



DRB CASE ACTION LOG *(Preel/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-70163 Project # 1007505
 Project Name: Raymond Adkin
 Agent: Sian Culligan Phone No.: _____

Your request was approved on 5-6-09 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: - complete separate services

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): - move fence
- reciprocal E'ment 24-B/24-C

- 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.

Created On:

05/06/09

7505

DXF Electronic Approval Form

DRB Project Case #: 1007505

Subdivision Name: RAYNOLDS ADDN BLOCK 39 LOTS 24A 24B 24C & 24D

Surveyor: ANTHONY L HARRIS

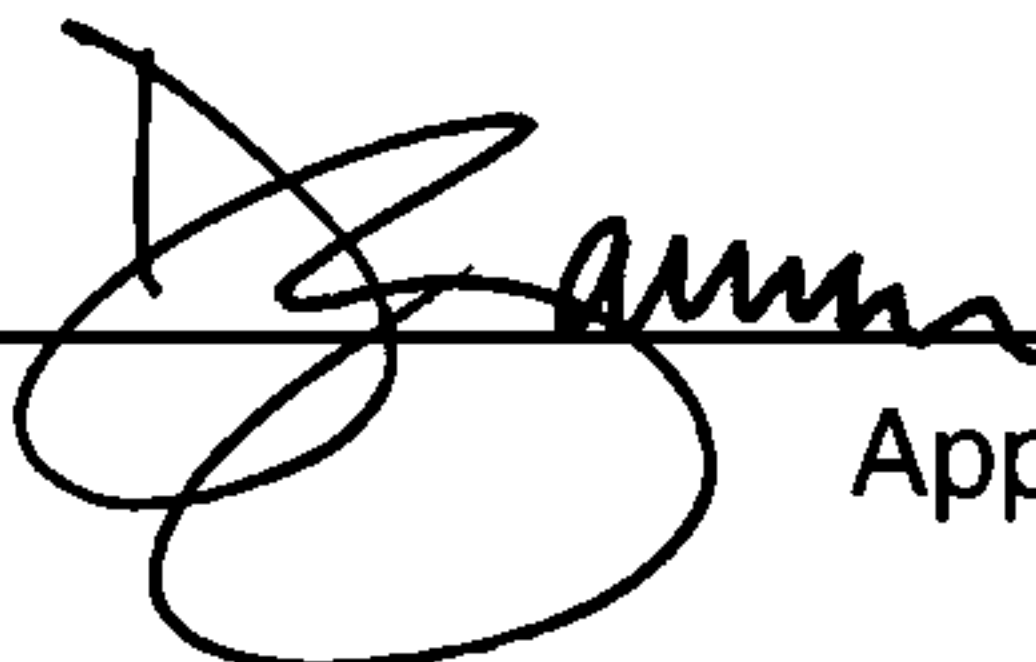
Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 5/5/2009

Hard Copy Received: 5/5/2009

Coordinate System: NMSP Grid (NAD 83)


Approved

05-05-2009
Date

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

AGIS Use Only
Copied fc **7505** to agiscov on **5/5/2009** Contact person notified on **5/5/2009**

7. **Project# 1007263**
 09DRB-70012 MAJOR - PRELIMINARY PLAT APPROVAL
 09DRB-70013 SIDEWALK WAIVER
 09DRB-70014 MINOR - TEMP DEFR SWDK CONST
- BOHANNAN HUSTON INC agent(s) for KHANI COMPANY-NASER ALIKHANI request(s) the above action(s) for all or a portion of Tract(s) A-1, **FOUR HILLS VILLAGE- 21ST INSTALLMENT**, zoned R-1, located on HIDEWAY LN SE AND WARM SANDS DR SE AND OPEN SPACE containing approximately 7.2734 acre(s). (M-23)[*Deferred from 2/11/09, 3/4/09, 3/18/09, 4/8/09, 4/29/09*] **DEFERRED TO 5/20/09 AT THE AGENT'S REQUEST.**

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

8. ~~Project# 1007505~~
 09DRB-70163 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- SEAN GILLIGAN request(s) the above action(s) for all or a portion of Lot(s) 22-24, Block(s) 39, **RAYNOLDS ADDITION** zoned SU-2/R-2, located on 9TH S W BETWEEN LEAD SW AND COAL SW (H-13) **THE PRELIMINARY PLAT WAS APPROVED. FINAL SIGN OFF WAS DELEGATED TO ABCWUA FOR SEPARATE TAPPING PERMITS/ACCOUNTS AND TO PLANNING FOR RELOCATION OF CHAIN LINK FENCE AT 9TH AND IRON AND ACCESS EASEMENT.**
9. **Project# 1004564**
 09DRB-70161 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
 09DRB-70162 SIDEWALK VARIANCE
- FORSTBAUER SURVEYING CO LLC agent(s) for PALOMA LANDING RETIREMENT RESIDENCE request(s) the above action(s) for all or a portion of Lot(s) 22-A, 11-14, Block(s) 21, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) A**, zoned SU-2 O-1, located on PALOMAS AVE NE BETWEEN WYOMING BLVD NE AND BARSTOW ST NE containing approximately 3.8423 acre(s). (D-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/6/09, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT "C" IN THE PLANNING FILE.**
10. **Project# 1001941**
 09DRB-70152 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- JULIANN NARANJO agent(s) for ANNIE RODRUGUEZ request(s) the above action(s) for all or a portion of Lot(s) 34C, **ALVARADO GARDENS Unit(s) 1**, zoned R-1, located on RIO GRANDE NW BETWEEN CONTRERAS NW AND MATTHEW NW containing approximately 1.42 acre(s). (G-13) [*Deferred from 4/29/09*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/6/09, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007505

AGENDA ITEM NO: 8

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: May 6, 2009

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

October 15, 2008

DRB Comments

ITEM # 8

PROJECT # 1007505

APPLICATION # 08-70437

RE: Lots 22-24, Block 39, Reynolds Addition

The fence for adjoining Lot 21 would have to be moved to the property line prior to Final Plat sign-off.



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

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

10. **Project# 1007419**
08DRB-70438 SKETCH PLAT
REVIEW AND COMMENT

CARLOS MARTINEZ agent(s) for MARIA & RAYMOND FUNES request(s) the above action(s) for all or a portion of Lot(s) 15-16, Block(s) H, **ATLANTIC & PACIFIC** zoned SU-2 RG, located on ATLANTIC SW BETWEEN 2ND ST SW AND 3RD ST SW containing approximately .0607 acre(s). (K-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. **Project# 1007503**
08DRB-70435 SKETCH PLAT
REVIEW AND COMMENT

BRUCE W. DAVIS request(s) the above action(s) for all or a portion of Lot(s) 12-15, Block(s) C, **ATLANTIC & PACIFIC ADDITION** zoned SU-2 WD, located on STOVER AVE SW BETWEEN 1ST ST SW AND 2ND ST SW containing approximately .29 acre(s). (K-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project# 1007504**
08DRB-70436 SKETCH PLAT
REVIEW AND COMMENT

SURV-TEK INC agent(s) for THE BINDRA FAMILY TRUST request(s) the above action(s) for all or a portion of Tract(s) E-4, **ALBUQUERQUE SOUTH UNIT THREE** zoned C-2, located on GIBSON BLVD SW BETWEEN 98TH ST SW AND DE ANZA DR SW containing approximately 27.8174 acre(s). (M-9) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

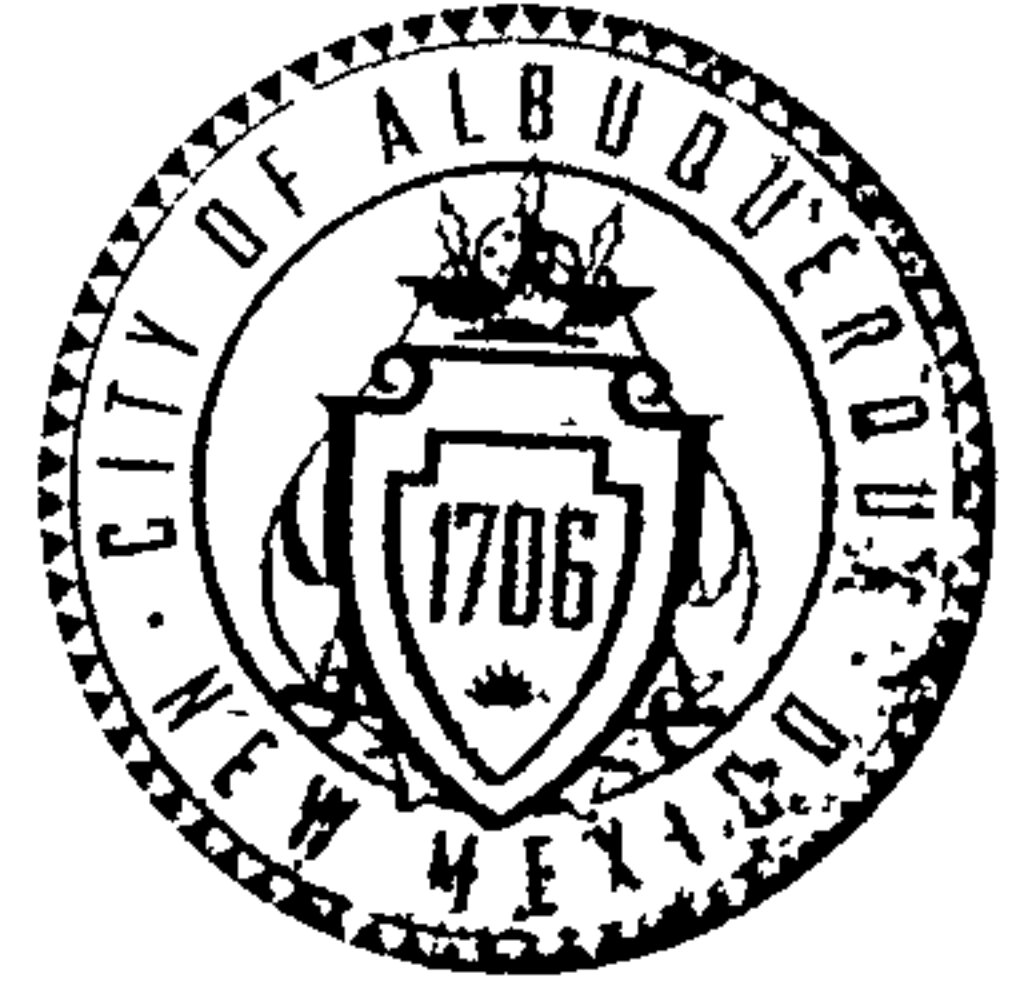
13. ~~(Project# 1007505~~
08DRB-70437 SKETCH PLAT
REVIEW AND COMMENT

SEAN GILLIAN agent(s) for TREVESTON ELLIOTT ARCHITECT request(s) the above action(s) for all or a portion of Lot(s) 21-25, Block(s) 39, **RAYNOLDS ADDITION** zoned SU-2 R-2, located on IRON SW BETWEEN 9TH ST SW AND 8TH ST SW (K-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. Other Matters: Approval of minutes:

June 18, 2008
June 25, 2008
July 9, 2008

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007505

AGENDA ITEM NO: 13

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

NM 87103

RESOLUTION:

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

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: October 15, 2008

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

October 15, 2008

DRB Comments

ITEM # 13

PROJECT # 1007505

APPLICATION # 08-70437

RE: Lots 21-25, Block 39, Raynolds Addition

The site is zoned SU-2/ R-2 (Barelas Sector Development Plan):

(D) *Lot Size:*

(3) For a house, minimum lot area shall be 3,600 square feet per dwelling unit; minimum lot width shall be 36 feet.

