□ Preliminary/Final Plat (P&F)

☐ Site Plan for Subdivision (SPS)

☐ Site Plan for Building Permit (SBP)

This sheet <u>must</u> accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.					
Site Plans: It is the responsibility of the <u>applicant/agent/developer/owner</u> to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in <u>each</u> copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the <u>applicant/agent/developer/owner</u> to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in <u>each</u> copy of the building permit plansets.					
Project# 1007420  15DRB-70007 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL  PROJECT NAME: LANDS OF MARY FELDMAN  MARK M FELDMAN  **Your request was approved on					
□ Transportation:					
□ ABCWUA:					
□ City Engineer:					
□ Parks and Recreation :					
□ Planning:					
PLATS:  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.					
-rax certificate from the County TreasurerRecording fee (checks payable to the County Clerk). RECORDED DATE: -Tax printout from the County AssessorCounty Treasurer's signature must be obtained prior to the recording of the plat with 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.					
ALL SITE PLANS:					

3 copies of the approved site plan. Include all pages.

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

#### 4. Project# 1008656

15DRB-70005 VACATION OF PUBLIC RIGHT-OF-WAY
14DRB-70407 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
14DRB-70408 SIDEWALK VARIANCE
14DRB-70409 SIDEWALK WAIVER
14DRB-70410 AMENDED SDP FOR SUBDIVISION

RIO GRANDE ENGINEERING agents for ASHTON HOMES LLC request the referenced/ above action for a portion of GLENDALE ROAD NE adjacent to Tracts A & B, Unit 1, ESTATES AT GLENDALE zoned SU-1 FOR RD-5DU/AC, located on the south side of GLENDALE RD NE between WYOMING BLVD NE and BARSTOW ST NE. (B-19) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/ FINAL PLAT APPROVAL, SIDEWALK VARIANCE, SIDEWALK WAIVER, AND AMENDED SDP FOR SUBDIVISION WERE INDEFINITELY DEFERRED.

#### 5. Project# 1010344

15DRB-70004 MAJOR – SITE
DEVELOPMENT PLAN FOR BUILDING
PERMIT

CONSENSUS PLANNING agents for MILLER FAMILY REAL ESTATE, LLC request the referenced/ above action for Lots1-3 and 30-32, Block 28, Tract A Unit B, NORTH ALBUQUERQUE ACRES, zoned SU-2 HC OR SU-2/NC, located on the east side of SAN PEDRO DR NE between ALAMEDA BLVD NE and OAKLAND AVE NE containing approximately 6 acres. (C-18) DEFERRED TO 2/26/15.

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

#### 6. Project# 1007420

15DRB-70006 VACATION OF PRIVATE EASEMENT
15DRB-70007 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
15DRB-70031 SUBDN DESIGN
VARIANCE FROM MIN DPM STDS

MARK M FELDMAN request(s) the above action(s) for all or a portion of Lot(s) 87-C-1A & 87-C-3A, LANDS OF MARY FELDMAN zoned R-1, located on MEADOW VIEW DR BETWEEN RIO GRANDE AND 12TH ST containing approximately .44 acre(s). (H-13) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.

#### CITY OF ALBUQUERQUE PLANNING DEPARTMENT January 21, 2015 **DRB Comments**

ITEM # 6

PROJECT # 1007420

APPLICATION # 15-70006/ 70007

RE: Tracts 87-C-1A & 87-C-3A, MRGCD Map No. 35

Planning defers to comments from other Divisions/ agencies regarding the respective vacations.

A request for Subdivision Design Variance must be formally applied for on Form V Item (DRB25) and an application number assigned; without a supporting dimensioned exhibit, the submitted narrative suggests a wider easement is possible (and it has been previously noted that there is a 24 foot curb cut on Meadow View Drive).

AGIS approval of the .dxf will be required for Planning sign-off.

Jack Cloud, DRB Chairman

924-3880/jcloud@cabq.gov

# CITY OF ALBUQUERQUE PLANNING DEPARTMENT July 23, 2014 DRB Comments

ITEW # 11

PROJECT # 1007420 APPLICATION # 14-70248

RE: Tracts 87-C-1A & 87-C-3A, MRGCD Map No. 35

Vacation of private easements would require a vacation application (Form V) concurrent with Preliminary/ Final Plat application.

Current standards for a private access serving 3 lots is minimum 22 ft; additional easement width will be needed.

Please use an unbroken line type for the eastern boundary of Easement area "B." It appears from aerial photo that Easement "A" is defined by a fence; the east 'half' of this easement should be retained or the fence should be relocated.

Jack Cloud, DRB Chairman

924-3880/jcloud@cabq.gov

### DRB CASE ACTION LOG - BLUE SHEET

Preliminary/Final Plat (P&F)

Site Plan for Subdivision (SPS) ☐ Site Plan for Building Permit (SBP)

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

Site Plans: It is the responsibility of the <a href="mailto:applicant/agent/developer/owner">applicant/agent/developer/owner</a> to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit plansets. If the building permit plansets been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then is the responsibility of the <a href="mailto:applicant/agent/developer/owner">applicant/agent/developer/owner</a> to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in <a href="mailto:each">each</a> copy of the building permit plansets.								
Ē	Project# 1007420  15DRB-70007 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL  PROJECT NAME: LANDS OF MARY FELDMAN  MARK M FELDMAN  **Your request was approved on 2 4/5 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:***							
<b>-</b>	Transportation:							
<b>3</b>	ABCWUA:							
<b>)</b>	City Engineer:							
) P	arks and Recreation :							
] F	Planning:							

#### PLATS:

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.

-County Treasurer's signature must be obtained prior to the recording of the plat with 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. **ALL SITE PLANS:** 

3 copies of the approved site plan. Include all pages.

# Albuquerque



#### DEVELOPMENT/ PLAN REVIEW APPLICATION

SII	BDIVISION		Supplementa	l Form	(SF)			
<u>X</u>	Major subdivision  Minor subdivision	n action	S	Z		VG & PLANN Annexation	_	
	Vacation Variance (Non-Z		V			Zone Map A	\mendment	(Establish or Change
SIT	E DEVELOPMENT	•				Developmer	udes ∠oning nt Plans)	within Sector
	for Subdivision					Adoption of	Rank 2 or 3	Plan or similar
	for Building Perr	nit				Plan(s) Zon	ment to Ado	pted Rank 1, 2 or 3
	IP Master Develo	mendment/Approva	al (AA) le			. 1011(3), 2011	ing Code, of	Subd. Regulations
	Cert. of Appropri	ateness (LUCC)	D			Street Name	Change (L	ocal & Collector)
STC	RM DRAINAGE (F	•	L	A		AL / PROTES		
	Storm Drainage	Cost Allocation Plan	n			Decision by:	DRB, EPC,	LUCC, Planning rd of Appeals, other
Planning De	YPE IN BLACK IN	IK ONLY. The a	pplicant or ag	ent m				rd of Appeals, other cation in person to the
Fees must b	partment Developme paid at the time of	ent Services Cenfapplication. Ref	iter, 600 2 <sup>nd</sup> S	treet N	W, Albu	iquerque, NA	/ 87102.	ation in person to the
APPLICATION	INFORMATION:		or to authiett	ental	forms for	r submittal re	quirements	<b>3.</b>
Profession	nal/Agent (if any): A)	1/4/17-04=	50 1 2 0 1 1 mm					
ADDRESS	804 LEAD	540	PURVEY	ING	<u></u>		PHONE	:505-244-423
CITY: AL	BUQUERQI	2E	STATE NM	7IP	8710	2- FMAII	FAX:	K7121@201.00
				. 411_		E-MAIL	: 25/100	K/12/6000/000
APPLICAN	T.MARK M.	FELDMAN				D	HONE. 504	5-220-7262
ADDRESS:	1821 HEADOW	VIEW DR. N	i)					126
CITY: 14-L	BUQUERQUE		STATE NM	710	87104	1	AX:	i A
Proprietary	interest in site: クルヤ	ER5				management last 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Marke	markmfeldman
DESCRIPTION (	OF REQUEST: / OT	LIVE ADTU	LIST &	iii owne	ers: //AK	KM. J IMARY	E. FELDAI	AN PATRICIA A. MEL
UTIL	OF REQUEST: LOT	EDT PONT	MEN	VITC	HTION	OF EXIC	ETING A	CCESS
		TOR!	107					
is the applic	ant seeking incentives	pursuant to the Famil	y Housing Devel	opmeni	Program?	? Yes	X No.	
SHEINFORMAT	ION: ACCURACY OF	THE EXISTING LEG	AL DESCRIPTI	ON IS C	RUCIALI	ATTACH A S	FDADATE CL	HEET IF NECESSARY.
Lot or Tract	No. 87-C-1A	\$87-C-31	+			Block: N/A		,
Subdiv/Addr	VTBKA: LANDS	OF MARY	FFI.DMA	1)		DIUCK/V/		Unit_NA
Existing Zon	ing: R - 1				0. /			
	age(s): H 13		Proposed zoning		R-1		- MRGCE	Map No 35
			UPC Code: 10	1 900	11005	7/20406	1013059	09635420492
CASE HISTORY: List any curr		er that may be releval	nt to your applica	ition (Pr	oi. Ann I	DRR- AY 7	\/ C oto \.	1007420
CASE INFORMA				•	-3-1 - 4-1-1 -	3 / 1/ 1/2	v_, o_, etc.).	1100/920
Within city lin	nits? Yes	Within 1000FT	of a landfill?	NO				
No. of existing	ng lots:		ed lots:		Total aita a		144	
LOCATION C	F PROPERTY BY STR			Desire Control of the	Tutal site a	rea (acres):	0.44	
Between: Au	GRAPDE BLU	D. PW		manufacture &		ET NW		
Check if proje	ct was previously review	wed hv. Sketch Plat/D	Dian idias Dua					
SIGNATURE /	PATRICIA MEHLY	-000	Ma	1 5	Review	Jeam(PRI) [].	Review Da	te:
SIGITAL UNE	PATRICIA MEHLY	op	1 /24	Le l'	Else Sh	7 - 20 1	DATE /	7/15
(Print Name)_	AHOMAS	F. SHOOK	MARK	M. 1	FELT	MAN	Annlinant rel	A
FOR OFFICIAL U			MARYE	FE	LIMA	N	Applicant: 🔼	
INTERNAL R	OUTING	Annlication	0000 see conta				R	evised: 4/2012
All checklists a		15 ARR	case numbers	~\ 1		Action	S.F.	Fees
All fees have b	peen collected		7/4/			VPE		\$ 135.00
All case #s are						<u>F9</u>		\$ 355.00
All case #s are AGIS copy has Case history #			700	31		Chit		\$20.00
☐ Site is within 1	000ft of a landfill		- 100			JUV		\$
F.H.D.P. dens	ity bonus		e	10.L	1,201	5		\$
F.H.D.P. fee re	ebate	Hearing da	te Tun.		2015	}		Total
		1 1		V-11				\$ 210.00
100		1-12-15		Project	t #	10071	100	

