

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 29, 2014
DRB Comments**

ITEM # 8

PROJECT # 1002523

APPLICATION # 14-70013

RE: Lots 1A and 1B, Arias Acres

Please provide a copy of any ZHE decision or correspondence regarding conversion of Accessory Structure to a primary structure/house.

There is a pending plat which will construct a turnaround for 15th Street – if this current request would wait for that plat to be filed then the proposed turnaround on this site may not be required; refer to comments from Transportation Development.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 6, 2012
DRB Comments**

ITEM # 11

PROJECT # 1002523

APPLICATION # 12-70159

RE: Lots 1A and 1B, Arias Acres

Accessory structures are not permitted on a lot without a primary structure (house) – the utility building and the shed on proposed Lot 2 would have to be removed prior to plat approval.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov



City of Albuquerque
CITY OF ALBUQUERQUE
 P.O. BOX 1299 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002523

AGENDA ITEM NO: 18

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:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X; WITHDRAWN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: March 19, 2003

discussal



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

F

Development Review Board Comments

Project Number: 1002523
Application Number: 03DRB-00362

DRB Date: 3/19/03
Item Number: 18

Subdivision: Arias Acres
 Lots 1-A & 1-B, Arias Acres

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: SR

Zone Page: J-13

New Lots (or units) : 0

Parks and Recreation Comments:

Lot line adjustment, no park dedication fee required.

Signed: 
 Christina Sandoval, (PRD)

Phone: 768-5328

*Ask Roberto about 15' front yard setback R4 zoning
 Sawmill Wells Park*



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002523

Item No. 18

Zone Atlas J-13

DATE ON AGENDA 3-19-03

INFRASTRUCTURE REQUIRED (x)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
<input type="checkbox"/>	A cul-de-sac is needed at the end of 15 th Street.

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

DEVELOPMENT REVIEW BOARD (DRB)
CITY OF ALBUQUERQUE

REVIEW COMMENTS

By the

UTILITY DEVELOPMENT SECTION (WATER & SEWER)

DEVELOPMENT & BUILDING SERVICES DIVISION
PUBLIC WORKS DEPARTMENT
PHONE 924-3989

D.R.B. CASE NO.: 1002523 DATE: 3/19/03 ITEM NO.: 18

ZONE ATLAS PAGE: J-13 LOCATION: 1500 15th ST NW

REQUEST FOR: Sketch Plat

COMMENTS:

① It appears that there are 3 residences on 2 lots. Records show 2 water/sewer accounts under 1427 15th St. and none for 1500 15th. which is the correct address and how are all 3 houses connected?

② Need to show existing water meters and sanitary sewer manhole in street on survey sketch.

SIGNED: Roger Green

DATE: 3/19/03

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
3/19/03 Comments**

ITEM # 18

PROJECT # 1002523 APPLICATION # 03DRB-00362

SUBJECT: Arias Acres, Lots 1-A & 1-B/Sketch Plat

This property lies within the boundaries of the Sawmill/wells Park Sector Plan. The SR zoning designation is created in that plan. This zone allows two dwellings on lots 7,000 square feet and larger.

One of the existing houses does not have the required 15 foot front yard setback required in the RLT zone. (The SR zone is regulated by the RLT regulations in the City Zoning Code.) However, since this house exists and the proposed lot line change does not affect the lot line in the front of this house, the nonconformity will be allowed to continue under this platting action.


Sheran Matson, AICP DRB Chairperson
924-3880 Fax 924-3864



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____
 APPLICANT: Andrew Monie PHONE: 505-238-2961
 ADDRESS: 1500 15th St. NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: sudamerica.monie@yahoo.com
 Proprietary interest in site: _____ List all owners: Andrew Monie and Theresa McInnes

DESCRIPTION OF REQUEST: Replat two existing lots to create four lots, with an existing residence on each.

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

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

Lot or Tract No. Lot 1-A and 1-B Arias Acres Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Arias Acres
 Existing Zoning: SR-1 Proposed zoning: SR-1 MRGCD Map No _____
 Zone Atlas page(s): J-13-2 UPC Code: 1-013-058

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____
DRB-1002523 ZHE-1009246

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 4 Total site area (acres): 0.7443
 LOCATION OF PROPERTY BY STREETS: On or Near: 15th St. NW (1427, 1429, 1431, & 1501)
 Between: Sawmill Rd. and Dead End
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 14 Jan 2014

SIGNATURE Andrew Monie DATE 26 Feb. 2015
 (Print Name) Andrew Monie Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15 DRB - 70093</u>	<u>P&F</u>	_____	\$ <u>425.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>SW</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>70094</u>	<u>SDV</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> Case history #s are listed	<u>70095</u>	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>445.00</u>

Hearing date March 18, 2015

[Signature]
 Staff signature & Date 3-3-15

Project # 1002523

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

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
 - ___ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
 - ___ Preliminary Plat reduced to 8.5" x 11"
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Copy of DRB approved infrastructure list
 - ___ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - ___ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
 - ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - ___ Design elevations & cross sections of perimeter walls **3 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - ___ Copy of recorded SIA
 - ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - ___ List any original and/or related file numbers on the cover application
 - ___ DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
 - ___ 5 Acres or more: Certificate of No Effect or Approval
 - ___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - ___ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
 - ___ Infrastructure list if required (**verify with DRB Engineer**)
 - ___ DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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**
 - ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - ___ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

Andrew Monie
Applicant name (print)
Andrew Monie 3 Mar 15
Applicant signature / date



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

Application case numbers
15 - DRB - 70093

Form revised **October 2007**
[Signature] 3-3-15
Planner signature / date
Project # 1002523

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
 - ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 - ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
 - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 - SIDEWALK WAIVER (DRB21)**
 - ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the variance or waiver
 - ___ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 - ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the variance
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the deferral or extension
 - ___ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
 - VACATION OF RECORDED PLAT (DRB29)**
 - ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
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.

Andrew Monie
 Applicant name (print)
Andrew Monie 3/3/15
 Applicant signature / date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 15 - DRB - 70094
 - - - - - 70095

Form revised 4/07
[Signature] 3-3-15
 Planner signature / date
 Project # 1002523



For more current information and details visit: <http://www.cabq.gov/gis>

AGIS
Albuquerque Geographic Information System

Map amended through: 6/7/2013

Notes: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-Z

Selected Symbols

SECTOR PLANS		Escarpment
Design Overlay Zones		2 Mile Airport Zone
City Historic Zones		Airport Noise Contours
H-1 Buffer Zone		Wall Overlay Zone
Petroglyph Mon.		

0 750 1,500 Feet

Description of the proposed subdivision:

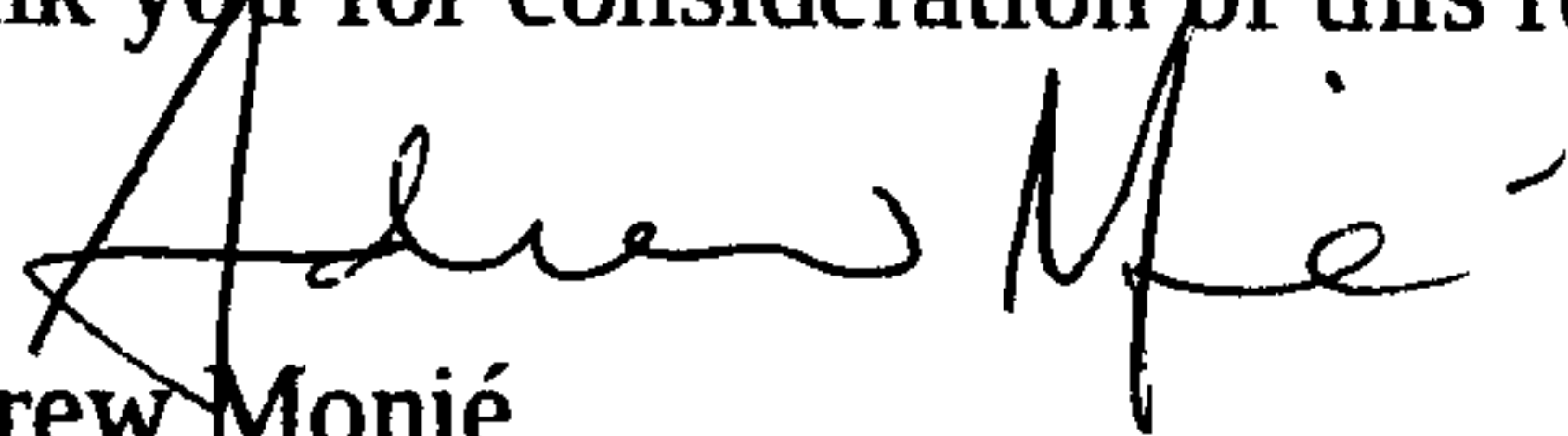
I am proposing a four from two subdivision replat of the above lots. The total area of the above lots is 0.7443 acres. There are four existing residences on the two lots. The proposed subdivision would create a lot for each of the existing residences. Three of the residences (Lots 1, 2, & 3) would share a driveway as they do under existing conditions. Lots 1, 2, & 3 would share maintenance responsibility of the shared driveway. The residences on proposed Lots 1 & 2 both have grinder pump low pressure sewer systems. They are equiped with backflow prevention and share a single sewer line downstream of their independent grinder pumps. Lots 1 & 2 would share maintenance responsibility for the sewer line in the shared portion of the line.

Justification of the proposed subdivision:

The current dividing line of the existing two lots bisects one of the existing residences (a residence build in the 1940s [estimate]). This impedes the sale of one lot independent of the other.

