



COMPLETED 11/13/09 S/H
 DRB CASE ACTION LOG (PRELIM./FINAL)
 REVISED 10/08/07

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. 09DRB-70279 Project # 1007011
 Project Name: Reynolds Addition
 Agent: Wayjohn Surveying Phone No. _____

Your request was approved on 10-28-09 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): - expiration of appeal period for variance

- 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.
 - 3 copies of the approved site plan. Include all pages.**
 - 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.**
 - AGIS DXF File approval required.**
 - Copy of recorded plat for Planning.**



DRB CASE ACTION LOG

REVISED 10/08/07

(PRELIM./FINAL)

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. 09DRB-70279 Project # 1007011
 Project Name: Reynolds Addition
 Agent: Wayjohd Surveying Phone No: _____

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PLANNING (Last to sign): - expiration of appeal period for variance

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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.**
 - AGIS DXF File approval required.**
 - Copy of recorded plat for Planning.**

3. **Project# 1001939**
09DRB-70322 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
BOHANNAN HUSTON INC agent(s) for UGENIA MECCI request(s) the above action(s) for all or a portion of Lot(s) 5, **CIELO OESTE Unit(s) 3**, zoned R-D, located on CASA FLORIDA PL NW BETWEEN GUNNISON NW AND CASA VISTOSA NW containing approximately 0.1252 acre(s). (H-9) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT OF FIELD DIMENSIONS AND TO PLANNING TO RECORD AND AGIS DXF FILE.**

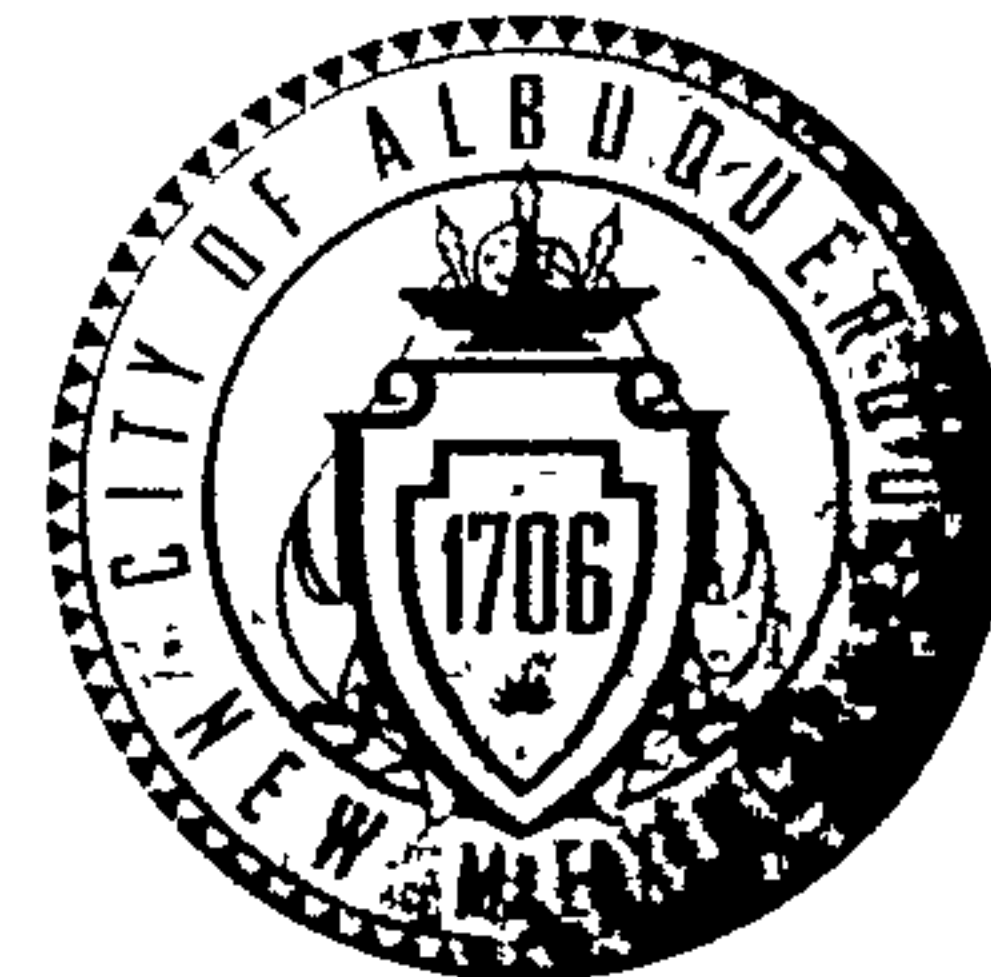
4. **Project# 1007999**
09DRB-70305 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
BOHANNAN HUSTON INC agent(s) for EXPLORA EDUCATIONAL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 2, zoned S-MI, located on SOUTHWEST CORNER OF 18TH ST NW AND BELLAMAH NW (J-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR EASEMENTS AND TO PLANNING FOR AGIS DXF FILE.**

5. **Project# 1007011**
09DRB-70279 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
WAYJOHN SURVEYING INC agent(s) for RED ROCK CAPITAL request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 39, **RAYNOLDS ADDITION** zoned SU-2 / R-2, located on ON COAL AVE SW BETWEEN 8TH ST SW & 9TH ST SW containing approximately 0.1629 acre(s). (K-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EXPIRATION OF APPEAL PERIOD FOR VARIANCE.**

6. **Project# 1004300**
05DRB-01286 MINOR-PRELIM&FINAL
PLAT APPROVAL
WAYJOHN SURVEYING INC agent(s) for ROBERT NAVARRETTE, ELITE DRI-WALL request(s) the above action(s) for all or a portion of Lot(s) 31, 32, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2, M-1, located on EAGLE ROCK AVE NE and SAN MATEO BLVD NE containing approximately 2 acre(s). [REF: 05DRB01080] [*Deferred from 8/17/05, 8/24/09*] (C-18) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UPDATED UTILITY SIGNATURES**

7. **Project# 1003475**
09DRB-70331 MINOR - TEMP DEFR
SWDK CONST
FELIX RABADI agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) 1, **PARADISE VIEW** zoned R-LT, located on PARADISE BLVD NW BETWEEN UNIVERSE NW AND UNSER NW containing approximately 13 acre(s). (B-10/11) **A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

