



DRB CASE TRACKING LOG

REVISED 6/27/2002

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 02-01186	Project # 1002130
Project Name: LANDS OF ELAINE SANCHEZ	EPC Application No.:
Agent: Surveys Southwest Ltd.	Phone No.: 998-0303 <i>PAV</i>

Your request for (SDP for SUB), (SDP for BP), (PREL/FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/7/02 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- UTILITIES: _____
- CITY ENGINEER / AMAFCA: _____
- PARKS / CIP: _____
- PLANNING (Last to sign) *Jam* _____
- See comments dated 8/7/02 _____
- EPC comments (name) _____
- Planning must record this plat. Please submit the following items:
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
- Include 3 copies of the approved site plan along with the originals.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.



CASE TRACKING LOG FOR DRB DELEGATED SIGN-OFF

<input type="checkbox"/> TRANSPORTATION	Dates: Routed: _____	Disapproved: _____	Approved: _____
<input type="checkbox"/> UTILITIES	Dates: Routed: _____	Disapproved: _____	Approved: _____
<input type="checkbox"/> CITY ENGINEER / AMAFCA	Dates: Routed: _____	Disapproved: _____	Approved: _____
<input type="checkbox"/> PARKS / CIP	Dates: Routed: _____	Disapproved: _____	Approved: _____
<input checked="" type="checkbox"/> PLANNING (Last to sign)	Dates: Routed: _____	Disapproved: _____	Approved: <i>Jam</i> 11/15/2002

PLANS RELEASED TO APPLICANT OR AGENT

Date Released: _____	Date Returned: _____
Print Name: _____	Firm: _____
Signed: _____	
Date Released: _____	Date Returned: _____
Print Name: _____	Firm: _____
Signed: _____	

Project Number 1002130

Completed 11-15

PROJECT NO. 1002130	APPLICATION NO. 02-01186
PROJECT NAME LANDS OF ELAINE SANCHEZ	
EPC APPLICATION NO.	
APPLICANT / AGENT SURVEYS SW	PHONE NO. 998-0303
ZONE ATLAS PAGE K-14	RAMG
ONE STOP COMMENT FORM LOG	

Completed 11-19-02
Dill

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED Jam	DATE 11/15/02	DATE
COMMENTS:		
ZHE granted variance 10/30/02		

(Return form with plat / site plan)



DRB CASE TRACKING LOG

REVISED 6/27/2002

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 02-01186

Project # 1002130

Project Name: LANDS OF ELAINE SANCHEZ

EPC Application No.:

Agent: Surveys Southwest Ltd.

Phone No.: 998-0303

Your request for (SDP for SUB), (SDP for BP), (PREL/FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/7/02 by the DRB with delegation of signature(s) to the following departments.

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- PLANNING (Last to sign): _____
- See comments dated 8/7/02
- EPC comments (name) _____
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 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
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- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.

CASE TRACKING LOG FOR DRB DELEGATED SIGN-OFF

- TRANSPORTATION
Dates: Routed: _____ Disapproved: _____ Approved: _____
- UTILITIES
Dates: Routed: _____ Disapproved: _____ Approved: _____
- CITY ENGINEER / AMAFCA
Dates: Routed: _____ Disapproved: _____ Approved: _____
- PARKS / CIP
Dates: Routed: _____ Disapproved: _____ Approved: _____
- PLANNING (Last to sign)
Dates: Routed: _____ Disapproved: _____ Approved: _____

PLANS RELEASED TO APPLICANT OR AGENT

Date Released: _____
Print Name: _____
Signed: _____

Date Returned: _____
Firm: _____

Date Released: _____
Print Name: _____
Signed: _____

Date Returned: _____
Firm: _____

Project Number 1002130



City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002130
Application Number: 02DR0-1186

DRB Date: 8/7/02
Item Number: 7

Subdivision: Tracts 1-A & 2-A Lands of Elaine Sanchez
Tracts 1 & 2, Lands of Elaine Sanchez, MRGCD Map #40