This subdivision sketch plat was originally presented to the DRB for comment in June, 2012. One of the comments at that time was that the accessory building on proposed Lot 2 could not be on its own lot without a residence. The residence on proposed Lot 2 was converted from an accessory building to a residence in 2013 (See Exhibit A). Sawmill-Residential zoning allows for two residences on a single lot, but existing Lot 1-A currently has three residences. This was allowed by the Zoning Department with the understanding that I would be re-platting to meet zoning requirements. The new sketch plat was presented in January, 2014. Engineering requested the first 25 feet of the shared driveway be paved. This has been done (See Exhibit B). There are no sidewalks, curbs, or gutters on 15th St. NW. I am applying for variances to match existing conditions.

Thank you for consideration of this request,



Andrew Monié
1500 15th St. NW
Albuquerque, NM 87104
(505)238-2961

Subject: RE: Pre-development facilities fee agreement
From: Winters, April L (winters_a@aps.edu)
To: sudamericamonie@yahoo.com;
Cc: jcloud@cabq.gov;
Date: Friday, February 27, 2015 10:07 AM

I'm sorry, I got your voicemail yesterday and meant to give you a call back.

As of December 2014, the Facility Fee program no longer exists. The City Council voted down keeping it. So you no longer need paperwork from APS to submit with DRB. You do however, need to send a PDF of your plat to me so that I can see what your doing.

Since you have done that, you are good to go.

I will CC Jack Cloud on this email, so that he knows that APS has been able to review your development.

Please let me know if you have any questions.

Have a great day!

From: Andrew Monie [sudamericamonie@yahoo.com]
Sent: Thursday, February 26, 2015 8:39 PM
To: Winters, April L
Subject: Re: Pre-development facilities fee agreement

Hello April,
I left you a voicemail today, but I wanted to follow up with pdfs of the plat and site sketch. Let me know if I need to provide anything else and when I can get the waiver. Thanks,
Andrew Monie
1500 15th St. NW
Albuquerque, NM 87104
505-238-2961

From: "Winters, April L" <winters_a@aps.edu>
To: Andrew Monie <sudamericamonie@yahoo.com>
Sent: Thursday, December 4, 2014 9:52 AM
Subject: RE: Pre-development facilities fee agreement

I apologize, I didn't realize there were existing dwelling units. That's a whole different thing. So what we'll be doing instead is a waiver to the Pre-Development Facility Fee Agreement. This is something that I'll fill out, I just need the plat and then I can get that processed for you.

Again, I apologize for the confusion!

April L. Winters
Facility Fee Planner
Capital Master Plan
Phone: (505) 848-8830
Fax: (505) 848-8824

Exhibit A
Page 1 of 2
Conversion of utility building on Lot 2 to residential dwelling.

FORM B-19 P111202

Approved: *Luis Block*
Date: *12/13/13*
Inspector: *[Signature]*

Type of Inspection: *Frame*
Location: *1501 15th St NW*

CODE ADMINISTRATION DIVISION
CITY OF ALBUQUERQUE, P.O. BOX 1293
BUILDING SECTION

FORM B-19 P111202

Approved: *[Signature]*
Date: *12-31-13*
Permit # *2012 91755*
Type of Inspection: *Final*
Location: *1501 15th St*

CODE ADMINISTRATION DIVISION
CITY OF ALBUQUERQUE, P.O. BOX 1293
BUILDING SECTION

DO NOT REMOVE

CITY OF ALBUQUERQUE
BUILDING & SAFETY DIVISION
924-3311
ELECTRICAL SECTION

Location 1501 15th
Type of Inspection Final Accessory
Permit # 2012 286,689
Approved J. Brown Date 7 Nov 20 13
Inspector _____ P111210

FORM 13-12

DO NOT REMOVE

CITY OF ALBUQUERQUE
BUILDING & SAFETY DIVISION
MECHANICAL SECTION
PHONE 924-3310 OR 924-3309

Location 1501 15th St NW
Type of Inspection plumb Final
Date 12/17 20 13
Approved _____ Inspector [Signature] P111206

DO NOT REMOVE

INTERNATIONAL RESIDENTIAL CODE UPC, UMC,

UNIFORM ADMINISTRATIVE CODE OF THE CITY OF ALBUQUERQUE

(505) 924-39 _____

NOTE: Plans shall be drawn to scale and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show conform to the provisions of the technical codes and all relevant laws, ordinances, rules and regulations.

DESCRIPTION OF WORK STORAGE CONVERSION TO GUEST HOUSE

SIZE OF BLDG. (SQ.FT.) 155

CONSTRUCTION TYPE VB

PLANS DISAPPROVED _____

PLANS DISAPPROVED [Signature]

PLANS APPROVED [Signature]

OCCUPANCY GROUP R-3

BUILDING CODE EDITION (YR.) 200

DATE 7/30/12

DATE 8/10/12

DATE 8-21-

PLANS CORRECTIONS REQUIRED:
(INDICATE ORDINANCE SECTION REFERENCE)

Exhibit A page 2 of 2

Lot 2 building conversion to dwelling



Exhibit B

25' of asphalt pavement where driveway
meets city street

Google

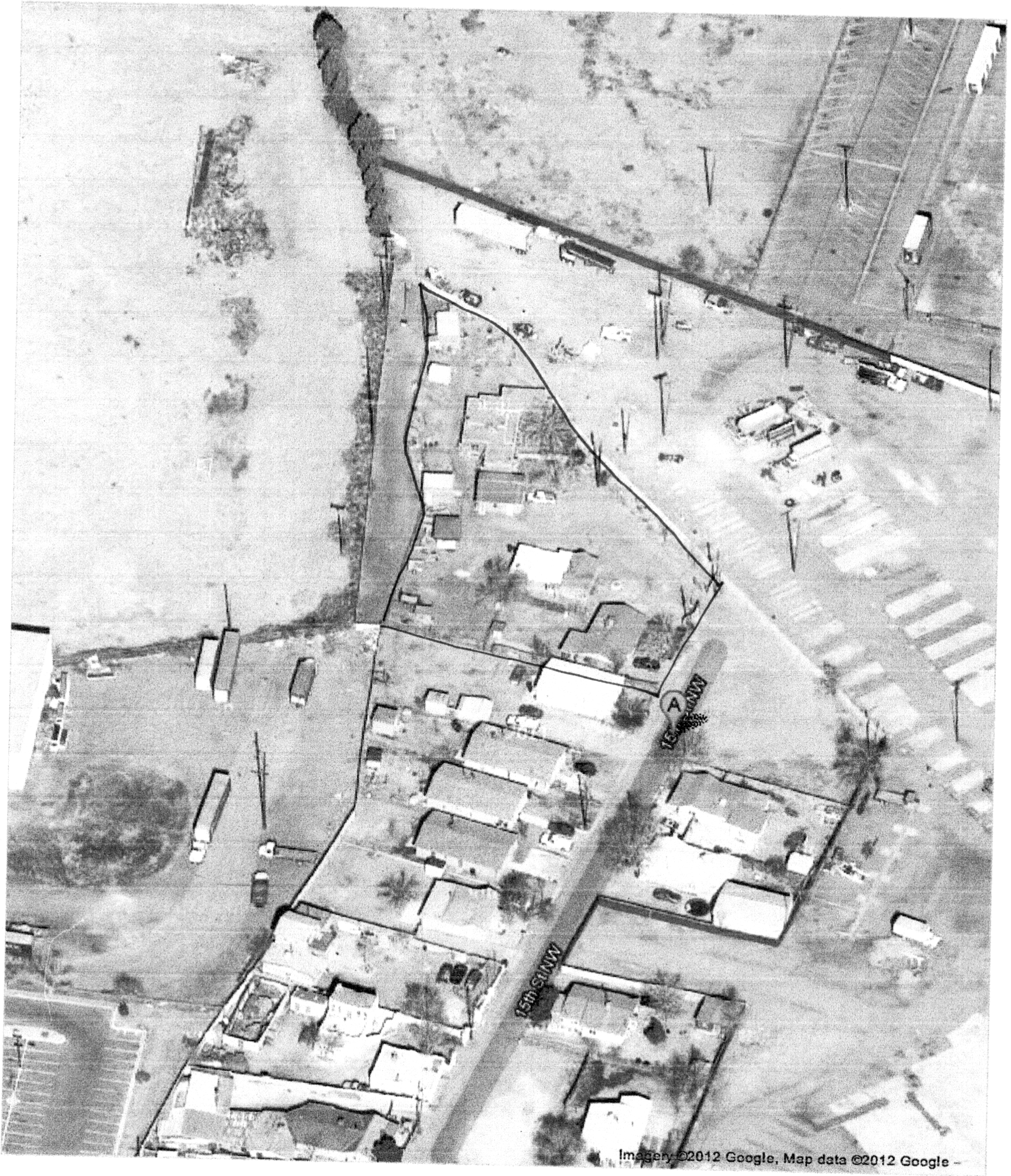
To see all the details that are visible on the screen, use the "Print" link next to the map.



Imagery ©2012 Google, Map data ©2012 Google

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



Imagery ©2012 Google, Map data ©2012 Google

site



For more current information and details visit: <http://www.cabq.gov/gis>

AGIS
Albuquerque Geographic Information System

Map amended through: 6/7/2013

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-Z

Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

0 750 1,500 Feet

site



For more current information and details visit: <http://www.cabq.gov/gis>

AGIS
Albuquerque Geographic Information System

Map amended through: 6/7/2013

Note: Gray Shading Represents Area Outside of the City Limits.

Zone Atlas Page:
J-13-Z

Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

0 750 1,500 Feet

Request For Sidewalk Waiver.