CITY OF ALBUQUERQUE



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007011

AGENDA ITEM NO: 5

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

NM 87103

RESOLUTION:

www.cabq.gov

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
924-3986

DATE: October 28, 2009

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

3. **Project# 1007011**
09DRB-70279 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for RED ROCK CAPITAL request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 39, **RAYNOLDS ADDITION** zoned SU-2 / R-2, located on ON COAL AVE SW BETWEEN 8TH ST SW & 9TH ST SW containing approximately 0.1629 acre(s). (K-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
4. **Project# 1007796**
09DRB-70276 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

FORSTBAUER SURVEYING LLC agent(s) for ACCION NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 2 & A-3, **LANDS OF MCCLAIN & LANDS OF WILLIAM ANDREW MCORD**, zoned S-MI, located on ZEARING AVE NW BETWEEN RIO GRANDE BLVD NW AND 19TH ST NW containing approximately 25659 acre(s). (H-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR WRITTEN COMMENTS AND TO PLANNING FOR AMAFCA SIGNATURE, COPY FOR PLANNING AND TO RECORD.**
5. **Project# 1007951**
09DRB-70277 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for SMITHS FOOD & DRUG request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block(s) 12, **MCDUFFIE PLACE Unit(s) 3**, zoned C-1, located on ON CONSTITUTION BETWEEN CARLISLE & CALLE DEL RANCHERO containing approximately 0.3883 acre(s). (J-16) **THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**
6. **Project# 1002847**
09DRB-70273 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

THE SURVEY OFFICE , LLC agent(s) for STEFAN WATSON & ELEEN DEVEREUX request(s) the above action(s) for all or a portion of Lot(s) 586 SOUT 37' OF LOT 5, **PARK ADDITION**, zoned SU-2 RC, located on 8TH ST AND MOUNTAIN RD NW containing approximately 0.189 acre(s). (J-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR COMPLETION OF TAPPING PERMITS AND TO PLANNING FOR AMAFCA SIGNATURE, AGIS DXF, WRITTEN COMMENTS, AND TO RECORD.**

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007011

AGENDA ITEM NO: 5

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

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

discussal

www.cabq.gov

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
924-3986

DATE: January 16, 2008



IMPACT FEES

Development Review Board 1/16/08

Project Number: 1007011

Agenda Item number: 5

Site: Raynolds Addition

Lot/s: 1, 2 Block 39

Zoned: SU-2 R-2

Impact fees are not required for the adjustment of lot lines to conform to the city zoning ordinance with existing single family homes.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

August 26, 2009

DRB Comments

ITEM # 3

PROJECT # 1007011

APPLICATION # 09-70279

RE: Lots 1 & 2, block 39, Reynolds Addition

The site is zoned SU-2/ R-2 and is within the Barelvas Sector Development Plan area; R-2 regulations generally apply for residential development, with reference in the sector plan to R-T lot width and area requirements. For lots developed with houses, minimum lot area is 3,600 square feet; a lot size variance would be required for proposed plat (reference similar development in this block, DRB Project No. 1007505, ZHE Project No. 1007688).

AGIS (Albuquerque Geographic Information System) Division would need to accept the .dxf file for this plat prior to sign-off by Planning.



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

7011

DXF Electronic Approval Form

DRB Project Case #: 1007011

Subdivision Name: RAYNOLDS ADDN BLOCK 39 LOTS 1A & 2A

Surveyor: THOMAS D JOHNSTON

Contact Person: THOMAS D JOHNSTON

Contact Information: 255-2052

DXF Received: 8/18/2009 Hard Copy Received: 8/18/2009

Coordinate System: NMSP Grid (NAD 83)


Approved

08-19-2009
Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only
Copied fc **7011** to agiscov on **8/19/2009** Contact person notified on **8/19/2009**

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

3. **Project# 1007025**
08DRB-70009 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for REGIONS BEYOND request(s) the above action(s) for all or a portion of Lot(s) 1-4, Tract(s) R, **ATLANTIC & PACIFIC ADD, TOGETHER W/ TRACTS 106-B & 106-D-1 MAP 40** zoned SU-2 NCR, located on ATLANTIC AVE SW BETWEEN 4TH ST SW AND SANTA FE AVE SW containing approximately .6692 acre(s). (K-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO TRANSPORTATION FOR 30 FT RADIUS AT INTERSECTION OF MINOR ARTERIAL AND LOCAL ROADWAY, AND FOR EXHIBIT SHOWING DISTANCE FROM FACE OF CURB TO PL.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

4. **Project# 1006819**
08DRB-70008 SKETCH PLAT REVIEW
AND COMMENT
- WAYJOHN SURVEYING INC. agent(s) for DFA LLC (RICK COOLEY) request(s) the above action(s) for all or a portion of Lot(s) 8, 9-A, 10-A, 11-A & C, **SOUTH BROADWAY ACRES** zoned SU-2/HM, located on BROADWAY BLVD SE BETWEEN WESMESCO DR SE AND BETHEL DR NE containing approximately 4.4278 acre(s). (M-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
5. ~~**Project#-1007011**~~
08DRB-70001 SKETCH PLAT REVIEW
AND COMMENT
- WAYJOHN SURVEYING INC agent(s) for RED ROCK CAPITAL LLC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 39, **RAYNOLDS ADDITION** zoned SU-2 R-2, located on COAL AVE SW BETWEEN 8TH ST SW AND 9TH ST SW containing approximately .1629 acre(s). (K-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
6. Approval of the Development Review Board Minutes for December 5th, 12th, & 19th, 2007 and January 2nd, 2008

Other Matters: None

ADJOURNED: 9:22



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 16, 2008 9:00 AM
MEMBERS:

Andrew Garcia, Acting DRB Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- Project# 1003366**
07DRB-70452 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)
ADVANCED ENGR. AND CONSULT. agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2-A & T-A-2-B, **TOWN OF ATRISCO (to be known as RABADI COMPLEX)**, zoned SU-1 FOR PRD, located on GOLF COORSE RD NW BETWEEN IRVING NW AND CALBACILLAS ARROYO containing approximately 8.5 acre(s). **(B-12) THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

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

- Project# 1004075**
07DRB-70453 LEVEL B PLAN PHSE 2
DRB FINAL SIGNOFF
DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM LLC request(s) the above action(s) for all or a portion of **MESA DEL SOL LEVEL B MASTER PLAN**, zoned PC/PLANNED COMMUNITY, located on EAST OF BROADWAY SE SOUTH OF LOS PICARDOS SE, containing approximately 3,082 acre(s). **DEFERRED TO 1/23/08 AT THE AGENT'S REQUEST.**



IMPACT FEES

Development Review Board 1/16/08

Project Number: 1007011

Agenda Item number: 5

Site: Raynolds Addition

Lot/s: 1, 2 Block 39

Zoned: SU-2 R-2

Impact fees are not required for the adjustment of lot lines to conform to the city zoning ordinance with existing single family homes.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 16,2008
DRB Comments**


ITEM # 5

PROJECT # 1007011

APPLICATION # 08-70001

RE: Lots 1 & 2, Raynolds Addition/sketch

Planning has no adverse comments to this sketch plat request.