It appears Variances would be required for proposed subdivision; this should be discussed with the Zoning division of the Planning Department. That is also where a Variance application would be submitted, which would then be heard by the Zoning Hearing Examiner.



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



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

04/28/2009 Issued By: PLNSDH

Permit Number: 2009 070 163

Category Code 910

Application Number: 09DRB-70163, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: 9TH S W BETWEEN LEAD SW AND COAL SW

Project Number: 1007505

Applicant
Sean Gilligan

Agent / Contact
Sean Gilligan

1134 Mountain Rd Nw
Albuquerque NM 87102
440-5814

1134 Mountain Rd Nw
Albuquerque NM 87102
440-5814

Application Fees

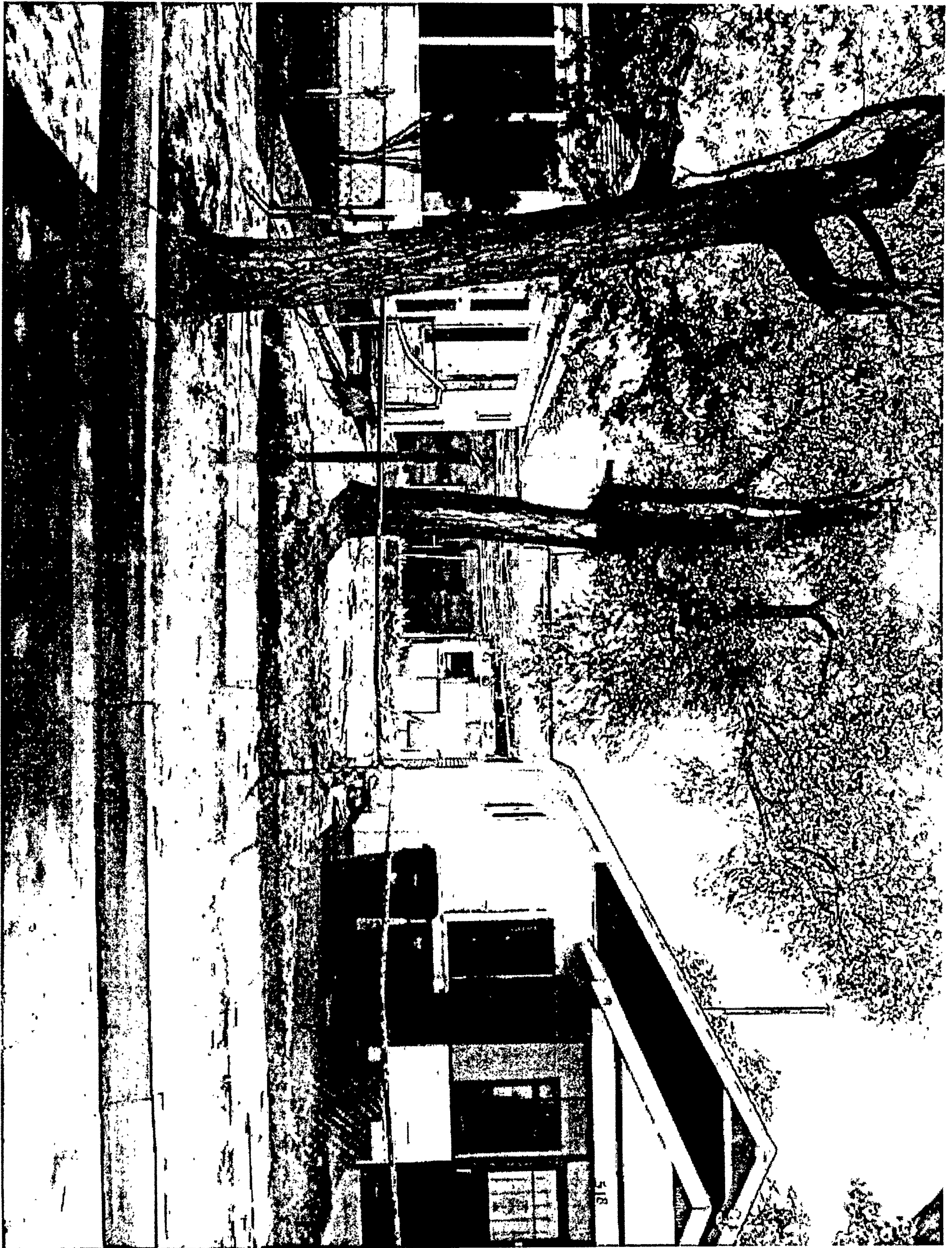
441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$425.00
TOTAL:		\$445.00

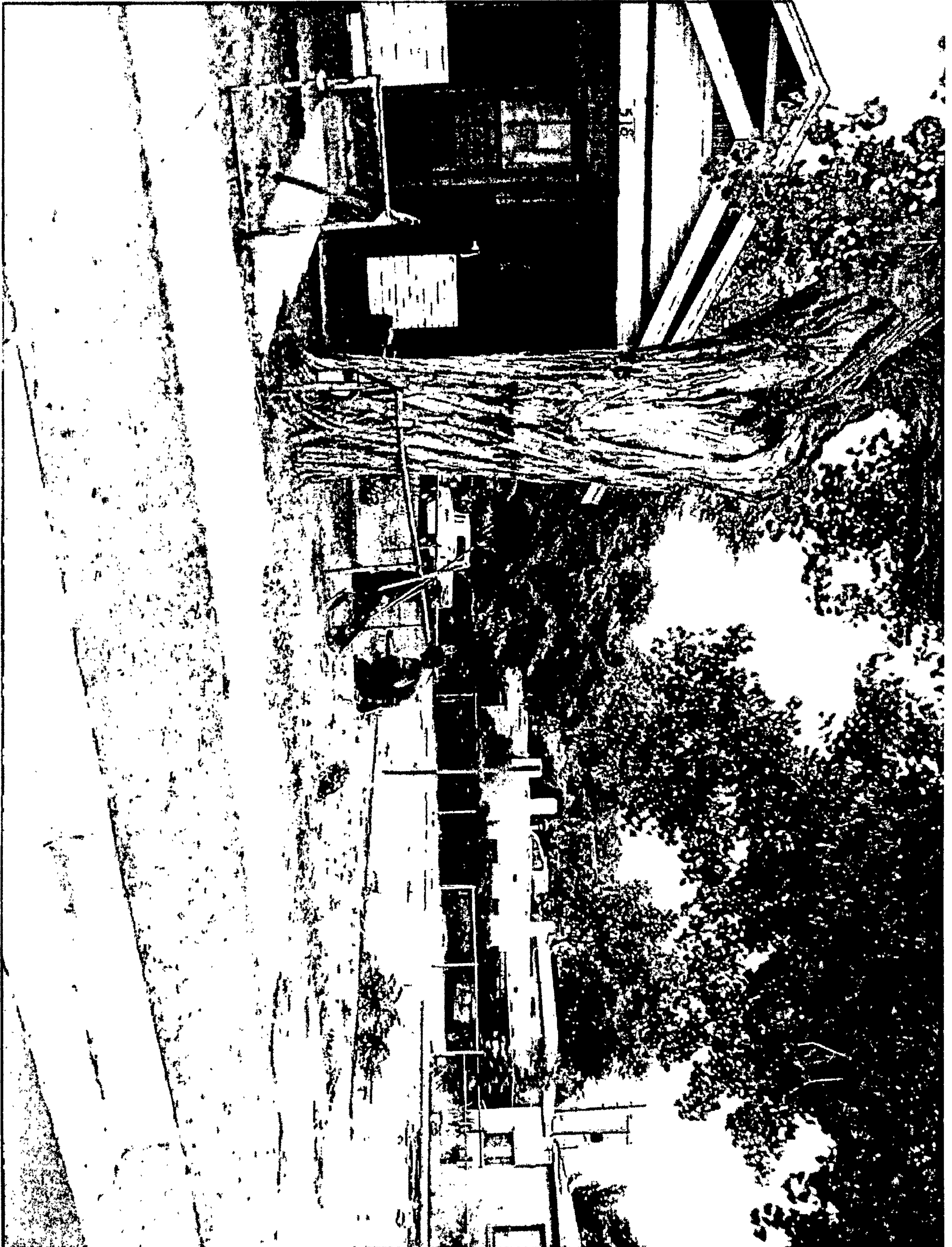
City Of Albuquerque
Treasury Division

4/28/2009 1:21PM LOC: ANNX
WS# 008 TRANS# 0013
RECEIPT# 00104766-00104766
PERMIT# 2009070163 TRSASR
Trans Amt \$445.00
Conflict Manag. Fee \$20.00
URB Actions \$425.00
CK \$445.00
CHANGE \$0.00

Thank You







048-8830

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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)
- 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) _____ PHONE _____

ADDRESS: _____ FAX: _____

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

APPLICANT: Sean Gilligan PHONE: 505 440 5814

ADDRESS: 1134 Mountain Road NW FAX: 1 866 630 6946

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: Sean@sagproperties.biz

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Replat 3 lots into 4 lots to conform with current use

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. 22, 23, 24 Block: 39 Unit: _____

Subdiv/Addn/TBKA: RAYNOLDS ADDITION

Existing Zoning: SU-2/R-2 Proposed zoning: no change MRGCD Map No _____

Zone Atlas page(s): K-13 UPC Code _____

CASE HISTORY:

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

DRB Case # 1007505 ; Project # 1007688

CASE INFORMATION:

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

No. of existing lots: 3 No. of proposed lots: 4 Total area of site (acres). _____

LOCATION OF PROPERTY BY STREETS: On or Near: 9th Street SW

Between: Lead SW and Coal SW

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team Date of review: 10,000⁺ SF

SIGNATURE [Signature] DATE 4.27.09

(Print) SEAN GILLIGAN 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 09DRB 70163