Request for:

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

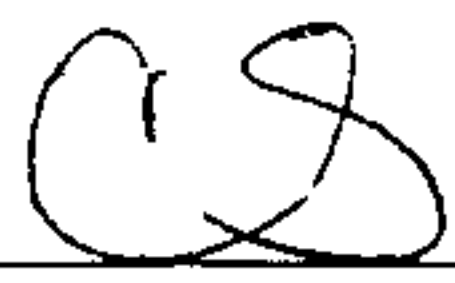
Zoning: R-1

Zone Page: K-14

New Lots (or units) : 0

Parks and Recreation Comments:

This request is not subject to the Park Dedication and Development Ordinance since the lot lines are being adjusted and no new lots will be created.

Signed: 
Christina Sandoval, (PRD)

Phone: 768-5328



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002130

Item No. 7

Zone Atlas K-14

DATE ON AGENDA 8-05-02

INFRASTRUCTURE REQUIRED () YES (x) NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

- () SKETCH PLAT (x) PRELIMINARY PLAT (x) FINAL PLAT
- () SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
- () SITE PLAN FOR BUILDING PERMIT

No.	Comment
<input type="checkbox"/>	No adverse comment.

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:



City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002130

AGENDA ITEM NO: 7

SUBJECT:

- | | | |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: August 7, 2002



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

August 7, 2002

9:00 a.m.

MEMBERS:

Janet Stephens, DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946 (VOICE) OR TELETYPEWRITER (TTY) 924-3361 - TTY USERS MAY ALSO ACCESS THE VOICE NUMBER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE BOARD SECRETARY MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order
- B. Changes and/or Additions to the Agenda
- C. Announcements

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000635**
02DRB-01039 Major-Two Year SIA
02DRB-01040 Major-Amnd Infra. List
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for PHILLIPS PETROLEUM COMPANY request(s) the above action(s) for all or a portion of Tract(s) 27B-B-1 and Tracts 38-1, 38-2, 38-3, 38-4, **TAYLOR RANCH SUBDIVISION**, zoned SU-1 for C-1, located on COORS BLVD NW, between MONTANO RD NW and COORS BLVD NW containing approximately 7 acre(s). [REF: DRB-98-106, Z-96-124, V-98-28](E-12) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 8/7/04. THE AMENDED INFRASTRUCTURE LIST WAS WITHDRAWN**

2. **Project # 1000187**
02DRB-01046 Major-Preliminary Plat
Approval
02DRB-01048 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for LOS SUENOS LLC request(s) the above action(s) for all or a portion of Tract(s) F & G, **LOS SUENOS SUBDIVISION**, zoned R-T and located on MCMAHON BLVD NW between UNSER BLVD NW and ROCKCLIFF BLVD NW containing approximately 3 acre(s). [REF: 00110-00123, 00460-00776, 00410-01285, 00440-01286, 01440-00920, 01440-01217] [DEFERRED FROM 8/7/02] (A-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/14/02.**

3. **Project # 1002050**
02DRB-01049 Major-Vacation of Public
Easements

SURVEYS SOUTHWEST LTD. agent(s) for MICHAEL LAFLIN request(s) the above action(s) for all or a portion of Tract(s) B, **LAS MARCADAS SUBDIVISION**, zoned C-1, located on GOLF COURSE RD NW, between JILL PATRICIA ST NW and MARNA LYNN AVE NW containing approximately 9 acre(s). [REF: Z-93-67, DRB-93-107, 02DRB-00960, 02DRB-00961] (C-12) **VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- Project # 1002050**
02DRB-00960 Minor-Prelim&Final Plat
Approval
02DRB-00961 Minor-Vacation of Private
Easements