Andrew Garcia, Acting DRB Chairman
924-3858 agarcia@cabq.gov



Item# 5
Project# 1007011
Hearing Date: Jan 16, 2008

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

08/18/2009 Issued By: E08375

Permit Number: 2009 070 279 **Category Code 910**

Application Number: 09DRB-70279, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: ON COAL AVE SW BETWEEN 8TH ST SW & 9TH ST SW

Project Number: 1007011

Applicant
Red Rock Capital

4223 Glencoe Ave Ste A220
Marina Del Rey CA 90292
310-822-2180

Agent / Contact
Wayjohn Surveying Inc
Thomas Johnston
330 Louisiana Blvd Ne
Albuquerque NM 87108

wayjohnsurv@aol.com

Application Fees

441018/4871000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$285.00
TOTAL:		\$305.00

City Of Albuquerque
Treasury Division

8/18/2009 11:08AM LOC: ANNX
LS# 007 TRANS# 0007
RECEIPT# 00119287-00119287
PERMIT# 2009070279 TRSLJS
Trans Amt \$305.00
Conflict Manag. Fee \$20.00
DRB Actions \$285.00
Ch \$305.00
CHARGE \$0.00

Thank You



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

JAMES WOODSON DBA TDC PROPERTIES, INC. (DAC ENT., AGENT) request(s) a special exception to Section Pg. 72, BARELAS SDP: a VARIANCE of 5' to the 10' side yard setback area requirement for a proposed re-plat on all or a portion of Lot(s) 1 & 2, Block(s) 39, RAYNOLS ADDN zoned SU-2 / R-2, located at 519 8TH ST SW (802 COAL AVE SW) (K-13)

Special Exception No:..... 09ZHE-80301
Project No: Project# 1007967
Hearing Date: 10-20-09
Closing of Public Record: 10-20-09
Date of Decision: 10-23-09

STATEMENT OF FACTS: The applicant, James Woodson DBA TDC Properties, Inc., requests a variance of 5' to the 10' side yard setback area requirement for a proposed lot re-plat. Doug Crandall, agent for the applicant, testified that this lot was platted in the 1930's. There are currently two dwellings on this lot. It is the applicants desire to divide the lots from east to west so that each dwelling has a separate lot. Mr. Crandall indicated that there will be no physical changes to 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 that 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 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.

The approval is subject to the submitted site plan, as required. Any substantial changes to the site plan, as determined by the Zoning Enforcement Division, shall require the scheduling of an additional Public Hearing.

If you wish to appeal this decision, you may do so by 5:00 p.m., on November 9, 2009 in the manner described below:

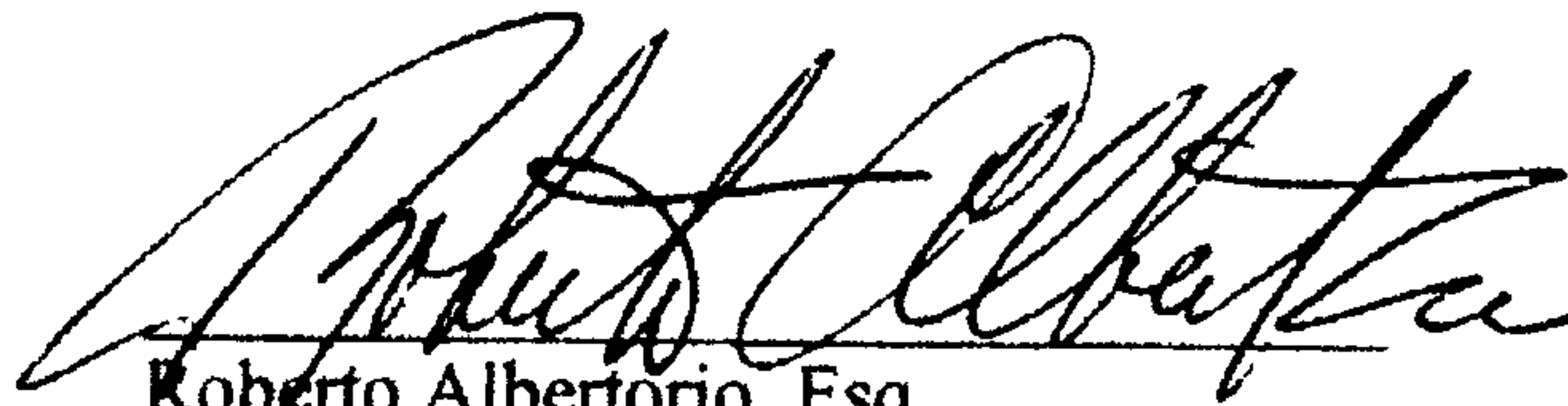
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, 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 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
ZHE File

James Woodson, TDC Properties, Inc., 13428 Maxella Avenue, Box 606, Marina del Rey, CA, 90292

DAC Enterprises, P.O. Box 16658, 87191



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

JAMES WOODSON DBA TDC PROPERTIES, INC. (DAC ENT. AGENT) request(s) a special exception to Section Pg. 72, BARELAS SDP: a VARIANCE of 1,382 sf to the 2,500 sf minimum lot area requirement for a proposed re-plat on all or a portion of Lot(s) 1 & 2, Block(s) 39, RAYNOLS ADDN zoned SU-2 / R-2, located at 519 8TH ST SW (802 COAL AVE SW) (K-13)

Special Exception No:..... **09ZHE-80302**
Project No:..... **Project# 1007967**
Hearing Date:..... 10-20-09
Closing of Public Record:..... 10-20-09
Date of Decision: 10-23-09

STATEMENT OF FACTS: The applicant, James Woodson DBA TDC Properties, Inc., requests a variance of 1,382 sq ft to the 2500 sq ft minimum lot area requirement for a proposed lot re-plat. Doug Crandall, agent for the applicant, testified that this lot was platted in the 1930's. There are currently two dwellings on this lot. It is the applicants desire to divide the lots from east to west so that each dwelling has a separate lot. Mr. Crandall indicated that there will be no physical changes to 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 that 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 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.

The approval is subject to the submitted site plan, as required. Any substantial changes to the site plan, as determined by the Zoning Enforcement Division, shall require the scheduling of an additional Public Hearing.