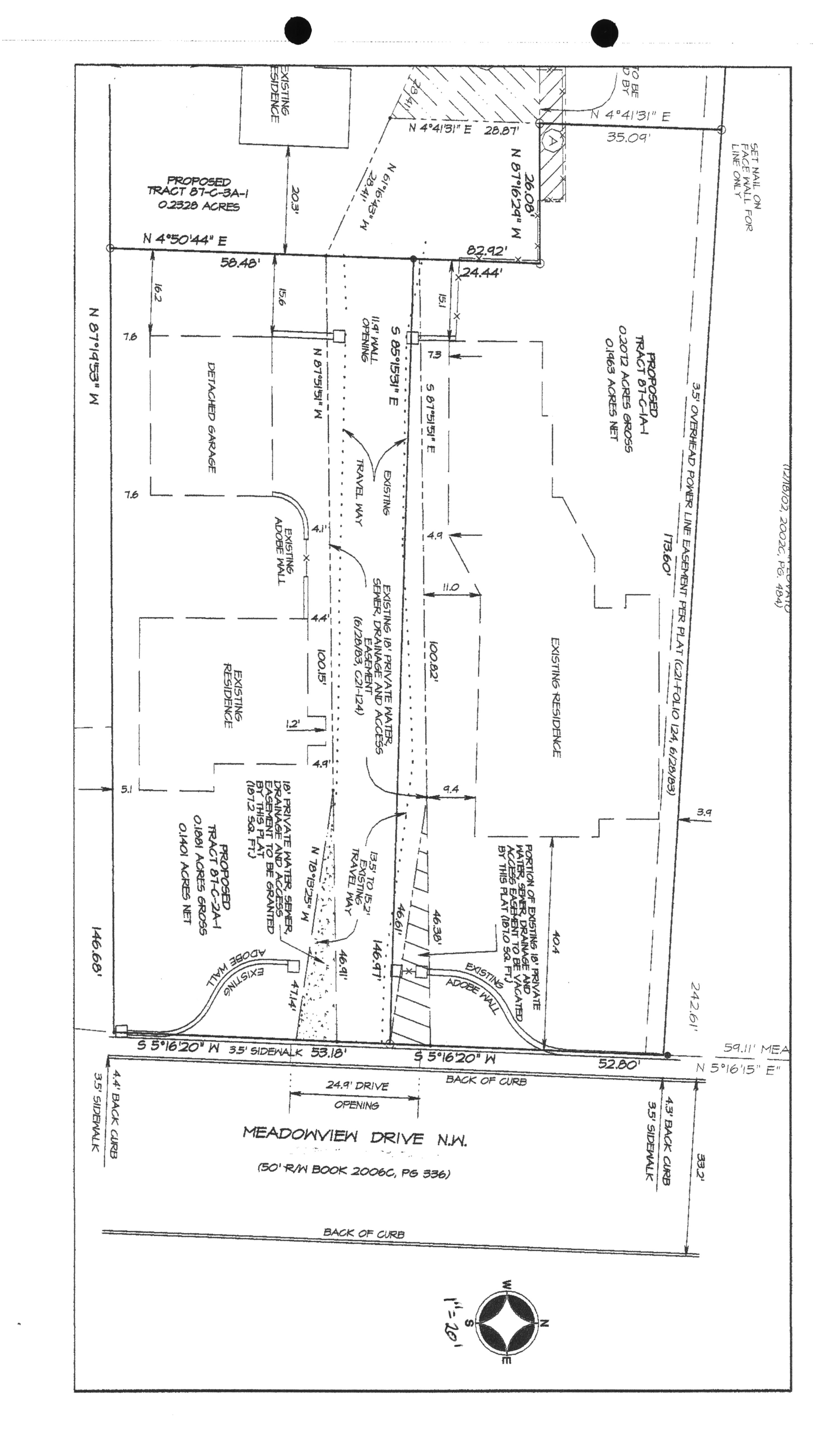
CALER ....

Case #s assigned

Related #s listed

Planner signature / date

Project #



## Albuquerque



#### DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION	Supplemental Form	(SF)
Major subdivision action	S Z	ZONING & PLANNING  Annexation
Minor subdivision action  Vacation		
Variance (Non-Zoning)	V	Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector
SITE DEVELOPMENT PLAN  for Subdivision	P	Development Plans)  Adoption of Rank 2 or 3 Plan or similar
for Building Permit		Text Amendment to Adopted Rank 1 2 or 3
Administrative Amendment/Approva	I (AA)	Plan(s), Zoning Code, or Subd. Regulations
IP Master Development Plan Cert. of Appropriateness (LUCC)	D	Street Name Change (Local & Collector)
Storm Drainage Cost Allocation Plan	L A	APPEAL / PROTEST of  Decision by: DRB, EPC, LUCC, Planning  Director 750 7115 Decision of the province of t
PRINT OR TYPE IN BLACK INK ONLY The	1: · ·	Director, ZEO, ZHE, Board of Appeals, other ust submit the completed application in person to the
Planning Department Development Services Cent Fees must be paid at the time of application. Before	ter, 600 2 <sup>nd</sup> Street N	W, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refe	er to supplemental	forms for submittal requirements.
Professional/Agent (if any): ADVANTAGE ADDRESS: 804 LEAD SW	SURVEYIN	9 PHONE: 505-249-4231
	;	FAX:
CITT. TO DOCKOP COL	STATE NO ZIP	87102 E-MAIL: 25/100K7121@201.com
APPLICANT: MARK M. FELDIMAN		DUONE 505.777177
ADDRESS: 1821 HEADOW VIEW DR. N	W	PHONE: 505-220-7262
		87104 E-MAIL: Markermark mfeldman.c.
Proprietary interest in site: OWNERS	List all sure	E-MAIL: Marke mark mfeldinger.
DESCRIPTION OF REQUEST: LOT LIVE ADJUS	List all own	Ers: MARKM. + MARY E. FELDAHN, PATRICIA A. MEHLHOI
UTILITY EASEMENT (PORTI	MED : 4 VAC	-ATTON OF EXISTING ACCESS
	The second secon	
Is the applicant seeking incentives pursuant to the Family	y Housing Developmen	t Program?YesX No.
Lot or Tract No. 87-C-IA 487-C-3A	AL DESCRIPTION IS	CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.
		Block: N/A Unit N/A
Subdiv/Addn/TBKA: LANDS OF MARY		
Existing Zoning: R-1	Proposed zoning:	R-1 MRGCD Map No 35
Zone Atlas page(s): H 13	UPC Code: 101305	R-1 MRGCD Map No 35 910835720406 /101305909635420492
CASE HISTORY:		
List any current or prior case number that may be relevan	nt to your application (P	roj., App., DRB-, AX_Z_ V_, S_ etc.): <u>1007420</u>
CASE INFORMATION:		
Within city limits? Yes Within 1000FT		
No. of existing lots: No. of propose	d lots: 3	Total site area (acres): 0, 44
LOCATION OF PROPERTY BY STREETS: On or Near:	MEADOW VI	EW DRIVE NW
Between: RIOGRAPDE BLVD. PW		STREET NW
Check if project was previously reviewed by: Sketch Plat/F	Plan  or Pre-application	on Review Team(PRT) □. Review Date:
Check if project was previously reviewed by: Sketch Plat/P  SIGNATURE  PATRICIA MEHILEOP	mang	E, Feldinai
PATRICIA MEHLKOP	1 1 24 COR	DATE 1/1/5
(Print Name) AHCHAEL T. SHOOK	MARY E FE	FELD MAN Applicant DV Acoust D
FOR OFFICIAL USE ONLY		ミピメルA PU Revised: 4/2012
INTERNAL ROUTING Application	case numbers	A -4:
All checklists are complete  All fees have been collected	-70006	Action S.F. Fees  VPE \$ 135.00
	-70007	PAF \$ 355,00
AGIS copy has been sent	74121	SWIF \$20.00
Case history #s are listed  Site is within 1000ft of a landfill	. 70031	SUV S
F.H.D.P. density bonus	Feb.	1,2015
F.H.D.P. fee rebate  Hearing da	te Jan. 21.	7015 \$510.00
1-12-15		
1 40	Projec	t# 1007420