Description of the proposed variance:

The proposed subdivision of Lots 1-A and 1-B of Arias Acres would create four lots with one existing residence on each new lot. The total area is 0.7443 acres. There are four existing residences on the two lots. The proposed subdivision would create a lot for each of the existing residences. Three of the residences (Lots 1, 2, & 3) would share a driveway as they do under existing conditions. The total frontage on 15th St. NW is 95 feet. I am requesting a sidewalk waiver and a variance from minimum DPM Standards for curb and gutter. I am requesting to leave the roadside as is, landscaped, but without curb, gutter, or sidewalk.

Explanation of the proposed variance:

There are no sidewalks, curbs, or gutters on 15th St. NW north of Sawmill Road. Fifteenth Street is an established neighborhood on a narrow winding street. Building sidewalks, curbs and gutters in front of this site would disrupt the continuity of the established aesthetic and alter the character of the neighborhood.

Justification of the proposed variance:

The Sawmill/Wells Park Sector Development Plan seeks to "preserve street character." An important part of the street character on 15th St. north of Sawmill Rd. is its lack of sidewalks, curbs and gutters. Fifteenth Street is a dead end low traffic street that is used as a playground for neighborhood children as often as for vehicles. The lack of sidewalks, curbs and gutters at the site has not been a problem in recent decades and I do not see it becoming a problem in the future.

Thank you for considering this waiver request,


Andrew Monié

1500 15th St. NW
Albuquerque, NM 87104
(505)238-2961

Description of the proposed subdivision:

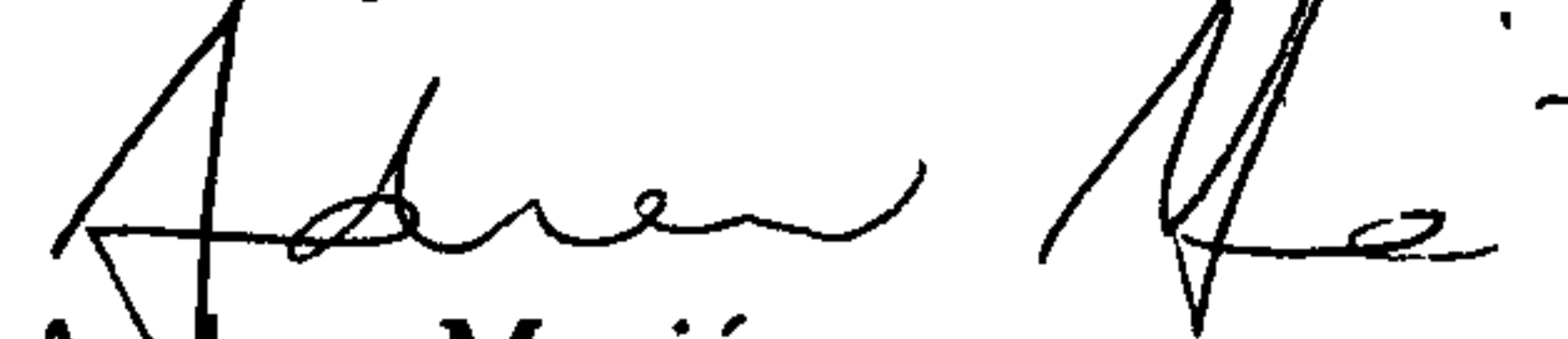
I am proposing a four from two subdivision replat of the above lots. The total area of the above lots is 0.7443 acres. There are four existing residences on the two lots. The proposed subdivision would create a lot for each of the existing residences. Three of the residences (Lots 1, 2, & 3) would share a driveway as they do under existing conditions. Lots 1, 2, & 3 would share maintenance responsibility of the shared driveway. The residences on proposed Lots 1 & 2 both have grinder pump low pressure sewer systems. They are equiped with backflow prevention and share a single sewer line downstream of their independent grinder pumps. Lots 1 & 2 would share maintenance responsibility for the sewer line in the shared portion of the line.

Justification of the proposed subdivision:

The current dividing line of the existing two lots bisects one of the existing residences (a residence build in the 1940s [estimate]). This impedes the sale of one lot independent of the other.

This subdivision sketch plat was originally presented to the DRB for comment in June, 2012. One of the comments at that time was that the accessory building on proposed Lot 2 could not be on its own lot without a residence. The residence on proposed Lot 2 was converted from an accessory building to a residence in 2013 (See Exhibit A). Sawmill-Residential zoning allows for two residences on a single lot, but existing Lot 1-A currently has three residences. This was allowed by the Zoning Department with the understanding that I would be re-platting to meet zoning requirements. The new sketch plat was presented in January, 2014. Engineering requested the first 25 feet of the shared driveway be paved. This has been done (See Exhibit B). There are no sidewalks, curbs, or gutters on 15th St. NW. I am applying for variances to match existing conditions.

Thank you for consideration of this request,



Andrew Monié
1500 15th St. NW
Albuquerque, NM 87104
(505)238-2961



Exhibit B

25 ft. of asphalt pavement where shared driveway meets city street.

PLANS CORRECTIONS REQUIRED:
(INDICATE ORDINANCE SECTION REFERENCE)

CITY OF ALBUQUERQUE
BUILDING & SAFETY DIVISION
924-3311
ELECTRICAL SECTION

Location 1501 15th
Type of Inspection Final Accessory
Building
Permit # 2012 286,687 Date 7 Nov 20 13
Approved J. B. Adams
Inspector P111210

FORM 13-12

DO NOT REMOVE

CITY OF ALBUQUERQUE
BUILDING & SAFETY DIVISION
MECHANICAL SECTION
PHONE 924-3310 OR 924-3309

Location 1501 15th St NW
Type of Inspection Plumb Final
Date 12/17 20 13
Approved [Signature]
Inspector P111208

DO NOT REMOVE

INTERNATIONAL RESIDENTIAL CODE UPC, UMC, N

UNIFORM ADMINISTRATIVE CODE OF THE CITY OF ALBUQUERQUE

(505) 924-39

NOTE: Plans shall be drawn to scale and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail conform to the provisions of the technical codes and all relevant laws, ordinances, rules and regulations.

DESCRIPTION OF WORK STORAGE CONVERSION TO GUEST HOUSE

SIZE OF BLDG. (SQ.FT.) 155 OCCUPANCY GROUP R-3

CONSTRUCTION TYPE VB BUILDING CODE EDITION (YR.) 2009

PLANS DISAPPROVED [Signature] DATE 7/30/12

PLANS DISAPPROVED [Signature] DATE 8/10/12

PLANS APPROVED [Signature] DATE 8-21-12

Exhibit A page 2 of 2

Lot 2 building conversion to dwelling

Exhibit A page 1 of 2

Conversion of utility building on Lot 2 to residential dwelling

**CODE ADMINISTRATION DIVISION
CITY OF ALBUQUERQUE, P.O. BOX 1293
BUILDING SECTION**

Location 750 E 15th

Type of Inspection Final

Permit # 2012 91755

Date 12-31-13

Approved [Signature]

FORM B-19 P111202

**CODE ADMINISTRATION DIVISION
CITY OF ALBUQUERQUE, P.O. BOX 1293
BUILDING SECTION**

Location 1501 15th St NW

Type of Inspection Frame

TBF

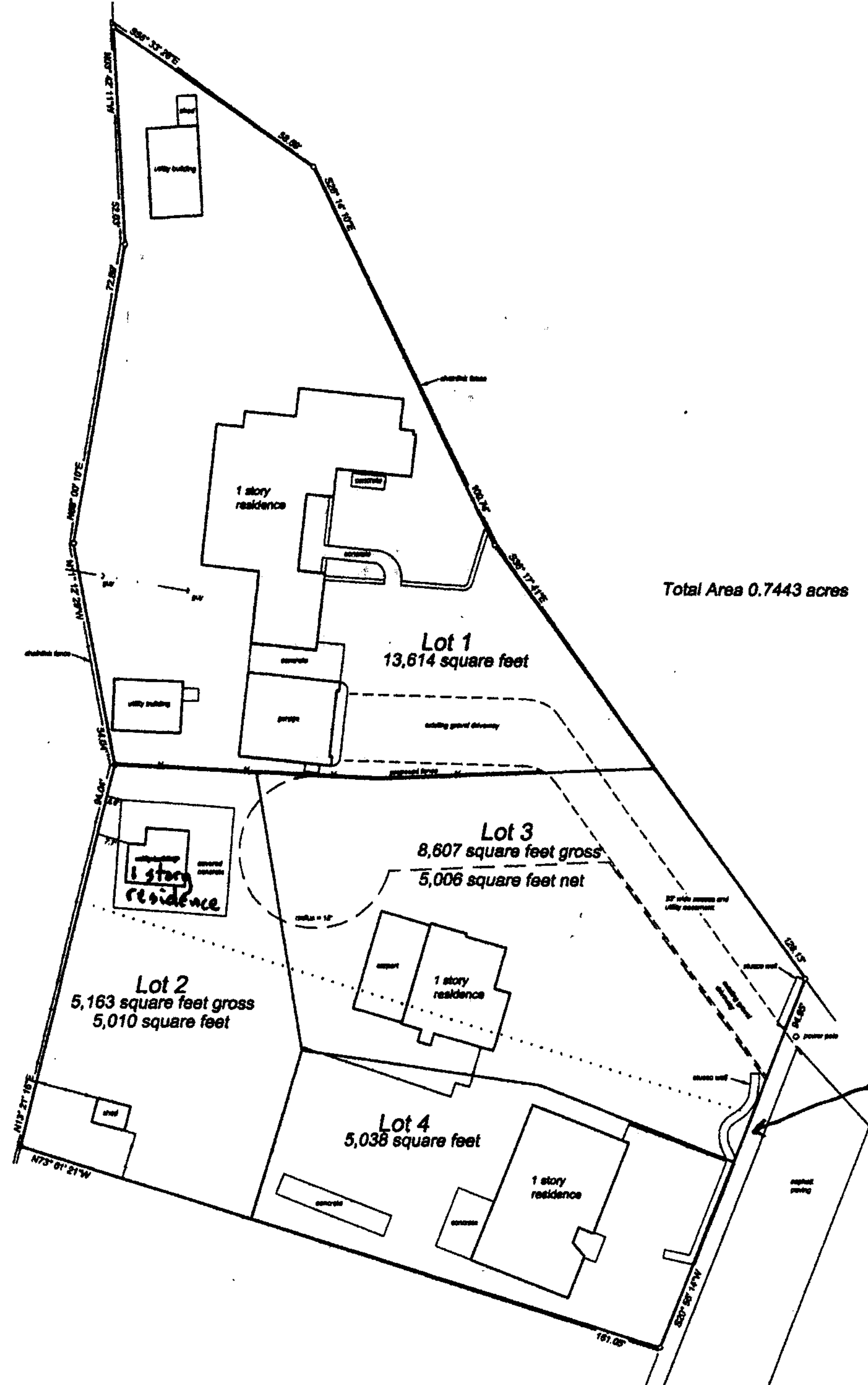
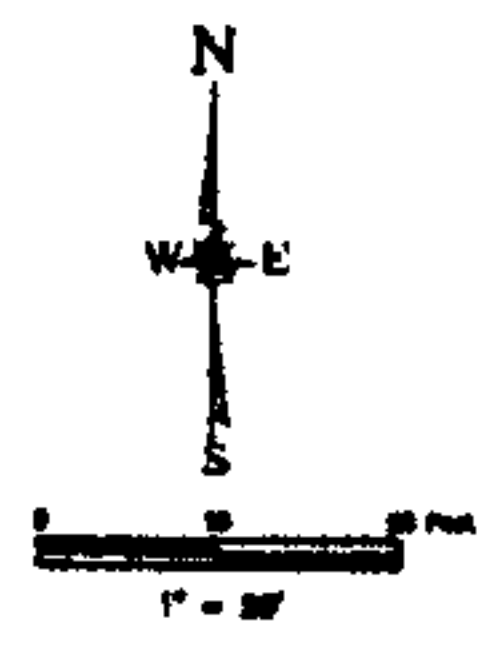
Date 6/21/13