If you wish to appeal this decision, you may do so by 5:00 p.m., on November 9, 2009 in the manner described below:

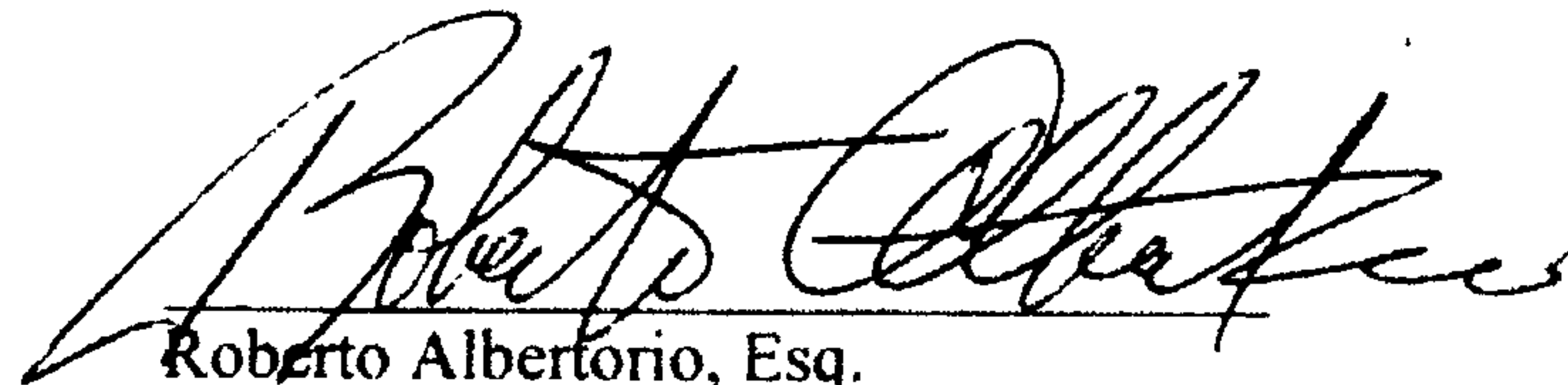
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Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
James Woodson, TDC Properties, Inc., 13428 Maxella Avenue, Box 606, Marina del Rey, CA, 90292
DAC Enterprises, P.O. Box 16658, 87191



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

MICHAEL & SUE COLLINS (DAC ENT., AGENT) request(s) a special exception to Section 14-16-2-14(E)(1) and 14-16-2-6(B)(14): a CONDITIONAL USE to allow for a wall over 3' in height in the front yard setback area for an existing 5' high wall on all or a portion of Lot(s) 13, Block(s) 10, HERITAGE EAST UNIT 2 zoned R-D, located at 9439 DE VARGAS LOOP NE (D-20)

Special Exception No:..... **09ZHE-80296**
Project No:..... **Project# 1007965**
Hearing Date:..... 10-20-09
Closing of Public Record:..... 10-20-09
Date of Decision:..... 10-26-09

STATEMENT OF FACTS: The applicants, Michael & Sue Collins, request a conditional use to allow for a wall over 3' in height in the front yard setback area for an existing 5' high wall. Doug Crandall, agent for the applicant, testified at the hearing that the existing wall conforms to the architectural theme of the home. He submitted three letters of support from neighbors. There is a letter in the file from the Traffic Engineer's Office that indicates no obstruction to the clear sight requirements. The applicant was advised that, if approved, clear sight must be maintained and that vehicles, dumpsters, or landscaping that may mature and cause an obstruction to clear sight may not be placed next to this wall. 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 request complies with Section 14.16.4.2.(C).1., for the granting of a conditional use upon a finding that the proposed use will not cause injury to the neighborhood, adjacent property or the community, nor will it be damaged by surrounding structures. For reasons stated above, this request is approved.

DECISION: Approved with conditions.

CONDITIONS: The applicant must comply with any and all requirements made by the City Traffic Engineer in that clear sight must be maintained. Vehicles, dumpsters, or landscaping that may mature and cause an obstruction to clear sight may not be placed next to this wall.

The approval is subject to the submitted site plan, as required. Any substantial changes to the site plan, as determined by the Zoning Enforcement Division, shall require the scheduling of an additional Public Hearing.

If you wish to appeal this decision, you may do so by 5:00 p.m., on November 10, 2009 in the manner described below:

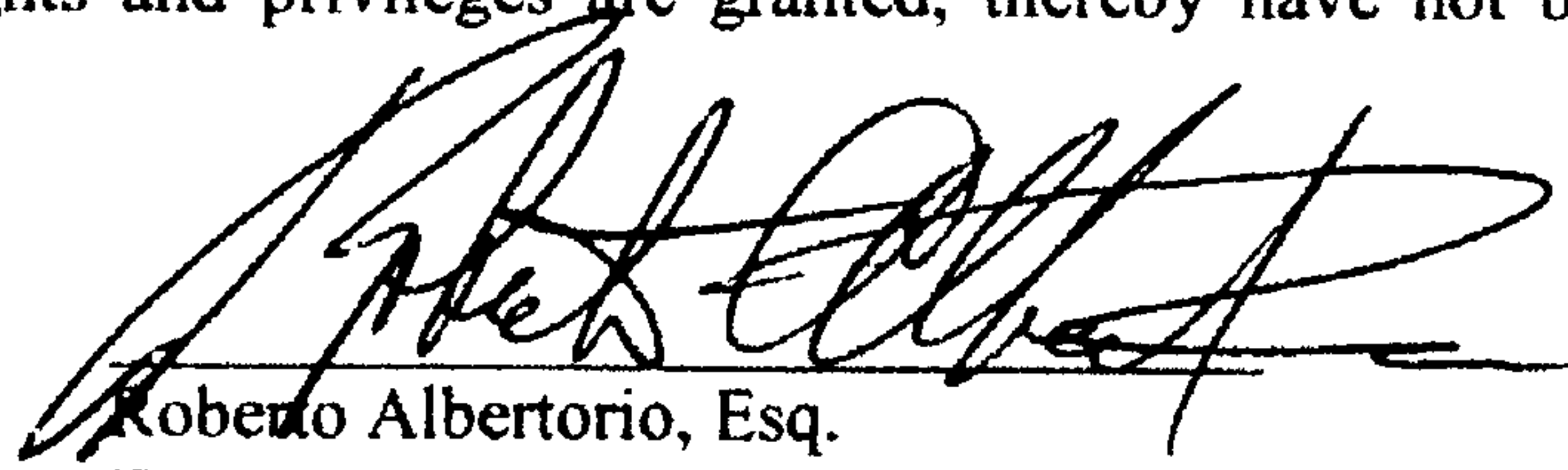
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, 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 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
ZHE File
Michael & Sue Collins, 9439 De Vargas Loop NE, 87109
DAC Enterprises, P.O. Box 16658, 87191
Kent Gruber, 9112 Onate Street NE, 87109

Subj: **Project No. 1007011**
Date: 08/19/2009 1:43:31 P.M. Mountain Daylight Time
From: dmzamora@cabq.gov
To: Wayjonsurv@aol.com

The .dxf file for Project No. 1007011 (Raynolds Addn) has been approved.