Action PAF CMF S.F. 513 Fees \$ 425.00
\$ 20.00

Hearing date 05/06/09

Total \$ 445.00

Sandy Handley 04/28/09 Project # 1007505
Planner 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.
 - 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8 5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required

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

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

 - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8 5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8 5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

 Applicant name (print)

 Applicant signature / date

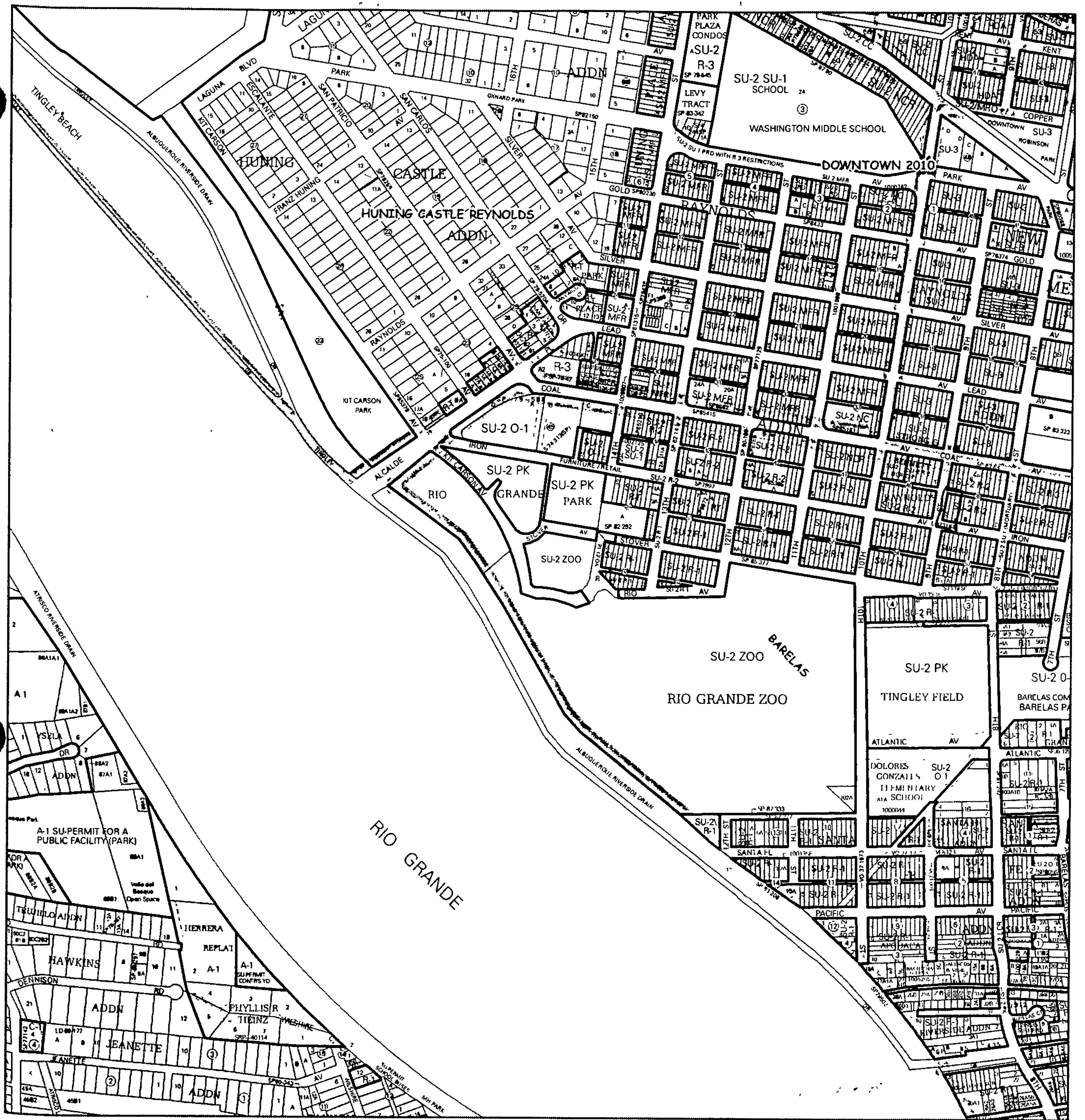


Form revised October 2007

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

Application case numbers
 09DRB3 - 10163

 Planner signature / date
 Project # 1007505



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

Map amended through: 3/10/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-13-Z

Selected Symbols

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

0 750 1,500 Feet

SG Properties
1134 Mountain Road NW
Albuquerque, NM 87102

April 28, 2009

Jack Cloud
Development/Plan Review
Planning Department
600 Second Street NW
Third Floor
Albuquerque, NM 87102

Re: Application for Subdivision DRB Case No. 1007505, Lots 22-24, Block 39, Raynolds Addition

Dear Mr. Cloud,

This is a letter to accompany the subdivision application for a replat on the property referenced above. The property is located at the northeast corner of Iron Avenue and 9th Street and is comprised of three 25' lots, upon which sit 4 detached, single-family homes built in the 1920's.

All four of the homes front on 9th Street and are numbered 512, 514, 516 and 518. Please see attached Mylar.

The project has received approval for variances on minimum lot size requirements in order to move forward with this replat at a hearing of the Zoning Hearing Examiner which took place on April 21, 2009.

Physical characteristics of the parcels

Lots numbered 22, 23 and 24 in block numbered 39 of the Raynolds Addition run north – south, which is perpendicular to the current configuration of the four homes fronting 9th Street. Each of the homes numbered 512, 514, 516 and 518 9th Street lie over parts of Lots 22, 23 and 24, and run east - west. As these 4 homes were built in the 1920's, these physical characteristics existed at the time of the adoption of the current regulations.

With the homes and lots in their current configuration, they cannot be sold separately as single-family homes. Very few families are interested in such a large parcel with four separate small houses. The only other option is to perpetuate an investment property scenario, which creates an exceptional, substantial, and unjustified limitation of the property owner's reasonable use of the property.

In order to fix this, the property needs to be re-platted in order to create 4 single-family lots. All four of the lots will require a variance on minimum lot size. Looked at individually, the project requires 4 variances. But as a whole, the proposed re-plat simply formalizes the current use of the property and makes it possible to have single family, owner occupied dwellings.

To sum up, we respectfully request approval for such re-plat so that we may organize this property consistent with its historical and intended use as 4 individual, single-family lots as set forth in the attached mylar.

Respectfully,


Sean Gillman

SG Properties



**Pre-Development Facilities Fee (PDFF)
Cover Sheet**

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan offices. 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://apsfacilities.org/capital/map.php>

Project # (if already assigned by DRB) _____

Please check one:

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

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

Waiver/Deferral
(Must provide reason for Waiver/deferral)

Project Information

Subdivision Name _____

Legal Description _____

Location of Project (address or major cross streets) 512 9th St SW

Proposed Number of Units _____ Single-Family _____ Multi-Family _____ Total Units

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

Comments _____

Waiver Information

Property Owner: SG Properties LLC Legal Description: Lots 24-A, 24-B, 24-C and 24-D, Block 39, Reynolds Addn Zoning: SU-2

Reason for Waiver/Deferral: The property owners propose to adjust lot lines between the original lots. This will cause no net gain of residential units.

Contact Information

Name: Keller McKenzie

Company: SG Properties

Phone: 922-5080

E-Mail: _____

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 new legal description (e.g. lot, block) and street address for each lot (for final plat only)
- Please include project number on the top right corner of all documents

**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 24-A, 24-B, 24-C and 24-D, Block 39, which is zoned as SU-2, on April 28, 2009 submitted by, SG Properties 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) propose to adjust lot lines between the original lots. This will cause no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

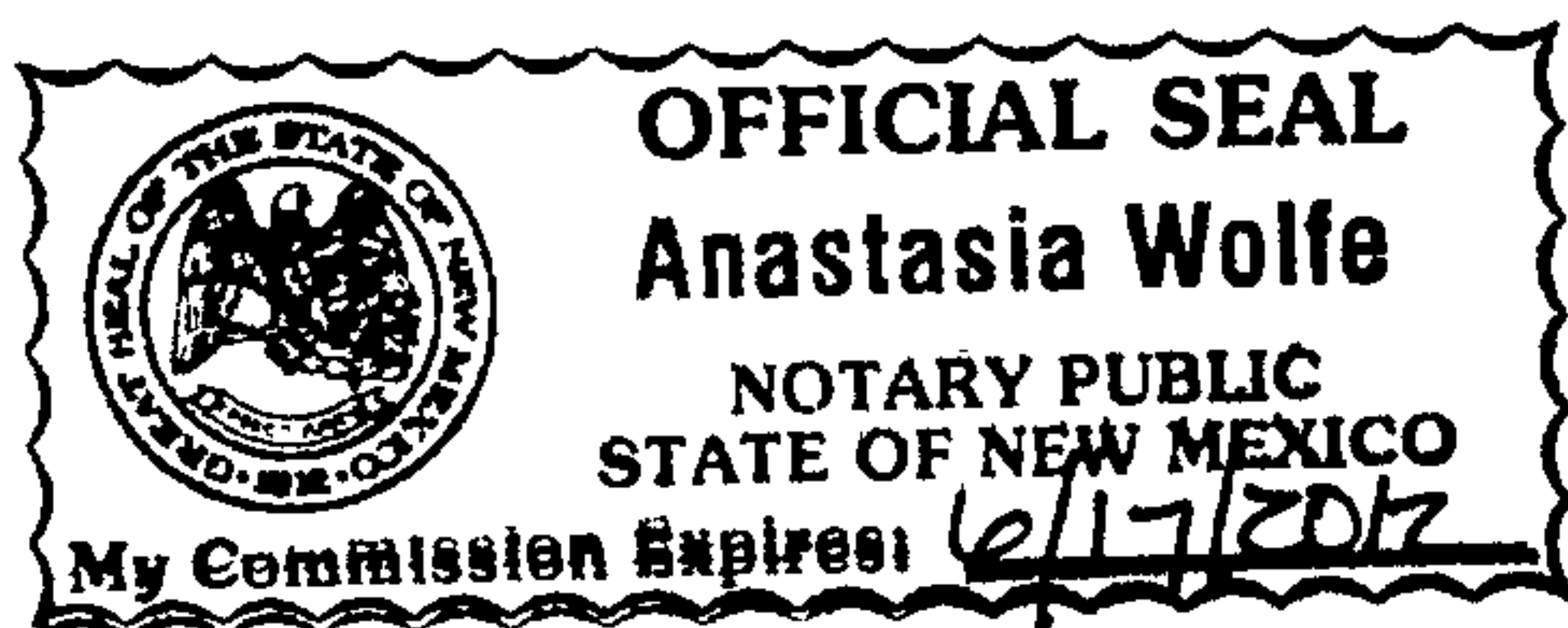
By: April L. Winters
Signature

Facilities Fee Planner, APS
Name (printed or typed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 28, 2009, by April L. Winters as Facilities Fee Planner 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)



