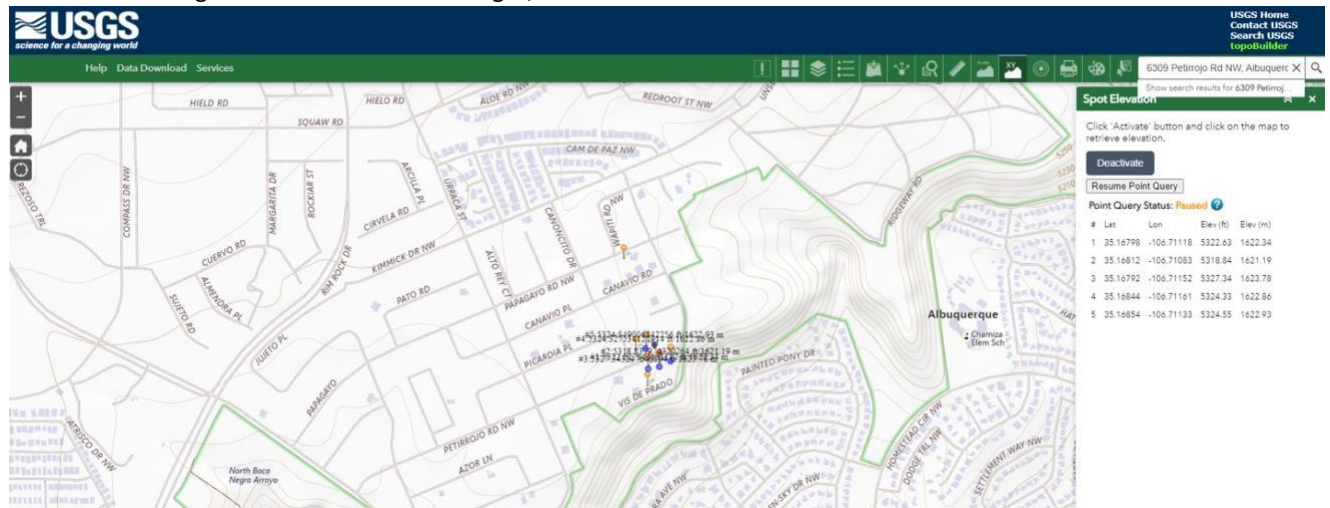


Figure 10 demonstrates that the subject property sits lower than most of the properties located within the vicinity. The map above confirms the elevation grades for the following parcels:

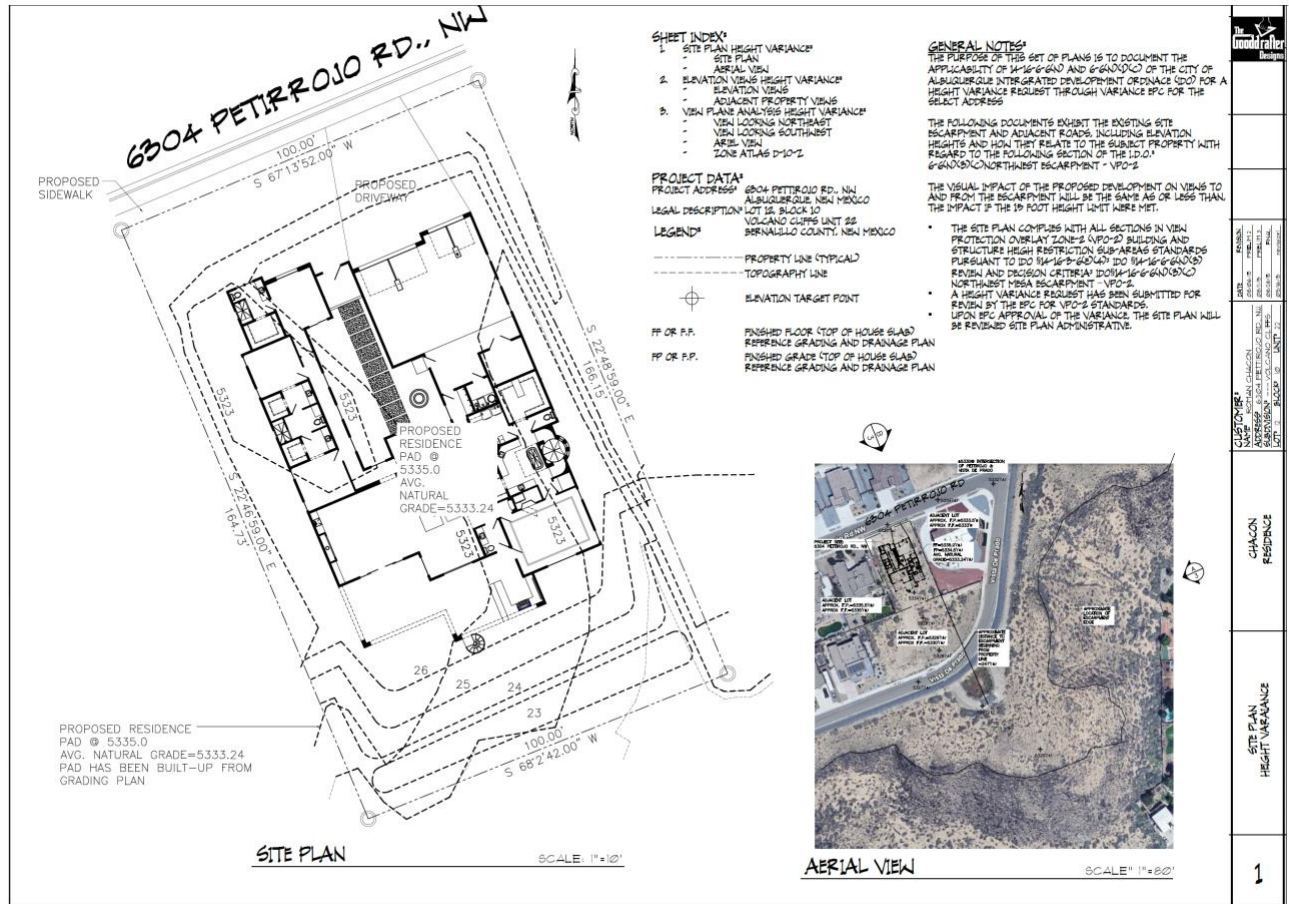
1. 6304 Petirrojo Rd NW (subject property) Elevation 5,322.63 Ft
2. 6300 Petirrojo Rd NW Elevation 5,318.84 Ft
3. 6308 Petirrojo Rd NE Elevation 5,327.34 Ft
4. 6311 Petirrojo Rd NE Elevation 5,324.33 Ft
5. 6309 Petirrojo Rd NE Elevation 5,324.55 Ft

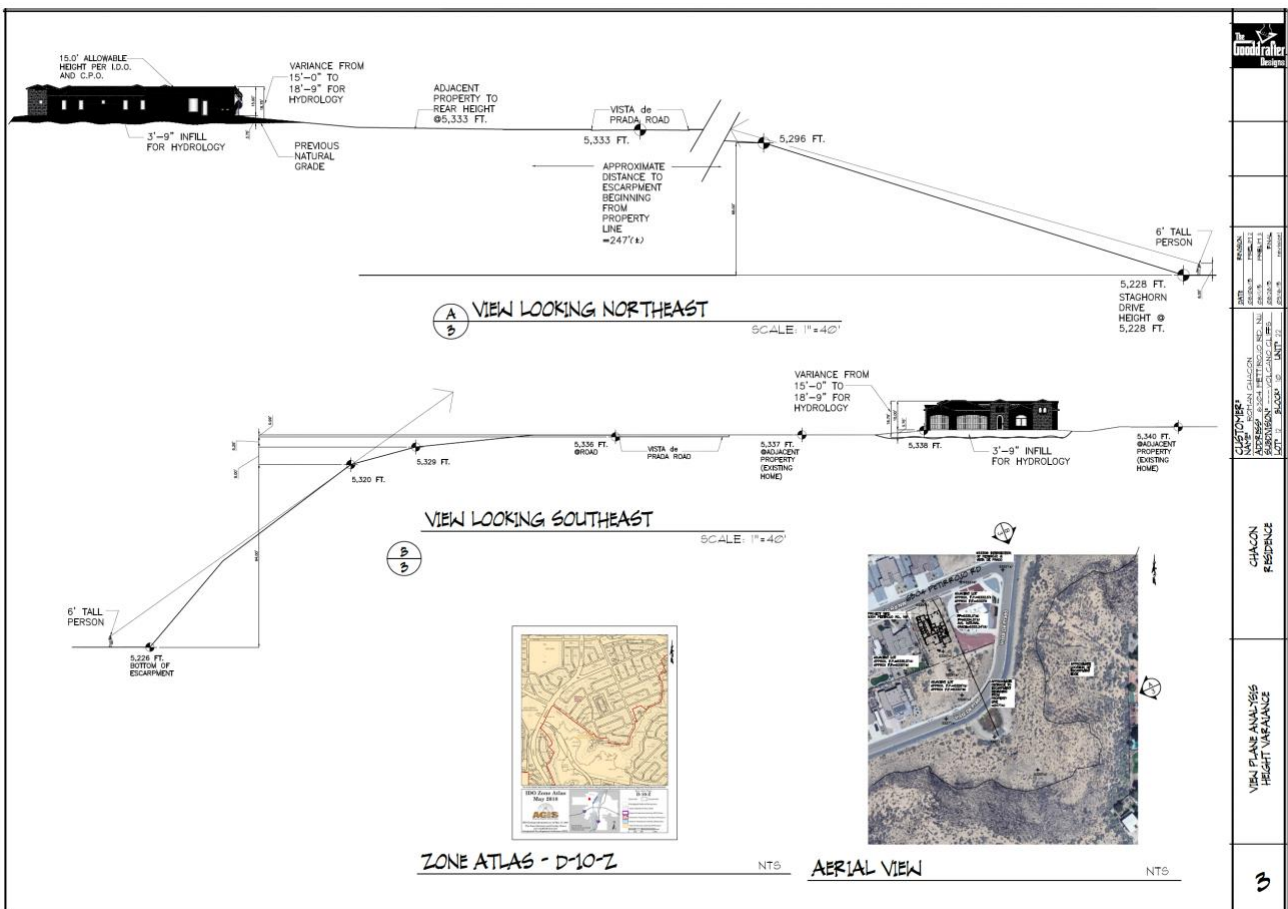
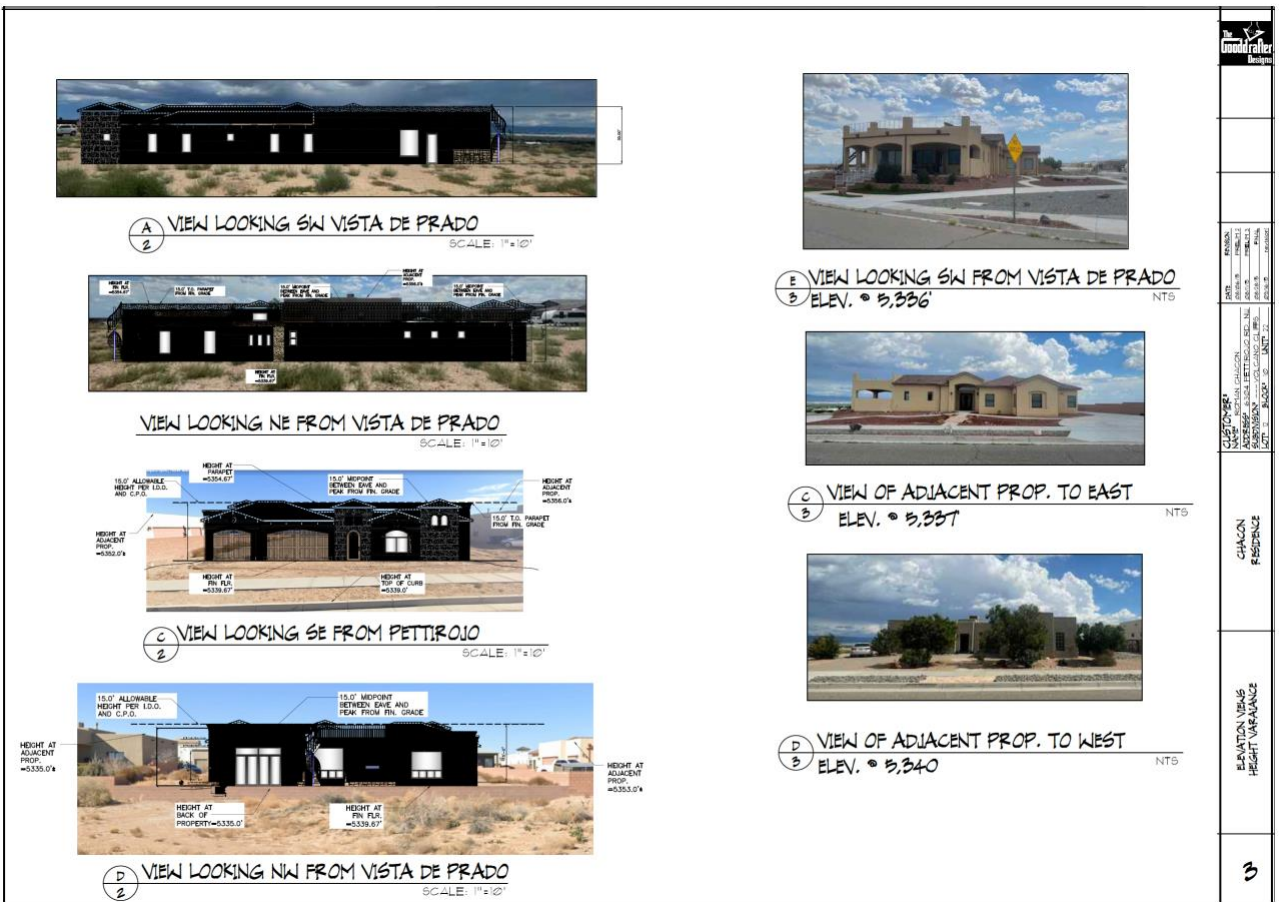
## **Conclusion**

The proposed variance will allow development to occur on the subject site that is consistent with the public safety, health and public welfare of the community and will not materially undermine the intent and purpose of the IDO or any other applicable ordinance or regulations as mentioned above.

Thank you for your consideration on this matter.

Manuel Chacon  
A & M Construction LLC





# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

June 17, 2024

David Soule, P.E.  
Rio Grande Engineering  
PO Box 93924  
Albuquerque, New Mexico 87199

RE: **Lot 12 Block 10 Volcano Cliffs Unit 22 SAD 228  
6304 Petirrojo NW  
Grading and Drainage Plan  
Engineers Stamp Date 5/13/2023 (D10D003F12)  
Pad Certification Date 6/10/2024**

Mr. Soule,

Based upon the information provided in your submittal received 6/12/2024, this plan is approved for building permit.