	BULK LAND VARIANCE (	DRB04)	(PUBLIC HEARING CASE)	
	Application for Minor Plance Letter briefly describing improvements to be improvements to be Notice on the proposed Office of Community & Sign Posting Agreement Fee (see schedule) List any original and/or in the proposed of the propo	at on FORM S-3, including those submand explaining: the request, compliant waived.  Plat that there are conditions to subse Neighborhood Coordination inquiry resist.	nittal requirements.  24 copies ce with the Development Process Manual, and all quent subdivision (refer to DPM) ponse, notifying letter, certified mail receipts	
	Orawing showing the early zone Atlas map with the Letter briefly describing, Office of Community & I Sign Posting Agreemen Fee (see schedule)  List any original and/or ruless the vacation is show	GHT-OF-WAY (DRB28) It which created the public easement (for the symmetry of the public right-of-way.) It is sement or right-of-way to be vacated, the entire property (ies) clearly outlined to explaining, and justifying the request the Neighborhood Coordination inquiry rest to the cover applicated file numbers on the cover application on a DRB approved plat recorded by	olded to fit into an 8.5" by 14" pocket) 24 copies. etc. (not to exceed 8.5" by 11") 24 copies  ponse, notifying letter, certified mail receipts  cation the County Clerk within one year, it will expire. ag deadline. Your attendance is required.	
	Zone Atlas map with the Letter briefly describing, List any original and/or r	the proposed variance or waiver (not to e entire property(ies) clearly outlined explaining, and justifying the variance related file numbers on the cover applic	or waiver	<u>1.</u>
~~~	Zone Atlas map with the Letter briefly describing, Office of Community & I Sign Posting Agreement Fee (see schedule) List any original and/or response	explaining, and justifying the variance Neighborhood Coordination inquiry res	ponse, notifying letter, certified mail receipts	
	Drawing showing the side Zone Atlas map with the Letter briefly describing,  List any original and/or in	dewalks subject to the proposed deferr entire property(ies) clearly outlined explaining, and justifying the deferral related file numbers on the cover appli	DEWALK CONSTRUCTION (DRB07) al or extension (not to exceed 8.5" by 14") 6 copie or extension	
	Zone Atlas map with the Letter/documents briefly Letter of authorization from Fee (see schedule)  List any original and/or rules the vacation is shown	PLAT (DRB29) It which created the private easement/rethe easement to be vacated (8.5" by 1 sentire property(ies) clearly outlined describing, explaining, and justifying the om the grantors and the beneficiaries of the cover applicated file numbers on the cover applicated on a DRB approved plat recorded by	he vacation <b>6 copies</b> (private easement only)	
into	rmation required but not si	ubmitted /	AK M. FELJMAN MNAY E. FELDMA  Applicant name (print)  Applicant signature / date  NEW MEXICO	
	Checklists complete Fees collected Case #s assigned Related #s listed	Application case numbers  15-0RB-70006	Form revised 4/07  1-12-15  Planner signature / date  Project # 100742	e

1/26/2015
City of Albuquerque

DRB Project Number: 1007420

Request for Subdivision Design Variance from Minimum DPM Standards (DRB25)

Variance Justification Letter

The below signed owners of Lands of Mary Feldman, Tracts 87-C-1A, 87-C-2A, and 87-C-3A request and authorize the variance request from the minimum DPM Standards (DPM25) as follows:

- 1) A variance from the minimum width of the access easement. The 18' wide easement, which was established in June, 1983, has been effective and has worked fine for these 32 years. We are not changing the basic layout in the subdivision. Nor are we increasing the density. We are hoping to add a carport to Tract 87-C-3A which will make the parking and accessibility for all types of vehicles easier. Widening the easement and roadway would bring the roadway within a foot of one of the residences, which would be a danger for the occupants when vehicles traveled by. For these reasons we would hope to be granted this easement.
- 2) A variance from the required roadway surface material. Since the first property on this land was purchased by the current owner in 1976 (39 years ago), this area (the current access easement) has always been covered with wood chips. This surface material has been effective in eliminating dust and mud while keeping the ambient air temperature down. It also has allowed precipitation to percolate to the aquifer. We are also not increasing the density of the housing. I have discussed the surface material with Philip Romo of Street Maintenance and he has no problem with the wood chips as a surface material. For these reasons, we are hoping to be granted this variance.
- 3) A variance from the standard sidewalk setback from the DPM (Table 23.2.1.B). The current condition has a 4.3' to a 4.4' sidewalk setback from the back of curb to an adobe wall. Although this does not meet the current DPM, it is the historic norm for most lots in this neighborhood and is the norm for almost all houses on this block (see photo). The public right of way of 50 feet and the paving width of 33.2' of Meadow View Drive NW seems to meet the current DPM. For these reasons we are hoping to be granted this variance.

Thank you for your consideration of this request.

Mach M. Feldun	-Mary E. Feldma	Taking Rohlland
Mark M, Feldman	Mary E. Dede) Feldman  Date Land 26 2015	Patricia Mehlhop
Date 1/26/15	Date Jah. 26 2015	Date 1 26 15

From: "Mark M. Feldman" < mark@markmfeldman.com>

Subject: DRB Project No.: 1007420

Date: September 6, 2014 6:14:33 PM MDT

To: promo@cabq.gov

Cc: "Mark M. Feldman" <mark@markmfeldman.com>, Pat Mehlhop <pmehlhop@earthlink.net>

#### To Phillip Romo:

Memo of Understanding:

Based on the telephone conversation we had a couple of weeks ago (sorry I did not do this email earlier,but just too busy - kept putting it off), we both agreed that the proposed variance my neighbor and I will be making to the DPM for our replat will not impact Street Maintenance. We will be requesting that we keep the wood chip easement surface that I have had for 39 years. It has also been servicing all three lots for 20 years with no problem to Street Maintenance. It keeps the temperature and dust down and also allows for rain to percolate into the aquifer. Thanks for looking at the site on Google Street View so you can see the current setup. Thanks also for your time.

Mark M. Feldman

mark@markmfeldman.com

505-220-7267

## Albuquerque Albuquerque



#### DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION	Supplemental Fo	orm (SF)
Major subdivision action	S	Z ZONING & PLANNING
Minor subdivision action		Annexation
—— Vacation —— Variance (Non-Zoning)	V	Zone Map Amendment (Establish or Change
		Zoning, includes Zoning within Sector  Development Plans)
SITE DEVELOPMENT PLAN  for Subdivision	P	Adoption of Rank 2 or 3 Plan or similar
for Building Permit		Text Amendment to Adopted Rank 1 2 or 3
Administrative Amendment/Approval	(AA)	Plan(s), Zoning Code, or Subd. Regulations
IP Master Development Plan Cert. of Appropriateness (LUCC)	D	Street Name Change (Local & Collector)
STORM DRAINAGE (Form D)	LA	APPEAL / PROTEST of