Anastasia Wolfe
Notary Public

My commission expires: 6/17/2012



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

SEAN GILLIGAN (KELLER McKENZIE, AGENT) request(s) a special exception to Section PG. 72 SU-2/R-2 A.1.A and 14-16-2-9(D)(3): a VARIANCE of 325 sq ft to the 3,600 sq ft minimum lot size area requirement for 4 existing dwelling units on all or a portion of Lot(s) 22, 23, 24, Block(s) 39, RAYNOLDS ADDN zoned SU-2 / R-2, located at 512, 514, 516, 518 9TH ST SW (K-13)

Special Exception No:..... **09ZHE-80062**
Project No: **Project# 1007688**
Hearing Date: 04-21-09
Closing of Public Record: 04-21-09
Date of Decision: 04-27-09

STATEMENT OF FACTS: The applicant, Sean Gilligan, requests a variance of 325 sq ft to the 3,600 sq ft minimum lot size area requirement for 4 existing dwelling units. Keller McKenzie, agent for the applicant, testified at the hearing that this lot is exceptional because it is larger than other lots in the area. She indicated that there are four existing dwelling units which are being remodeled. There will be no expansion to any of the existing structures. It is the applicant's desire to sell these homes once all repairs and remodeling has been completed. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

Ron Romero, Vice President of the Barelás Neighborhood Association, testified in support of this request contingent upon several conditions. He indicated that he has spoken with Mr. Gilligan who has agreed to such conditions. Mr. Romero was advised that if this request were approved these conditions would be made part of the decision. Ms. McKenzie indicated that she agreed to this.

Ms. McKenzie was also informed that if this request was approved, they must inform perspective buyers that no further variances will be allowed on this property.

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 with conditions:

CONDITIONS:

1. New sewer lines;
2. replacement of all plumbing fixtures;
3. replacement of roof;
4. replacement of insulation;
5. replacement of electrical repairs;
6. replacement/repair of walls and flooring as needed;
7. painting interior and exterior of home;
8. potential installation of new combo heating/cooling unit;
9. home must meet all environmental and building codes;
10. applicant must inform potential buyers that no further variances may be requested for this property; and
11. work must be completed within one year.

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 May 12, 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.

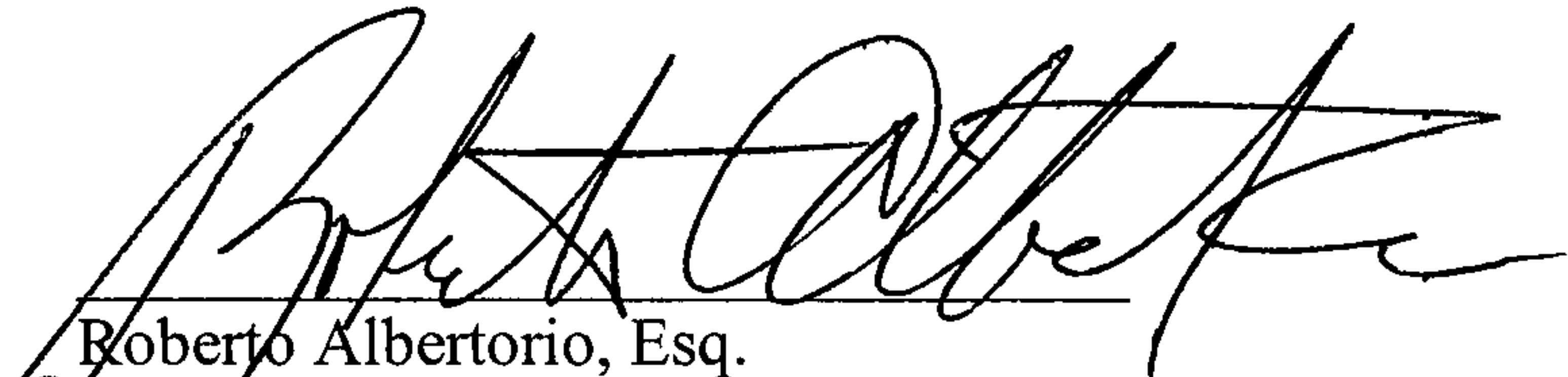
An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of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

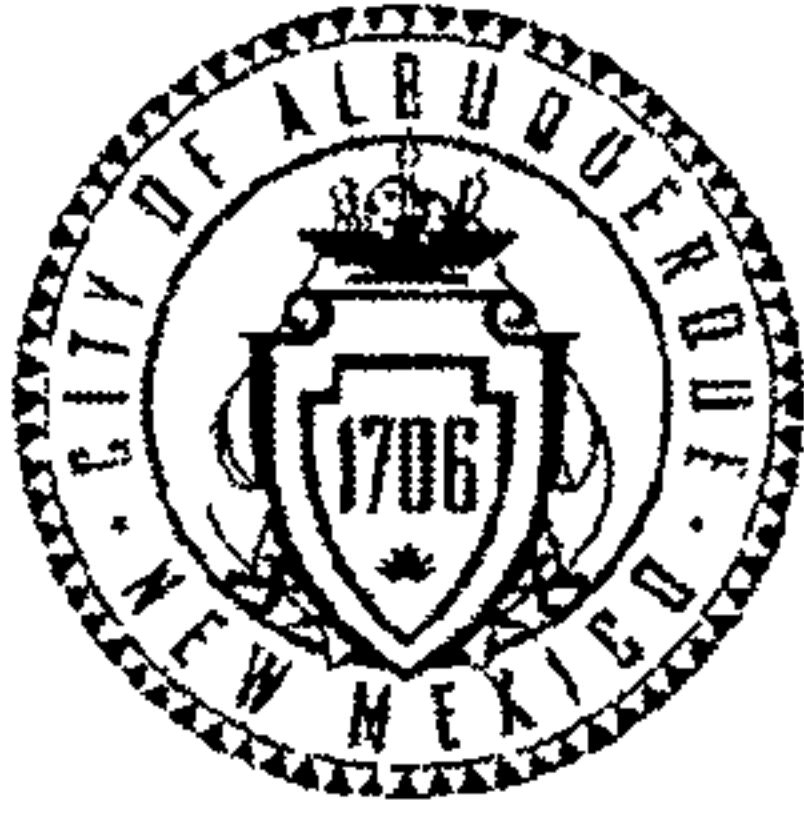
Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

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 (2)
Sean Gilligan, 1134 Mountain Road NW, 87102
Dorothy Chavez, President, Barelas NA, dchavez@barelas.net
Ron Romero, VP, Barelas NA, famila@gmail.com



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

SEAN GILLIGAN (KELLER McKENZIE, AGENT) request(s) a special exception to Section PG. 72 SU-2/R-2 A.1.A and 14-16-2-9(D)(3): a VARIANCE of 900 sq ft to the 3,600 sq ft minimum lot size requirement for 4 existing dwelling units on all or a portion of Lot(s) 22, 23, 24, Block(s) 39, RAYNOLDS ADDN zoned SU-2 / R-2, located at 512, 514, 516, 518 9TH ST SW (K-13)

Special Exception No:..... **09ZHE-80063**
Project No:..... **Project# 1007688**
Hearing Date: 04-21-09
Closing of Public Record: 04-21-09
Date of Decision: 04-27-09

STATEMENT OF FACTS: The applicant, Sean Gilligan, requests a variance of 900 sq ft to the 3,600 sq ft minimum lot size requirement for 4 existing dwelling units. Keller McKenzie, agent for the applicant, testified at the hearing that this lot is exceptional because it is larger than other lots in the area. She indicated that there are four existing dwelling units which are being remodeled. There will be no expansion to any of the existing structures. It is the applicant's desire to sell these homes once all repairs and remodeling has been completed. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

Ron Romero, Vice President of the Barelmas Neighborhood Association, testified in support of this request contingent upon several conditions. He indicated that he has spoken with Mr. Gilligan who has agreed to such conditions. Mr. Romero was advised that if this request were approved these conditions would be made part of the decision. Ms. McKenzie indicated that she agreed to this.

Ms. McKenzie was also informed that if this request was approved, they must inform perspective buyers that no further variances will be allowed on this property.

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 with conditions:

CONDITIONS:

1. New sewer lines;
2. replacement of all plumbing fixtures;
3. replacement of roof;
4. replacement of insulation;
5. replacement of electrical repairs;
6. replacement/repair of walls and flooring as needed;
7. painting interior and exterior of home;
8. potential installation of new combo heating/cooling unit;
9. home must meet all environmental and building codes;
10. applicant must inform potential buyers that no further variances may be requested for this property; and
11. work must be completed within one year.

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 May 12, 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.

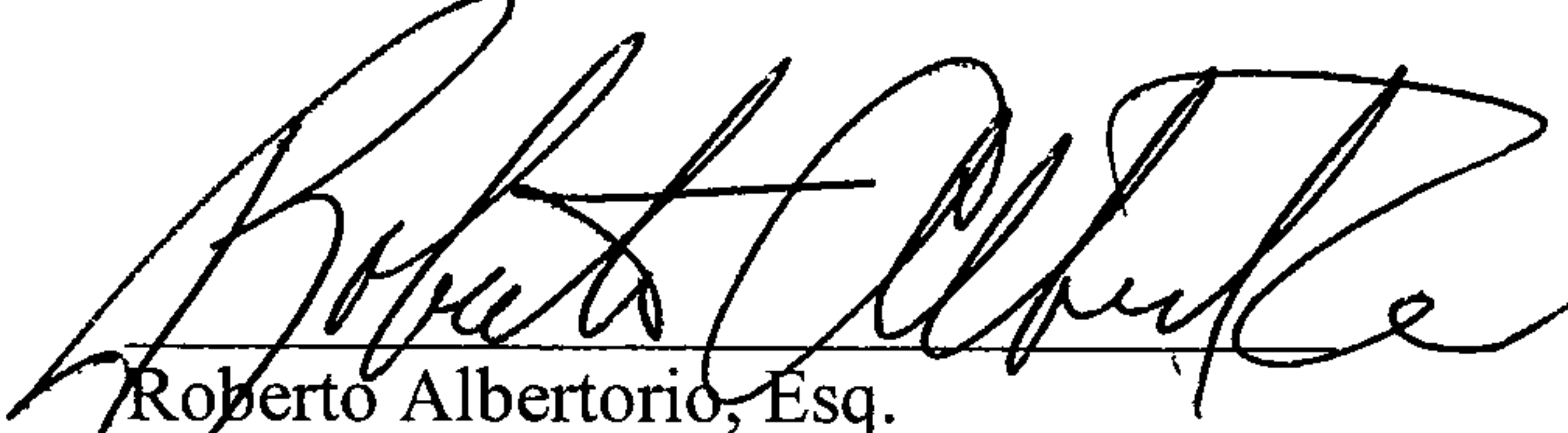
An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of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