PO Box 1293

Please inform the builder/owner to attach a copy of this approved plan and this letter to the construction sets in the permitting process prior to sign-off by Hydrology.

Albuquerque

**Reiterate to the Owner/Contractor that a separate permit for a garden/retaining wall must be obtained, with the approved G&D plan and Pad Certification. Advise the owner & Contractor that dirt is not allowed in the public right of way to climb the curb. Crusher fines or lumber is allowed. If dirt is used this will delay going forward with the construction of the home.**

NM 87103

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist of this plan will be required.

www.cabq.gov

If you have any questions, please contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

Tiequan Chen, P.E.  
Principal Engineer, Hydrology  
Planning Department, Development Review Services

RR/TC  
File D10D003F12



Weighted E Method											
										100-Year, 6-hr.	
Basin	Area (sf)	Area (acres)	Treatment A % (acres)	Treatment B % (acres)	Treatment C % (acres)	Treatment D % (acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	24 hour Volume (ac-ft)	10-DAY Volume (ac-ft)
ALLOWED	16463.00	0.378	0%	0	20% 0.076	46% 0.1739	34% 0.128	1.345	0.042	1.19	0.051
DRAIN TO STREET	10588.00	0.243	0%	0	25% 0.061	22% 0.0535	53% 0.129	1.579	0.032	0.82	0.041
DRAIN TO REAR	5875.00	0.135	0%	0	55% 0.074	36% 0.0486	9% 0.012	0.945	0.011	0.35	0.011
COMPARISON											

Equations:

Weighted E = Ea\*Aa + Eb\*Ab + Ec\*Ac + Ed\*Ad / (Total Area)

Volume = Weighted D \* Total Area

Flow = Qa \* Aa + Qb \* Ab + Qc \* Ac + Qd \* Ad

Where for 100-year, 6-hour storm- zone 1  
Ea= 0.55      Qa= 1.54  
Eb= 0.73      Qb= 2.16  
Ec= 0.95      Qc= 2.87  
Ed= 2.24      Qd= 4.12

ONSITE CONDITIONS  
DRAINAGE SUMMARY

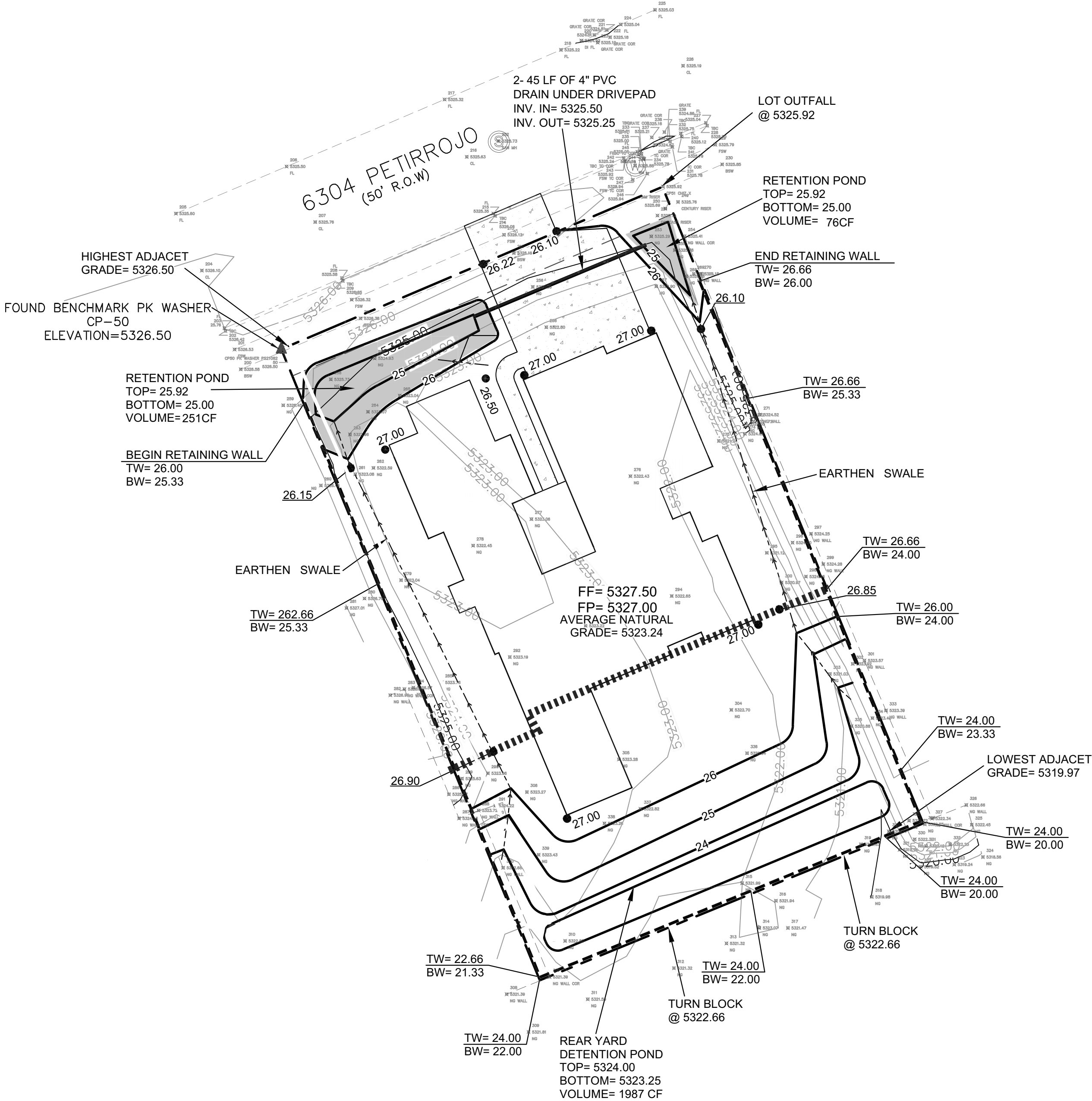
	REQUIRED (CF)	PROVIDED (CF)
DRAIN TO STREET	0	327
RETAIN IN REAR	539 10-DAY	660
Narrative		

This site is within the SAD 228 Master Drainage plan boundaries. The site shall drain the developed water do the roadway and retain the rear basin in conformance to the master drainage plan. The site does not exceed the SAD 228 developed conditions assumptions, therefore ponding of front basin in not required. Due to the rear not being able to drain, the yard will retain the entire 539 of generated during a 10-day event. This plan was revised from the original plan based upon the owner requesting variance to allowable building height

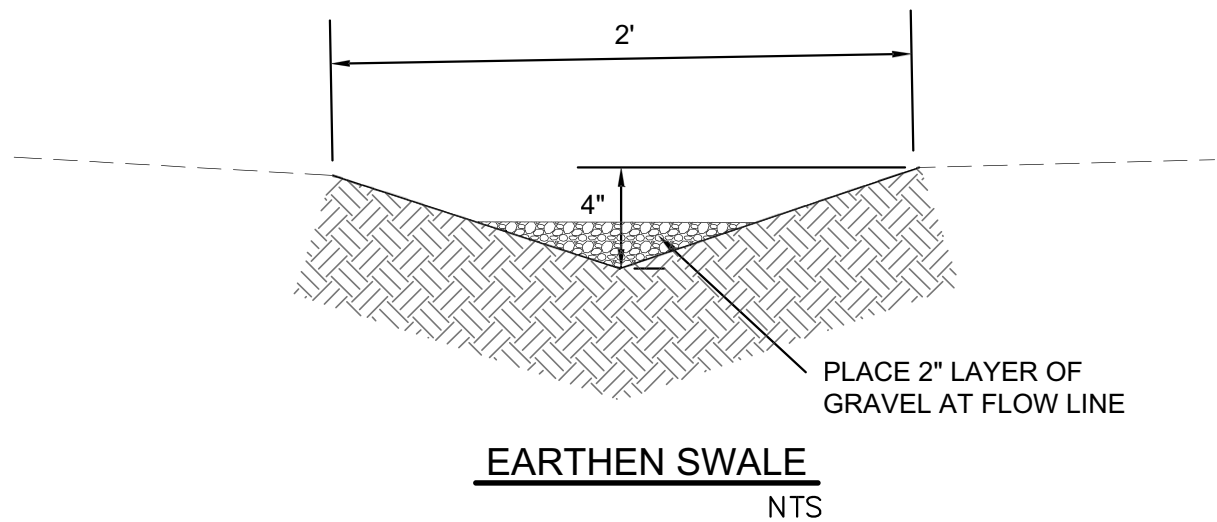
I, DAVID SOULE HAVE PERSONALLY INPECTED THE SITE. I HEREBY CERTIFY THE PAD HAS BEEN CONSTRUCTED SUCH THAT IT IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED GRADING PLAN DATED 5/13/23



6/10/24



CONSTRUCT ALL SWALES AND EROSION PROTECTION (SHOWN HATCHED) BELOW ADJACENT GRADE TO ENSURE RUNOFF CAN BE CAPTURED AND CONVEYED PROPERLY.

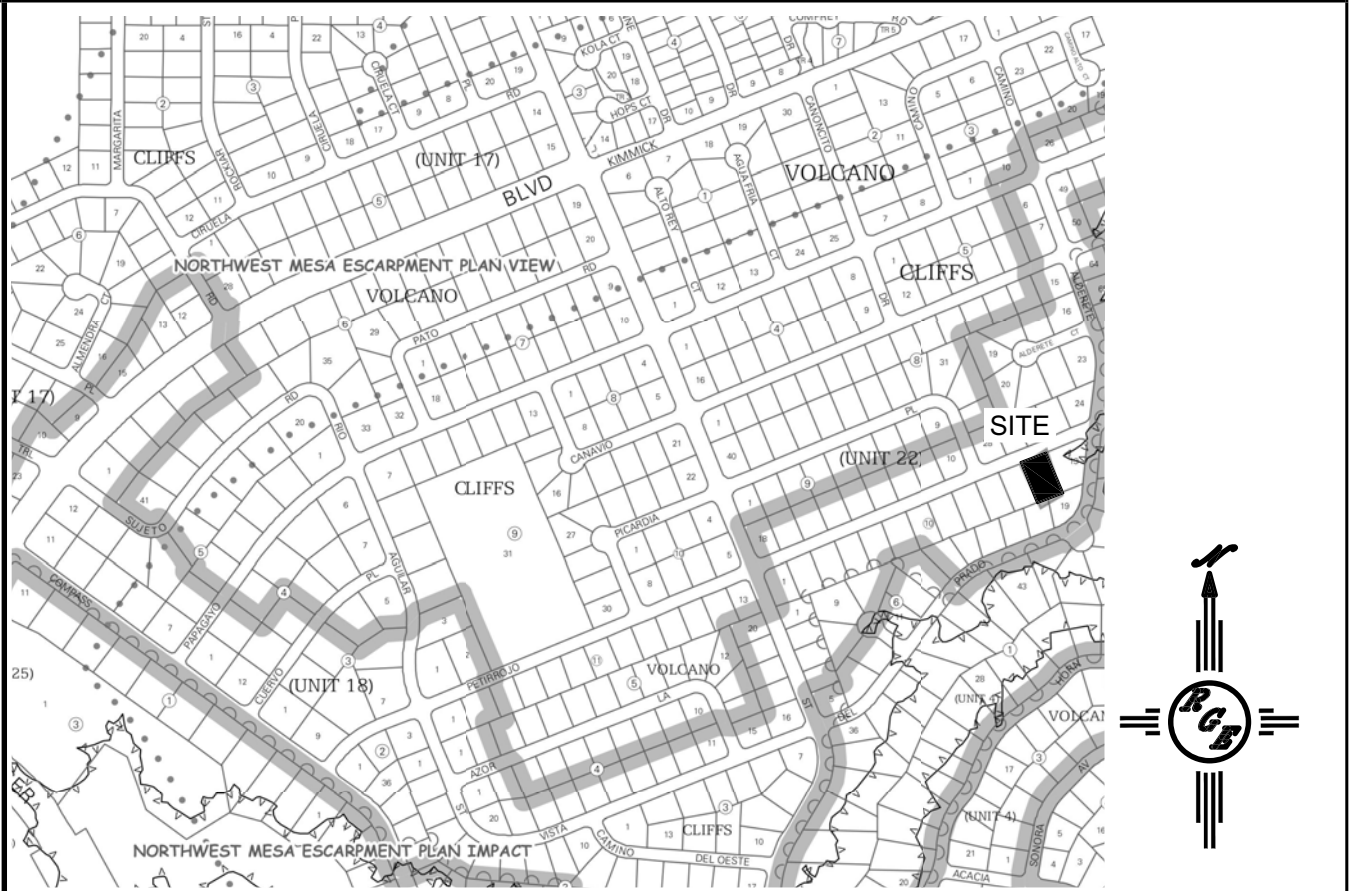


CAUTION:

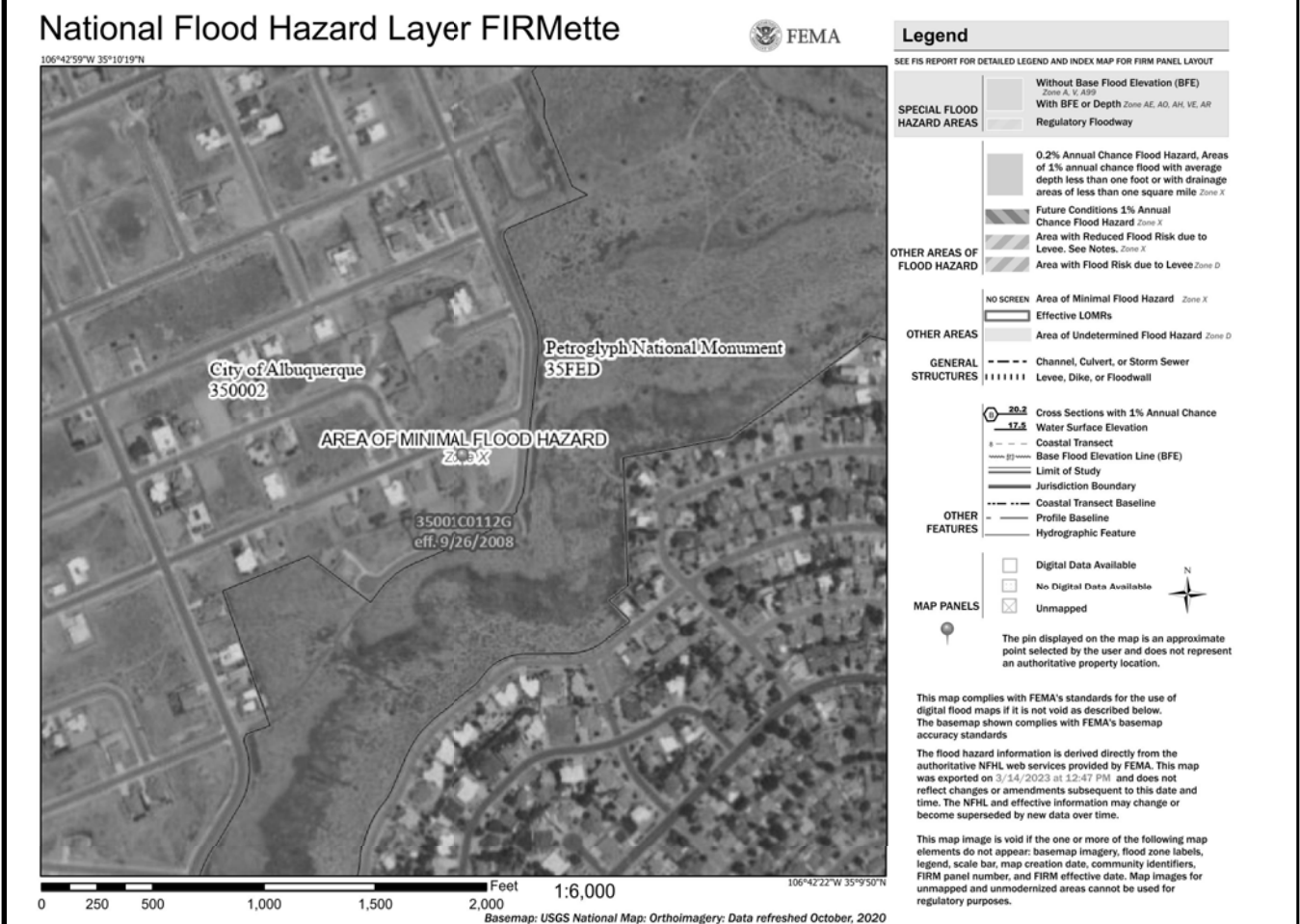
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



VICINITY MAP: D-10-Z



FIRM MAP:

LEGAL DESCRIPTION:

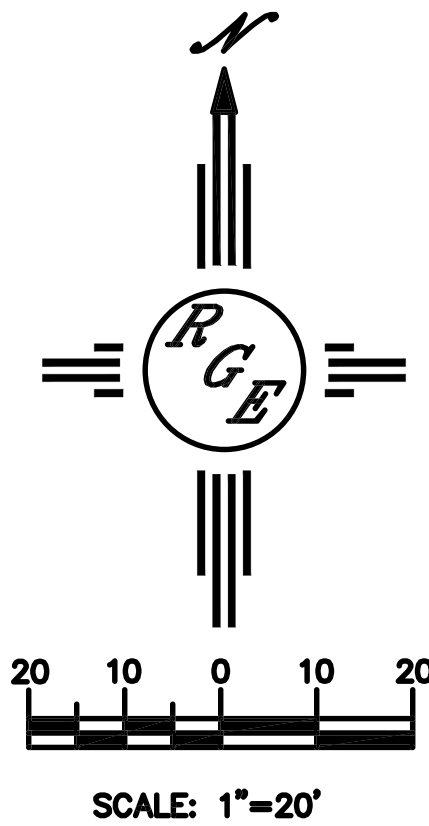
LOT 12 BLOCK 10 UNIT 22 VOLCANO CLIFFS SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

NOTES:

- ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
- ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
- ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
- SURVEY INFORMATION PROVIDED BY COMMUNITY SCIENCES CORPORATION USING NAVD DATUM 1988.
- A PAD ELEVATION CERTIFICATION SHALL BE REQUIRED PRIOR TO RELEASE OF BUILDING PERMIT.

LEGEND

----- XXXX -----	EXISTING CONTOUR
----- XXXX -----	EXISTING INDEX CONTOUR
----- XXXX -----	PROPOSED CONTOUR
----- XXXX -----	PROPOSED INDEX CONTOUR
+ XXXX	EXISTING SPOT ELEVATION
● XXXX	PROPOSED SPOT ELEVATION
-----	BOUNDARY
-----	ADJACENT BOUNDARY
=====	EXISTING CURB AND GUTTER
-----	PROPOSED EARTHEN SWALE
-----	PROPOSED RETAINING WALL
-----	PROPOSED CONCRETE



ENGINEER'S SEAL  DAVID SOULE P.E. #14522	LOT 12 BLK 10 UN 22 VC 6304 PETIRROJO	DRAWN BY DEM
	GRADING AND DRAINAGE PLAN	DATE 5-12-23
DAVID SOULE P.E. #14522	Rio Grande Engineering PO BOX 93824 ALBUQUERQUE, NM 87199 (505) 321-9099	6304 Petirrojo.DWG
		SHEET # C1
		JOB #

## C)STAFF INFORMATION



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**INTER - OFFICE MEMORANDUM**

TO:

**ALL PUEBLO COUNCIL OF  
GOVERNORS  
FORT SILL APACHE TRIBE  
JICARILLA APACHE NATION  
MESCALERO APACHE TRIBE  
NAVAJO NATION  
OHKAY OWINGEH  
PUEBLO OF ACOMA  
PUEBLO OF COCHITI  
PUEBLO OF ISLETA  
PUEBLO OF JEMEZ  
PUEBLO OF LAGUNA  
PUEBLO OF NAMBE  
PUEBLO OF PICURIS**

**PUEBLO OF POJOAQUE  
PUEBLO OF SAN FELIPE  
PUEBLO OF SAN ILDEFONSO  
PUEBLO OF SANDIA  
PUEBLO OF SANTA ANA  
PUEBLO OF SANTA CLARA  
PUEBLO OF SANTO DOMINGO  
PUEBLO OF TAOS  
PUEBLO OF TESUQUE  
PUEBLO OF ZIA  
PUEBLO OF ZUNI  
TO'HAIILEE' NAVAJO CHAPTER  
YSLETA DEL SUR**

FROM: Mikaela Renz-Whitmore, Urban Design and Development Division, Planning Department

DATE: August 12, 2025

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

The City of Albuquerque respectfully requests agency comments for the development review case below, which is within an area that requires referral for tribal engagement pursuant to the Integrated Development Ordinance §14-16-6-4(I).

Below are the legal descriptions for the cases scheduled for public hearing before the Environmental Planning Commission on **Thursday, September 18, 2025**.

Each case link will take you to the application materials in ABQ-PLAN. You can review the documents under the "Attachments" section.

Please direct questions to the case planners noted below and available by email: [PlanningEPC@cabq.gov](mailto:PlanningEPC@cabq.gov)

**All comments are due by August 29, 2025.**

**SUBMIT COMMENTS TO: <https://cabq.gov/epc-agency-comment>**

(Please submit comments via the above Agency Comment Portal link, not as email submittals.)

**VA-2025-00114**

Variance - EPC

Jireh Construction, agent for Manuel Chacon requests a Variance - EPC for all or a portion of Tract 12 Block 10 of Volcano Cliffs Unit 22, located at 6304 Petirrojo Rd NW, approximately 0.3857 acres.

(D-10)

Staff Planner: William Steele

**ZMA-2025-00012**

Zoning Map Amendment (Zone Change)

Ty Hatcher, agent for Ty Hatcher and Elizabeth O'Daly requests a Zoning Map Amendment, from R-A to R-1, for all or a portion of Tract 7A Unit 9 of Volcano Cliffs Subdivision, located at 99999 Villa Real Rd NW, between Boulevard De Oest Ln and Moqui St NW, approximately 6.31 acres.

(D-8)

Staff Planner: Daniel Soriano

**ZMA-2025-00013**

Zoning Map Amendment (Zone Change)

Consensus Planning, Inc., agent for City of Albuquerque Council Staff requests a Zoning Map Amendment, from NR-C and NR-LM to MX-M, for 16 parcels located along the Menaul Boulevard corridor within the Menaul Metropolitan Redevelopment Area Plan: Tract 3 MRGCD Map 36, Excluding Northwesterly Portion also excluding Portion TOR/W, located at 1901 University Boulevard NE; Lots 9 through 17 Industrial Subdivision, Lot 8-A Replat of Lots 7 & 8 of Industrial Subdivision creating Lot 8A and Additional Street R/W, 018 Industrial Subdivision, 019 Industrial Subdivision, Lot 5 Industrial Subdivision except portion out to R/W, Tract situated in Lots 3 & 4 Industrial Subdivision except westerly portion to R/W, a portion of Tract 3 MRGCD Map 36 excluding westerly portions to R/4, located at 1780 Menaul Boulevard NE (east 4 lots); 1742 Menaul Boulevard NE (west 3 lots); Power Station City of Albuquerque; Tracts A, B, X, and C of Koury Addition and Replat of Portion of Block G Netherwood Park Addition, located at 2020 Menaul Boulevard NE; Tract C-1 Replat of Tract C & Portion of Tract D of Plat of Tracts A thru G Netherwood Park located at 2200 Menaul Boulevard NE; Parcel 2 Menaul Development Area located at 2015 Menaul Boulevard NE; Parcel 4-A-1 Plat of Tract A-1-A and Parcel 4-A-1 Menaul Development Area, located at 2019 Menaul Boulevard NE; Tract E4C1 Plat of Tracts E4C1, E4C2, & E4C3 Menaul Development Area, located at 2119 Menaul Boulevard NE; Tract E4C3 Plat of Tracts E4C1, E4C2, & E4C3 Menaul Development Area, located at 2201 Menaul Boulevard NE; Tract F-1 Menaul Development Area being a Replat of Tract F Menaul Development Area, located at 2331 Menaul Boulevard NE, between Interstate 25 and Vassar Dr, approximately 29.49 acres.

(H-15)

Staff Planner: Catherine Heyne



## PROJECT MEMO

TO: Roman Chacon, JIREH CONSTRUCTION, LLC

FROM: William Steele, Senior Planner  
City of Albuquerque Planning Department

RE: Project # VA-2025-00114 Variance-EPC

DATE: 08-27-25

---

We've completed a review of the requested Variance-EPC for 6304 Petirrojo Rd NW. We would like to discuss the project and the request for Height Variance based on VPO-2. We have also requested revisions to the project letter and Site Plan/Height Variance drawings to help clean up the request. Please provide the following:

- ⇒ Revised Height Variance/Site Plan Drawings (ABQ-Plan\_electronic)
- ⇒ Revised Justification letter (ABQ-Plan\_electronic) by:

**5 PM on September 2, 2025**

Note: If you have difficulty with this deadline, please let us know.

### 1. Overview:

- A. Though we've done our best for this review, additional items may arise as the case progresses. If so, we will inform you immediately.
- B. Legal description: all or a portion of Tract 12 Block 10 of Volcano Cliffs Subdivision Unit 22, located at 6304 Petirrojo Rd NW, between Vista del Prado NW and Urraca St. NW, approximately 0.4 acres..
- C. This is a request is for: a height variance of 3'-9" for the construction of a single family dwelling unit. The subject site is located in the (VPO) - View Protection Overlay Zone (3-6) Northwest Mesa Escarpment – VPO-2 Height Restrictions Sub-area.
- D. According to IDO §14-16-3-6(E)(4)(a) Building and/or structure height shall not exceed 15 feet, as measured from natural grade.
- E. IDO 14-16-6-6(N)(1)(c) This Subsection 14-16-6-6(N) applies to requests for Variances to standards in Subsection 14-16-3-6(E)(3) (Building and Structure Height) of the Northwest Mesa Escarpment – VPO-2 for 1 of the following exceptions to structure height:
  - 1. A Variance to allow up to 4 feet of additional height for nonresidential structures to screen rooftop equipment.
  - 2. A Variance to allow up to 19 feet above finished grade where grading requirements necessitate a minimum amount of fill for proper drainage.

- F. According to the Hydrology Division the approved Grading and Drainage Plan is 3’-9” above the natural grade. Therefore, the building height of the proposed residential dwelling unit would extend higher than 15’ from the natural grade. Thus, this is the need for the height variance request.
- G. Staff will review the proposed Site Plan pursuant to IDO §14-16-6-6(N)(3) Review and Decision Criteria, IDO§14-16-6-6(N)(3)(c) Northwest Mesa Escarpment – VPO-2 and IDO §14-16-3-6(E) Northwest Mesa Escarpment – VPO-2

2. Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/environmental-planning-commission>

- B. Timelines and EPC calendar:

- 1. The EPC public hearing is on September 18, 2025.
- 2. Final staff reports will be available one week prior, on September 11, 2025.
- 3. Final date for clarifying comments to be submitted to the EPC is September 3, 2025.
- 4. Agency comments will be distributed around August 29, 2025. We will email you a copy of the comments and any late comments will be forwarded.

3. Notification & Neighborhood Issues:

Notification requirements for a Variance - EPC are explained in Section 14-16-6-4(J), Public Notice. The required notification consists of: i) an emailed letter to neighborhood representatives indicated by the Office of Neighborhood Coordination, ii) a mailed letter to property owners within 100 feet of the subject site, and iii) yellow sign posting.

- A. Please renotify the Neighborhood Association members with the September 18, 2025 EPC Hearing date and meeting zoom link which can be found [here](#). Provide copy of email and materials sent to NA members. Include the Height Variance Exhibits in your email. As the applicant, you have 15 days before the public hearing to renotify the NA.
- B. Please renotify the neighbors within a 100’ buffer of the site with the September 18, 2025 EPC Hearing date and meeting zoom link which can be found [here](#) and provide photos of the addressed mailed envelopes and materials sent. Include the Height Variance Exhibits as part of your mailed materials. As the applicant, you have 15 days before the public hearing to renotify the neighbors within the buffer.
- C. Please submit photos of the posted sign on September 3, 2025.
- D. Have any neighborhood representatives or members of the public contacted you with any comments?

- E. Please provide the letter from Code Enforcement and/Hydrology determining the need for a height variance since this is referred to often in the Project/Justification Letter.

4. Variance Analysis

- a) IDO §14-16-6-6(N)(3) Review and Decision Criteria \_ Criteria 1 – 5 *\_Responses Provided*
- b) IDO§14-16-6-6(N)(3)(c) Northwest Mesa Escarpment – VPO-2 \_ Criteria 1 – 2 *\_Responses Provided*
- c) IDO §14-16-3-6(E) Northwest Mesa Escarpment – VPO-2 – *Missing Responses to 3-6(E)(5-7) See #5 below.*

5. Project/Justification Letter:

There are revisions needed to the justification letter for clarity about the variance and to strengthen the justification.