Storm Drainage Cost Allocation Plan		Decision by: DRB EPC LUCC Planning
PRINT OR TYPE IN BLACK INK ONLY The	. 1*	Director, ZEO, ZHE, Board of Appeals, other
Planning Department Development Services Cent Fees must be paid at the time of application. Refe	er, 600 2 <sup>nd</sup> Stree	must submit the completed application in person to the
Reference of application. Reference of application.	r to supplement	tal forms for submittal requirements
ALLEGATION INFURMATION:		
Professional/Agent (if any): ADVANTAGE	SURVEYI	NG PHONE: 505-249-4231
ADDRESS: 804 LEAD SW	,	PHONE: JUJUL 1 E- 51
	CTATE IIM -	FAX:FAX:
	STATE TOTAL Z	IP 87102 E-MAIL: 25/100K7121@201.com
APPLICANT: MARK M. FELDIMAN		
ADDRESS: 1821 HEADOW VIEW DR. N.	1	PHONE: 505-220-7262
		FAX:
CITY: ALBUQUERQUE	STATE NIM Z	IP 87104 E-MAIL: Mark@markmfeldigar.c.
Topicion Interest in site.	List all o	whore MARKING INDOY F FELDING DOTALLY
DESCRIPTION OF REQUEST: LOT LIVE ADJUST	MEDIZV	ACHTION OF EXIGINAL ACCESSED
UTILITY EASEMENT (PORTI	010)	They have been a
Is the applicant seeking incentives pursuant to the Family	the same of the sa	
SITE INFORMATION: ACCURACY OF THE EVICTING LEG	tiousing Developin	nent Program? YesX No.
Lot or Tract No. 87-C-1A 4 87-C-3A	AL DESCRIPTION	IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.
		Block: <u>\\/A</u> Unit <u>\\/A</u>
Subdiv/Addn/TBKA: LANDS OF MARY	ELUMAN	
	<u> </u>	R-1 MRGCD Map No 35
Zone Atlas page(s): H 13	JPC Code: 1013	05910835720406/101305909635420492
CASE HISTORY:		
List any current or prior case number that may be relevan	t to your application	n (Proj., App., DRB-, AX_Z_, V_, S_ etc.): _1007420
CASE INFORMATION: Within city limits? Yes Within 1000FT		
No. of existing lots:  No. of propose	d lots: 3	Total site area (acres): 0, 44
LOCATION OF PROPERTY BY STREETS: On or Near:	MEADOW	VIEW DRIVE NW
Between: RIOGRAPDE BLVD. PW	and 12	TH STREFET NW
Check if project was previously reviewed by: Sketch Diet/D		
Check if project was previously reviewed by: Sketch Plat/P  SIGNATURE  PATRICIA MEHILEOP  (Print Name) AHEAMAND T. SHOOK	ian Kor Pre-applic	cation Review Team(PRT) . Review Date:
SIGNATURE MAN MERCHANICA	- Patitice	DATE 1/7/15
(Print Name) AHONALL TO SHOOK	MADE M	
	MARYE	FELDMAN Applicant Agent -
FOR OFFICIAL USE ONLY		Revised: 4/2012
INTERNAL ROUTING Application	case numbers	A -1:
All checklists are complete  All fees have been collected	-7000	Action S.F. Fees VPE \$ 135.00
All case #s are assigned	-7000	PAF \$355.00
AGIS copy has been sent		- \$20.00
Case history #s are listed  Site is within 1000ft of a landfill	. 7005	50V
F.H.D.P. density bonus	- DOVA	-U 2015 - S_
	e Fan. 2	Total
meaning da	e VIII. o	\$510.00
1-12-15		

	BULK LAND VARIANCE (DRB04)	(PUBLIC HEARING CASE)
	Application for Minor Plat on FORM S-3, including those subrated Letter briefly describing and explaining: the request, compliant improvements to be waived.	nittal requirements.  24 copies  ce with the Development Process Manual, and all
	<ul> <li>Notice on the proposed Plat that there are conditions to subset</li> <li>Office of Community &amp; Neighborhood Coordination inquiry res</li> <li>Sign Posting Agreement</li> </ul>	equent subdivision (refer to DPM) sponse, notifying letter, certified mail receipts
	Fee (see schedule) List any original and/or related file numbers on the cover appl DRB Public hearings are approximately 30 DAYS after the fili	
	VACATION OF PUBLIC EASEMENT (DRB27) VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)	
	The complete document which created the public easement ( (Not required for City owned public right-of-way.)	
	<ul> <li>Drawing showing the easement or right-of-way to be vacated,</li> <li>Zone Atlas map with the entire property(ies) clearly outlined</li> <li>Letter briefly describing, explaining, and justifying the request</li> </ul>	
	<ul> <li>Office of Community &amp; Neighborhood Coordination inquiry res</li> <li>Sign Posting Agreement</li> <li>Fee (see schedule)</li> </ul>	sponse, notifying letter, certified mail receipts
	List any original and/or related file numbers on the cover appl Unless the vacation is shown on a DRB approved plat recorded b DRB Public hearings are approximately 30 DAYS after the fili	y the County Clerk within one year, it will expire.
	SIDEWALK VARIANCE (DRB20) SIDEWALK WAIVER (DRB21)	
	<ul> <li>Scale drawing showing the proposed variance or waiver (not to Zone Atlas map with the entire property(ies) clearly outlined</li> <li>Letter briefly describing, explaining, and justifying the variance</li> </ul>	
	List any original and/or related file numbers on the cover applied DRB meetings are approximately 8 DAYS after the Tuesday n	ication
4	V Scale drawing showing the location of the proposed variance	or waiver (not to exceed 8.5" by 14") 24 copies
A	Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining, and justifying the variance Office of Community & Neighborhood Coordination inquiry res	
N	Sign Posting Agreement Fee (see schedule)	
Q.	List any original and/or related file numbers on the cover applied DRB meetings are approximately 30 DAYS after the filing dea	
	TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DEXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF S	$(\lambda_{i}m_{i})$ and $(a_{i}m_{i})$
	<ul> <li>Drawing showing the sidewalks subject to the proposed defer</li> <li>Zone Atlas map with the entire property(ies) clearly outlined</li> <li>Letter briefly describing, explaining, and justifying the deferral</li> </ul>	
	List any original and/or related file numbers on the cover appl  DRB meetings are approximately 8 DAYS after the Tuesday n	ication
N	VACATION OF PRIVATE EASEMENT (DRB26) VACATION OF RECORDED PLAT (DRB29)	
	The complete document which created the private easement/ Scale drawing showing the easement to be vacated (8.5" by 1	recorded plat (not to exceed 8.5" by 14") 6 copies 1") 6 copies
	Zone Atlas map with the entire property(ies) clearly outlined Letter/documents briefly describing, explaining, and justifying Letter of authorization from the grantors and the beneficiaries	the vacation <b>6 copies</b>
	<ul> <li>Fee (see schedule)</li> <li>List any original and/or related file numbers on the cover appli</li> </ul>	cation
	Unless the vacation is shown on a DRB approved plat recorded by DRB meetings are approximately 8 DAYS after the Tuesday n	oon filing deadline. Your attendance is required.
I. th	ne applicant, acknowledge that any ATRICIA MEHLYOP M	MAK M. FELIMAN MNOVE, FELDMAN
Into	rmation required but not submitted	
aete	this application will likely result in fraids. Malhander of actions.	Applicant signature date
	Checklists complete Application case numbers Fees collected ————————————————————————————————————	Form revised 4/07
	Case #s assigned ————————————————————————————————————	Project # 100742()

1/26/2015 City of Albuquerque

DRB Project Number: 1007420

Request for Subdivision Design Variance from Minimum DPM Standards (DRB25)

Variance Justification Letter

The below signed owners of Lands of Mary Feldman, Tracts 87-C-1A, 87-C-2A, and 87-C-3A request and authorize the variance request from the minimum DPM Standards (DPM25) as follows:

- 1) A variance from the minimum width of the access easement. The 18' wide easement, which was established in June, 1983, has been effective and has worked fine for these 32 years. We are not changing the basic layout in the subdivision. Nor are we increasing the density. We are hoping to add a carport to Tract 87-C-3A which will make the parking and accessibility for all types of vehicles easier. Widening the easement and roadway would bring the roadway within a foot of one of the residences, which would be a danger for the occupants when vehicles traveled by. For these reasons we would hope to be granted this easement.
- 2) A variance from the required roadway surface material. Since the first property on this land was purchased by the current owner in 1976 (39 years ago), this area (the current access easement) has always been covered with wood chips. This surface material has been effective in eliminating dust and mud while keeping the ambient air temperature down. It also has allowed precipitation to percolate to the aquifer. We are also not increasing the density of the housing. I have discussed the surface material with Philip Romo of Street Maintenance and he has no problem with the wood chips as a surface material. For these reasons, we are hoping to be granted this variance.
- 3) A variance from the standard sidewalk setback from the DPM (Table 23.2.1.B). The current condition has a 4.3' to a 4.4' sidewalk setback from the back of curb to an adobe wall. Although this does not meet the current DPM, it is the historic norm for most lots in this neighborhood and is the norm for almost all houses on this block (see photo). The public right of way of 50 feet and the paving width of 33.2' of Meadow View Drive NW seems to meet the current DPM. For these reasons we are hoping to be granted this variance.

Thank you for your consideration of this request.

Mah M. Feldman Mary E. (Dede) Feldman Patricia Mehlhop Date 1 26 15 Date 126 15

From: "Mark M. Feldman" < mark@markmfeldman.com>

Subject: DRB Project No.: 1007420

Date: September 6, 2014 6:14:33 PM MDT

To: promo@cabq.gov

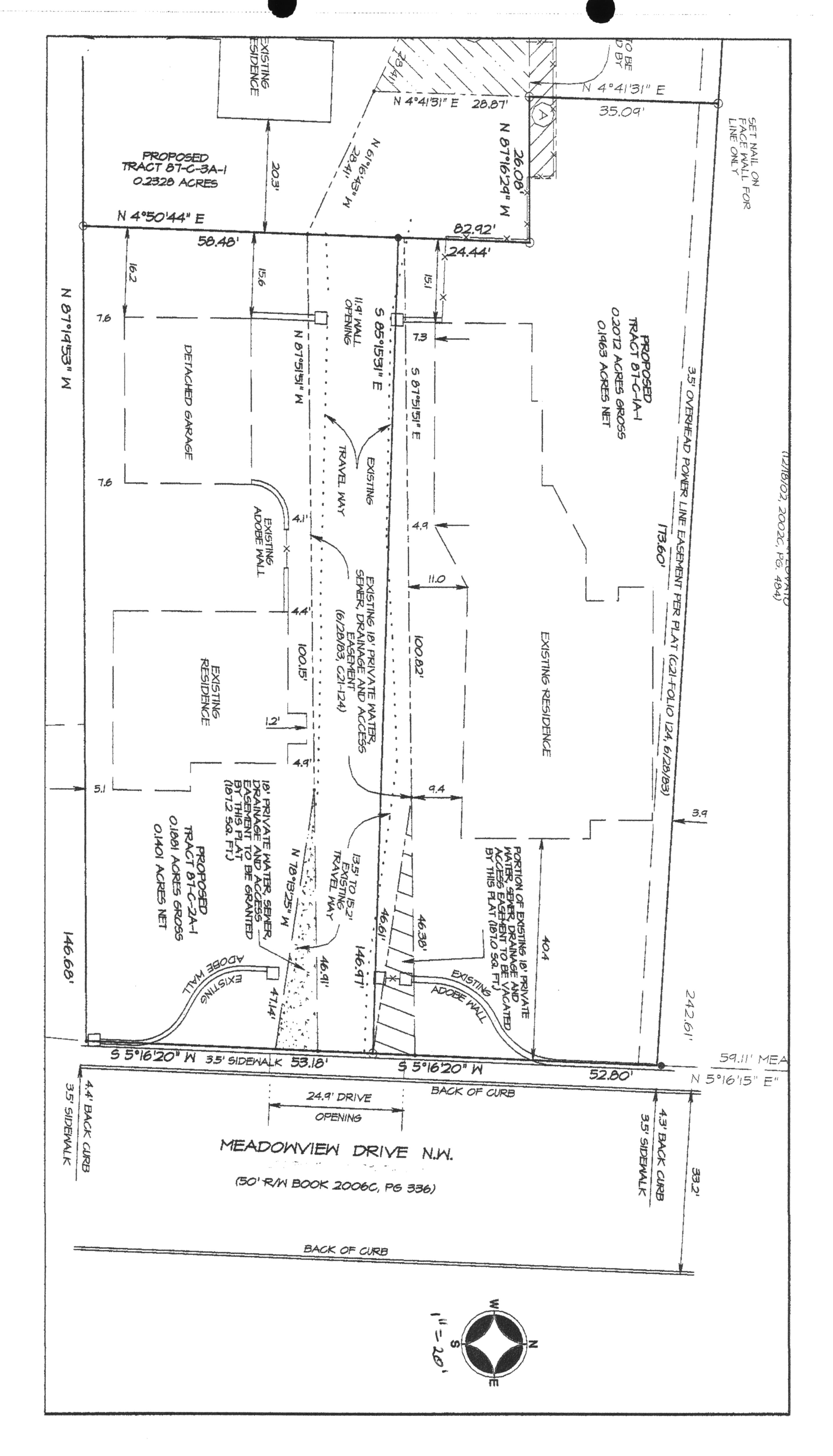
Cc: "Mark M. Feldman" <mark@markmfeldman.com>, Pat Mehlhop <pmehlhop@earthlink.net>

#### To Phillip Romo:

Memo of Understanding:

Based on the telephone conversation we had a couple of weeks ago (sorry I did not do this email earlier,but just too busy - kept putting it off), we both agreed that the proposed variance my neighbor and I will be making to the DPM for our replat will not impact Street Maintenance. We will be requesting that we keep the wood chip easement surface that I have had for 39 years. It has also been servicing all three lots for 20 years with no problem to Street Maintenance. It keeps the temperature and dust down and also allows for rain to percolate into the aquifer. Thanks for looking at the site on Google Street View so you can see the current setup. Thanks also for your time.

Mark M. Feldman mark@markmfeldman.com 505-220-7267



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10004-120 10004-120

# Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

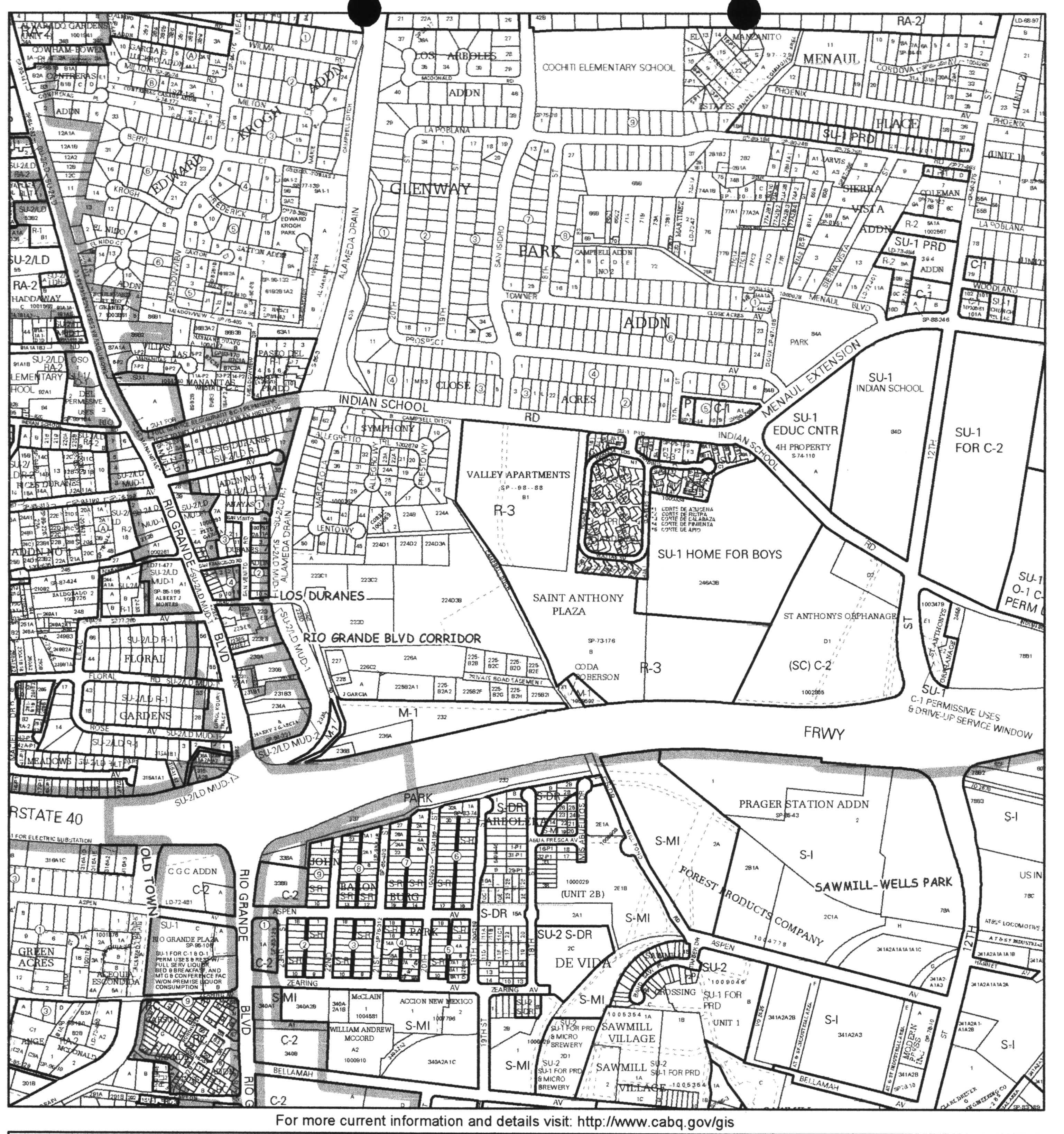
	Supple	mental Fo	orm (SF)			
SUBDIVISION  Major subdivision		S	` '	G & PLANNIN	G	
Minor subdivision				Annexation		
Vacation Variance (Non-Zo		V		Zone Map Ame	endment (E	Stablish or Change
				Zoning, include Development P	es Zoning w	vithin Sector
SITE DEVELOPMENT I for Subdivision	LAN	P		Adoption of Ra	nk 2 or 3 P	lan or similar
for Building Perm	it nendment/Approval (AA)			Plan(s), Zoning	nt to Adop Code, or (	ted Rank 1, 2 or 3 Subd. Regulations
IP Master Develop	pment Plan	D		Street Name C	hange (Loc	cal & Collector)
Cert. of Appropria		L		L/PROTEST		
STORM DRAINAGE (Fo	orm D) cost Allocation Plan			Decision by: DF	RB, EPC, L	UCC, Planning d of Appeals, other
PRINT OR TYPE IN BLACK INFORMATION:	ONLY. The applicant ent Services Center, 600		must subm	nit the complete	ed applica	ation in person to the
	1015-06- 5120		. 1			
Professional/Agent (if any): AD \ ADDRESS: 804 LEAD		VEYI	NG		PHONE:_	505-249-423
CITY: ALBUQUERQU		1100	12-1.0	7	FAX:	
	SIAIE	NI	ZIP 8 110	E-MAIL:	25/100K	7121@201.co
APPLICANT: MARK M.				PHC	NE: <u>505</u>	-220-7262
ADDRESS: 1821 HEADOW				FAX		
CITY: ALBUQUERQUE	OI/VIL.	NM	IP 87104	E-MAIL: <u>\mathcal{Y}</u>	arke	markmfeldman
Proprietary interest in site: OWP		_ List all c	wners: MARI	KM. + HARY E	FELDAH	N PATRICIA A. ME
ESCRIPTION OF REQUEST: LOT	LIWE ADJUSTHER	て まし	ACATION	OF EXIST	ING A	CCESS &
UTILITY EASEME	ENT (PORTION)					
Is the applicant seeking incentives p	ursuant to the Family Housin	g Developi	ment Program?	? YesX	No.	
TE INFORMATION: ACCURACY OF	THE EXISTING LEGAL DES	CRIPTION	IS CRUCIAL!			EET IF NECESSARY.
Lot or Tract No. 87-C-IA	\$7-C-3A			Block: NA		Ø.
Subdiv/Addn/TBKA: LANDS	OF MARY FEL	DMAN				
Existing Zoning: R-1	Propose	d zoning:_	R-1		MRGCD	Map No 35
Zone Atlas page(s): H 13	UPC Co	de: 1013	30591083	5720406/1	0130591	59635420492
ASE HISTORY:						
List any current or prior case numbe	r that may be relevant to your	applicatio	n (Proj., App.,	DRB-, AX_,Z_, V_	_, S, etc.): .	1007420
SE INFORMATION:						
Within city limits? Yes	Within 1000FT of a land	Ifill?	0			
No. of existing lots:	No. of proposed lots:	3	Total site a	area (acres):	0.44	
LOCATION OF PROPERTY BY STR				` • •	the second secon	•
Between: RIOGRAPDE BLVI	D. PW	and 12	TH STRE	FT NW		
Check if project was previously review	wed by: Sketch Plat/Plan 🕱 o	r Pre-appli	cation Review	Team(PRT) □.	Review Dat	e.
SNATURE Male M. F	Cop Skellin Platifian 12.0	man	g E, Fi	dinai	_ /.	7/15
PATRICIA MEHUK	op	MANG CL	1 (24)	249 D	ATE //	7
(Print Name) AHCHAEL	MAR	RKY	FELDMA	2MAN A	pplicant: 💢	Agent:
ROFFICIAL USE ONLY					R	evised: 4/2012
INTERNAL ROUTING All checklists are complete	Application case nu	umbers		Action	S.F.	Fees
All fees have been collected	15 DKB -	1000	10	VPE		\$ 135.00
All case #s are assigned		1000		MAL		\$ 355,00
AGIS copy has been sent Case history #s are listed				LVVVI	***************************************	\$ <u>40.00</u>
Site is within 1000ft of a landfill	-					Ψ \$
F.H.D.P. density bonus F.H.D.P. fee rebate			11 0 - 15			Total
MADE .	Hearing date	an.o	11,001	_)		\$510.00
	1-12-15	Pr	oject#	10074	20	
	Staff signature & Date					

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 PATRICIA MEHLYOP MARK M. FELJMAD MARY E. FELJMAD MARY E. FELJMAD with this application will likely result in price of the second of actions. Applicant name (print) ALBUQUERQUE NEW MEXICO Applicant signature / date Form revised 4/07 Application case numbers Checklists complete Fees collected Planner signature / date Case #s assigned Project # Related #s listed

## 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.

	Site sketch with mea improvements, if Zone Atlas map with Letter briefly describing.	Proposed subdivision plat (folded surements showing structures, pathere is any existing land use (for the entire property(ies) clearly our ng, explaining, and justifying the report related file numbers on the covered the entire property of the related file numbers on the covered the entire property.	to fit into an 8.5" by rking, Bldg. setbacks lded to fit into an 8.5' lined	Your attendance is required.  14" pocket) 6 copies  3, adjacent rights-of-way and street  by 14" pocket) 6 copies