Approved Lois Block

Inspector

FORM B-19 P111202

Preliminary Sketch
 Lot 1-A & 1-B
 Arias Acres
 Bernalillo County, New Mexico
 City of Albuquerque
 April 2012



Total Area 0.7443 acres

No curb, gutter, or sidewalk
 to match all of 15th St. NW
 north of Sawmill Rd.

Forstbauer Surveying, L.L.C.
 4118 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 268-2032

PROJECT #
1002573

March 18, 2015

SDV
CRS
Fid



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: Andrew Monie PHONE: 238-2961
 ADDRESS: 1500 15th St. NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: sudamericamonie@yahoo.com
 Proprietary interest in site: yes List all owners: Andrew Monie & Theresa McInnes

DESCRIPTION OF REQUEST: Subdivide two lots into four with four existing residences.

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

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

Lot or Tract No. 1-A and 1-B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Arias Acres
 Existing Zoning: S-R Proposed zoning: S-R MRGCD Map No _____
 Zone Atlas page(s): J-13 UPC Code: 1-013-058

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1002523, 1009246, 1009247, 10039133

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 4 Total site area (acres): 0.7443
 LOCATION OF PROPERTY BY STREETS: On or Near: 1427, 1429, 1431, & 1501 15th St. NW
 Between: Sawmill Rd and Dead End of 15th St.

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: June '12

SIGNATURE Andrew Monie DATE 15 Jan 2014
 (Print Name) Andrew Monie Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB 70013</u>	<u>St</u>	_____	\$ <u>0</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 type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>0</u>

Hearing date January 29, 2014

Yop
 Staff signature & Date 1-16-14

Project # 1002523

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

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22)

Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) **Your attendance is required.**

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) **Your attendance is required.**

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**
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

Andrew Monie
Applicant name (print)
Andrew Monie 16Jan/14
Applicant signature / date



Form revised **October 2007**

Koj 1-16-14
Planner signature / date
Project # 1002523

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

Application case numbers
14DRB - 70013



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: Andrew Monie PHONE: 238-2961

ADDRESS: 1500 15th St. NW FAX: _____

CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: sudamericamonie@yahoo.com

Proprietary interest in site: yes List all owners: Andrew Monie & Theresa Melndez

DESCRIPTION OF REQUEST: Subdivide two lots into four with four existing residences.

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

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

Lot or Tract No. 1-A and 1-B Block: _____ Unit: _____

Subdiv/Addn/TBKA: Arias Acres

Existing Zoning: S-R Proposed zoning: S-R MRGCD Map No _____

Zone Atlas page(s): J-13 UPC Code: 1-013-058

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1002523, 1009246, 1009247, 10039133

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No

No. of existing lots: 2 No. of proposed lots: 4 Total site area (acres): 0.7443

LOCATION OF PROPERTY BY STREETS: On or Near: 1427, 1429, 1431, & 1501 15th St. NW

Between: Sawmill Rd and Dead End of 15th St.

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: June '12

SIGNATURE Andrew Monie DATE 15 Jan 2014

(Print Name) Andrew Monie Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

INTERNAL ROUTING

- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>14DRB 70013</u>	<u>St</u>	_____	\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
			Total
			\$ <u>0</u>

Hearing date January 29, 2014

[Signature]

1-16-14
Staff signature & Date

Project # 1002523

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

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
 - Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
 - Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
 - Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
 - 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

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**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

Andrew Monie
Applicant name (print)
Andrew Monie 16 Jan/14
Applicant signature / date



Form revised **October 2007**

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
14SRB-70013

Kog 1-16-14
Planner signature / date
Project # 1002523

highlighted in pink



For more current information and details visit: <http://www.cabq.gov/gis>

AGIS
Albuquerque Geographic Information System

Map amended through: 6/7/2013

Zone Atlas Page:
J-13-Z

Selected Symbols

	Escarpment
	2 Mile Airport Zone
	Airport Noise Contours
	Wall Overlay Zone

Notes: Grey Shading Represents Area Outside of the City Limits

Proposed subdivision of Lot 1-A and 1-B Arias Acres, city of Albuquerque:

Description of the proposed subdivision:

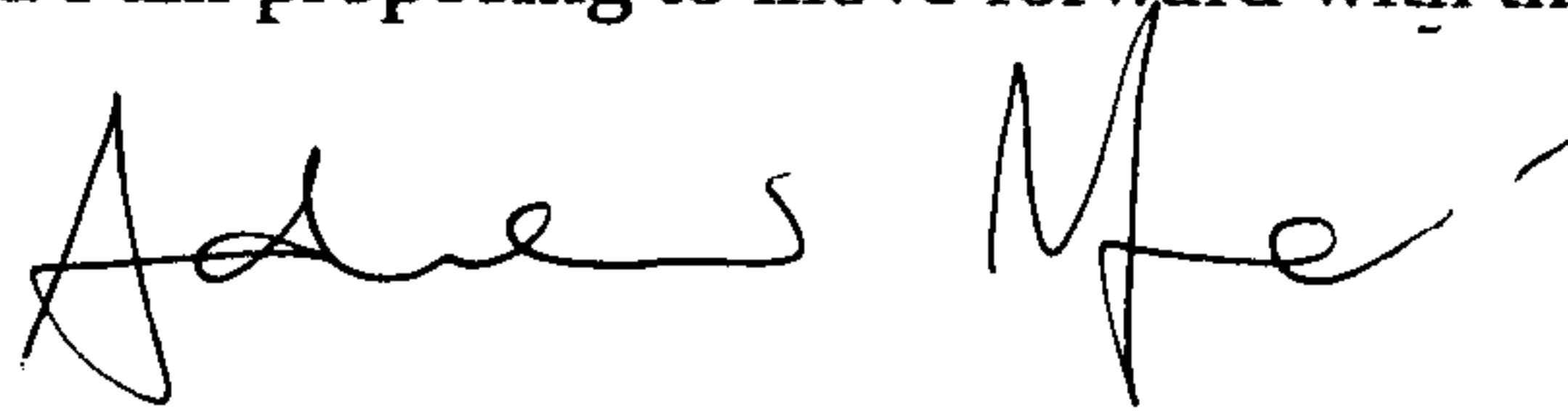
I am proposing a four from two subdivision replat of the above lots. The total area of the above lots is 0.7443 acres. There are four existing residences on the two lots. The proposed subdivision would create a lot for each of the existing residences. Three of the residences (Lots 1, 2, & 3) would share a driveway as they do under existing conditions. Lots 1, 2, & 3 would share maintenance responsibility of the shared driveway. The residences on proposed Lots 1 & 2 both have grinder pump low pressure sewer systems. They are equipped with backflow prevention and share a single sewer line downstream of their independent grinder pumps. Lots 1 & 2 would share maintenance responsibility for the sewer line in the shared portion of the line.

Justification of the proposed subdivision:

The current dividing line of the existing two lots bisects one of the existing residences (a residence build in the 1940s [estimate]). This impedes the sale of one lot independent of the other.