- 1. Please remove the Review and Decision Criteria 6-6(N)(3) on page 4 since it is repeated on pages 5-8 with the analysis.
- 2. Please remove the reference to 14-16-6-6(N)(1)(c) on page 3 and 4 since it is repeated on page 5 with its analysis.
- 3. Please remove reference to 6-6(N)(3)(c) Northwest Mesa Escarpment – VPO-2 on pages 4 – 5 because it is repeated on page 8 with its analysis.
- 4. IDO 14-16-3-6(E)(4) Building and Structure Height in VPO-2 Height Restrictions Sub-area is missing the analysis of the following sections.
  - 3-6(E)(5) Colors
  - 3-6(E)(6) Reflectivity
  - 3-6(E)(7) Roof-mounted Equipment

6. Exhibit Drawings/Site Plan/View Plane Analysis – Review

Sheet - Exhibit 1

- 1. Please rename sheet to “Site Plan (Height Variance)”
- 2. Remove the zone atlas map or make smaller as a context map.
- 3. Make the “Aerial View” smaller to allow for the Site Plan to be the largest item on the sheet.
- 4. Enlarge the Site Plan on the sheet because this will be the Site Plan sheet.
- 5. Change the scale of the Site Plan because of it being enlarged.
- 6. Change the name “Project Scope” to “General Notes.”

7. Edit “Variance-PC” to “Variance-EPC” in the first paragraph and remove “2” from third paragraph.
8. Change the name “Content” to “Sheet Index” and modify with the additional sheets and revised sheet names that will be added to the set of drawings.
9. Please add the following additional notes under the “General Notes” on the Site Plan stating:
  - The Site Plan complies with all sections in View Protection Overlay Zone-2 (VPO-2) Building and Structure Height Restriction Sub-areas standards pursuant to IDO §14-16-3-6(E)(4); IDO §14-16-6-6(N)(3) Review and Decision Criteria; IDO§14-16-6-6(N)(3)(c) Northwest Mesa Escarpment – VPO-2.
  - A height variance request has been submitted for review by the EPC for VPO-2 Standards.
  - Upon EPC approval of the variance, the site plan will be reviewed site plan administrative.

#### Sheet - Exhibit 2

1. Rename sheet to “Elevations Views (Height Variance).” Please rename this sheet on the “Sheet Index.”
2. Remove Site Plan because it is on Sheet 1.
3. Remove Section View Arrows.
4. For views A/2 and B/2 please make the background images more transparent (scale back) to make the line drawings of the elevations easier to see and stand out more.
5. Please add the dimensions and a scale to the elevations.

#### Sheet - Exhibit 3

1. Rename title block to “View Plane Analysis”. Please rename this sheet on the “Sheet Index.”
2. Please remove the Site Plan and Section View Arrows.
3. Please put the photos with views of adjacent homes in the area on new “Adjacent Elevations Views” sheet. Please add this sheet to the “Sheet Index.”
4. View Plane Analysis views A/3 and B/3, looking East and Northeast should remain on this sheet. Please add a scale.
5. Please add and identify the Natural Grade and Finished Grade Dimensions on both View Plane Analysis.
  - a. Please add the dimension of “18’-9” Structure Height” from Finished Grade.
  - b. Show the “15’-0’ Maximum Height Allowed” dimension from Natural Grade.

- c. Please show the “19’-0” Max. Height per Variance – EPC” from the Finished Grade.
- 6. Please note height of person.

**From:** [Porquis, Dominick A.](#)  
**To:** [Steele, William J.](#)  
**Cc:** [Jones, Megan D.](#)  
**Subject:** RE: 6304 PETIRROJO RD-EPC  
**Date:** Thursday, August 1, 2024 2:23:41 PM  
**Attachments:** [6304 Petirrojo RD NW D10D003F12\\_Rev\\_GP\\_Appr.pdf](#)  
[image001.jpg](#)  
[image002.jpg](#)  
[6300 Petirrojo RD NW D10D003F13A\\_GP\\_Appr.pdf](#)  
[6308 Petirrojo RD NW D10-D003F11\\_VOLCANO CLIFFS SUBDIVISION PLANS No\\_.pdf](#)  
[6312 PETIRROJO RD NW.pdf](#)

---

BP-2023-37996 (6304 PETIRROJO RD)- In E-Review

Ido Zone: R-1D

VPO-2 Height Restriction

CPO-13

Owner Name: A&M CONSTRUCTION LLC

Owner Address: 6304 PETIRROJO RD NW ALBUQUERQUE NM 87120-7022

Uniform Property Code (UPC): 101006349129541321

Tax Year: 2024

Tax District: A1A

Legal Description: \*00120010VOLCANO CLIFFS SUBD UNIT 22

William,

They received a PAD cert that's 4 foot above natural grade.

Nieghboring properties G&D attached for refrence.

Thank You,



**DOMINICK PORQUIS**

Zoning Plan Examiner

c 505.924.3806

e [dporquis@cabq.gov](mailto:dporquis@cabq.gov)

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

---

**From:** Steele, William J.

**Sent:** Thursday, August 1, 2024 1:38 PM

**To:** Porquis, Dominick A.

**Cc:** Jones, Megan D.

**Subject:** RE: 6304 PETIRROJO RD-EPC

Hello Dominick,

Ms. Chacon and a couple of gentlemen came up stairs to request a Variance-EPC for a variance to the height of a house they are constructing. Can you please provide me with a little more background information such as the proposed height of the house or a pdf of their drawings? If there is a project number associated with their case this could help as well. This will help me be able to provide them more guidance and verify in the IDO if there are any additional requirements they need to follow.

Thanks,

William



**William Steele**

Planner

Current Planning | UD&D

o 505.924.3349

e [wsteele@cabq.gov](mailto:wsteele@cabq.gov)

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

---

**From:** Jessica Chacon <[jessica1chacon@gmail.com](mailto:jessica1chacon@gmail.com)>

**Sent:** Thursday, August 1, 2024 1:08 PM

**To:** Steele, William J. <[wsteele@cabq.gov](mailto:wsteele@cabq.gov)>

**Cc:** Jones, Megan D. <[mdjones@cabq.gov](mailto:mdjones@cabq.gov)>

**Subject:** Fwd: 6304 PETIRROJO RD-EPC

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

Hi William nice to meet here is the email you asked me for.

Jessica

Sent from my iPhone

Begin forwarded message:

**From:** "Porquis, Dominick A." <[dporquis@cabq.gov](mailto:dporquis@cabq.gov)>

**Date:** August 1, 2024 at 11:09:39 MDT

**To:** [jessica1chacon@gmail.com](mailto:jessica1chacon@gmail.com)

**Cc:** "Tena, Victoria C." <[vtena@cabq.gov](mailto:vtena@cabq.gov)>, "Montano, Jeffrey" <[jeffreymontano@cabq.gov](mailto:jeffreymontano@cabq.gov)>, "Erickson, Rachel" <[rerickson@cabq.gov](mailto:rerickson@cabq.gov)>

**Subject:** 6304 PETIRROJO RD-EPC

Jessica,

**Attached is the code from the IDO. You need to go through EPC for the approval.**

**6-6(N) VARIANCE – EPC**

6-6(N)(1)(c) This Subsection 14-16-6-6(N) applies to requests for Variances to standards in Subsection 14-16- 3-6(E)(3) (Building and Structure Height) of the Northwest Mesa Escarpment – VPO-2 for 1 of the following exceptions to structure height:

2. A Variance to allow up to 19 feet above finished grade where grading requirements

necessitate a minimum amount of fill for proper drainage.

Contact EPC:

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

Email: [PlanningEPC@cabq.gov](mailto:PlanningEPC@cabq.gov)

Phone: 505-924-3935



Thank You,



**DOMINICK PORQUIS**

Zoning Plan Examiner

**c** 505.924.3806

**e** [dporquis@cabq.gov](mailto:dporquis@cabq.gov)

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

D)PUBLIC NOTICE

6304 Petirrojo Rd NW_Address List(1)											
geometry	UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUS Address 2	Tax District	Legal Description	Property Class	Deeded Assessed Acreage	Calculated GIS Acres
Geocortex.Gis.Geometries.Polygon	1.01006E+17	ASM CONSTRUCTION LLC	6304 PETIRROJO RD NW	ALBUQUERQUE NM 87120-7022	6304 PETIRROJO RD NW	ALBUQUERQUE NM 87120	A1A	*00120010VOLCANO CLIFFS SUBD UNIT 22	V	0.3857	0.38226141
Geocortex.Gis.Geometries.Polygon	1.01006E+17	AYALA LORI	6311 PETIRROJO RD NW	ALBUQUERQUE NM 87120-7021	6311 PETIRROJO RD NW	ALBUQUERQUE NM 87120	A1A	*00270008VOLCANO CLIFFS SUBD UNIT 22	R	0.2893	0.27884432
Geocortex.Gis.Geometries.Polygon	1.01006E+17	BRYAN CHERYL C	PO BOX 66453	ALBUQUERQUE NM 87193-6453	6305 PETIRROJO RD NW	ALBUQUERQUE NM 87120	A1A	*00250008VOLCANO CLIFFS SUBD UNIT 22	V	0.2893	0.28221028
Geocortex.Gis.Geometries.Polygon	1.01006E+17	CHAVEZ LEROY	6300 PETIRROJO RD NW	ALBUQUERQUE NM 87120-7022	6300 PETIRROJO RD NW	ALBUQUERQUE NM 87120	A1A	LT 13 BLK 10 VOLCANO CLIFFS SUBDIVISION UNIT 22CONT. 4821 AC	R	0.4821	0.48209627
Geocortex.Gis.Geometries.Polygon	1.01006E+17	CRESPIN JAY & LENA E R	6308 PETIRROJO RD NW	ALBUQUERQUE NM 87120-7022	6308 PETIRROJO RD NW	ALBUQUERQUE NM 87120	A1A	*00110010VOLCANO CLIFFS SUBD UNIT 22	R	0.3857	0.37797467
Geocortex.Gis.Geometries.Polygon	1.01006E+17	MALDONADO VANESSA & ROMAN	6312 PETIRROJO RD NW	ALBUQUERQUE NM 87120-7022	6312 PETIRROJO RD NW	ALBUQUERQUE NM 87120	A1A	*LOT 10 BLK 10 VOLCANO CLIFFS SUBD UNIT 22	R	0.3857	0.36849784
Geocortex.Gis.Geometries.Polygon	1.01006E+17	QUINN PATRICK DONOVAN III & KATHLEEN	6309 VISTA DEL PRADO RD NW	ALBUQUERQUE NM 87120-7026	6309 VISTA DEL PRADO NW	ALBUQUERQUE NM 87120	A1A	* 017 006VOLCANO CLIFFS UNIT 19	R	0.2851	0.27585278
Geocortex.Gis.Geometries.Polygon	1.01006E+17	RUIZ DEVELOPMENT LC	PO BOX 66960	ALBUQUERQUE NM 87193-6960	6305 VISTA DEL PRADO NW	ALBUQUERQUE NM 87120	A1A	* 018 006VOLCANO CLIFFS UNIT 19	V	0.2847	0.27672384
Geocortex.Gis.Geometries.Polygon	1.01006E+17	WALL ROY W JR & LORRAINE TRUSTEES WALL LVT	10016 MICHELLE LP NE	ALBUQUERQUE NM 87111-1748	6309 PETIRROJO RD NW	ALBUQUERQUE NM 87120	A1A	*00280008VOLCANO CLIFFS SUBD UNIT 22	R	0.2893	0.27708274
Geocortex.Gis.Geometries.Polygon	1.01006E+17	WATKINS PAUL ARREN & ALEXIS MARIA	6315 PETIRROJO RD NW	ALBUQUERQUE NM 87120-7021	6315 PETIRROJO RD NW	ALBUQUERQUE NM 87120	A1A	*00280008VOLCANO CLIFFS SUBD UNIT 22	R	0.3023	0.32662996

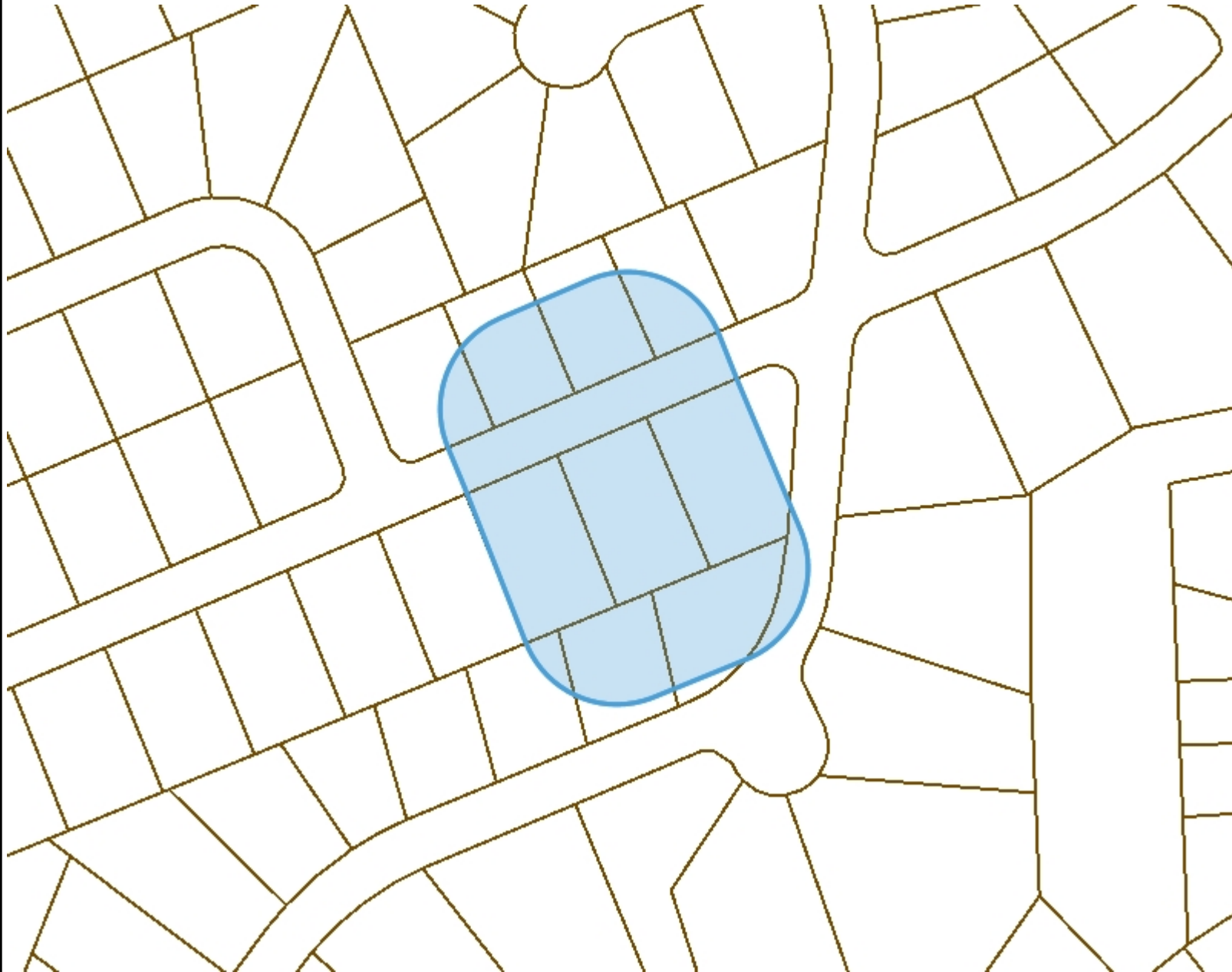


## 6304 Petirrojo Rd NW



### Legend

□ Bernalillo County Parcels



### Notes

Buffer: 100 Ft.  
ROW: Petirrojo Rd NW

300 0 150 300 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
6/18/2025 © City of Albuquerque