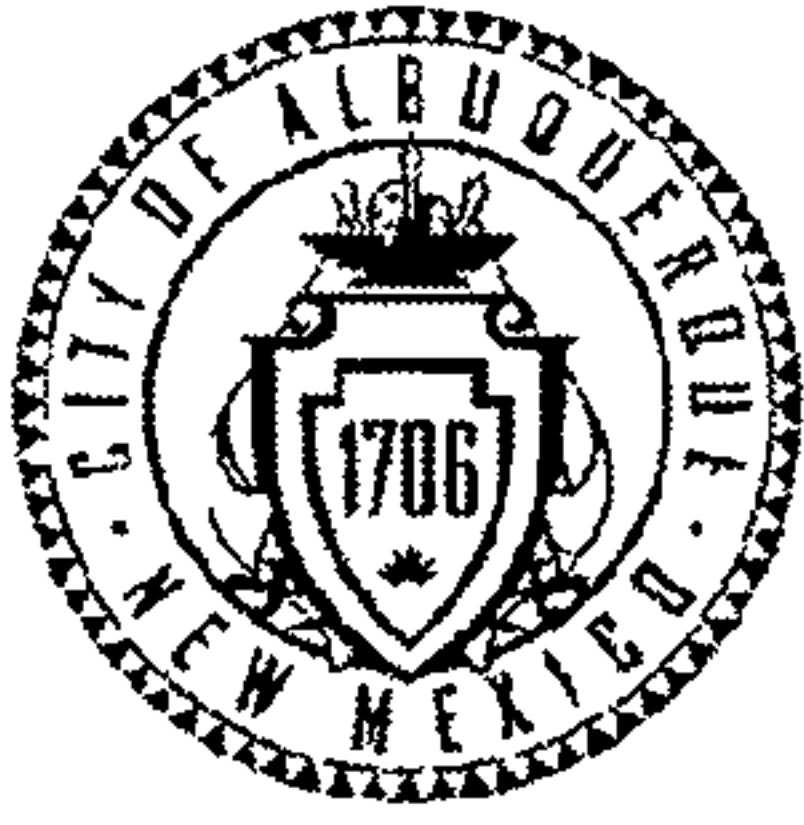
Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

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 (2)
Sean Gilligan, 1134 Mountain Road NW, 87102
Keller McKenzie, 1134 Mountain Road NW, 87102
Dorothy Chavez, President, Barelas NA, dchavez@barelas.net
Ron Romero, VP, Barelas NA, famila@gmail.com



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

SEAN GILLIGAN (KELLER McKENZIE, AGENT) request(s) a special exception to Section PG. 72 SU-2/R-2 A.1.A and 14-16-2-9(D)(3): a VARIANCE of 900 sq ft to the 3,600 sq ft minimum lot size area requirement for 4 existing dwelling units on all or a portion of Lot(s) 22, 23, 24, Block(s) 39, RAYNOLDS ADDN zoned SU-2 / R-2, located at 512, 514, 516, 518 9TH ST SW (K-13)

Special Exception No:..... 09ZHE-80064
Project No: Project# 1007688
Hearing Date: 04-21-09
Closing of Public Record: 04-21-09
Date of Decision: 04-27-09

STATEMENT OF FACTS: The applicant, Sean Gilligan, requests a variance of 900 sq ft to the 3,600 sq ft minimum lot size area requirement for 4 existing dwelling units. Keller McKenzie, agent for the applicant, testified at the hearing that this lot is exceptional because it is larger than other lots in the area. She indicated that there are four existing dwelling units which are being remodeled. There will be no expansion to any of the existing structures. It is the applicant's desire to sell these homes once all repairs and remodeling has been completed. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

Ron Romero, Vice President of the Barelmas Neighborhood Association, testified in support of this request contingent upon several conditions. He indicated that he has spoken with Mr. Gilligan who has agreed to such conditions. Mr. Romero was advised that if this request were approved these conditions would be made part of the decision. Ms. McKenzie indicated that she agreed to this.

Ms. McKenzie was also informed that if this request was approved, they must inform perspective buyers that no further variances will be allowed on this property.

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 with conditions:

CONDITIONS:

1. New sewer lines;
2. replacement of all plumbing fixtures;
3. replacement of roof;
4. replacement of insulation;
5. replacement of electrical repairs;
6. replacement/repair of walls and flooring as needed;
7. painting interior and exterior of home;
8. potential installation of new combo heating/cooling unit;
9. home must meet all environmental and building codes;
10. applicant must inform potential buyers that no further variances may be requested for this property; and
11. work must be completed within one year.

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 May 12, 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.

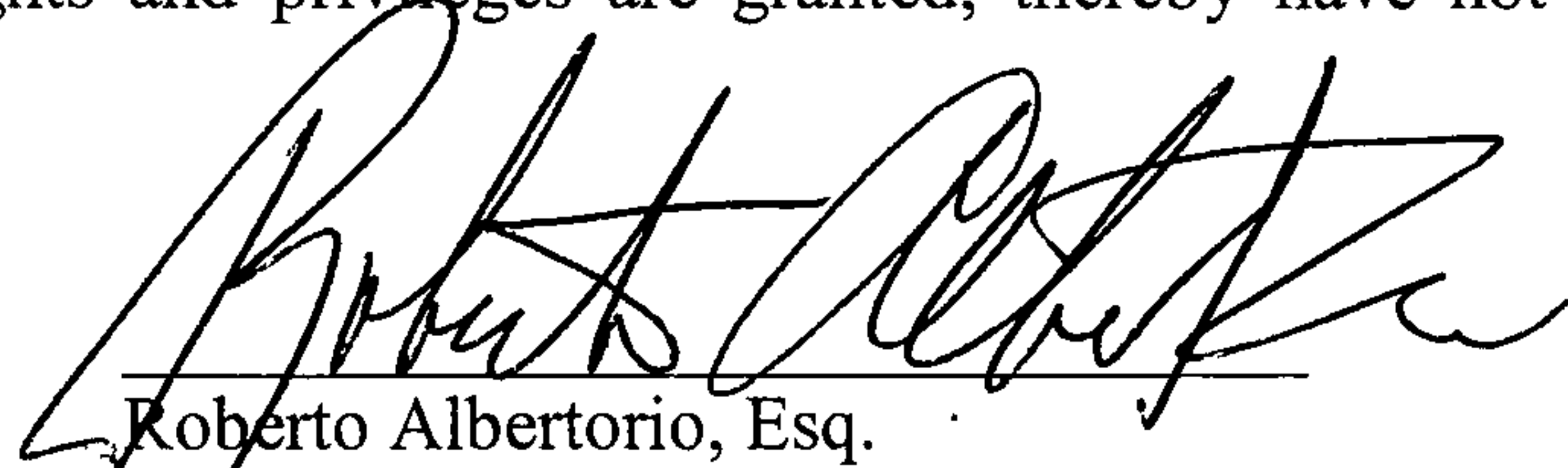
An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of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

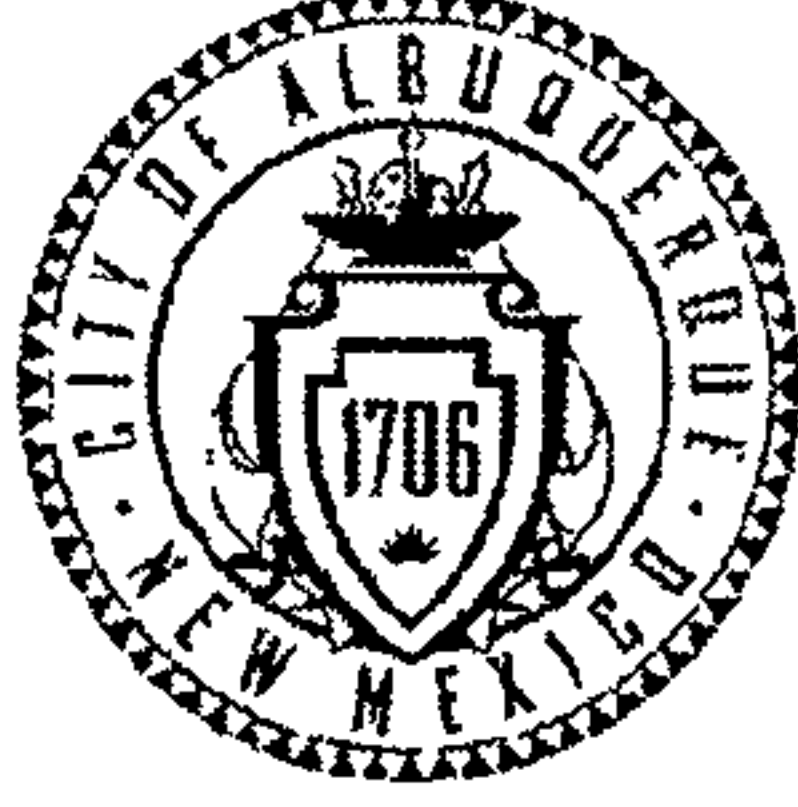
Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

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 (2)
Sean Gilligan, 1134 Mountain Road NW, 87102
Keller McKenzie, 1134 Mountain Road NW, 87102
Dorothy Chavez, President, Barelac NA, dchavez@barelac.net
Ron Romero, VP, Barelac NA, famila@gmail.com



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

SEAN GILLIGAN (KELLER McKENZIE, AGENT) request(s) a special exception to Section PG. 72 SU-2/R-2 A.1.B and 14-16-2-9(D)(3): a VARIANCE of 525 sq ft to the 2,500 sq ft minimum lot size area requirement for 4 existing dwelling units on all or a portion of Lot(s) 22, 23, 24, Block(s) 39, RAYNOLDS ADDN zoned SU-2 / R-2, located at 512, 514, 516, 518 9TH ST SW (K-13)

Special Exception No:..... **09ZHE-80065**
Project No: **Project# 1007688**
Hearing Date: 04-21-09
Closing of Public Record: 04-21-09
Date of Decision: 04-27-09

STATEMENT OF FACTS: The applicant, Sean Gilligan, requests a variance of 525 sq ft to the 2,500 sq ft minimum lot size area requirement for 4 existing dwelling units. Keller McKenzie, agent for the applicant, testified at the hearing that this lot is exceptional because it is larger than other lots in the area. She indicated that there are four existing dwelling units which are being remodeled. There will be no expansion to any of the existing structures. It is the applicant's desire to sell these homes once all repairs and remodeling has been completed. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

Ron Romero, Vice President of the Barelmas Neighborhood Association, testified in support of this request contingent upon several conditions. He indicated that he has spoken with Mr. Gilligan who has agreed to such conditions. Mr. Romero was advised that if this request were approved these conditions would be made part of the decision. Ms. McKenzie indicated that she agreed to this.