SURVEYS SOUTHWEST LTD. agent(s) for MICHAEL LAFLIN request(s) the above action(s) for all or a portion of Tract(s) B, **LAS MARCADES SUBDIVISION**, zoned C-1, located on GOLF COURSE RD NW between JILL PATRICIA ST NW and MARNA LYNN AVE NW containing approximately 9 acre(s). [REF: Z-93-67, DRB-93-107] [Deferred from 7/10/02] (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/7/02 THE PRELIMINARY PLAT WAS APPROVED. FINAL SIGNOFF WAS INDEFINITELY DEFERRED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1001903**
02DRB-00997 Major-Preliminary Plat
Approval
02DRB-00998 Major-Vacation of Public
Easements
02DRB-00999 Minor-Temp Defer SDWK
02DRB-01231 Minor-Site Plan for
Subdivision

MARK GOODWIN & ASSOCIATES, PA agent(s) for D. R. HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Lot(s) 9-14, Block 2, Unit 3, North Albuquerque Acres, **DESERT LANE SUBDIVISION**, zoned RD, located on EAGLE ROCK NE, between WYOMING NE and LOUISIANA NE containing approximately 6 acre(s). [Deferred from 07/31/02] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/7/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/5/02 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER AND PLANNING.**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

**NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED,
THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.**

5. **Project # 1000078**
02DRB-01132 Minor-Amnd SiteDev Plan
Subd
02DRB-01133 Minor-Amnd SiteDev Plan
BldPermit

TIERRA WEST LLC agent(s) for D. R. HORTON INC. request(s) the above action(s) for all or a portion of Lot(s) 120, 121 and 122, **STORY ROCK SUBDIVISION**, zoned SU-1 / R-T, located on E. SIDE OF UNSER BLVD NW, between AZUELO AVE NW and WESTERN TRAIL NW containing approximately 34 acre(s). [REF: Z-85-138, Z-99-113, 00410-00914, 00410-00916, 00440-01416, 01400-01854] [Russell, Brito, EPC Case Planner] (F-11) **THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING. THE AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PLANNING.**

6. **Project # 1000849**
02DRB-01191 Minor-Amnd SiteDev Plan
BldPermit
02DRB- 01193 Minor-Amnd SiteDev
Plan Subd
- SURVEYS SOUTHWEST LTD. agent(s) for UPWEST CORP., BILL WADE request(s) the above action(s) for a Portion of NW14 of SEC 26, T10N, R4E, **BREEZE AT MOUNTAIN GATE**, zoned SU-1 PRD, C-1, SC, located on FOUR HILLS RD NE, between I-40 and FOUR HILLS RD NE containing approximately 8 acre(s). [REF: Z-99-71, Z-98-113, DRB-98-45, 00410 01411, 01440 01601, 02DRB 00811] [Russell Brito, EPC Case Planner for Bob Paulsen] (L-23) **THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING. THE AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

7. **Project # 1002130**
02DRB-01186 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST, LTD. agent(s) for ELAINE SANCHEZ request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF ELAINE SANCHEZ**, M.R.G.C.D. MAP #40, zoned SU-2 special neighborhood zone, R-1, located on PACIFIC AVE SW, between BARELAS ST SW and 4TH ST SW containing approximately 1 acre(s).(K-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**
8. **Project # 1000729**
02DRB-01185 Minor-Ext of SIA for Temp
Defer SDWK
- JOHN SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) 1-19, **SUNSET FARM WEST - UNIT 1**, zoned R-1 residential zone, located on SUNSET FARM RD SW, between SUNSET RD SW and ATRISCO SW containing approximately 4 acre(s). [REF: Z-87-27] (K-12) **A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 8/7/03.**