1: 1,803

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**

August 30, 2025  
A&M Construction  
Manuel Chacon

Height Variance Request Project Letter  
IDO: Subsection 14-16-6-6(N)

To whom it may concern,

Subject: 6304 Petirrojo Rd. NW 87120  
0012 0010 VOLCANO CLIFFS SUBD UNIT 22

This letter is to explain the reasoning for a height variance request. Due to the natural grades physical and engineering constraints 3 feet 9-inch infill is necessary for subject lot to properly drain. This counts towards the overall 15-foot maximum height allowed IDO 14-16-3-6 (E)(4)(a) without variance. With the fill added the proposed project will be at a height of 18 feet 9 inches which is still 3 inches under the total 19 feet allowed under IDO 14-16-6-6(N)(1)(c). The variance will not materially undermine the intent and purpose of this IDO or the applicable zone district.

In short, subject lot requires 3.9 feet of dirt to level out with adjacent homes.

EPC public hearing September 18, 2025, at 8:40am Mountain Time.  
<https://cabq.zoom.us/j/88373622253>

Best Regards,

Manuel F. Chacon

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

## Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice\*: 8/30/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) §14-16-6-4(K) Public Notice. This notice is being provided to (mark as relevant):

- ☐ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.<sup>1</sup>
- ☒ Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address\* 6304 Petirrojo Rd. NW Albuquerque, NM 87120  
Location Description \_\_\_\_\_
2. Property Owner\* Manuel F. Chacon
3. Agent/Applicant\* [if applicable] none
4. Application Type(s)<sup>2</sup>\* per IDO Table 6-1-1
  - ☐ Site Plan – EPC
  - ☐ Subdivision \_\_\_\_\_ (Minor or Major or Bulk Land)
  - ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - ☒ Variance – EPC
  - ☐ Waiver \_\_\_\_\_ (DHO or Wireless Telecommunication Facility)
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>3</sup>\*:

Height variance request pursuant to subsection 14-16-6(N)

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

- ☐ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☒ Environmental Planning Commission (EPC)

<sup>1</sup> If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

<sup>2</sup> Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

<sup>3</sup> Attach additional information, as needed to explain the project/request.



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

Hearing Date/Time\*: September 18, 2025 at 8:40am

Location\*: Zoom - <https://cabq.zoom.us/j/88373622253>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860 and select the option for "Boards, Commissions, and ZHE Signs."

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

Preferred project contact information:

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

- ☐ Attachments:
- ☐ Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination\*
  - ☐ Others: \_\_\_\_\_

☒ Online website or project page: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

**Project Information Required for Mail/Email Notice by IDO §14-16-6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>5</sup> D-10-Z

2. Project Illustrations, as relevant\*<sup>6</sup>

- ☐ Architectural drawings
- ☒ Elevations of the proposed building(s)
- ☒ Other illustrations of the proposed application

*See attachments or the website/project page noted above for the items marked above.*

3. The following exceptions to IDO standards have been requested for this project\*:

- ☐ Deviation(s)      ☒ Variance(s)      ☐ Waiver(s)

Explanation\*:

Height variance request pursuant to subsection 14-16-6(N)

<sup>4</sup> Physical address or Zoom link

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

<sup>6</sup> While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.



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

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

---

---

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[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*
- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development\***:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information from IDO Zoning Map<sup>7</sup>:**

- 1. Area of Property [typically in acres] .39
- 2. IDO Zone District R-1
- 3. Overlay Zone(s) [if applicable] VPO-2
- 4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] Vacant

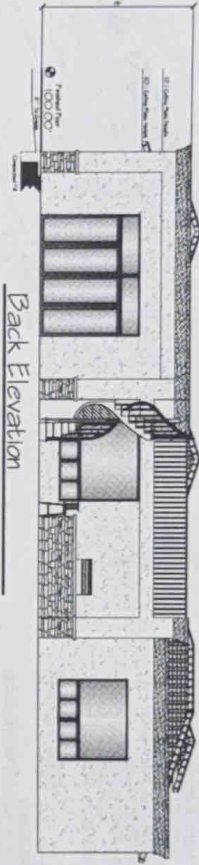
**NOTE:** Pursuant to IDO §14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3860 and select option for "Boards, Commissions, and ZHE Signs."

**Useful Links**

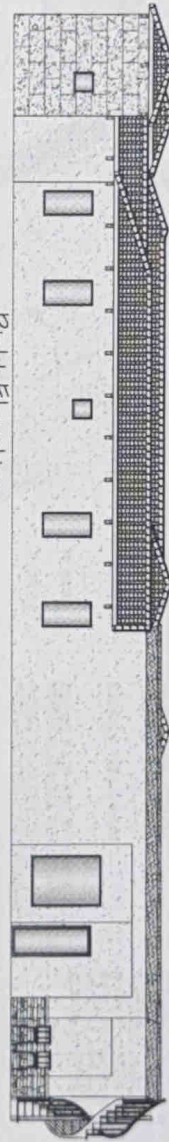
**Integrated Development Ordinance (IDO):** <https://ido.abc-zone.com>

**IDO Interactive Map:** <https://tinyurl.com/idozoningmap>

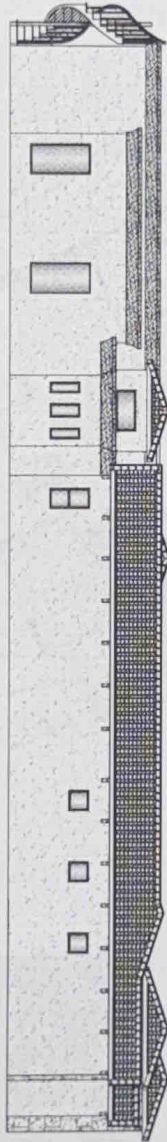
<sup>7</sup> Available here: <https://tinyurl.com/idozoningmap>



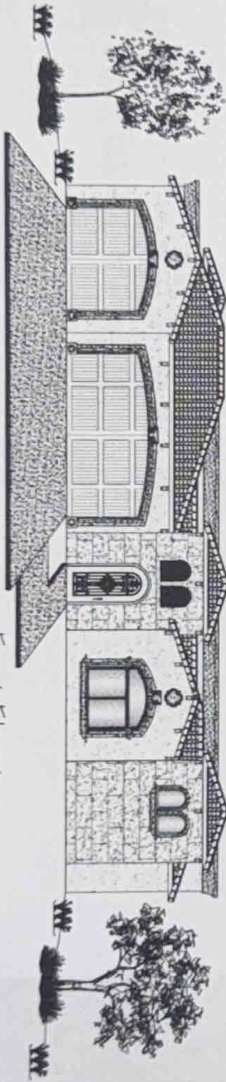
Back Elevation



Right Elevation



Left Elevation



Front Elevation

# Elevations

Scale 3/16" = 1'

Sheet No.	1
Drawn By	RM
Check By	RM
Date	8/4/2023

Chacon Custom Spec.  
Albuquerque New Mexico

August 4, 2023  
Elevations

RM Design Incorporated  
Residential Design and Drafting Services Fax 825-6487  
8724 Alameda Park Drive NE, Suite G Albuquerque  
(505) 825-6474 Cell. (505) 825-6777



PROPOSED  
DRIVEWAY

522.4659 00" E  
164.73'

## SCALE: 1"=10'

[illegible]

## SITE PLAN HEIGHT VARIANCE?

- SITE PLAN
- AERIAL VIEW
- ELEVATION VIEWS HEIGHT VARIANCE
- ELEVATION VIEWS
- ADJACENT PROPERTY VIEWS
- VIEW PLANE ANALYSIS HEIGHT VARIANCE
- VIEW LOOKING NORTHWEST
- VIEW LOOKING SOUTHWEST
- AERIAL VIEW
- ZONE ATTACH D-10-Z

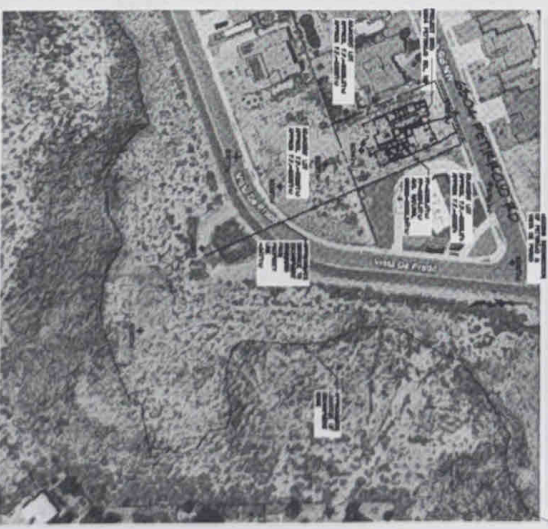
## PCT ADDRESS: 6304 PETTIBOLO RD., NW

PROJECT DATA:  
PROJECT ADDRESS:  
6504 PETTIGLO RD., N4  
ALBUQUERQUE, NM, MEXICO  
LEGAL DESCRIPTION:  
LOT 12, BLOCK 10  
VOLCANO CLIFFS UNIT 22  
SERRAVALLO COUNTY, NM, MEXICO  
LEGEND:

PROPERTY LINE (TYPICAL)  
TOPOGRAPHY LINE

ELEVATION TARGET POINT

PP OR P.F.  
PP OR P.P.  
FINISHED FLOOR (TOP OF HOUSE SLAB)  
REFERENCE GRADING AND DRAINAGE PLAN  
FINISHED GRADE (TOP OF HOUSE SLAB)

SCALE<sup>®</sup> 1" = 80'

CHACON  
RESIDENCE

CUSTOMER:  
NAME: ROMAN CHACON  
ADDRESS: 8304 PETTINGLO RD. NW  
SUBDIVISION: VOLCANO CLIFFS  
LOT: 2 BLOCK: 10 UNIT: 22

DATE	Revisions
08-06-00	PMEL-25.2
08-05-00	PMEL-25.2
08-08-00	PMEL
07-06-00	my/aiocf

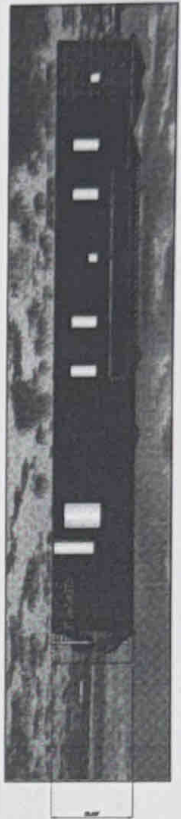
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Design

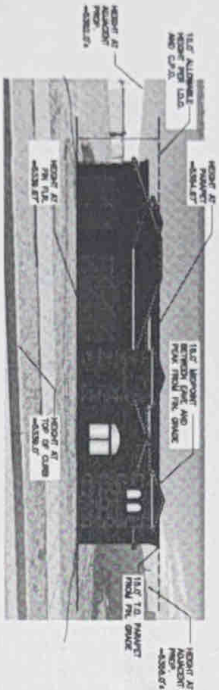
17



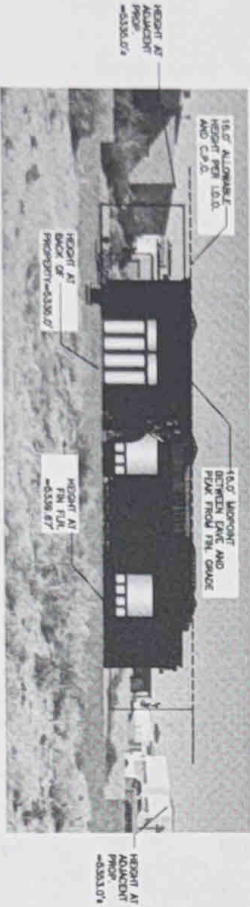
A VIEW LOOKING SW VISTA DE PRADO  
SCALE: 1" = 10'



VIEW LOOKING NE FROM VISTA DE PRADO  
SCALE: 1" = 10'



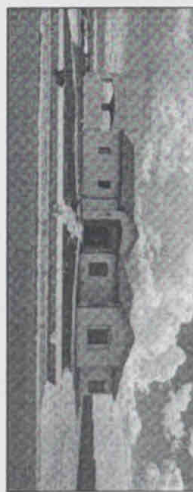
C VIEW LOOKING SE FROM PETTIRUO  
SCALE: 1" = 10'



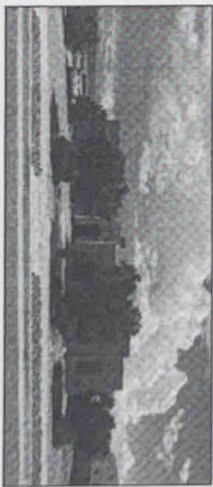
D VIEW LOOKING NW FROM VISTA DE PRADO  
SCALE: 1" = 10'



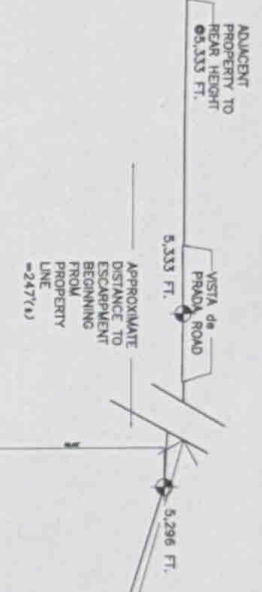
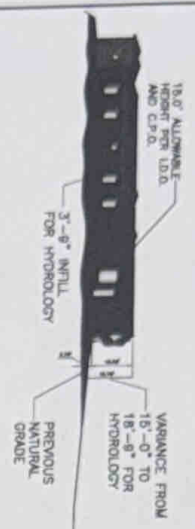
E VIEW LOOKING SW FROM VISTA DE PRADO  
ELEV. • 5,356'  
NTS