	Preliminary Plat reduced Zone Atlas map with the Letter briefly describing Copy of DRB approved Copy of the LATEST List any original and/or	the entire property(ies) clearly out	equest r Preliminary Plat Ex	Your attendance is tension request
	Signed & recorded Fire Design elevations & compared & compared Elevations & compared Elevations & compared & c	FINAL PLAT APPROVAL (Dolded to fit into an 8.5" by 14" poor all Pre-Development Facilities Febross sections of perimeter walls the entire property (ies) clearly outlined to meeting, ensure property and EHD signature line on the Mylar related file numbers on the covery of final plat data for AGIS is required.	ket) 6 copies e Agreement for Res 3 copies ined owner's and City Sur	veyor's signatures are on the plat
	ensure property of Signed & recorded Find Design elevations and Site sketch with measure improvements, if the Zone Atlas map with the Letter briefly describing Bring original Mylar of Landfill disclosure and Fee (see schedule)  List any original and/or Infrastructure list if real	Final Plat (folded to fit into an 8.2 wher's and City Surveyor's signatural Pre-Development Facilities Feet cross sections of perimeter walls are ments showing structures, parlainere is any existing land use (folder entire property(ies) clearly outlined explaining and instificients.	res are on the plat pares and fit into an 8.5" be need quest wher's and City Surver property is within a application	idential development only  n) 3 copies adjacent rights-of-way and street by 14" pocket) 6 copies
	AMENDMENT TO PREL PLEASE NOTE: There are amendments. Significant of Proposed Amended Proposed Amended Proposed Amended Proposed	IMINARY PLAT (with minor no clear distinctions between signanges are those deemed by the eliminary Plat, Infrastructure List, at, Infrastructure List, and/or Grade entire property(ies) clearly outlined explaining, and justifying the explaining, and justifying the explaining, and justifying the explaining.	changes) (DRB03 nificant and minor changes to require publicand/or Grading Plan ing Plan (folded to fit led uest wher's and City Survey	Your attendance is required. langes with regard to subdivision c notice and public hearing. (folded to fit into an 8.5" by 14"  into an 8.5" by 14" pocket) 6 copies  eyor's signatures are on the plat
AAICI	ne applicant, acknowledge rmation required but not a this application will likely erral of actions.	that any PATRICIA MEHL submitted result in Method Mehron	Mary E. Fe	DUND MARY E. FE LOMAN  Electronic print)  ant signature / date  ALHUNEROUE  NEW MEXICO
	Checklists complete Fees collected Case #s assigned Related #s listed	Application case numbers 15 - DRB - 1000		sed October 2007  1-12-15  Planner signature / date



Zone Atlas Page: H-13-Z THE PARTY OF THE P Selected Symbols Escarpment SECTOR PLANS Design Overlay Zones 2 Mile Airport Zone City Historic Zones Airport Noise Contours Albuquerque Geographic Information System Wall Overlay Zone H-1 Buffer Zone Petroglyph Mon. 25 Map amended through: 9/2/2014 Note: Grey Shading Represents Area Outside Feet of the City Limits 750 1,500

DRB Project Number: 1007420

Request for a Variance from the Development Process Manual (Table 23.2.2): Variance Justification Letter + AUTORIZATION LETTER MINE

We are requesting a replat so the owner of Tract 87-C-3A Lands of Mary Feldman (Patricia Mehlhop) can build a carport to allow for better parking. The present configuration of the three properties served by the 18foot wide private access easement has worked well and without any problems for 21 years and we ,therefore, think it is unnessary to widen the access easement. We are requesting to keep the access easement at the current 18' width. The front two houses (Tract 87-C-1A and Tract 87-C-2A) have existed with a shared access for 29 years with no problems. When the third house in the rear was added (Tract 87-C-3A) the current adobe walls and pilasters existed and were left in place and no problems with the width of the easement have occurred.

The wood chip surface on the access easement has been in place since 1976 (38 years) and has worked well to allow water percolation into the aquifer and to reduce mud and reflected heat. We want to keep this same surface. Philip Romo of Street Maintenance agrees that the wood chip surface has created no problems over the 38 years and will continue to work fine with Street Maintenance (see attached memo to Mr. Romo).

Three of the existing adobe walls encroach on the existing access easement. The are:

- 1) 2 pilasters in the front, SE corner of Tract 87-C-1A
- 2) 1 pilaster toward the rear, SW corner of Tract 87-C-1A
- 3) 1 pilaster and 1 foot of adobe wall toward the rear, NW corner of Tract 87-C-2A

As part of this replat we will relocate the access easement so that in encroachment #1, one of the pilasters will no longer be in the easement and the other one will be eliminated. The adobe wall and pilasters that encroach on the present and proposed easement (encroachments #2 and #3) will be taken down.

If we receive the 18 foot wide access easement variance, removal of the encroaching adobe walls and pilasters and the relocation of the 18-foot wide easement will bring all elements into conformity.

Thank you for you consideration of this variance request.

Date\_1/6

Date\_

Mark M., Feldman Mary E. (Pede) Feldman Patricia Mehlhop

Patricia Mehlhop Date //

APS Project #927 APS Cluster: Valley

#### 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 <u>Tracts 87-C-1A-1</u> and 87-C-3A-1, Lands of Mary Feldman which is zoned as R-1, on July 9, 2014 submitted by Mark M Etux Feldman owner of Tract 87-C-1-A-1, Patricia Mehlhop owner of 87-C-3-A-1, 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) propose a lot line adjustment, resulting in no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

NOTARY PUBLIC

STATE OF NEW MEXICO

My Commission Expires: 270016

By: April Litte
Signatu <b>r</b> e
April L. Winters, Facility tee Planner
Name (printed or typed) and title
STATE OF NEW MEXICO
COUNTY OF BERNALILLO
This instrument was acknowledged before me on July 9, 2014, by  April Winters as Facility for Plane 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.
(Seal) Notary Public
My commission expires: Juy 17, 2016
OFFICIAL SEAL Anastasia Wolfe

BOOK#10 PAGE 180 SP-06-07-0485 REDIVISION OF TRACTS 87-C-1 & 87-C-2 (NOW COMPRISING TRACTS 87-C-IA, 87-C-2A & 87-C-3A) M.R.G.C.D. MAP NO. 35 LANDS OF MARY FELDMAN 83 42293 SECTION 7, T.ION., R.3E., N.M.P.M. BERNALILLO COUNTY, NEW MEXICO S. 83 . 06'23 "E JUNE - 1983 TRACT 86 64 MAP 35 OVERHEAD POWER LINE EASEMENT 242.78 35 TRACT TRACT 87-C-IA N.87º16'11"W. 51.52 9963 Sq. Ft. D. 2287 Ac. TRACT \$7-0-(-TRACT SCALE: 1"=20" N.85°06'15"W. 146.96 87-C-3A PRIVATE WATER, SEWER, DRAINAGE, AND ACCESS EASEMENT 9223 Sq. Ft. 0.2117 Ac. VIEW 35 TRACT 27-0-2 TRACT 87-C-2A MAP 8186 Sq. Ft. 0.1879 Ac. FOUND # 4 FOUND #4 REBAR 146.70 89.71 C.O.A.B.C. 7- HI3 - A N. 87 . 16 12 W. 236.41 R/W VARIABLE APPROX. TRACT 89 a PA/W **MAP 35** NOTES: C.O.A. B.C. 1. Bearings shown are based on the bearing N.M.S.P.C.S. (CENTRAL ZONE) between City of Albuquerque monuments X = 373707.44 Y = 1,495,715.39 7-H13-A and 7-H13. (N. 18° 44' 54"W.) SEND. TO SEID ...... 2. Unless otherwise indicated all corners AC : 400 14'34" ELEV. - 4961.60' are marked with an iron stake surmounted with a cap marked "LS 4078". 