9. **Project # 1000893**
02DRB-01064 Minor-Final Plat Approval

COMMUNITY SCIENCES CORP. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) A1A, B1 & 2A, **RIDGEVIEW VILLAGE, UNIT 1**, zoned SU-1 special use zone, for R-2 and Mixed Uses, located on the NORTH SIDE OF MCMAHON BLVD NW, between MCMAHON BLVD. NW and the WEST SIDE OF UNSER BLVD. NW containing approximately 10 acre(s). [REF: 02DRB-00679, 02DRB-00681, 02DRB-00713, 00110-01639, 00128-01640] **[Deferred from 8/7/02] (A-11) DEFERRED AT THE AGENT'S REQUEST TO 8/14/02.**

NO ACTION IS TAKEN ON THESE CASES:

IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED

10. **Project # 1002126**
02DRB-01180 Minor-Sketch Plat or Plan

ROSS HOWARD COMPANY agent(s) for JERALD J FRIEDMAN request(s) the above action(s) for all or a portion of Sec. 35, T.11N., R3E., N.M.P.M. (to be known as **FRIEDMAN SUBDIVISION**) Friedman – Jerald J & Irving, zoned M-1 light manufacturing zone, located on LINCOLN RD NE, between I-25 NORTH FRONTAGE RD NE and SAN MATEO BLVD NE containing approximately 10 acre(s). (F-17) **THE ABOVE REQUEST WAS**

11. **Project # 1002127**
02DRB-01181 Minor-Sketch Plat or Plan

ROSS HOWARD CO agent(s) for HERMAN LOVATO request(s) the above action(s) for all or a portion of Tract(s) 2 to be known as **LANDS OF HERMAN LOVATO**, M.R.G.C.D. MAP 35, zoned R-1 residential zone, located on MEADOWVIEW DR NW, between RIO GRANDE BLVD NW and M.R.G.C.D. ALAMEDA DRAIN containing approximately 1 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN**

12. **Project # 1002132**
02DRB-01190 Minor-Sketch Plat or Plan

CONSENSUS PLANNING INC agent(s) for T S MCNANEY & ASSOC request(s) the above action(s) for all or a portion of Tract(s) G (to be known as **VILLA DE VILLAGIO**, VILLAGE CENTER NORTH SUBDIVISION, zoned SU-1 for R-2, located on WEST OF UNSER BLVD NW, between SOUTH OF SUMMER RIDGE RD NW and containing approximately 14 acre(s). [REF: 01410-01506, 01410-01528] (A-11) **COMMENTS FORWARDED.**

13. Approval of the Development Review Board minutes for July 24, 2002. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE DEVELOPMENT REVIEW BOARD.**

ADJOURNED: 10:44 A.M.



CITY OF ALBUQUERQUE
OFFICE OF THE ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

ELAINE SANCHEZ request(s) a special exception to Section 14. 16. 2. 23. (A). Reference Barelas Sector Plan Page 81, R-1, B: a VARIANCE to the 4,800 square foot lot area requirement of 257 square feet on all or a portion of Tract(s) 1-A, MRGCD MAP #40, zoned SU-2/R-1 and located at 410 PACIFIC AV SW (K-14)

Special Exception No:..... **02ZHE – 01386**
Hearing Date. 10-15-02
Closing of Public Record: 10-15-02
Date of Decision: 10-30-02

STATEMENT OF FACTS: The applicant requests a variance to the 4,800 square foot lot area requirement of 257 square feet. Dan Graney represented the applicant, Elaine Sanchez. Ms. Sanchez indicated to her agent that this land was deeded to her in 1970. The applicant is in the process of re-platting this lot, which contains two residential homes. This matter was initially brought before the Development Review Board and subsequently referred to the Zoning Hearing Examiner for purposes of obtaining an approval for the above-described variance. Mr. Graney testified that this parcel is irregular in size and shape as compared to other properties in the vicinity sufficient to warrant an approval for this request. The Zoning Hearing Examiner advised the agent that there may not be additional variances requested on this property. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this parcel is exceptional as compared to other parcels in the vicinity due to irregularity in size and shape and, therefore, it meets the test for the granting of a variance as provided for by Section 14. 16. 4. 2. I further find that, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship in that it will limit the owner's reasonable use of the property and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing regular zoning regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

DECISION: Approved with condition.