David M. Zamora
GIS Coordinator - AGIS
City of Albuquerque
Planning Department
924-3929 phone
924-3812 fax
www.cabq.gov/gis
dmzamora@cabq.gov

* * * Memory TX Result Report (Oct. 9. 2009 2:42PM) * * *

1)
2)

Date/Time: Oct. 9. 2009 2:16PM

File No.	Mode	Destination	Pg (s)	Result	Page Not Sent
0104	Memory TX	8232224	P. 6	OK	

Reason for error

- E. 1) Hang up or line fail
- E. 2) Busy
- E. 3) No answer
- E. 4) No facsimile connection
- E. 5) Exceeded max. E-mail size

FAX PAGE: 1 of 6



PROPOSAL FOR SURVEY STAKING

October 9, 2009

Western Summit Constructors (505) 823-2222 Bus
 Attention: Lead Estimator (505) 823-2224 Fax
 9202 San Mateo Boulevard, N.E.
 Albuquerque, NM. 87113-2386

Wayjohn Surveying, Inc. is pleased to present this proposal for

A.B.C.W.U.A. Effluent Water Distribution Pipeline Project Contract No. 2 - Albuquerque, New Mexico

This proposal is to provide construction staking for the following:

BID LOT A.

- 1. Control and Mobilization \$2,000
 - to include initial site visit to locate benchmark and control points (pursuant criteria listed at the end of this quote), and for initial site work set-up
- 2. Stake New Water Lines \$17,000
 - nail and stake set at an offset to centerline of pipe, a cut/fill labeled to top of pipe, offsets to be set at all ends, caps, bends, gate valves, tees, corp stops, elbows, bores, sewer crossings,



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

JAMES WOODSON DBA TDC PROPERTIES, INC. (DAC ENT., AGENT) request(s) a special exception to Section Pg. 72, BARELAS SDP: a VARIANCE of 1.35' to the 15' rear yard setback area requirement for a proposed lot re-plat on all or a portion of Lot(s) 1 & 2, Block(s) 39, RAYNOLS ADDN zoned SU-2 / R-2, located at 519 8TH ST SW (802 COAL AVE SW) (K-13)

Special Exception No:..... **09ZHE-80298**
Project No: **Project# 1007967**
Hearing Date: 10-20-09
Closing of Public Record: 10-20-09
Date of Decision: 10-23-09

STATEMENT OF FACTS: The applicant, James Woodson DBA TDC Properties, Inc., requests a variance of 1.35' to the 15' rear yard setback area requirement for a proposed lot re-plat. Doug Crandall, agent for the applicant, testified that this lot was platted in the 1930's. There are currently two dwellings on this lot. It is the applicants desire to divide the lots from east to west so that each dwelling has a separate lot. Mr. Crandall indicated that there will be no physical changes to 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 that 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 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.

The approval is subject to the submitted site plan, as required. Any substantial changes to the site plan, as determined by the Zoning Enforcement Division, shall require the scheduling of an additional Public Hearing.

If you wish to appeal this decision, you may do so by 5:00 p.m., on November 9, 2009 in the manner described below:

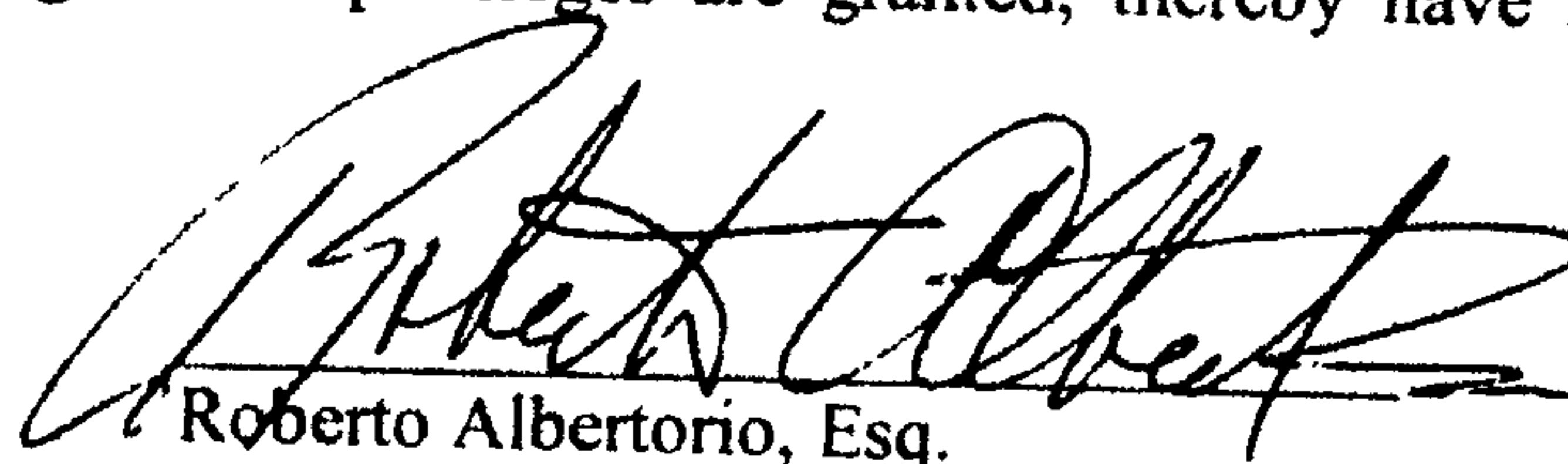
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, 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 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
ZHE File
James Woodson, TDC Properties, Inc., 13428 Maxella Avenue, Box 606, Marina del Rey, CA, 90292
DAC Enterprises, P.O. Box 16658, 87191



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- 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.