3. Bearings and dimensions shown are field measurements. 4. All distances shown are ground distances. DEDICATION AND CONSENT STATEMENT THE UNDERSIGNED OWNER(S) OF THE LAND HEREON SHOWN; BEING A "REDIVISION OF TRACTS 87-C-1 AND 87-C-2 (NOW COMPRISING TRACTS 87-C-1A, 87-C-2A AND 87-C-3A, LANDS OF MARY FELDMAN, ALL WITHIN MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 35, IN SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO"; DO (ES) HEREBY CONSENT TO THE REDIVISION HEREIN SHOWN; IN THE MANNER HEREON SHOWN; DEDICATE ANY EASEMENT SHOWN (FOR THE PURPOSE SHOWN) AND HEREBY CERTIFY THAT THIS REDIVISION IS HER FREE ACT AND DEED. Mary E. FELDMAN - OWNER 1821 MEADOW VIEW DRIVE N.W. ALBUQUERQUE, NEW MEXICO 87104 STATE OF NEW MEXICO ) SS COUNTY OF BERNALILLO ) ON THE 14 DAY OF June , 1983 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE PERSON NOTED IN THE DEDICATION APPEARING ABOVE AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR FREE ACT AND DEED. MY COMMISSION EXPIRES: July 7, 1983 7-9-83 COUNTY 6-21-83 NA 394 DATE A.M.A.F.C.A. 16-21-83 CITY SURVEYOR SURVEYOR'S CERTIFICATE I, FRED SANCHEZ, HEREBY CERTIFY THAT I AM A DULY QUALIFIED LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. FRED SANCHEZ, N.M.L.S.CNO. 4078 BEN# Plat & Survey By: 35-84 ALBUQUERQUE SURVEYING CO. INC., 2119 Menaul Blvd. N.E., Albuquerque, New Mexico 87107 Pb. (505) 884-2036 VICINITY MAP SEQ# 2-1148

18004-1200 1000-1-1200 出る

Mulary 21. 2016

# Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental Form	(SF)
SUBDIVISION	SZ	ZONING & PLANNING
Major subdivision action  Minor subdivision action		Annexation
Vacation	V	Zone Map Amendment (Establish or Change
Variance (Non-Zoning)		Zoning, includes Zoning within Sector  Development Plans)
SITE DEVELOPMENT PLAN	P	Adoption of Rank 2 or 3 Plan or similar
for Subdivision for Building Permit		Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
Administrative Amendment/Appr IP Master Development Plan	. /	
Cert. of Appropriateness (LUCC)		Street Name Change (Local & Collector)
STORM DRAINAGE (Form D)	L A	APPEAL / PROTEST of  Decision by: DRB, EPC, LUCC, Planning
Storm Drainage Cost Allocation I		Director, ZEO, ZHE, Board of Appeals, other
PRINT OR TYPE IN BLACK INK ONLY. The Planning Department Development Services Control of the Property of the P	applicant or agent m	ust submit the completed application in person to the
Fees must be paid at the time of application.	Refer to supplemental	ivv, Albuquerque, NM 87102. forms for submittal requirements
APPLICATION INFORMATION:		
Professional/Agent (if any): ADVANTA	6E SURVEY10	PHONE: 249-4231
ADDRESS: 804 LEAD SUN		THOINE.
CITY: ALBUQUERQUE NN	7	B710Z E-MAIL: 05/200K 71Z/ @ 20
	SIAIE ZIP_	E-MAIL: C12/100K 112/00 40
APPLICANT: MARK FELDMAN		PHONE: 220-7262
ADDRESS: 1821/2 MEADOW V		x //a/
CITY: ALBYQUEROUE	STATE NM ZIP	A7104
		the TVII 33 by 1
Proprietary interest in site: DOUNCES	List all own	ers: MARK FEDILAMI - PATRICIA MEH
ESCRIPTION OF REQUEST: LINE LOT.	MI)445/14/28//	
Is the applicant seeking incentives pursuant to the F	amily Housing Developmen	t Program? Yes. No.
		CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.
Lot or Tract No. 87-C-1A & 87-C	2-34	Block: MA Unit: NECESSART.
Subdiv/Addn/TBKA: LAWB OF MAKE	V FELMIAN)	DIUCK Unit: Unit:
Existing Zoning: Z-/		
Zone Atlas page(s): H/3	Proposed zoning: R	9108357200406 MRGCD Map No 35 5909635420492
Zone Atlas page(s):_////	UPC Code: 10/30	5909635120192
ASE HISTORY:		
List any current or prior case number that may be re	levant to your application (F	Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
ASE INFORMATION:		
ASE INFORMATION:  Within city limits? Yes Within 100	00FT of a landfill?	
		Total site area (acres): 0.44 AC
LOCATION OF PROPERTY BY STREETS: On or N	por MFAMIL) 1//	FILE DOUNE A /W
Between: LO CRANDE BLUD	1/0)	TH = 10/27 (11)
		SIRCO XIO
Check if project was previously reviewed by: Sketch	Plat/Plan □ or Pre-applicati	on Review Team(PRT)   Review Date:
GNATURE Melle Sherk		DATE 2/13/14
(Print Name) MICHAEZ SHOOK	/ANANTHEE	-11D1/20/16/
(I mill Ivallie) / e/	- 1000000000000000000000000000000000000	Applicant: Agent: Agent
R OFFICIAL USE ONLY		Revised: 4/2012
INTERNAL ROUTING Applic	ation case numbers	
All checklists are complete	ORB - 7024	Action S.F. Fees
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 repare		Total
Hearin	g date Ully 2	5,0014
1-11	1-14 Proje	ct# 1007420

Staff 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.

	and the application for subulyision on FORM-S.
Letter briefly describing, explaining, and justifying.  List any original and/or related file numbers on the	folded to fit into an 8.5" by 14" pocket) 6 copies es, parking, Bldg. setbacks, adjacent rights-of-way and street se (folded to fit into an 8.5" by 14" pocket) 6 copies of the request second application
EXTENSION OF MAJOR PRELIMINARY PLATequired.  Preliminary Plat reduced to 8.5" x 11"	rour attendance is
Zone Atlas map with the entire property(ies) clear Letter briefly describing, explaining, and justifying Copy of DRB approved infrastructure list Copy of the LATEST Official DRB Notice of appr List any original and/or related file numbers on the Extension of preliminary plat approval expires aff	the request  Oval for Preliminary Plat Extension request
MAJOR SUBDIVISION FINAL PLAT APPROVE	
Zone Atlas map with the entire proporty/ical ale	ies Fee Agreement for <u>Residential</u> development only valls 3 copies
Copy of recorded SIA	perty owner's and City Surveyor's signatures are on the plat
<ul> <li>Landfill disclosure and EHD signature line on the</li> <li>List any original and/or related file numbers on the</li> <li>DXF file and hard copy of final plat data for AGIS</li> </ul>	Mylar if property is within a landfill buffer
Proposed Preliminary / Final Plat (folded to fit into ensure property owner's and City Surveyor's Signed & recorded Final Pre-Development Facilitic Design elevations and cross sections of perimeter Site sketch with measurements showing structure improvements, if there is any existing land use Zone Atlas map with the entire property(ies) clear Letter briefly describing, explaining, and justifying Bring original Mylar of plat to meeting, ensure program Landfill disclosure and EHD signature line on the Fee (see schedule)  List any original and/or related file numbers on the Infrastructure list if required (verify with DRB Eng DXF file and hard copy of final plat data for AGIS)  AMENDMENT TO PRELIMINARY PLAT (with Infrastructure Districtions between amendments. Significant changes are those deemed Proposed Amended Preliminary Plat, Infrastructure pocket) 6 copies  Original Preliminary Plat, Infrastructure List, and/o Zone Atlas map with the entire property(ies) clearly Letter briefly describing, explaining, and justificing.	an 8.5" by 14" pocket) 6 copies for unadvertised meetings signatures are on the plat prior to submittal es Fee Agreement for Residential development only walls (11" by 17" maximum) 3 copies, parking, Bldg. setbacks, adjacent rights-of-way and street es (folded to fit into an 8.5" by 14" pocket) 6 copies youtlined the request perty owner's and City Surveyor's signatures are on the plat Mylar if property is within a landfill buffer cover application gineer) is required.  Ininor changes (DRB03) Your attendance is required. The pen significant and minor changes with regard to subdivision by the DRB to require public notice and public hearing. The pen significant and minor changes with regard to subdivision by the DRB to require public notice and public hearing. The pen significant and minor changes with regard to subdivision by the DRB to require public notice and public hearing. The Grading Plan (folded to fit into an 8.5" by 14" of Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies of outlined the request servy owner's and City Surveyor's signatures are on the plat