CONDITION:

1. The applicant may not request additional variances on this property.

If you wish to appeal this decision, you may do so by 5:00 p.m., on Thursday, November 14, 2002 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$50.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

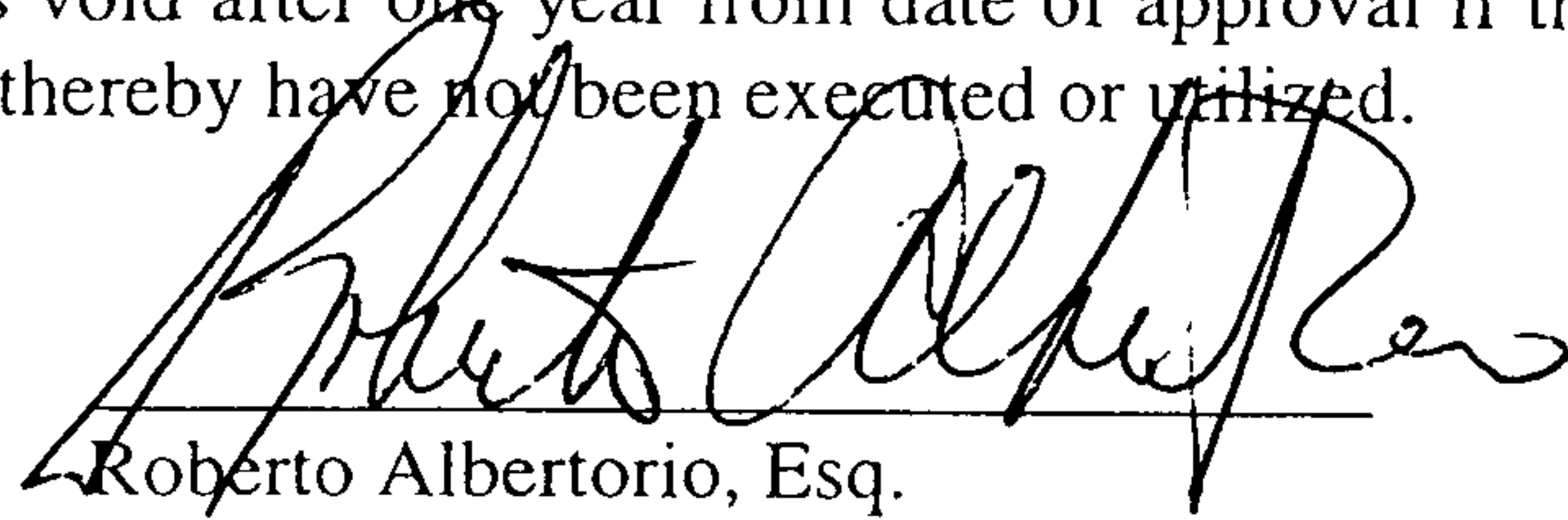
Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any

ZHE Decision
02ZHE-01386
Page 3

related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement (2)
ZHE File
Elaine Sanchez, 410 Pacific Avenue SW, 87102
Dan Graney, Surveys Southwest, LTD, 333 Lomas Blvd. NE, 87102

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form
SUBDIVISION **S**
 Major Subdivision action
 Minor Subdivision action
 Vacation
 Variance (Non-Zoning)
V
SITE DEVELOPMENT PLAN **P**
 ...for Subdivision Purposes
 ...for Building Permit
 IP Master Development Plan
 Cert. of Appropriateness (LUCC) **L**