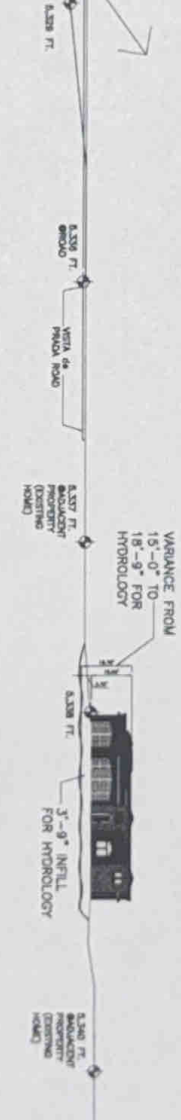
C VIEW OF ADJACENT PROP. TO EAST  
ELEV. • 5,357'  
NTS



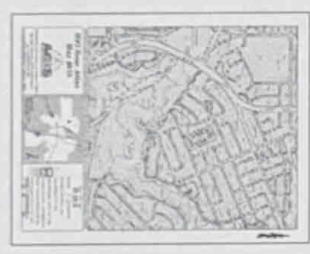
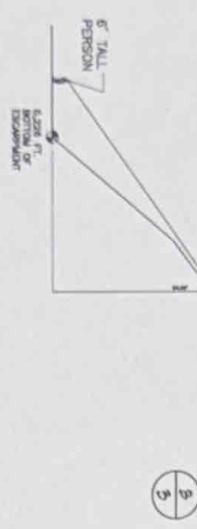
D VIEW OF ADJACENT PROP. TO WEST  
ELEV. • 5,340'  
NTS



**A** VIEW LOOKING NORTHEAST  
SCALE: 1" = 40'



VIEW LOOKING SOUTHEAST  
SCALE: 1" = 40'



ZONE ATLAS - D-10-2

NTS

AERIAL VIEW

NTS



Manuel Chacon  
5525 Broadway Blvd SE  
Albuquerque NM 87105

CRESPI JAY & LENAE R  
6308 PETRIROD RD NW  
ALBUQUERQUE NM 87120-7022



Manuel Chacon  
5525 Broadway Blvd SE  
Albuquerque NM 87105

MALDONADO VANESSA & ROMAN  
6312 PETRIROD RD NW  
ALBUQUERQUE NM 87120-7022



Manuel Chacon  
5525 Broadway Blvd SE  
Albuquerque NM 87105

RUIZ DEVELOPMENT LC  
PO BOX 66960  
ALBUQUERQUE NM 87193-6960



Manuel Chacon  
5525 Broadway Blvd SE  
Albuquerque NM 87105

WALL ROY W JR & LORRAINE TRUSTEES  
WALL LVT  
10016 MICHELLE LP NE  
ALBUQUERQUE NM 87111-1748



Manuel Chacon  
5525 Broadway Blvd SE  
Albuquerque NM 87105

WATKINS PAUL ABREN & ALEXIS MARIA  
6315 PETRIROD RD NW  
ALBUQUERQUE NM 87120-7021



Manuel Chacon  
5525 Broadway Blvd SE  
Albuquerque NM 87105

CHAVEZ LEROY  
6500 PETRIROD RD NW  
ALBUQUERQUE NM 87120-7022



Manuel Chacon  
5525 Broadway Blvd SE  
Albuquerque NM 87105

AYALA LORI  
6311 PETRIROD RD NW  
ALBUQUERQUE NM 87120-7021



Manuel Chacon  
5525 Broadway Blvd SE  
Albuquerque NM 87105

QUINN PATRICK DONOVAN III &  
KATHLEEN  
6309 VISTA DEL PRADO RD NW  
ALBUQUERQUE NM 87120-7026



Manuel Chacon  
5525 Broadway Blvd SE  
Albuquerque NM 87105

BRYAN CHERYL C  
PO BOX 66453  
ALBUQUERQUE NM 87193-6453





6304 Petirrojo Rd. NW \_Public Notice Inquiry Sheet Submission

Roman Chacon <jirehconst1@gmail.com>  
To: jane.baechle@gmail.com, aboard111@gmail.com, rioreal@earthlink.net

Hello all this is to update you and advise that we have a hearing coming up via zoom on 9/18/2025 at 8:40am. Our intentions are the same to build a beautiful residential home that is adequate to this neighborh the zoom meeting and also the height variance exhibits for your records. Please let me know if you have any questions at 505-315-6659.

Join our Cloud HD Video Meeting  
cabq.zoom.us

- Call in: (719) 359-4580
- Meeting ID: 546 472 9575

On Jun 23, 2025, at 13:13, Roman Chacon <jirehconst1@gmail.com> wrote:

Good afternoon, this email is to share our plans to build a single family dwelling in the volcano petroglph area. In the attachments you will find the elevation and site plans along with the letter sent out to Please let us know if you have any questions or concerns.

Jireh Construction  
505-315-6659 or 505-307-3264

<6 Elevation Plan-Model.pdf>  
<1 Site Plan-Model.pdf>  
<6304 Petirrojo Neighbor Letter.pdf>

On Jun 23, 2025, at 10:23, Flores, Suzanna A. <SuzannaFlores@cabq.gov> wrote:

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

Dear Applicant:

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

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State
Taylor Ranch NA	president@trna.org	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM
Taylor Ranch NA	president@trna.org	Evelyn	Rivera	rioreal@earthlink.net	4505 Chadwick NW	Albuquerque	NM
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Jane	Baechle	jane.baechle@gmail.com	7021 Lamar Avenue NW	Albuquerque	NM

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, permit status, site plans, buffe to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questio

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administ>
- 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 Plannir

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

Thank you,

Suzie

<image001.png>

**Suzie Flores**  
Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque  
(505) 768-3334 Office  
E-mail: [suzannaFlores@cabq.gov](mailto:suzannaFlores@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

From: [webmaster@cabq.gov](mailto:webmaster@cabq.gov) <[webmaster@cabq.gov](mailto:webmaster@cabq.gov)>  
Sent: Saturday, June 21, 2025 9:35 AM  
To: Office of Neighborhood Coordination <[jirehconst1@gmail.com](mailto:jirehconst1@gmail.com)>  
Cc: Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>  
Subject: Public Notice Inquiry Sheet Submission

Other (please specify in field below)

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

New construction of a single family dwelling

Contact Name

Jessica or Roman Chacon

Telephone Number

505-315-6659

Email Address

[jrehconst1@gmail.com](mailto:jrehconst1@gmail.com)

Company Name

Jireh Construction LLC

Company Address

5525 Broadway Blvd SE

City

Albuquerque

State

NM

ZIP

87105

Legal description of the subject site for this project:

0012 0010 VOLCANO CLIFFS SUBD UNIT 22

Physical address of subject site:

6304 Petirrojo Rd. NW Albuquerque NM 87120

Subject site cross streets:

Petirrojo, Camino Alderete

Other subject site identifiers:

This site is located on the following zone atlas page:

D-10-Z

Captcha

x

<6304 Petirrojo Rd NW\_Zone Atlas.pdf>

---

#### 4 attachments



thumb\_for\_launch.png  
65K

25-005-CHACON\_A3.pdf  
4776K

25-005-CHACON\_A2.pdf  
3064K

25-005-CHACON\_A1.pdf  
2814K



## 6304 Petirrojo Rd. NW \_Public Notice Inquiry Sheet Submission

Flores, Suzanna A. <Suzannaflores@cabq.gov>  
To: "jirehconst1@gmail.com" <jirehconst1@gmail.com>

### PLEASE NOTE:

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

Dear Applicant:

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

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zi
Taylor Ranch NA	<a href="mailto:president@trna.org">president@trna.org</a>	Rene	Horvath	<a href="mailto:aboard111@gmail.com">aboard111@gmail.com</a>	5515 Palomino Drive NW	Albuquerque	NM	87
Taylor Ranch NA	<a href="mailto:president@trna.org">president@trna.org</a>	Evelyn	Rivera	<a href="mailto:rioreal@earthlink.net">rioreal@earthlink.net</a>	4505 Chadwick NW	Albuquerque	NM	87
Westside Coalition of Neighborhood Associations	<a href="mailto:wescona0@gmail.com">wescona0@gmail.com</a>	Rene	Horvath	<a href="mailto:aboard111@gmail.com">aboard111@gmail.com</a>	5515 Palomino Drive NW	Albuquerque	NM	87
Westside Coalition of Neighborhood Associations	<a href="mailto:wescona0@gmail.com">wescona0@gmail.com</a>	Jane	Baechle	<a href="mailto:jane.baechle@gmail.com">jane.baechle@gmail.com</a>	7021 Lamar Avenue NW	Albuquerque	NM	87

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, permit status, site plans, buffers to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Prin>
- 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

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

Thank you,

*Suzie*



**Suzie Flores**

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov)

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

**From:** [webmaster@cabq.gov](mailto:webmaster@cabq.gov) <[webmaster@cabq.gov](mailto:webmaster@cabq.gov)>  
**Sent:** Saturday, June 21, 2025 9:35 AM  
**To:** Office of Neighborhood Coordination <[jirehconst1@gmail.com](mailto:jirehconst1@gmail.com)>  
**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>  
**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Other (please specify in field below)

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

New construction of a single family dwelling

Contact Name

Jessica or Roman Chacon

Telephone Number

505-315-6659

Email Address

[jirehconst1@gmail.com](mailto:jirehconst1@gmail.com)

Company Name

Jireh Construction LLC

Company Address

[5525 Broadway Blvd SE](#)

City

Albuquerque

State

NM

ZIP

87105

Legal description of the subject site for this project:

0012 0010 VOLCANO CLIFFS SUBD UNIT 22

Physical address of subject site:

[6304 Petirrojo Rd. NW](#) Albuquerque NM 87120

Subject site cross streets:

Petirrojo, Camino Alderete

Other subject site identifiers:

This site is located on the following zone atlas page:

D-10-Z

Captcha

x



**6304 Petirrojo Rd NW\_Zone Atlas.pdf**  
702K

From: Roman Chacon <jirehconst1@gmail.com>  
Subject: Re: 6304 Petirrojo Rd. NW \_Public Notice Inquiry Sheet Submission  
Date: September 4, 2025 at 14:38:05 MDT  
To: jane.baechle@gmail.com, aboard111@gmail.com, rioreal@earthlink.net

Hello all this is to update you and advise that we have a hearing coming up via zoom on 9/18/2025 at 8:40am. Our intentions are the same to build a beautiful residential home that is adequate to this neighborhood and its surroundings. Listed below is the link to the zoom meeting and also the height variance exhibits for your records. Please let me know if you have any questions at 505-315-6659.

Join our Cloud HD Video Meeting  
[cabq.zoom.us](https://cabq.zoom.us)

Call in: (719) 359-4580  
Meeting ID: 546 472 9575

On Jun 23, 2025, at 13:13, Roman Chacon <jirehconst1@gmail.com> wrote:  
Good afternoon, this email is to share our plans to build a single family dwelling in the volcano petroglyph area. In the attachments you will find the elevation and site plans along with the letter sent out to the surrounding neighbors with our request. Please let us know if you have any questions or concerns.

Jireh Construction  
505-315-6659 or 505-307-3264

<6 Elevation Plan-Model.pdf>

<1 Site Plan-Model.pdf>

<6304 Petirrojo Neighbor Letter.pdf>

On Jun 23, 2025, at 10:23, Flores, Suzanna A. <Suzannaflores@cabq.gov> wrote:  
PLEASE NOTE:  
The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

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

Association Name

Association Email

First Name

Last Name

Email

Address Line 1

City

State

Zip

Mobile Phone

Phone

Taylor Ranch NA

president@trna.org

Rene

Horvath

aboard111@gmail.com

5515 Palomino Drive NW

Albuquerque

NM

87120

5059852391

5058982114

Taylor Ranch NA

president@trna.org

Evelyn

Rivera

rioreal@earthlink.net

4505 Chadwick NW

Albuquerque

NM

87120

5059484099

Westside Coalition of Neighborhood Associations

wescona0@gmail.com

Rene

Horvath

aboard111@gmail.com

5515 Palomino Drive NW

Albuquerque

NM  
87120  
5059852391  
5058982114  
Westside Coalition of Neighborhood Associations  
wescona0@gmail.com  
Jane  
Baechle  
jane.baechle@gmail.com  
7021 Lamar Avenue NW  
Albuquerque  
NM  
87120

5054006516

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

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- Please use this online link to find the required forms you will need to submit your permit application.  
<https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here:  
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here:  
<https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:  
<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-n>

ame=6-1%20Procedures%20Summary%20Table

Thank you,

Suzie

<image001.png>

Suzie Flores  
Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of  
Albuquerque  
(505) 768-3334 Office  
E-mail: [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

From: [webmaster@cabq.gov](mailto:webmaster@cabq.gov) <[webmaster@cabq.gov](mailto:webmaster@cabq.gov)>  
Sent: Saturday, June 21, 2025 9:35 AM  
To: Office of Neighborhood Coordination <[jirehconst1@gmail.com](mailto:jirehconst1@gmail.com)>  
Cc: Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>  
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For: Other (please specify in field below) If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below: New construction of a single family dwelling Contact Name

Public Notice Inquiry For:  
Other (please specify in field below)  
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:  
New construction of a single family dwelling  
Contact Name  
Jessica or Roman Chacon  
Telephone Number  
505-315-6659  
Email Address  
[jirehconst1@gmail.com](mailto:jirehconst1@gmail.com)  
Company Name  
Jireh Construction LLC  
Company Address  
5525 Broadway Blvd SE  
City



Albuquerque

State

NM

ZIP

87105

Legal description of the subject site for this project:

0012 0010 VOLCANO CLIFFS SUBD UNIT 22

Physical address of subject site:

6304 Petirrojo Rd. NW Albuquerque NM 87120

Subject site cross streets:

Petirrojo, Camino Alderete

Other subject site identifiers:

This site is located on the following zone atlas page:

D-10-Z

Captcha

x

<6304 Petirrojo Rd NW\_Zone Atlas.pdf>

From: Roman Chacon <jirehconst1@gmail.com>

Subject: Re: 6304 Petirrojo Rd. NW \_Public Notice Inquiry Sheet Submission

Date: June 23, 2025 at 13:13:03 MDT

To: jane.baechle@gmail.com, aboard111@gmail.com, rioreal@earthlink.net

Good afternoon, this email is to share our plans to build a single family dwelling in the volcano petroglyph area. In the attachments you will find the elevation and site plans along with the letter sent out to the surrounding neighbors with our request. Please let us know if you have any questions or concerns.