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.	Applicant name (print)  Applicant signature / date
Checklists complete  Application case numbers  Fees collected  Case #s assigned  Application case numbers	Form revised October 2007 7-14-14 Planner signature / date
Related #s listed	Project # 1007420

## Albuquerque



### DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF) SUBDIVISION **ZONING & PLANNING** Major subdivision action Annexation Minor subdivision action Vacation Zone Map Amendment (Establish or Change Variance (Non-Zoning) Zoning, includes Zoning within Sector Development Plans) SITE DEVELOPMENT PLAN P Adoption of Rank 2 or 3 Plan or similar for Subdivision Text Amendment to Adopted Rank 1, 2 or 3 for Building Permit Plan(s), Zoning Code, or Subd. Regulations Administrative Amendment/Approval (AA) IP Master Development Plan D Street Name Change (Local & Collector) Cert. of Appropriateness (LUCC) APPEAL / PROTEST of... STORM DRAINAGE (Form D) Decision by: DRB, EPC, LUCC, Planning Storm Drainage Cost Allocation Plan 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 2<sup>nd</sup> 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): ADVANTAGE SURVEYIAL PHONE: 249-4231 ADDRESS: 804 LEAD SW CITY: ALBUQUERQUE NM STATE ZIP 8710Z E-MAIL: OShook 7121 @ addicon APPLICANT: MARK FELDMAN! PHONE: 220-7262 ADDRESS: 1821/2 MEADOW VIEW DRIVE NUN CITY: ALBYGUEROUE STATE NM ZIP 87104 Proprietary interest in site: DOUNERS List all owners: MARK FELDINAN - PATRICIA MEHLHOF DESCRIPTION OF REQUEST: LINE LOT ADJUSTIMEXIT 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. 87-C-1A & 87-C-3A Existing Zoning: Proposed zoning: Zone Atlas page(s) 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. of existing lots: No. of proposed lots: LOCATION OF PROPERTY BY STREETS: On or Near: MERKOW VIEW DRIVE NU Between: LID CRANDE BLUD NUC and Check if project was previously reviewed by: Sketch Plat/Plan 

or Pre-application Review Team(PRT) Review Date: FOR OFFICIAL USE ONLY Revised: 4/2012 INTERNAL ROUTING Application case numbers Action. S.F. Fees 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 Total F.H.D.P. fee rebate Hearing date 1-14-16 Project # Staff 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.

	and and to appl	reation for subdivision on FORIVI-5.
SKETCH PLAT REVIEW AND COMMENT (DRB22  Scale drawing of the proposed subdivision plat (folded  Site sketch with measurements showing structures, proposed subdivision plat (folded  Site sketch with measurements showing structures, proposed subdivision plat (folded  Site sketch with measurements showing structures, proposed subdivision plat (folded  List any original and/or related subdivision plat (folded)	olded to fit into an 8.5 utlined	Your attendance is required. 14" pocket) 6 copies (s, adjacent rights-of-way and street 5" by 14" pocket) 6 copies
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 out  — Letter briefly describing, explaining, and justifying the recommendation of the LATEST Official DRB Notice of approval for the Latest any original and/or related file numbers on the second	itlined	
List any original and/or related file numbers on the cov Extension of preliminary plat approval expires after on	er application  ie year.	xtension request
MAJOR SUBDIVISION FINAL PLAT APPROVAL (E	ORB12)	Your attendance is required.
Design elevations & cross sections of perimeter walls  Zone Atlas map with the entire property/ies/ clearly out	ee Agreement for <u>Re</u> 3 copies	
Bring original Mylar of plat to meeting, ensure property  Copy of recorded SIA  Landfill disclosure and EUD size at a recorded size and EUD size at a recorded size and EUD size at a recorded size at a recorded size and EUD size at a recorded	owner's and City Su	rveyor's signatures are on the plat
Landfill disclosure and EHD signature line on the Mylan List any original and/or related file numbers on the coverage DXF file and hard copy of final plat data for AGIS is reconstructed.		a landfill buffer
MINOR SUBDIVISION PRELIMINARY/FINAL PLAT  5 Acres or more: Certificate of No Effect or Approval Proposed Preliminary / Final Plat (folded to fit into an 8 ensure property owner's and City Surveyor's signar Signed & recorded Final Pre-Development Facilities Fellowing elevations and cross sections of perimeter walls Site sketch with measurements showing structures, par improvements, if there is any existing land use (following explaining) can be a simple of the entire property (ies) clearly out the Letter briefly describing, explaining, and justifying the result of the entire property of the entire property to the entire property than disclosure and EHD signature line on the Mylar Fee (see schedule) List any original and/or related file numbers on the cover infrastructure list if required (verify with DRB Enginee DXF file and hard copy of final plat data for AGIS is required.	tures are on the plat pee Agreement for Res (11" by 17" maximurking, Bldg. setbacks ded to fit into an 8.5" lined equest owner's and City Surer if property is within a property	copies for unadvertised meetings prior to submittal sidential development only im) 3 copies, adjacent rights-of-way and street by 14" pocket) 6 copies  Tveyor's signatures are on the plate a landfill buffer
AMENDMENT TO PRELIMINARY PLAT (with minor PLEASE NOTE: There are no clear distinctions between si amendments. Significant changes are those deemed by the Proposed Amended Preliminary Plat, Infrastructure List pocket) 6 copies	ignificant and minor o	changes with regard to subdivision
Original Preliminary Plat, Infrastructure List, and/or Grade Zone Atlas map with the entire property(ies) clearly outled Letter briefly describing, explaining, and justifying the respondence original Mylar of plat to meeting, ensure property of List any original and/or related file numbers on the coverage Amended preliminary plat approval expires after one years.	ding Plan (folded to fined equest owner's and City Sur	it into an 8.5" by 14" pocket) 6 copies
the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.	Willey Stri	pplicant name (print)  icant signature / date
Checklists complete Application case numbers Fees collected 14 - NRB - 702U		vised October 2007
Case #s assigned	Project #	Planner signature / date



#### City of Abuquerque Planning Department

RE: Sketch Plat (Lot line Adjustment)
RE: Tracts 87-C-1A and 87-C-3A
Lands of Mary Feldman

The purpose of this replat is to adjust and reconconfigure the common property line between two platted tracts of land so as to expand a portion of existing tract to accommodate a future structure.

Sincerely,

Michael Shook

for Mark & Mary Feldman and Patricia Mehlhop, property owners.

PROSETHE 1000730