Supplemental form
ZONING **Z**
 Annexation & Zone Establishment
 Sector Plan
 Zone Change
 Text Amendment
APPEAL / PROTEST of... **A**
 Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: ELAINE SANCHEZ PHONE: 247-3949
 ADDRESS: 410 PACIFIC AVE SW FAX: _____
 CITY: ALBQ STATE: NM ZIP: 87102 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306
 CITY: ALBQ STATE: NM ZIP: 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: REPLAT TWO EXISTING TRACTS INTO TWO NEW TRACTS OF LAND.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No: TRACTS 1 & 2 Block: 1 Unit: 1
 Subdiv. / Addn.: M.R.G.C.D. MAP NO. 40
 Current Zoning: SU-2 / R-1 Proposed zoning: _____
 Zone Atlas page(s): K-14-Z No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 0.2606 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes No, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
 UPC No: 1-014-057-088-019-30519 / 1-014-057-083-019-30520 MRGCD Map No.: 40
 LOCATION OF PROPERTY BY STREETS: On or Near: 410 E 412 PACIFIC SW
 Between: BARELAS ST. SW and 4th St. SW.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): NA

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____
 SIGNATURE: Dan Ordney DATE: 7-26-02
 (Print) Dan Ordney Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02DRB - 01186</u>	<u>P&F PA</u>	<u>50</u>	\$ <u>285.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> E.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> E.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date: <u>AUG. 7th 2002</u>			Total	\$ <u>285.00</u>

Proberbert 7/29/02
 Planner signature / date

Project # 1002130

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

SKETCH PLAT REVIEW AND COMMENT

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the Official D.R.B. Notice of approval
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Dan Graney Applicant name (print)
Dan Graney 7-26-02 Applicant signature / date