Ms. McKenzie was also informed that if this request was approved, they must inform perspective buyers that no further variances will be allowed on this property.

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 with conditions:

CONDITIONS:

1. New sewer lines;
2. replacement of all plumbing fixtures;
3. replacement of roof;
4. replacement of insulation;
5. replacement of electrical repairs;
6. replacement/repair of walls and flooring as needed;
7. painting interior and exterior of home;
8. potential installation of new combo heating/cooling unit;
9. home must meet all environmental and building codes;
10. applicant must inform potential buyers that no further variances may be requested for this property; and
11. work must be completed within one year.

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 May 12, 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.

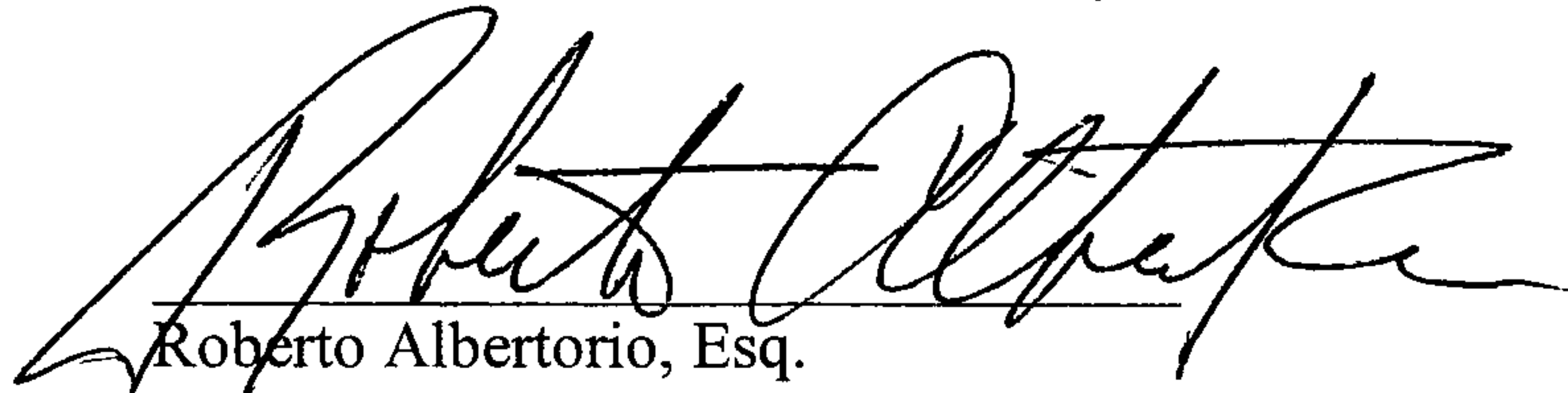
An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of 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 (2)
Sean Gilligan, 1134 Mountain Road NW, 87102
Keller McKenzie, 1134 Mountain Road NW, 87102
Dorothy Chavez, President, Barelas NA, dchavez@barelas.net
Ron Romero, VP, Barelas NA, famila@gmail.com

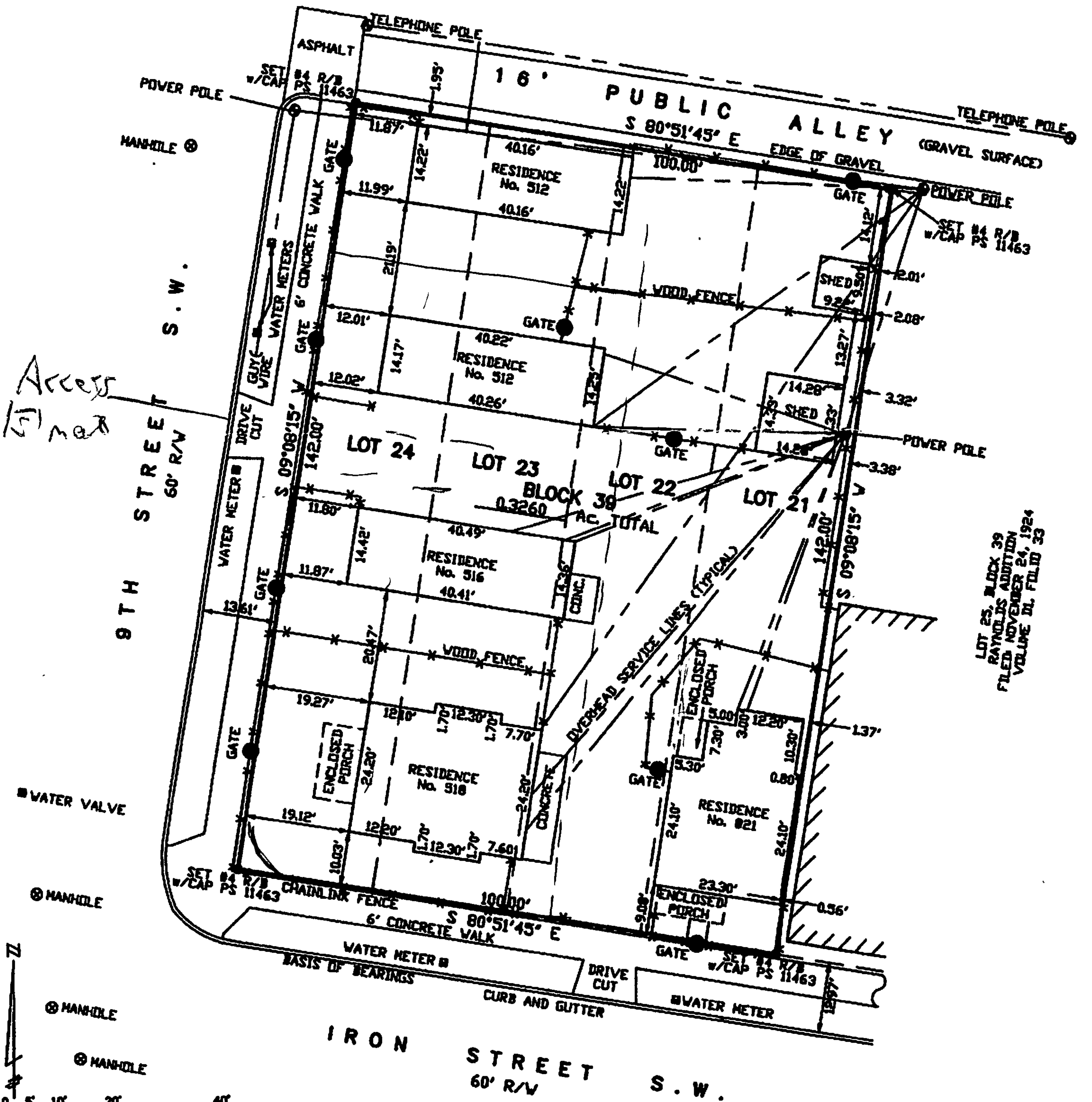
RETRACEMENT SURVEY OF

LEGAL DESCRIPTION:

LOTS NUMBERED TWENTY-ONE (21), TWENTY-TWO (22), TWENTY-THREE (23), AND TWENTY-FOUR (24) IN BLOCK NUMBERED THIRTY-NINE (39) OF THE RAYNOLDS ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 24, 1924

GENERAL NOTES:

- 1: OWNER OF RECORD PER FIDELITY NATIONAL TITLE CO. TITLE BINDER DATED: SEPTEMBER 24, 2008 IS JAMES RICHARD P. BACA
- 2: LEGAL DESCRIPTION AND EASEMENTS SHOWN WERE PROVIDED BY FIDELITY NATIONAL TITLE CO. COMMITMENT No. FT000015593-PAYNER
- 3: PLATS USED TO ESTABLISH BOUNDARY.
A: SUPPLEMENTAL PLAT OF THE RAYNOLDS ADDITION FILED: NOVEMBER 24, 1924 IN VOLUME D1, FOLIO 33
- 4: FIELD WORK PERFORMED ON NOVEMBER, 2008



LOT 25, BLOCK 39
RAYNOLDS ADDITION
FILED NOVEMBER 24, 1924
VOLUME DL, FOLIO 33

Scale: 1" = 20'
 Order No.: 08-0091
 Field Book: I Page: 7
 Ordered By: J

SURVEYOR'S CERTIFICATE:
 State of New Mexico)
 County of Bernalillo) S.S.

I, Anthony L. Harris, a Professional Surveyor, licensed under the laws of the State of New Mexico, do hereby certify that I have surveyed the above described property and I am responsible for said survey and that the plat hereon drawn is a true and correct representation of said survey, to the best of my knowledge and belief, and meets the minimum standards for land surveys in the State of New Mexico; that the bearings and distances shown hereon are based on the Plat or Deed of Record, unless otherwise indicated herein; that it shows all easements shown on the plat of record; that there are no encroachments from the sold property onto adjoining properties onto said property, unless shown hereon and that it shows the location of all permanent improvements pertinent to the said survey.

Given under my hand and seal at Albuquerque, New Mexico, this 12th day of November 2008.

Anthony L. Harris
 Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
 2412-D Monroe Street, NE • Albuquerque, New Mexico 87110
 Telephone (505) 889-8058 • FAX (505) 889-8845





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): TREVESTON ELLIOTT ARCHITECT PHONE: 505 246 9608
 ADDRESS: 811 12TH ST. NW. FAX: 1 866 258 7138
 CITY: ALB. STATE NM ZIP 87102 E-MAIL: TREVESTON@COMCAST.NET

APPLICANT: SEAN GILLIGAN PHONE: 440 5814
 ADDRESS: ~~811 12TH ST~~ FAX: 1 866 630 6946
 CITY: ALB. STATE NM ZIP 87102 E-MAIL: SEAN@SGPROPERTIES.BIZ

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: R2 PLAT INTO 5 LOTS W/ 1 EXISTING DWELLING
P22 LOT.