Jireh Construction

505-315-6659 or 505-307-3264

On Jun 23, 2025, at 10:23, Flores, Suzanna A. <Suzannaflores@cabq.gov> wrote:

PLEASE NOTE:

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

Dear Applicant:

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

Association Name

Association Email

First Name

Last Name

Email

Address Line 1

City

State

Zip

Mobile Phone

Phone

Taylor Ranch NA

president@trna.org

Rene

Horvath

aboard111@gmail.com

5515 Palomino Drive NW

Albuquerque

NM

87120

5059852391

5058982114

Taylor Ranch NA

president@trna.org

Evelyn

Rivera

rioreal@earthlink.net

4505 Chadwick NW

Albuquerque

NM

87120

5059484099

Westside Coalition of Neighborhood Associations

wescona0@gmail.com

Rene

Horvath

aboard111@gmail.com

5515 Palomino Drive NW

Albuquerque

NM

87120  
5059852391  
5058982114  
Westside Coalition of Neighborhood Associations  
wescona0@gmail.com  
Jane  
Baechle  
jane.baechle@gmail.com  
7021 Lamar Avenue NW  
Albuquerque  
NM  
87120

5054006516

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application.

<https://www.cabq.gov/planning/urban-design-development/public-notice>.

- The Checklist you need for notifying neighborhood associations can be found here:

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>

- The Administrative Decision form you need for notifying neighborhood associations can be found here:

<https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>

- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

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

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

Thank you,

Suzie

Suzie Flores  
Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of  
Albuquerque  
(505) 768-3334 Office  
E-mail: [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

From: [webmaster@cabq.gov](mailto:webmaster@cabq.gov) <[webmaster@cabq.gov](mailto:webmaster@cabq.gov)>  
Sent: Saturday, June 21, 2025 9:35 AM  
To: Office of Neighborhood Coordination <[jirehconst1@gmail.com](mailto:jirehconst1@gmail.com)>  
Cc: Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>  
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Contact Name  
Jessica or Roman Chacon  
Telephone Number  
505-315-6659  
Email Address  
[jirehconst1@gmail.com](mailto:jirehconst1@gmail.com)  
Company Name  
Jireh Construction LLC  
Company Address  
5525 Broadway Blvd SE  
City  
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Petirrojo, Camino Alderete

Other subject site identifiers:

This site is located on the following zone atlas page:

D-10-Z

Captcha

x

# SIGN POSTING AGREEMENT

## Environmental Planning Commission

All persons requesting a hearing before the Environmental Planning Commission are responsible for the posting and maintaining of one or more signs on the property.

Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.

Per Integrated Development Ordinance 14-16-6-4(J)(4): **The applicant shall post at least 1 sign on each street abutting the property that is the subject of the application, at a point clearly visible from that street, for at least 15 calendar days before the public hearing and for the appeal period of 15 calendar days following any decision, required pursuant to Subsection 14-16-6-4(T) and Subsection 14-16-6-4(U)(3)(a)1.**

### 1. LOCATION

- A. The sign shall be conspicuously located within twenty feet of the public sidewalk (or edge of public street).
- 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 help prevent tearing and are best for attaching signs to a post or backing.

**Signs must be posted from 15 days prior to the hearing to 15 days after the hearing.**

**Project Number & Address:** VA-2025-00114 - 16304 Petimijo Rd NW

**Applicant/Agent Signature** Manuel Chacon **Date:** 08.05.25



# REQUEST

VARIANCE - EPC

- Requesting 3 feet 9 inches above allowed 15 feet  
max from natural grade per 100 14-16-16 16 (N/A)(C)

The City of Albuquerque Environmental Planning Commission will hold a  
public hearing zoom link: https://cityofalbuquerque.zoom.us/j/54164729575 or call 505-924-4860  
meeting ID: 54164729575, on September 18, 20 25 at 8:30 AM. All Persons  
have a right to appear at such a hearing. For information on this case or  
other instructions on filing written comments, call the Planning  
Department at (505) 924-3860 or contact the applicant.

Required to be posted from 09-03-2025 to 10-03-2025  
by marcel 3 roman chavez (505) 245-3291 (505) 307-3264  
applicant/agent phone

REFER TO FILE# VA-2025-00114

It is illegal for an unauthorized person to remove or tamper with this sign.

## E) VARIANCE/SITE PLAN



6304 PETIRROJO RD., NW

PROPOSED  
SIDEWALK

PROPOSED  
DRIVEWAY

PROPOSED  
RESIDENCE  
PAD @  
5335.0  
AVG.  
NATURAL  
GRADE=5333.24

PROPOSED RESIDENCE  
PAD @ 5335.0  
AVG. NATURAL GRADE=5333.24  
PAD HAS BEEN BUILT-UP FROM  
GRADING PLAN

SITE PLAN

SCALE: 1"=10'

#### SHEET INDEX:

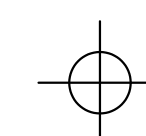
1. SITE PLAN HEIGHT VARIANCE:
  - SITE PLAN
  - AERIAL VIEW
2. ELEVATION VIEWS HEIGHT VARIANCE:
  - ELEVATION VIEWS
  - ADJACENT PROPERTY VIEWS
3. VIEW PLANE ANALYSIS HEIGHT VARIANCE:
  - VIEW LOOKING NORTHEAST
  - VIEW LOOKING SOUTHWEST
  - ARIEL VIEW
  - ZONE ATLAS D-10-Z

#### PROJECT DATA:

PROJECT ADDRESS: 6304 PETTIRROJO RD., NW  
ALBUQUERQUE, NEW MEXICO  
LEGAL DESCRIPTION: LOT 12, BLOCK 10  
VOLCANO CLIFFS UNIT 22  
BERNALILLO COUNTY, NEW MEXICO

#### LEGEND:

----- PROPERTY LINE (TYPICAL)  
----- TOPOGRAPHY LINE



ELEVATION TARGET POINT

FF OR F.F.

FINISHED FLOOR (TOP OF HOUSE SLAB)  
REFERENCE GRADING AND DRAINAGE PLAN

FP OR F.P.

FINISHED GRADE (TOP OF HOUSE SLAB)  
REFERENCE GRADING AND DRAINAGE PLAN

#### GENERAL NOTES:

THE PURPOSE OF THIS SET OF PLANS IS TO DOCUMENT THE APPLICABILITY OF 14-16-6-6ND AND 6-6ND(DC) OF THE CITY OF ALBUQUERQUE INTERGRATED DEVELOPEMENT ORDINACE (IDO) FOR A HEIGHT VARIANCE REQUEST THROUGH VARIANCE EPC FOR THE SELECT ADDRESS

THE FOLLOWING DOCUMENTS EXHIBIT THE EXISTING SITE ESCARPMENT AND ADJACENT ROADS, INCLUDING ELEVATION HEIGHTS AND HOW THEY RELATE TO THE SUBJECT PROPERTY WITH REGARD TO THE FOLLOWING SECTION OF THE I.D.O.:  
6-6ND(3)(C)NORTHWEST ESCARPMENT - VPO-2

THE VISUAL IMPACT OF THE PROPOSED DEVELOPMENT ON VIEWS TO AND FROM THE ESCARPMENT WILL BE THE SAME AS OR LESS THAN, THE IMPACT IF THE 15 FOOT HEIGHT LIMIT WERE MET.

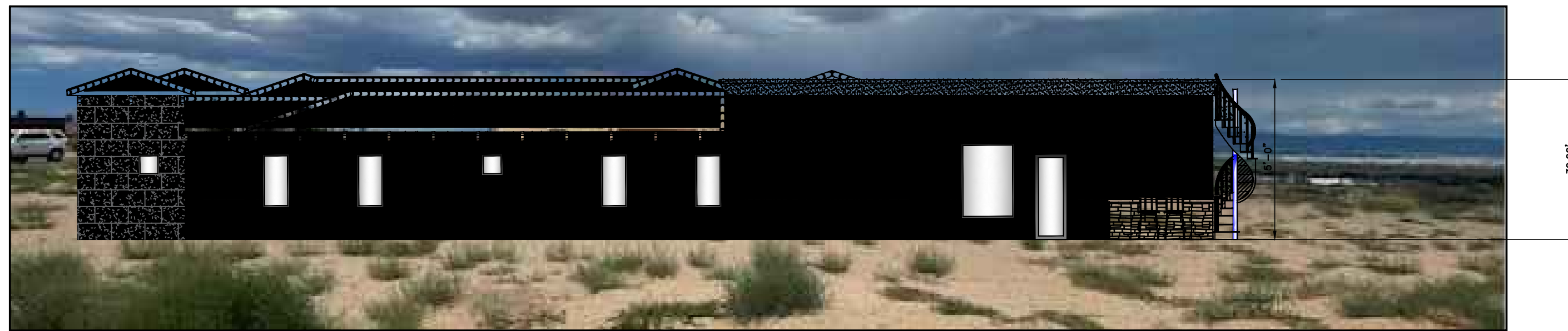
- THE SITE PLAN COMPLIES WITH ALL SECTIONS IN VIEW PROTECTION OVERLAY ZONE-2 (VPO-2) BUILDING AND STRUCTURE HEIGH RESTRICTION SUB-AREAS STANDARDS PURSUANT TO IDO §14-16-3-6(E)(4); IDO §14-16-6-6ND(3) REVIEW AND DECISION CRITERIA: IDOS14-16-6-6ND(3)(C) NORTHWEST MESA ESCARPMENT - VPO-2.
- A HEIGHT VARIANCE REQUEST HAS BEEN SUBMITTED FOR REVIEW BY THE EPC FOR VPO-2 STANDARDS.
- UPON EPC APPROVAL OF THE VARIANCE, THE SITE PLAN WILL BE REVIEWED SITE PLAN ADMINISTRATIVE.



AERIAL VIEW

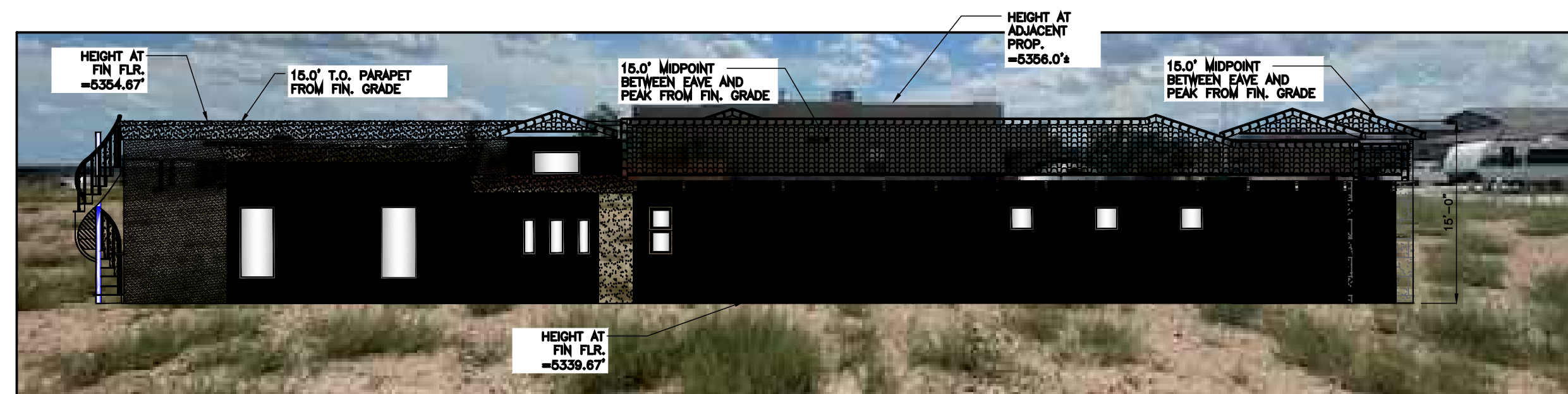
SCALE: 1"=80'





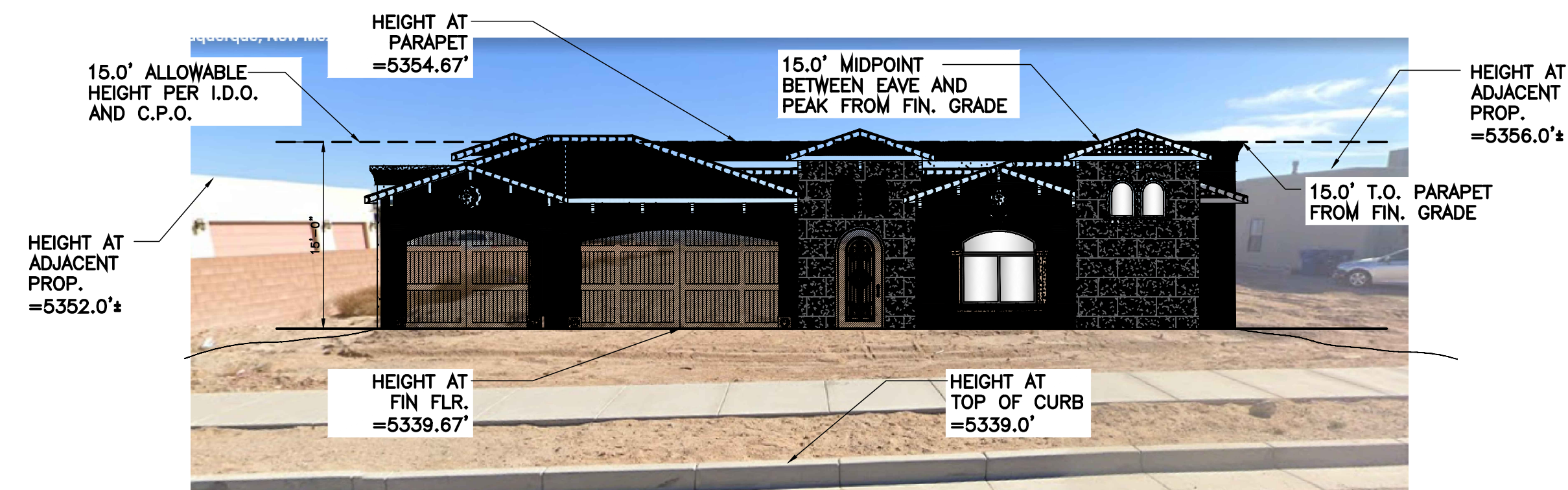
A  
2 VIEW LOOKING SW VISTA DE PRADO

SCALE: 1"=10'