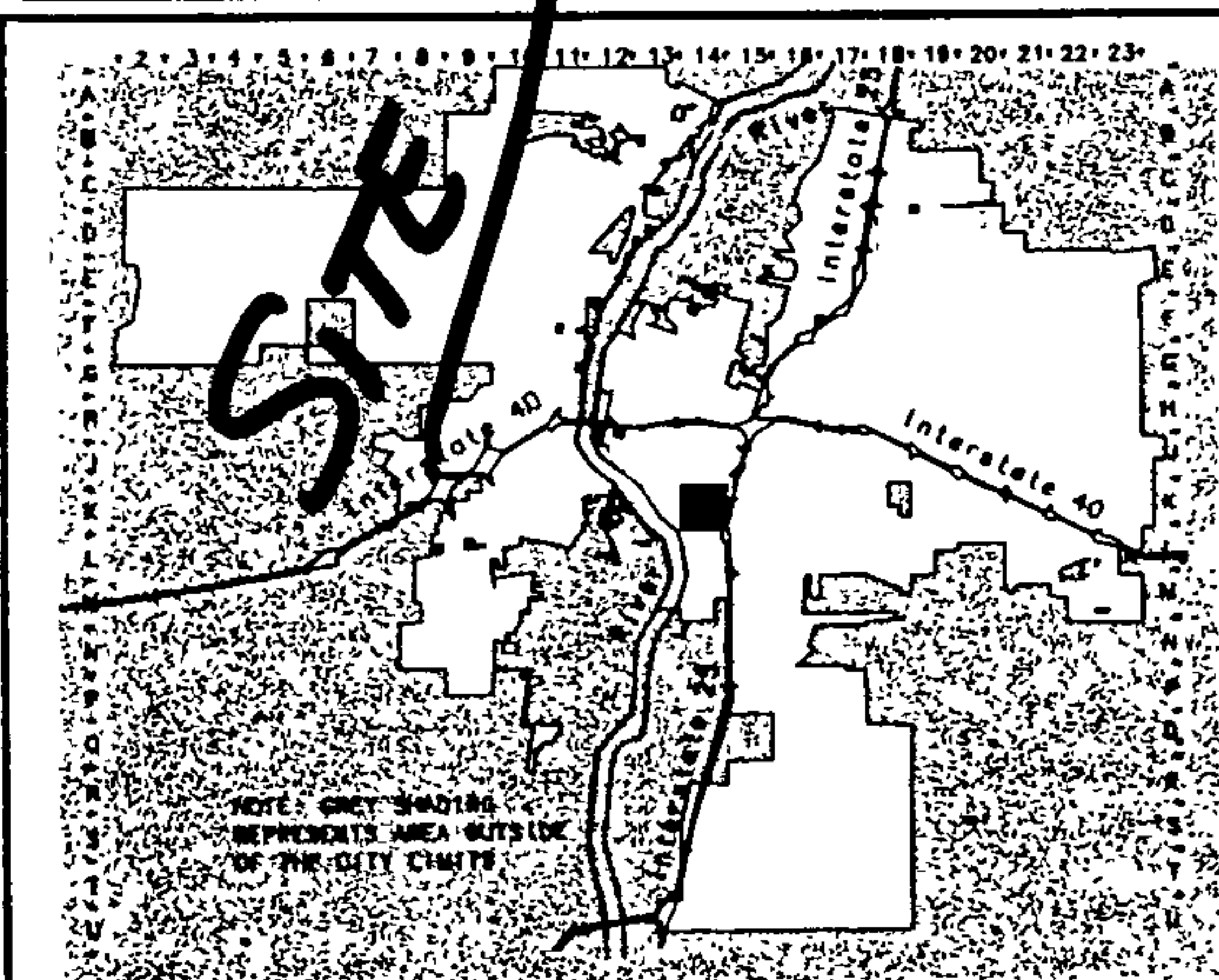


Form revised September 2001

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 02DRB - 01186

Robert 7/29/02
 Planner signature / date
Project # 1002130



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000



Zone Atlas Page

K-14-Z

Map Amended through July 18, 2001

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

July 26, 2002

DEVELOPMENT REVIEW BOARD MEMBERS
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: TRACTS 1-A & 2-A, LANDS OF ELAINE SANCHEZ

Dear Board Members:

Surveys Southwest, LTD is requesting to replat Two (2) existing tracts into Two (2) new tracts of land for the above referenced property.

If you have any questions please feel free to contact me.