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. 21-24 Block: 39 Unit: _____
 Subdiv/Addn/TBKA: RAYNOLDS ADDITION
 Existing Zoning: SU-2 / R-2 Proposed zoning: NO CHANGE
 Zone Atlas page(s): K-13-7 UPC Code: _____ 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.): None

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill?
 No. of existing lots: 1 No. of proposed lots: 5 Total area of site (acres): 0.311
 LOCATION OF PROPERTY BY STREETS: On or Near: 821 Iron SW
 Between: 9th ST SW and 8th ST SW

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

SIGNATURE Sean Gilligan DATE 10.6.08
 (Print) SEAN GILLIGAN 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>08 DRB - 70437</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	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>10/15/08</u>	_____	_____	\$ <u>0</u>

Sandy Handley 10/07/08 Project # 1007505
 Planner 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.**

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

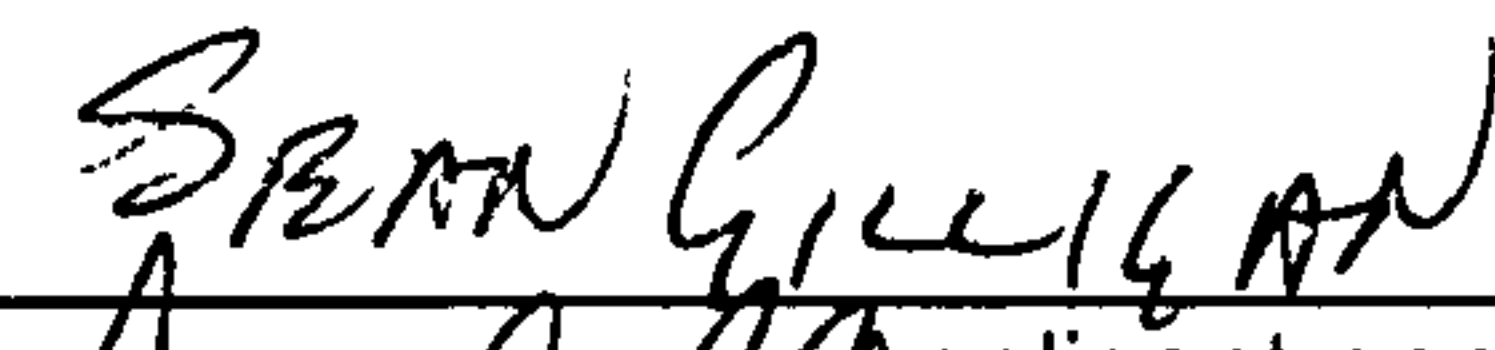

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) **Your attendance is required.**

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

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

Amended preliminary plat approval expires after one year

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



 Applicant name (print)

 Applicant signature / date

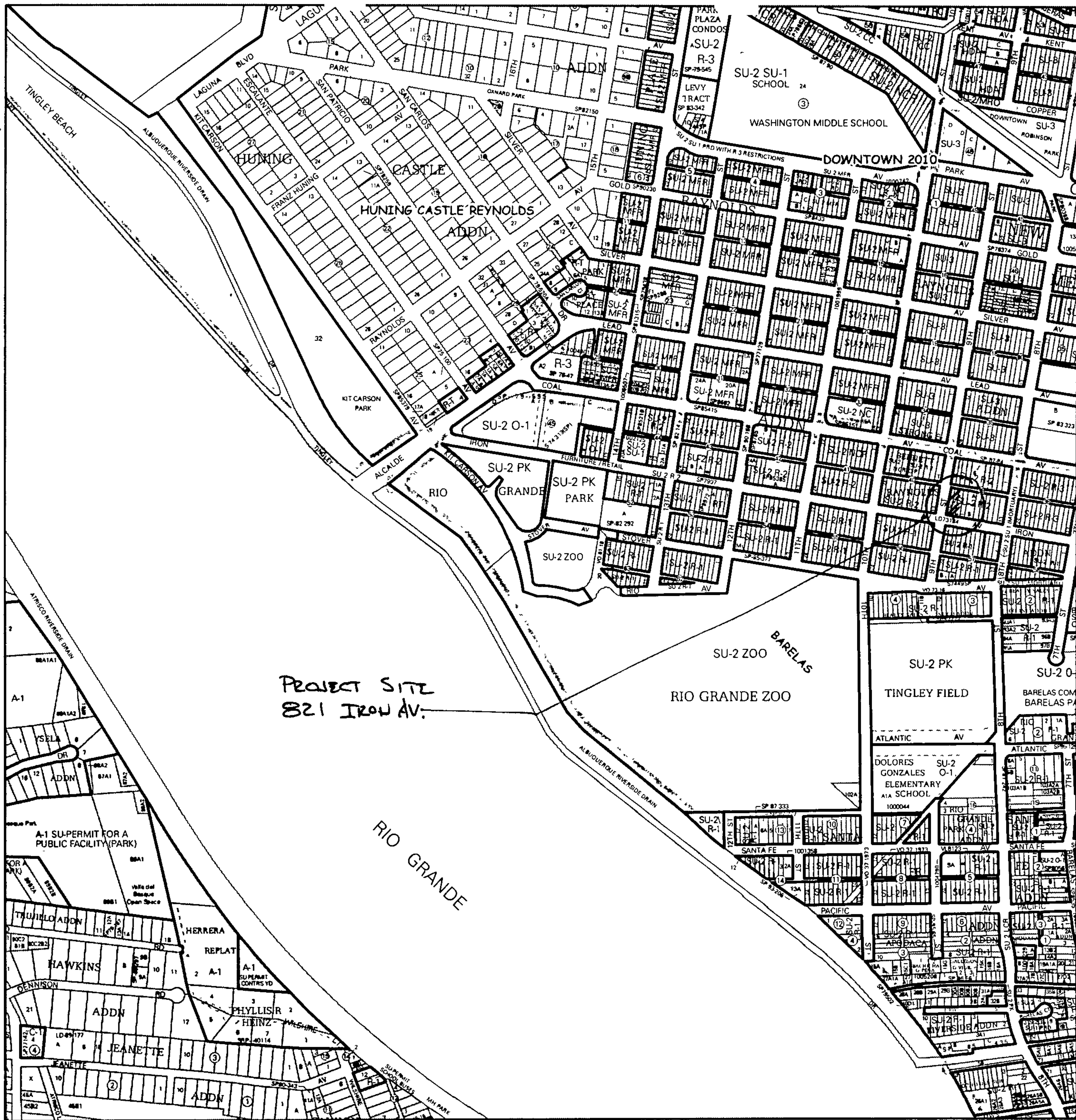


Form revised October 2007

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

Application case numbers
 08DRB - 70437


 Planner signature / date
 Project # 1007505



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

City of Albuquerque
AGIS
Albuquerque Geographic Information System

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

0 750 1,500 Feet

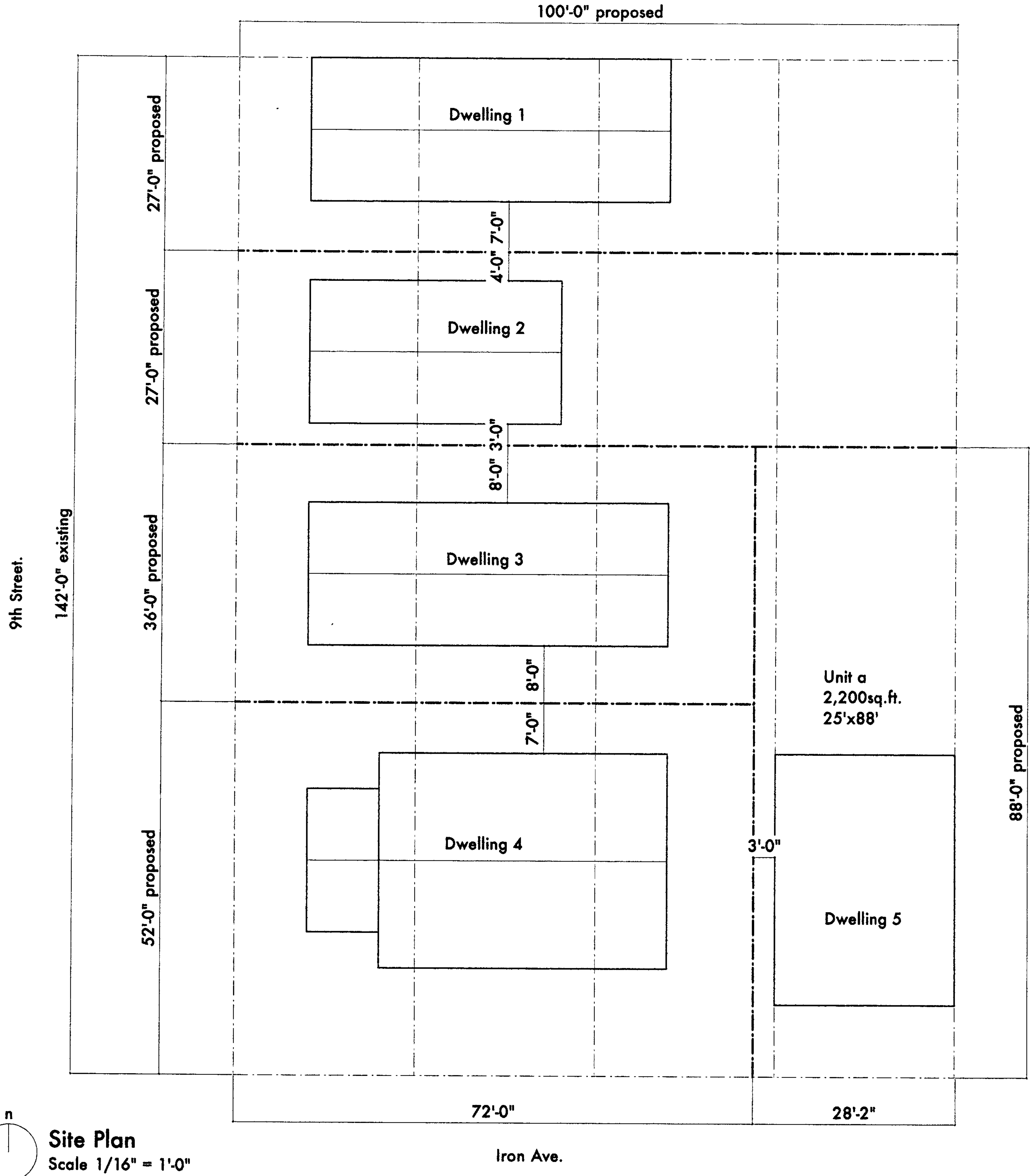
October 4, 202

TO WHOM IT MAY CONCERN:

I AM UNDER CONTRACT TO PURCHASE 821 IRON SW.
IT IS COMPRISED OF 5 EXISTING HOMES ON 4
LOTS. THE HOMES CROSS EXISTING LOT LINES. I
WOULD LIKE TO REPEAT THE PROPERTY INTO 5
TOWNHOME LOTS, SO THAT EACH OF THE EXISTING
HOMES IS ON IT'S OWN LOT