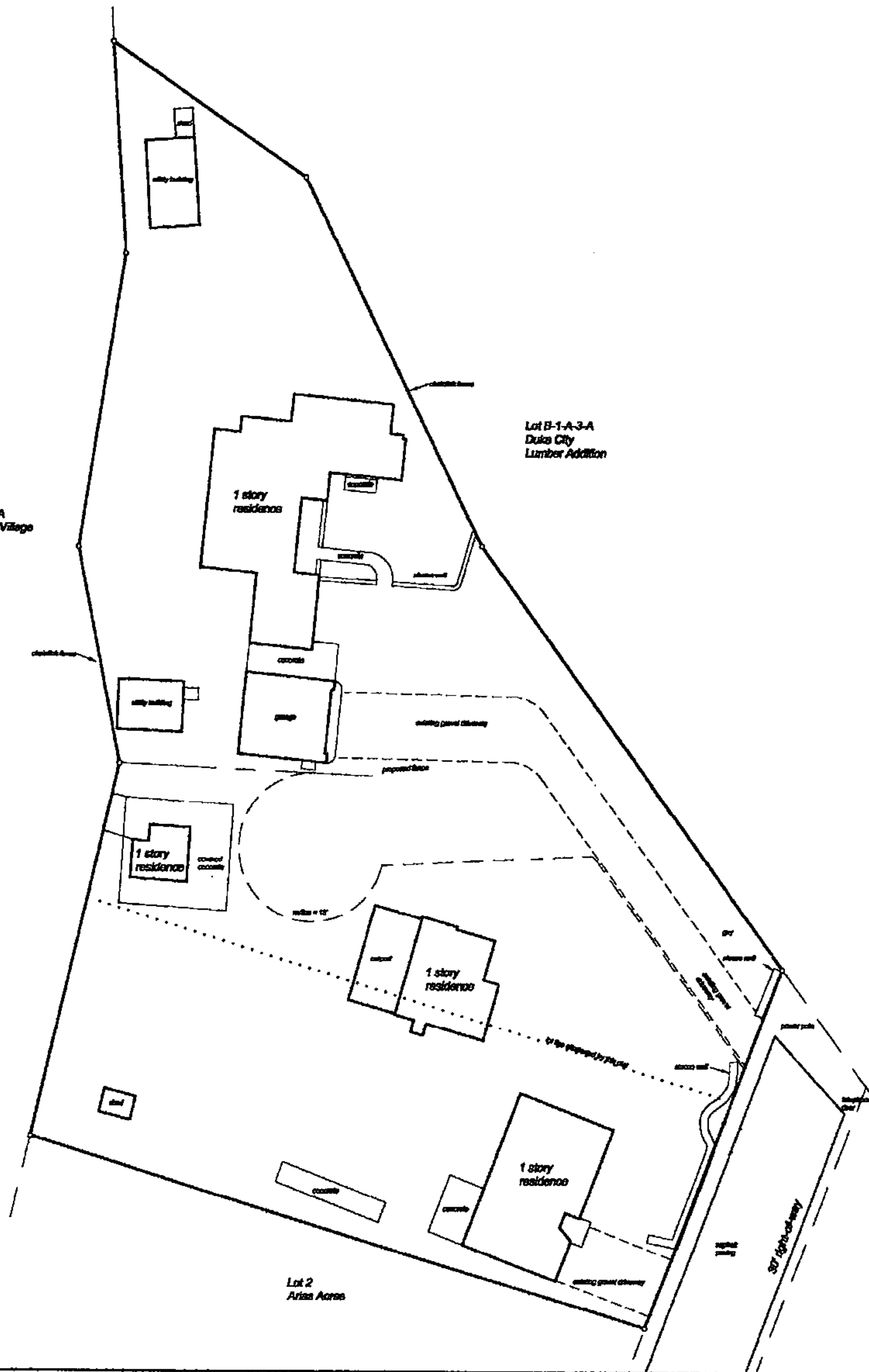
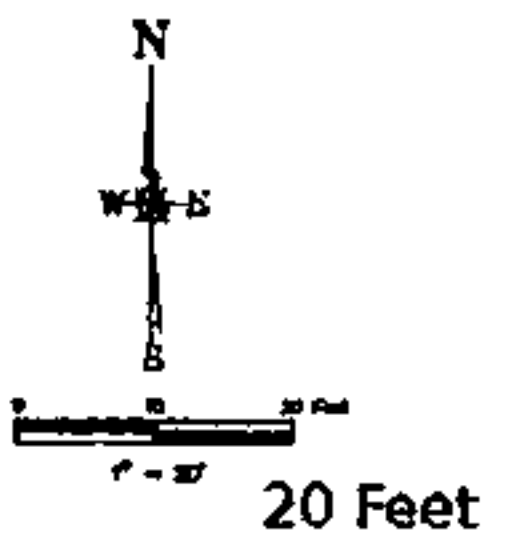
This subdivision sketch plat was originally presented to the DRB for comment in June, 2012. One of the comments at that time was that the accessory building on proposed Lot 2 could not be on its own lot without a residence. The residence on proposed Lot 2 was converted from an accessory building to a residence in 2013. Sawmill-Residential zoning allows for two residences on a single lot, but existing Lot 1-A currently has three residences. This was allowed by the Zoning Department with the understanding that I would be re-platting to meet zoning requirements. Now that the accessory building issue has been resolved I am proposing to move forward with the subdivision.

Andrew Monié
1500 15th St. NW
Albuquerque, NM 87104
(505)238-2961



15 Jan 2014

**Lot 1-A & 1-B
Arias Acres**
City of Albuquerque
Bernillo County, New Mexico
January 2014

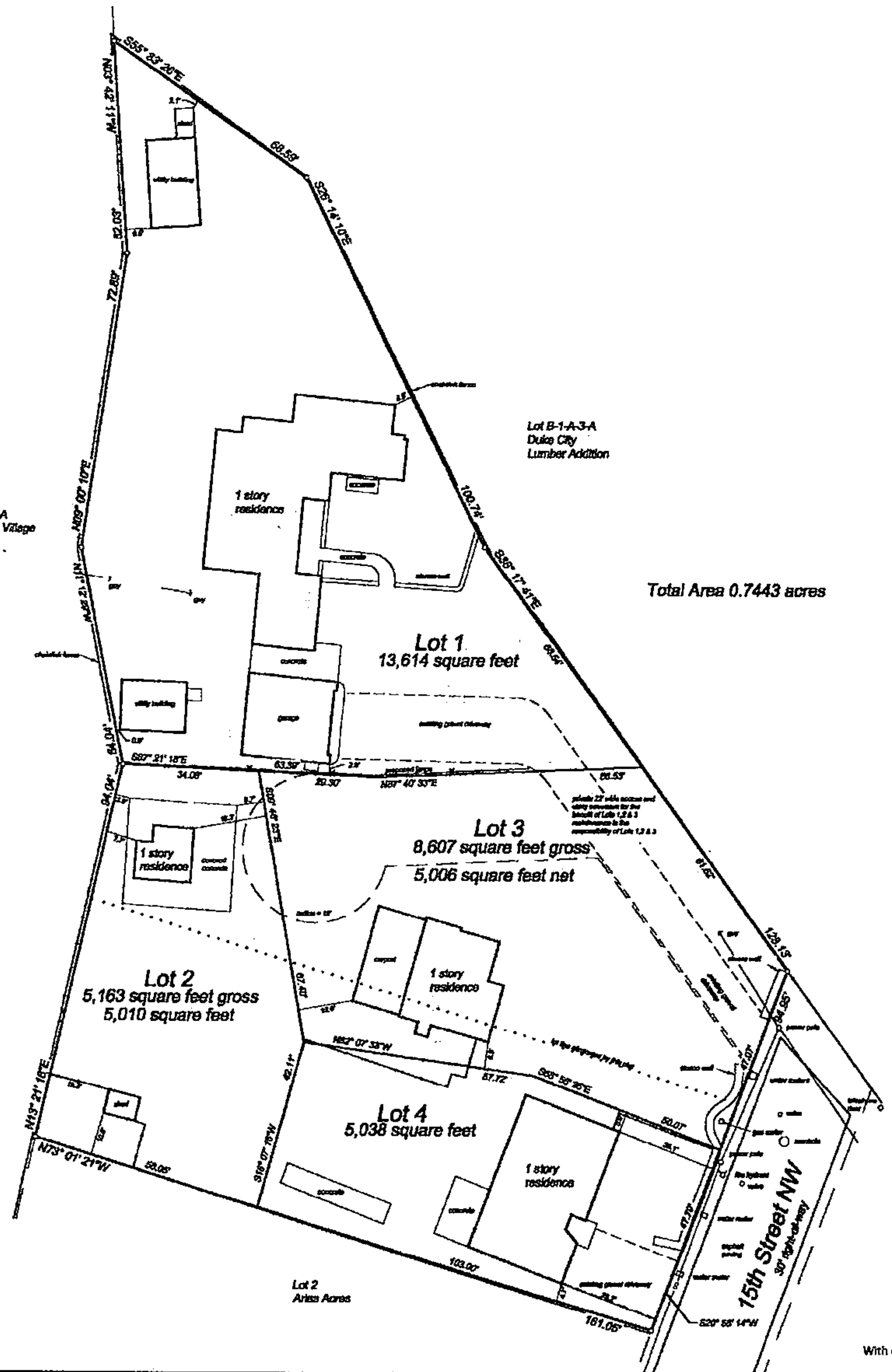
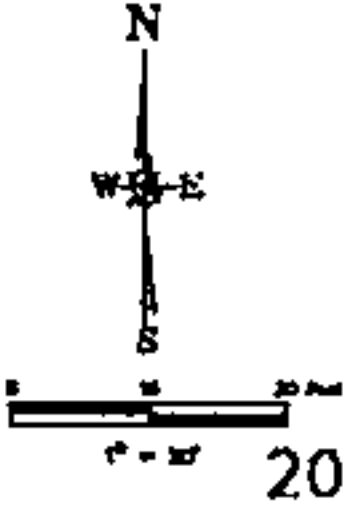


Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032

With edits by Andrew Monte

Sheet 1 of 1

**Site Sketch and
Proposed Subdivision of
Lot 1-A & 1-B
Arias Acres**
City of Albuquerque
Bernalillo County, New Mexico
January 2014