APPLICATION INFORMATION:

Professional/Agent (if any): WAYJOHN SURVEYING INC. PHONE: 255-2052
 ADDRESS: 330 LOUISIANA BLVD NE FAX: 255-2887
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJONSURVE@AOL.COM

APPLICANT: RED ROCK CAPITAL, LLC PHONE: 310-922-2190
 ADDRESS: 4223 GLENCOE AVENUE SUITE A220 FAX: _____
 CITY: MARINA DEL REY STATE CA ZIP 90292 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: MINOR PRELIMINARY/FINAL PLAT TO ADJUST THE INTERIOR LOT LINE BETWEEN TWO 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 AND 2 Block: 39 Unit: _____
 Subdiv/Addn/TBKA: RAYNOLDS ADDITION
 Existing Zoning: SU-2 R-2 Proposed zoning: GAME MRGCD Map No _____
 Zone Atlas page(s): K-13 UPC Code: 1013 057 525 301 11207

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1007011
08DRB-70001

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 0.1629
 LOCATION OF PROPERTY BY STREETS: On or Near: COAL AVENUE SW
 Between: 8th STREET SW and 9th STREET SW

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: 1/16/08

SIGNATURE [Signature] DATE 8-18-09
 (Print) THOMAS D. JOHNSTON Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

- 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>DRB - 070279</u>	<u>P/F</u>	<u>5(3)</u>	<u>\$ 285.00</u>
_____	<u>CMT</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>8-26-09</u>			Total <u>\$ 305.00</u>

KE 525

Project # 1007011

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.**

- N/A* 5 Acres or more: Certificate of No Effect or Approval
- WAIVER* Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- WAIVER* Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- N/A* 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
- N/A* 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
- N/A* Infrastructure list if required (**verify with DRB Engineer**)
- PROV* 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.

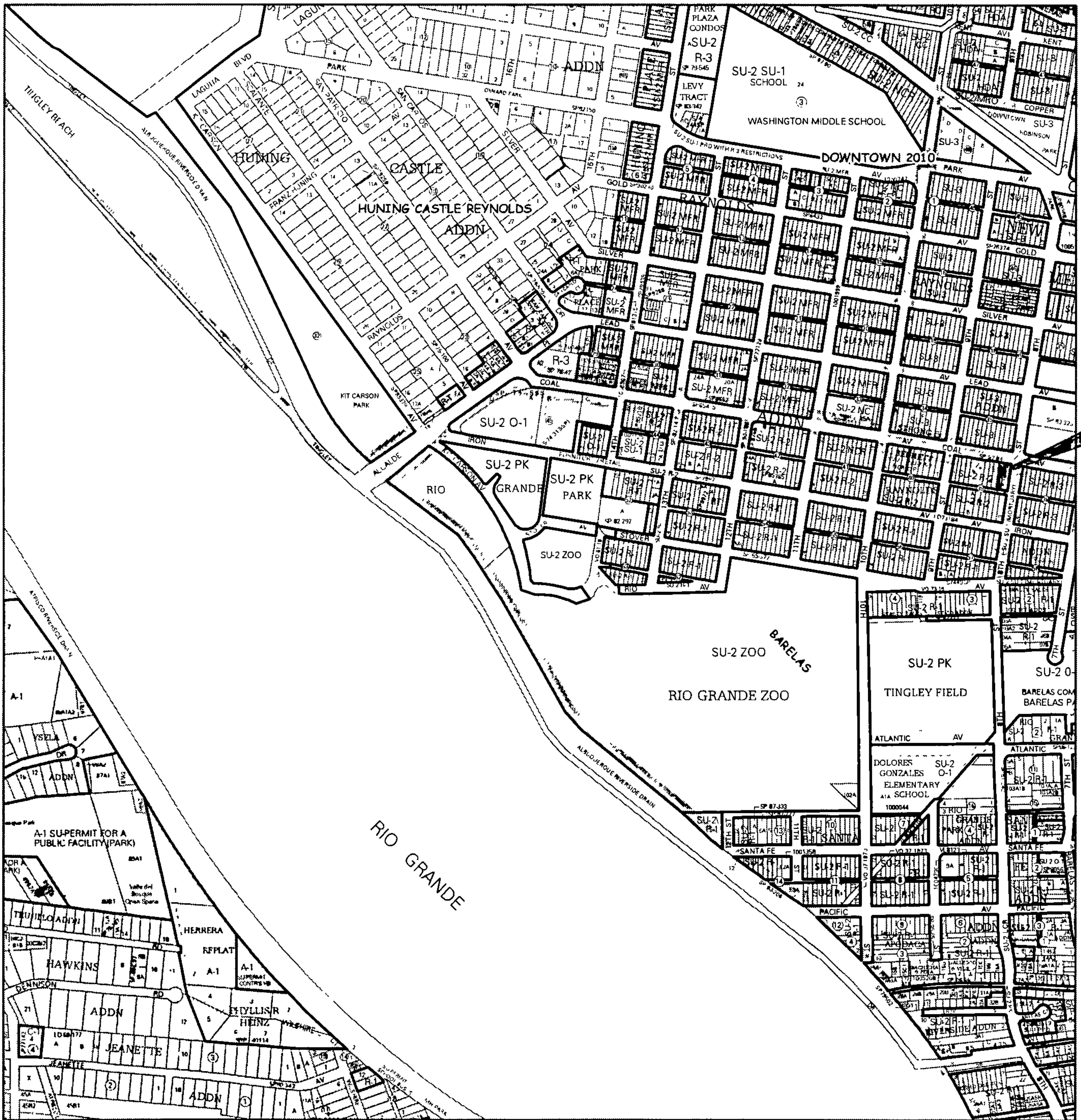
THOMAS D. JOHNSTON (AGENT)
 Applicant name (print)
[Signature] 8.18.07
 Applicant signature / date



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

Application case numbers
 DRB - 070279

Form revised October 2007
[Signature]
 Planner signature / date
 Project # 1007011



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

Map amended through 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page
K-13-Z

Selected Symbols

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

0 750 1,500 Feet



330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

August 18, 2009

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Minor Preliminary/Final Plat of Lots 1-A and 2-A, Block 39, Reynolds Addition

To Whom It May Concern:

I am submitting a request for minor preliminary/final plat to adjust the lot lines of the two existing lots. The proposed lot lines would bring the current structures into zoning conformance. Enclosed are six copies of the plat and existing conditions, as well as the APS PDFF Waiver.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

Thomas D. Johnston, PS, PE
President, Wayjohn Surveying Inc.



Pre-Development Facilities Fee (PDFF) Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://construction.voteaps.com/LincolnMap.html>

DRB Project # (if already assigned) 1007011

Please check one:

Preliminary PDFF
(Preliminary PDFF are required for preliminary plat submittals.)