Sincerely,



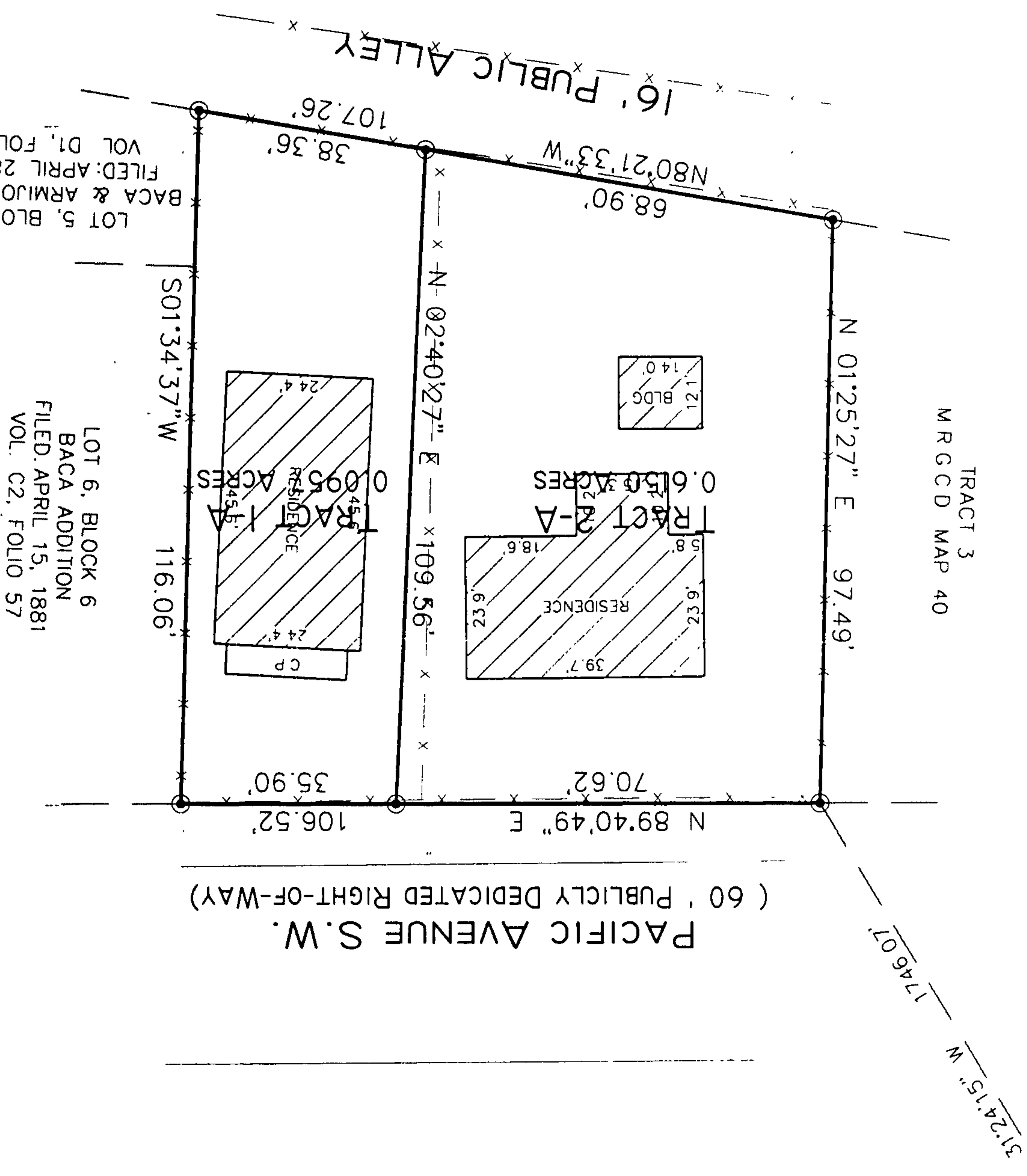
Dan Graney

President

1002130

STATION ACS S-K14A
X = 381874.83
Y = 1484816.92
GROUND TO GRID = 0.99967853
DELTA ALPHA = -00°13'37"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

PACIFIC AVENUE S.W.
(60' PUBLICLY DEDICATED RIGHT-OF-WAY)



N 80°04'53" E
3690.65'

ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION DIVISION (LDC)
Plaza Del Sol - 2nd Floor West - 600 2nd St NW
Land Development / Planning - Main Fax (505) 924-3685
Development Services / Public Works - Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME ELAINE SANCHEZ

AGENT SURVEYS SW, LTD

ADDRESS 353 Lomas Blvd. NE.

PROJECT NO. 1002130

APPLICATION NO. 02DRB 01186

\$ 285⁰⁰ 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ _____ 441018 / 4971000 (Notification)

\$ 285⁰⁰ Total amount due


5603

95-8387/3070

ELAINE P SANCHEZ 9-86
412 PACIFIC AVE SW 505-247-3949
ALBUQUERQUE, NM 87102

Date 7-24-02

Pay to the Order of City of Albuquerque \$ 285.00
Two hundred eighty five & 00/100 Dollars

 Southwest Federal Credit Union
301 Gold SW, Suite 101
Albuquerque, New Mexico 87102
Your best interest is our business.

For DRB Fee Elaine P. Sanchez
City Of Albuquerque
Treasury Division

⑆ 307083872⑆ 0006045903⑆ 5603

REGAL WDRG

07/29/2002 3:01PM LDC: ANEX
RECEIPT# 0005172 USH 006 TRANS# 0052
Acct# 441006 Fund 0000
Activity 4983000 TRSNLN
Trans Amt \$277.00
J24 Misc \$285.00
CK \$285.00
CHANGE \$0.00