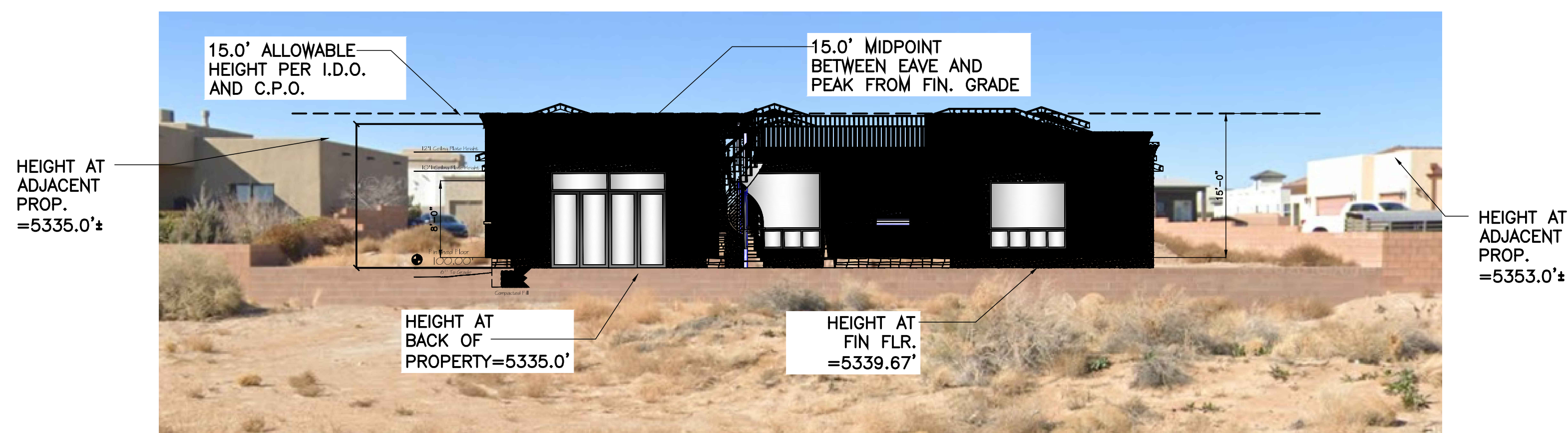
VIEW LOOKING NE FROM VISTA DE PRADO

SCALE: 1"=10'



C  
2 VIEW LOOKING SE FROM PETTIROJO

SCALE: 1"=10'



D  
2 VIEW LOOKING NW FROM VISTA DE PRADO

SCALE: 1"=10'



E  
3 VIEW LOOKING SW FROM VISTA DE PRADO  
ELEV. @ 5,336'

NTS



C  
3 VIEW OF ADJACENT PROP. TO EAST  
ELEV. @ 5,337'

NTS



D  
3 VIEW OF ADJACENT PROP. TO WEST  
ELEV. @ 5,340'

NTS

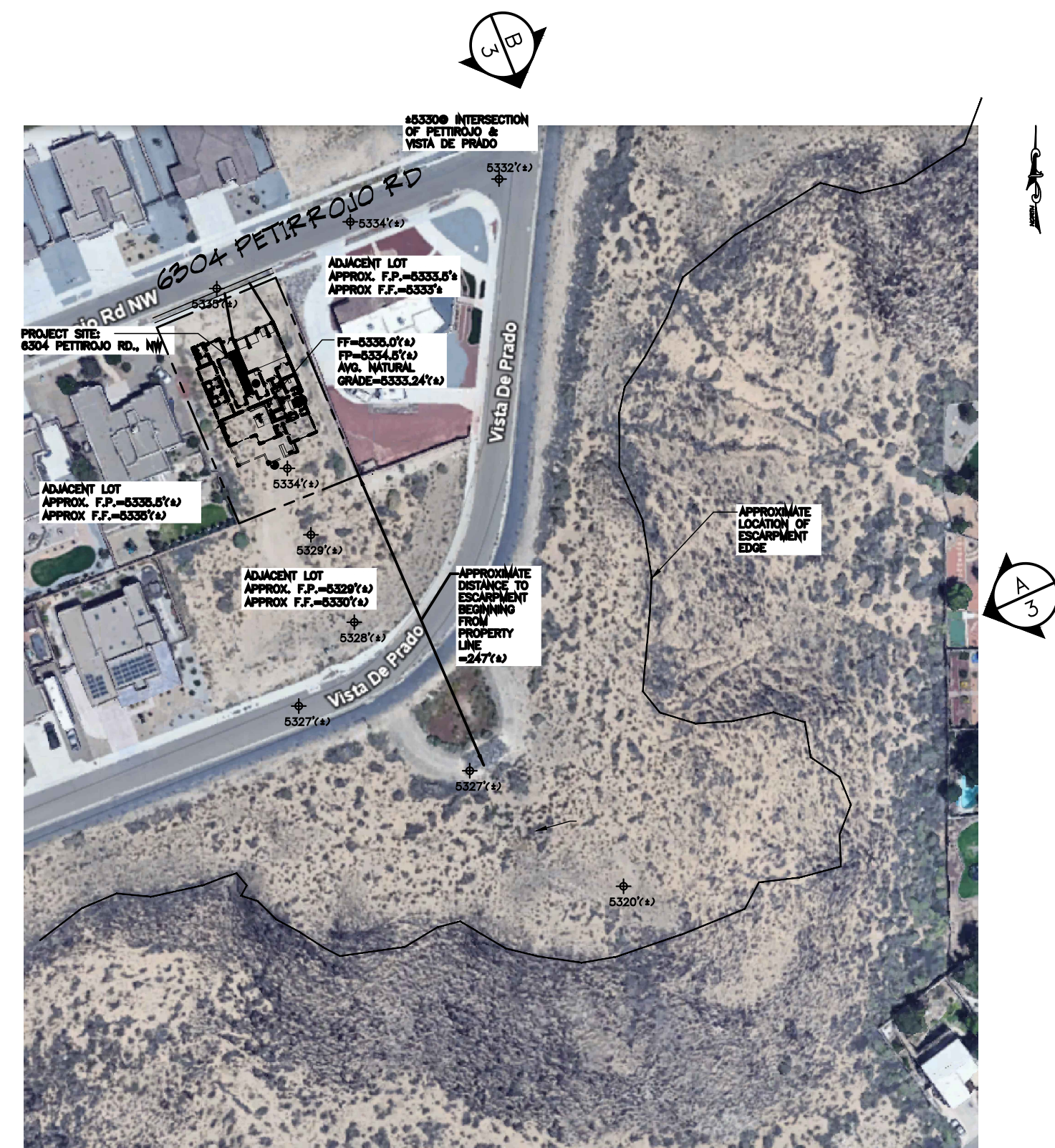
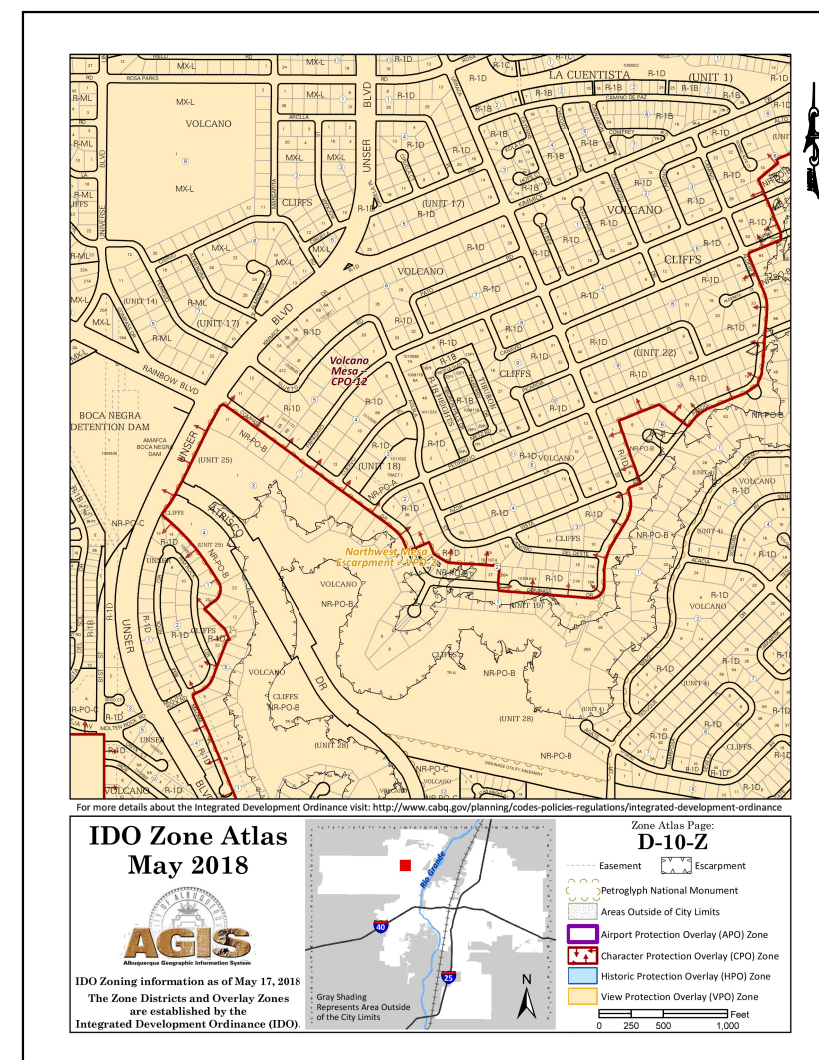
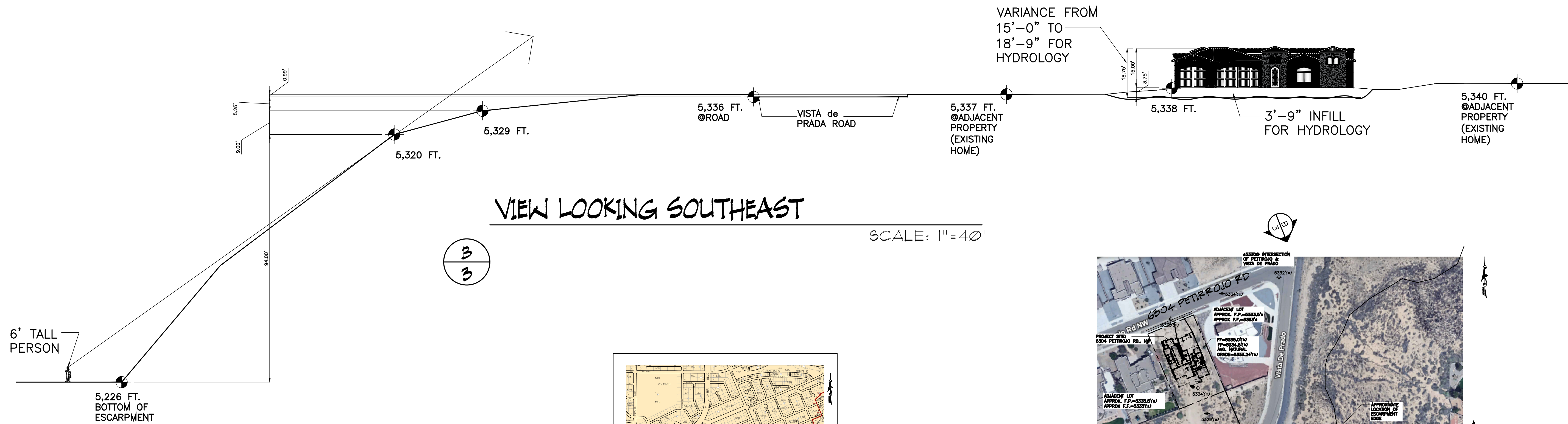
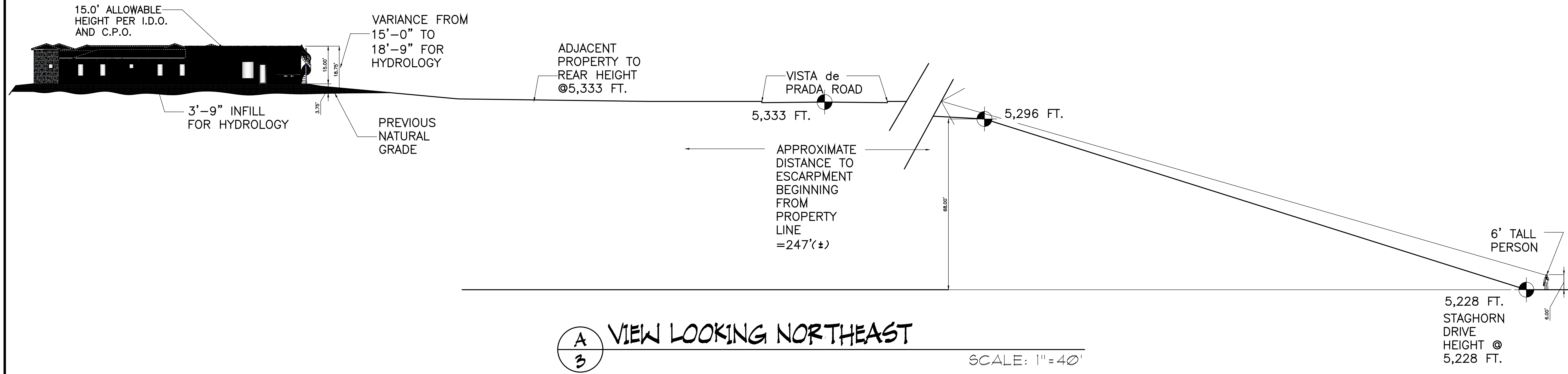
DATE	REVISION
08/06/15	PRELIM 2
08/11/15	PRELIM 3
08/28/15	FINAL
09/16/15	revision

CUSTOMER:	RODAN CHACON
NAME:	6304 PETTIROJO RD., NW
ADDRESS:	--- VOLCANO CLIFFS
SUBDIVISION:	LOT 12 BLOCK 10 UNIT 22

CHACON  
RESIDENCE

ELEVATION VIEWS  
HEIGHT VARIANCE





DATE	REVISION
08/06/15	PRELIM 2
08/11/15	PRELIM 3
08/28/15	FINAL
09/16/15	rev 15/15

CUSTOMER NAME	RODAN CHACON
ADDRESS	6304 PETTICHO RD, NW
SUBDIVISION	--- VOLCANO CLIFFS
LOT	12
BLOCK	10
UNIT	22

CHACON RESIDENCE

VIEW PLANE ANALYSIS HEIGHT VARIANCE