Final PDFF WAIVER REQUEST
(Final PDFF are required for final plat submittals and must be recorded prior to DRB hearing)

Project Information

Subdivision Name LOTS 1-A & 2-A BLOCK 39 REYNOLDS ADDITION

Location of Project (address or major cross streets) 802 COAL AVE SW & 519 8th ST. SW

Proposed # of Units: 2 Single-Family EXISTING _____ Multi-Family

Note: A single-family unit is a single-family, detached dwelling unit.

Contact Information

Name THOMAS D. JOHNSTON

Company WAYJON SURVEYING INC.

Phone 255-2052

E-mail WAYJONSURV@AOL.COM

Please include with your submittal:

- Zone Atlas map with the entire property(ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of legal description (e.g. lot, block) and street address for each lot (for final plat only)
- Please include DRB project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

FOR OFFICIAL USE ONLY

APS Cluster Albuquerque

Preliminary PDFF Date Submitted _____

Preliminary PDFF Date Completed _____

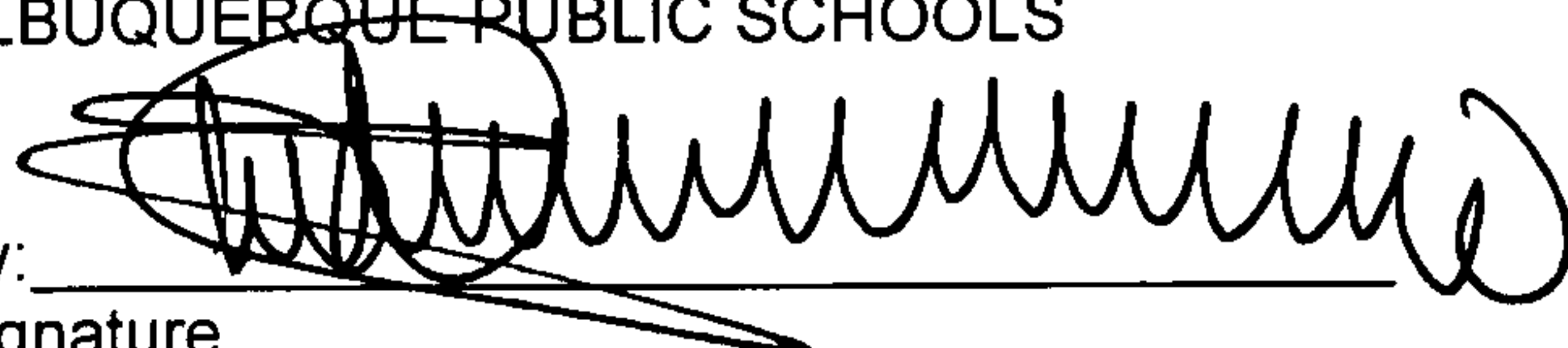
Final PDFF Date Submitted 6/8/09
Final PDFF Date Completed 6/9/09

**ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lots 1-A and 2-A, Block 39, Raynolds Addn, which is zoned as R-2, on June 9, 2009 submitted by, James Woodson, Sr. Vice President, Red Rock Capital, LLC owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) wishes to adjust the lot line between original lots 1 and 2, to allow the new lot line to run east to west. Resulting in the creation of lots 1-A and 2-A. This will result in not net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

By: _____
Signature



Kizito Wijenje, Director, Capital Master Plan

Name (printed or typed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 9, 2009, by Kizito Wijenje as Director of CMP of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.



Paul L. Winters
Notary Public

My commission expires: May 18, 2011



330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

June 8, 2009

April Winters
Albuquerque Public Schools
Capital Master Plan
915 Locust Street, SE
Albuquerque, NM 87106

RE: APS PDFF Waiver Request, Lots 1-A and 2-A, Block 39, Reynolds Addition, Project No. 1007011

Dear Ms. Winters:

I am submitting this request for a PDFF waiver for the above referenced project. I have included a copy of the plat as well as a copy of the existing conditions. This platting action contains two existing single family residences. We are performing a lot line adjustment to separate the two structures. This platting action will not increase the density of the parcels.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read 'T. Johnston', with a long, sweeping flourish extending to the right.

Thomas D. Johnston, PS, PE
President, Wayjohn Surveying Inc.



330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

October 19, 2009

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Minor Preliminary/Final Plat of Lots 1-A and 2-A, Block 39, Reynolds Addition, Project 1007011

To Whom It May Concern:

I am submitting a request to place the above referenced project on the agenda for October 28, 2009. This plat was on the agenda for minor preliminary/final plat to adjust the lot lines of the two existing lots. This plat was indefinitely deferred pending a Zoning Variance Hearing. The hearing is scheduled for October 20, 2009. In anticipation of approval of the variance, we would like to be heard October 28.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

Thomas D. Johnston, PS, PE
President, Wayjohn Surveying Inc.



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- 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:

Professional/Agent (if any): WAYJOHN SURVEYING INC. PHONE: (505) 255-2052
 ADDRESS: 330 LOUISIANA BLVD. NE FAX: (505) 255-2887
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJOHNSURV@AOL.COM

APPLICANT: RED ROCK CAPITAL LLC PHONE: 310-922-2190
 ADDRESS: 4223 GLENCOE AVE SUITE A220 FAX: _____
 CITY: MARINA DEL REY STATE CA ZIP 90292 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: MINOR SUBDIVISION TO REPLAT 2 EXISTING LOTS INTO 2 NEW 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. LOTS 1 AND 2 Block: 39 Unit: _____
 Subdiv/Addn/TBKA: RAYNOLDS ADDITION
 Existing Zoning: SU-2 R-2 Proposed zoning: SAME
 Zone Atlas page(s): K-13 UPC Code: 1 013 057 525 301 11207 MRGCD Map No _____

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 0.1629

LOCATION OF PROPERTY BY STREETS: On or Near: COAL AVE S.W.
 Between: 8TH ST. S.W. and 9TH ST. S.W.

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE [Signature] DATE 1/02/08
 (Print) THOMAS D. JOHNSTON Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>08DRB 70001</u>	<u>SK</u>	<u>5(3)</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 checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>01/16/08</u>			Total <u>\$ 0</u>

Sandy Handley 01/02/08 Project # 1007011
 Planner's signature / date

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.**
- 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.