Ann Gilligan
STEVE GILLIGAN
SG PROPERTIES LLC

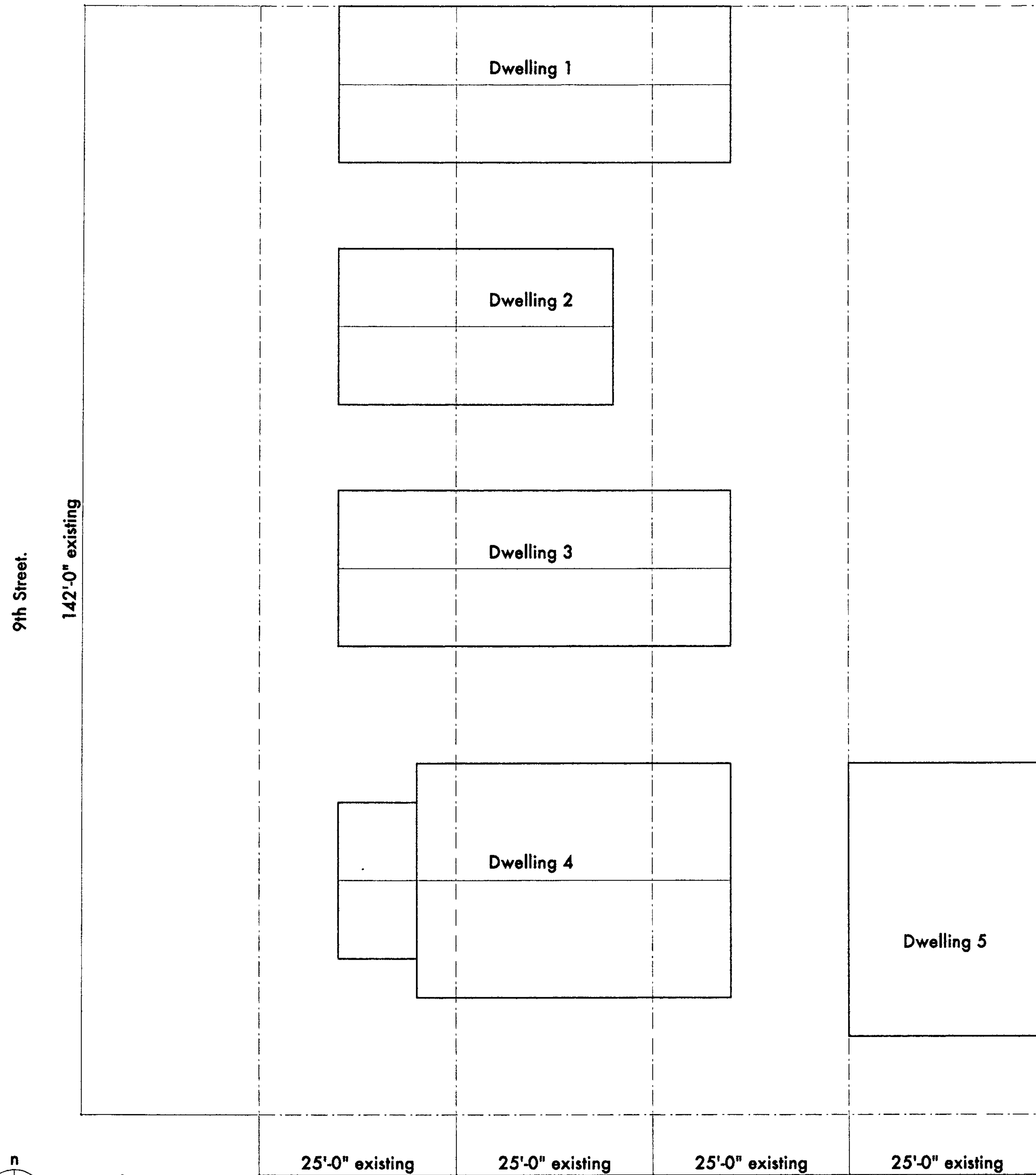
EXHIBIT 2 proposed lot line adjustments



Existing 14,216 sq.ft. lot w/. 5 dwelling units

- Dwelling 1
2,700 sq.ft. lot 100'x27'
- Dwelling 2
2,700 sq.ft. lot 100'x27'
- Dwelling 3
2,592 sq.ft. lot 72'x36'
- Dwelling 4
3,744 sq.ft. lot 72'x52'
- Dwelling 5
2,482 sq.ft. lot 88'x28'

EXHIBIT 1 Existing Conditions



Existing 14,216 sq.ft. lot w/. 5 dwelling units

 **Site Plan**
Scale 1/16" = 1'-0"

Iron Ave.

Project # 1007505

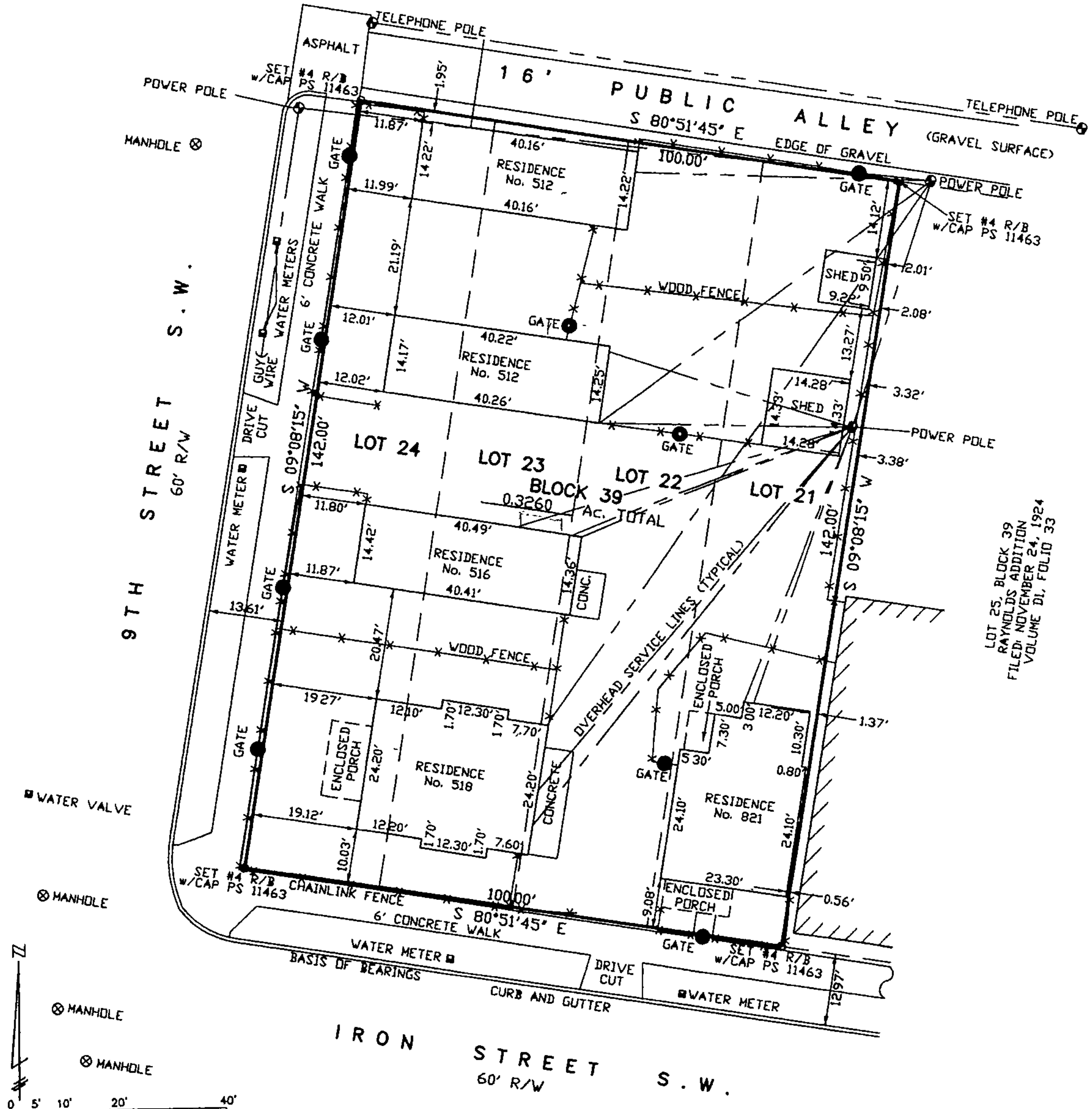
RETRACEMENT SURVEY OF

LEGAL DESCRIPTION

LOTS NUMBERED TWENTY-ONE (21), TWENTY-TWO (22), TWENTY-THREE (23), AND TWENTY-FOUR (24) IN BLOCK NUMBERED THIRTY-NINE (39) OF THE RAYNOLDS ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 24, 1924

GENERAL NOTES.

1. OWNER OF RECORD PER FIDELITY NATIONAL TITLE CO TITLE BINDER DATED: SEPTEMBER 24, 2008 IS JAMES RICHARD P. BACA
2. LEGAL DESCRIPTION AND EASEMENTS SHOWN WERE PROVIDED BY FIDELITY NATIONAL TITLE CO COMMITMENT No. FT000015593-PAYNEB
3. PLATS USED TO ESTABLISH BOUNDARY.
A. SUPPLEMENTAL PLAT OF THE RAYNOLDS ADDITION FILED: NOVEMBER 24, 1924 IN VOLUME D1, FOLIO 33
4. FIELD WORK PERFORMED ON NOVEMBER, 2008



LOT 25, BLOCK 39
RAYNOLDS ADDITION
FILED: NOVEMBER 24, 1924
VOLUME D1, FOLIO 33

Scale: 1" = 20'
Order No.: 08-0991
Field Book Page:
Ordered By:

SURVEYOR'S CERTIFICATE:
State of New Mexico } S.S.
County of Bernalillo }

I, Anthony L. Harris, a Professional Surveyor, licensed under the laws of the State of New Mexico, do hereby certify that I have surveyed the above described property and I am responsible for said survey and that the plat hereon drawn is a true and correct representation of said survey, to the best of my knowledge and belief, and meets the minimum standards for land surveys in the State of New Mexico; that the bearings and distances shown hereon are based on the Plat or Deed of Record, unless otherwise indicated herein; that it shows all easements shown on the plat of record, that there are no encroachments from the said property onto adjoining properties onto said property, unless shown hereon and that it shows the location of all permanent improvements pertinent to the said survey

Given under my hand and seal at Albuquerque, New Mexico, this _____ day of _____ 2008.

Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
2412-D Monroe Street, NE • Albuquerque, New Mexico 87110
Telephone (505) 889-8056 • FAX (505) 889-8645