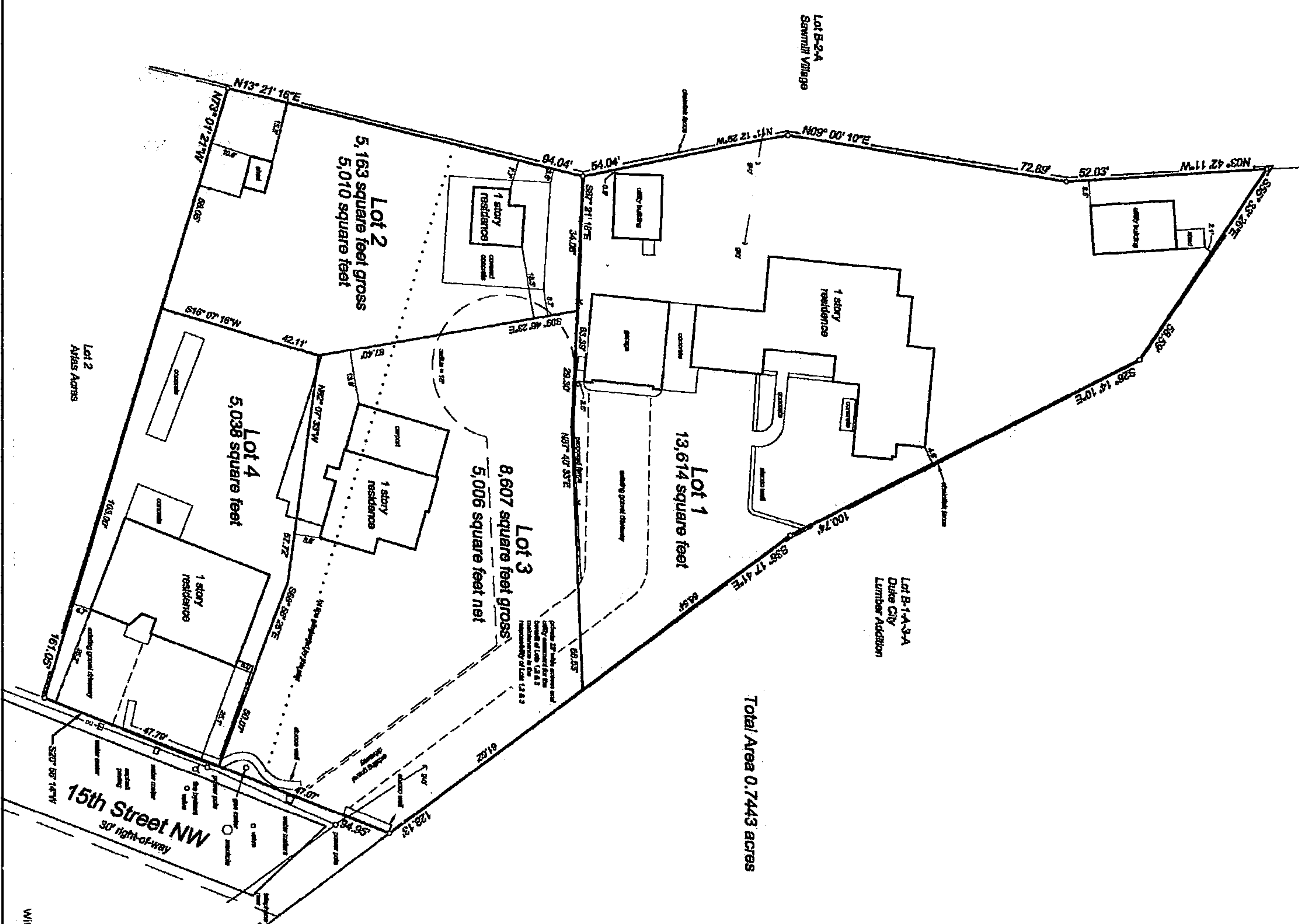
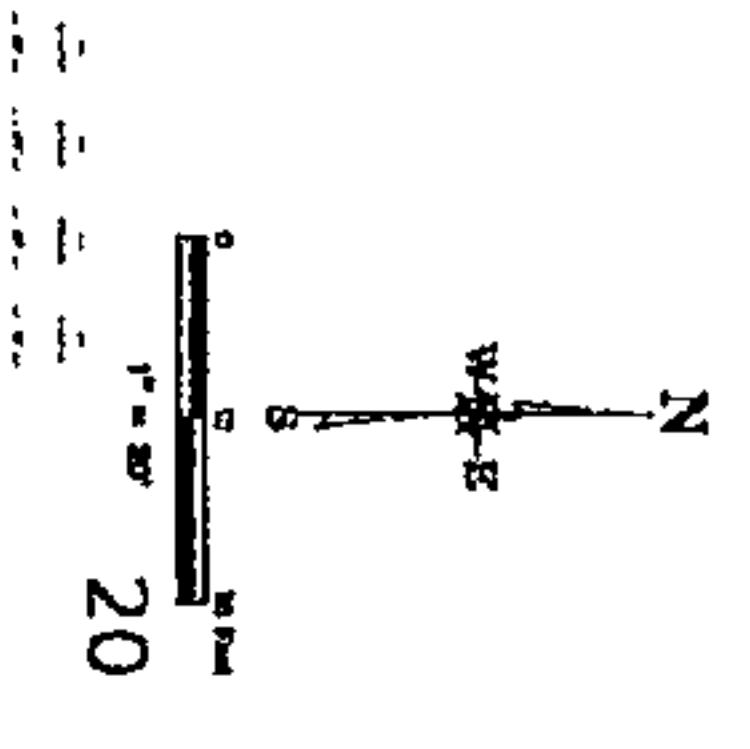


Total Area 0.7443 acres

Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032

With edits by Andrew Monie (property owner)

Sheet 1 of 1



Total Area 0.7443 acres

**Site Sketch and
Proposed Subdivision of
Lot 1-A & 1-B
Arias Acres**
City of Albuquerque
Bernalillo County, New Mexico

January 2014

Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax: 268-2032

With edits by Andrew Monie (property owner)

January 29. 2014

(SK)



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SKETCH PLAT

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

APPLICATION INFORMATION:

Professional/Agent (if any): FORSTBAUER SURVEYING LLC PHONE: 268-2112
 ADDRESS: 4116 LOMAS BL NE FAX: 346-2017
 CITY: ABQ STATE NM ZIP 87110 E-MAIL: forstsurv@forstbauerurveying.com
 APPLICANT: Andrew M. Monie & Theresa L. McInnes PHONE: 238-2961
 ADDRESS: Trustees 1500 15th ST NW FAX: _____
 CITY: ABQ STATE NM ZIP 87104 E-MAIL: _____
 Proprietary interest in site: owners List all owners; all owners listed

DESCRIPTION OF REQUEST: Sketch plat review & comments to divide 2 lots into 4 lots

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

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

Lot or Tract No. 1-A & 1-B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: 1 ARIAS ACRES
 Existing Zoning: S-R Proposed zoning: _____ MRGCD Map No. _____
 Zone Atlas page(s): J13 UPC Code: 101305837849412058
101305837748512059

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):
1009246 1009247 1002523

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 4 Total site area (acres): 0.7285
 LOCATION OF PROPERTY BY STREETS (On or Near): 15th ST NW
 Between: North of Summer Av and _____

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE TERESE C FORSTBAUER DATE 5/25/2012
 (Print Name) FORSTBAUER Surveying LLC by Terese C. Forstbauer Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB - 70159</u>	<u>SP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total \$ <u>0</u>

Hearing date June 6, 2012

[Signature]
 5-25-12
 Staff signature & Date

Project # 1002523

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

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22)

Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)

Your attendance is required.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (verify with DRB Engineer)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)

Your attendance is required.

- 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
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year

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

Forsthauser Surveying LLC
by Telise C. FORSTHAUSER
Applicant name (print)
Telise C. Forsthauser 5/25/08
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
12 - DRB - 70159

[Signature] 5-25-12
Planner signature / date
Project # 1002523

SITE



For more current information and more details visit: <http://www.cabq.gov/gis>

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-Z

Selected Symbols

SECTOR PLANS		Escarpment
Design Overlay Zones		2 Mile Airport Zone
		Airport Noise Contours
		Wall Overlay Zone
		Petroglyph Mon.