THOMAS D. JOHNSTON
Applicant name (print)


Applicant signature / date



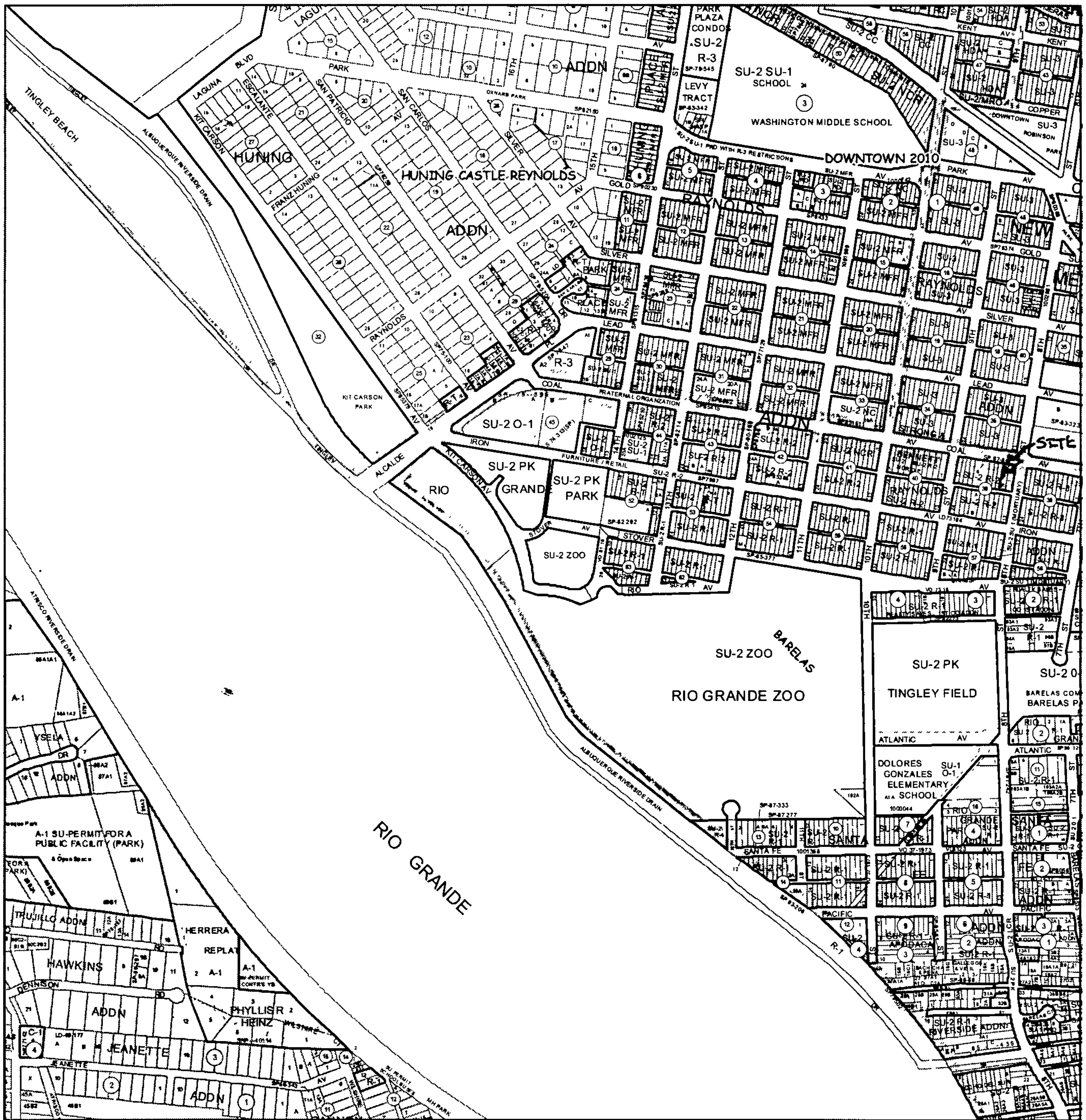
Form revised 4/07

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

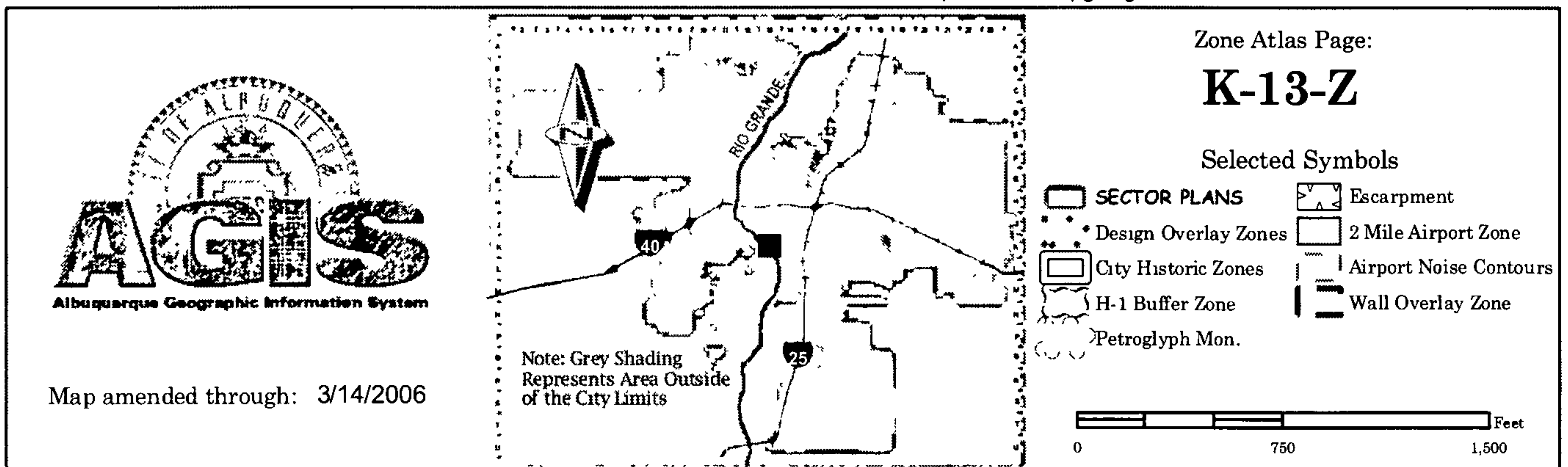
Application case numbers
08DRB - 70001
 _____ - _____
 _____ - _____

Sandy Handley 01/02/07
Planner signature / date

Project # 1007011



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





330 Louisiana Blvd., N.E. • Albuquerque, NM 87108 • Phone: (505) 255-2052 • Fax: (505) 255-2887

January 2, 2008

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Sketch Plat of Lots 1-A and 2-A, Block 39, Reynolds Addition

To Whom It May Concern:

I am submitting a request for sketch plat to adjust the lot lines of the two existing lots. The proposed lot lines would bring the current structures into zoning conformance.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read 'Thomas D. Johnston', written in a cursive style.

Thomas D. Johnston, PS, PE
President, Wayjohn Surveying Inc.