Feet

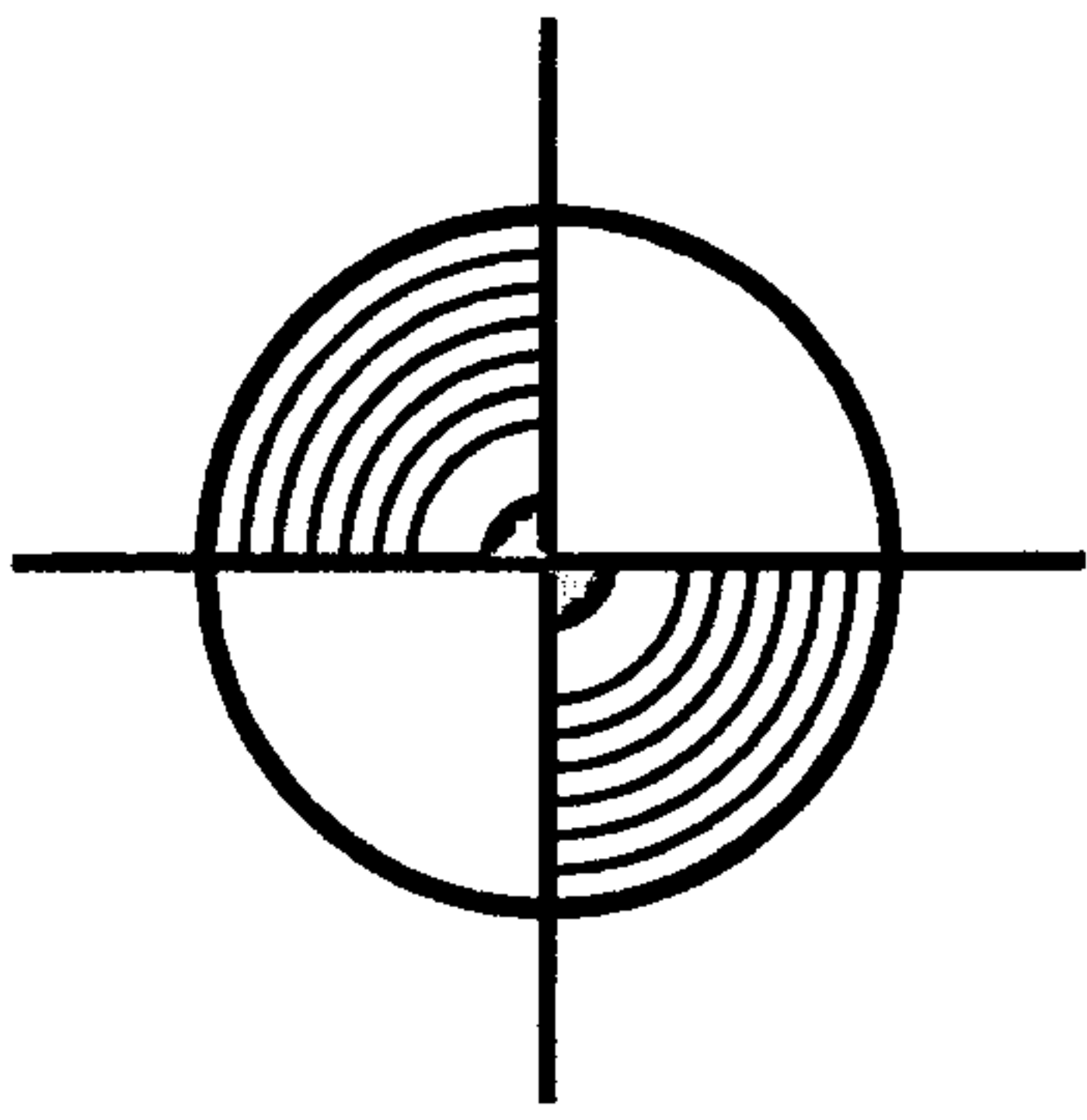
2523

9246

-

1501

9247



**Forstbauer
Surveying
Company, LLC**

*Professional Surveyor
New Mexico • Arizona • Colorado
United States Mineral Surveyor*

May 25, 2012

To: Development Review Board

From: Terese C. Forstbauer

Re: Replat of Lots 1-A and 1-B, Arias Acres Subdivision, Albuquerque, NM

Forstbauer Surveying LLC, agent for Andrew Monie and Theresa McInnes, Trustees of the Monie-McInnes Revocable Trust requests sketch plat review and comments for Replat of said Lots 1-A and 1-B, replatting the two lots into four lots as shown on the proposed new lot configuration. The replat is necessary to better reflect the existing improvements and future plans of the property owners.

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form		Supplemental form	
SUBDIVISION	S	ZONING	Z
<input checked="" type="checkbox"/> Major Subdivision action	<u>SKETCH</u>	<input type="checkbox"/> Annexation & Zone Establishment	
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan	
<input type="checkbox"/> Vacation		<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
SITE DEVELOPMENT PLAN	P	APPEAL / PROTEST of...	A
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC,	
<input type="checkbox"/> ...for Building Permit		LUCC, Planning Director or Staff,	
<input type="checkbox"/> IP Master Development Plan		ZHE, Zoning Board of Appeals	
<input type="checkbox"/> Cert. of Appropriateness (LUCC) L			

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: HAROLD D. BARNETT PHONE: 505-264-2264
 ADDRESS: P.O. ~~BARNETT~~ 2194 FAX: 505-332-5393
 CITY: CORRAL VES STATE NM ZIP 87048 E-MAIL: HBARNETT@AOL.COM
 Proprietary interest in site: Owner
 AGENT (if any): Courtesian Surveys PHONE: 505-896-3050
 ADDRESS: P.O. Box 44414 FAX: 505-891-0244
 CITY: Rio Rancho STATE NM ZIP 87174 E-MAIL: _____

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW & COMMENT
LOT LINE ADJUSTMENT

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. 1A & 1B Block: _____ Unit: _____
 Subdiv. / Addn. ARIAS ACRES
 Current Zoning: SR Proposed zoning: N/C
 Zone Atlas page(s): J-13 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): .73 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
 Within city limits? Yes. No. but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NA
 UPC No. 101305837849412058, 10130583774851 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 15th ST. NW (1500) 4(1427)
 Between: BELLA MAH AV. NW and SAWMILL RD NW

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: _____ DATE 3/5/03

SIGNATURE Harold D. Barnett Applicant Agent
 (Print) HAROLD D. BARNETT

Form revised September 2001

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>03 DRB . 00362</u>	<u>SK</u>	<u>53</u>	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date			Total
	<u>March 19, 2003</u>			\$ <u>0</u>

Paul Lindale 3/5/03 Project # 1002523
 Planner signature / date

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

SKETCH PLAT REVIEW AND COMMENT

Your attendance is required.

- 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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- 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.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- 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

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- 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

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

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.

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

HAROLD D. BARNETT
Applicant name (print)
Harold D. Barnett 3/5/03
Applicant signature / date

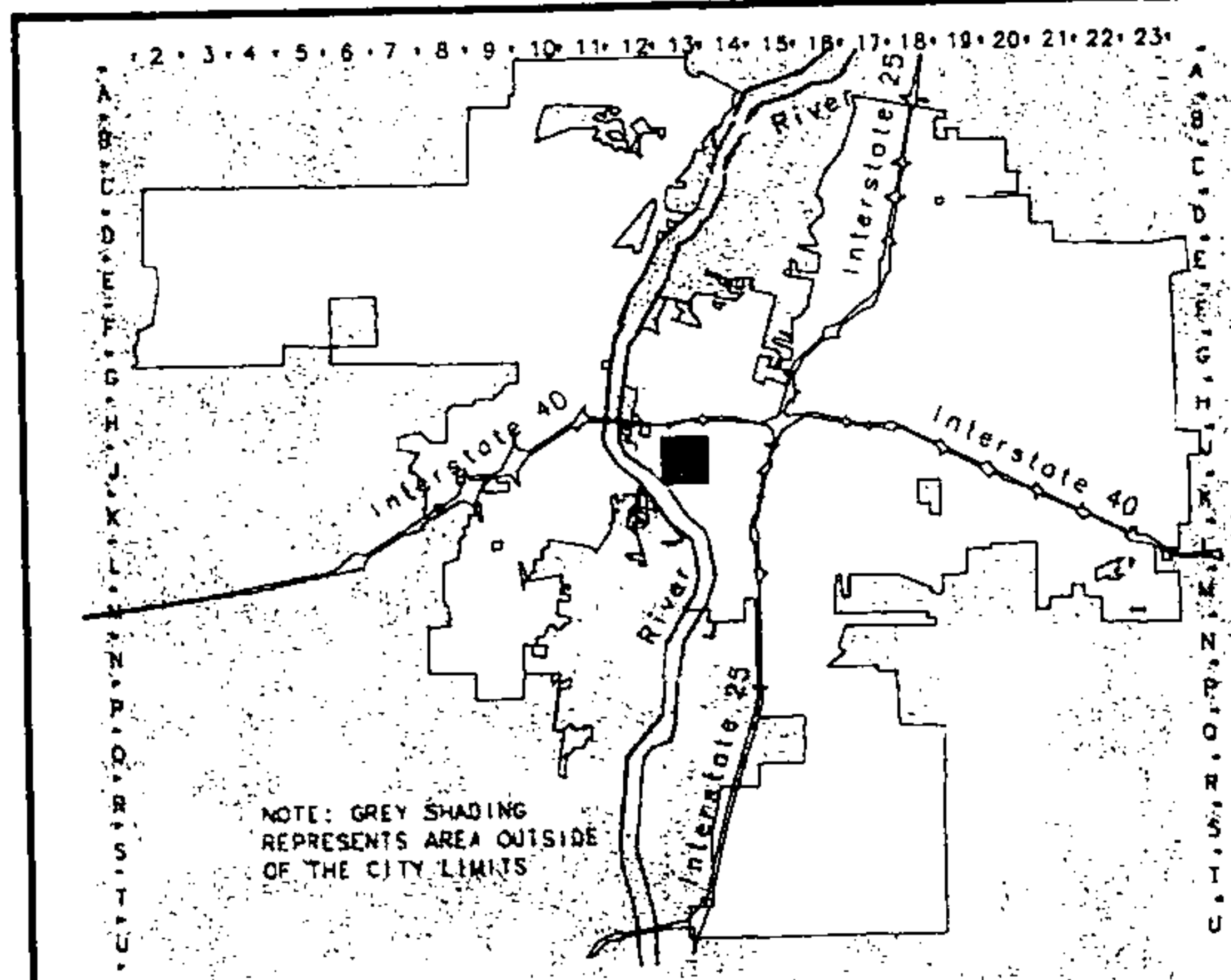
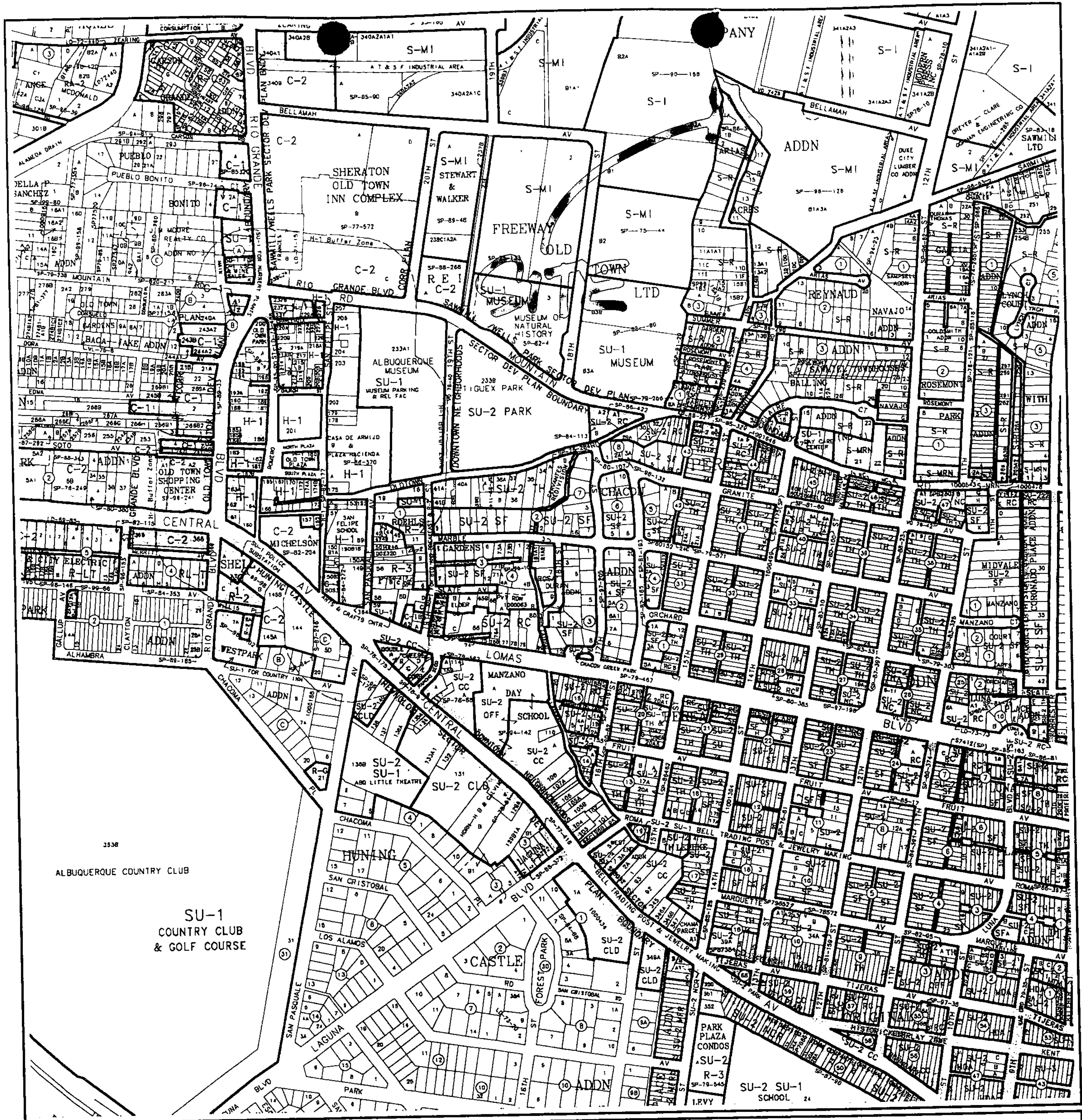


Form revised September 2001

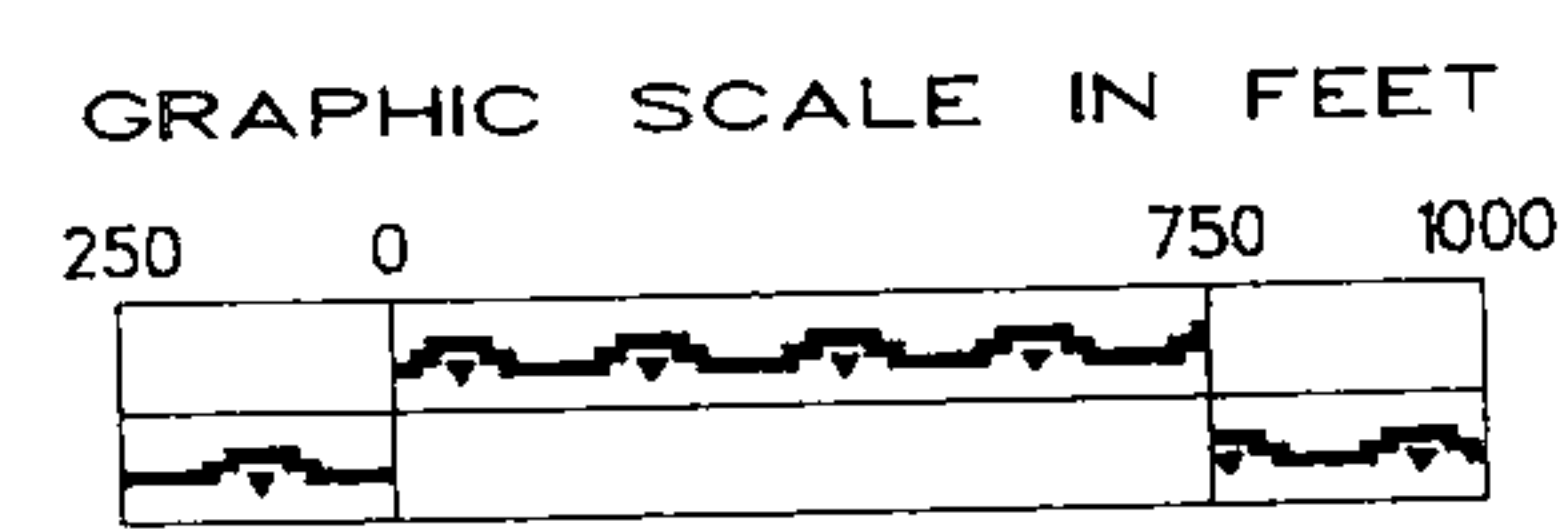
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
03DRB - 01362

Paul Casler 3/5/03
Planner signature / date
Project # 1002533




CITY OF
Albuquerque
Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page
J-13-Z
 Map Amended through January 21, 2003

March 5, 2003

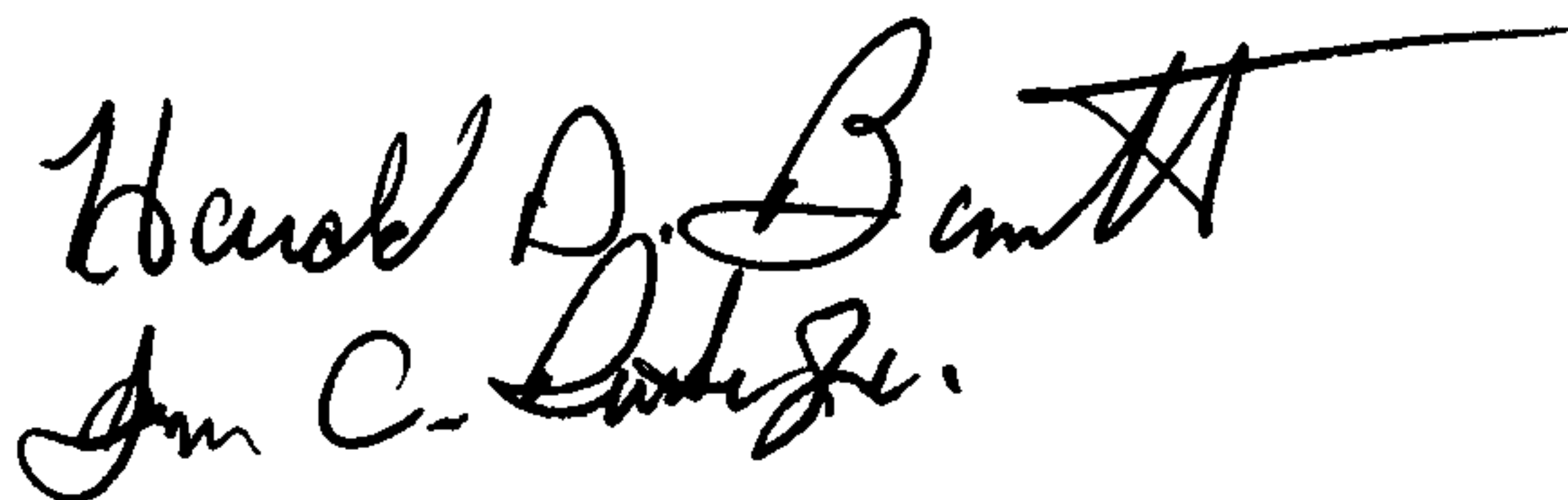
To whom it may concern:

Our names are Harold D. Barnett and John C. Dilts Jr. We are the owners of record for the properties at 1427 15th St. N.W. and 1500 15th St. N.W. Albuquerque, New Mexico. These two properties share a common boundary line. The property line that divides these two properties encroaches a small house on the 1500 15th street property. We would like to re-plat this property and move this line to the south so as to have proper set backs for both properties.

I have attached the present survey as well as a proposed survey for where we need the line moved. Hopefully this will not be a problem, as we own both the properties affected by this change.

Thank you,

Harold D. Barnett
John C. Dilts

Handwritten signatures of Harold D. Barnett and John C. Dilts Jr. The signature of Harold D. Barnett is written in cursive and includes a long horizontal flourish. Below it, the signature of John C. Dilts Jr. is also in cursive.