




4. **Project# 1008435**  
13DRB-70616 VACATION OF FUTURE  
RIGHT OF WAY & PUBLIC RIGHT-OF-  
WAY 

ISAACSON AND ARFMAN PA agents for MECHENBIER CONSTRUCTION, INC. request the referenced/ above action(s) for FUTURE RIGHT OF WAY for TENNYSON ST on Tract N-2 and for all or a portion of PANORAMA/ TRAMWAY BOULEVARD NE adjacent to Tract N-2, **TANOAN PROPERTIES** and Tracts 17 & 18 **HIGH DESERT SUBDIVISION** zoned R-D, located on the west side of TRAMWAY BLVD NE north of ACADEMY RD NE containing approximately 5.2885 acre(s). (E-22) **THE VACATION WAS RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL BASED ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**


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

5. **Project# 1007099**  
12DRB-70243 MINOR - FINAL PLAT  
APPROVAL 

ISAACSON AND ARFMAN PA agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Block(s) 16-17, Tract(s) A, **ZUNI ADDITION** zoned SU-2 FOR C-2, located on MENAUL BETWEEN PENNSYLVANIA AND MESILLA containing approximately 4.1826 acre(s). (H-19) [*Deferred on 8/15/12*] ] **DEFERRED TO 8/7/13.**

6. **Project# 1006703**  
13DRB-70606 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL 

JACKS HIGH COUNTRY INC agent(s) for JMP WORKS LLC request(s) the above action(s) for all or a portion of Lot(s) 3-6, Block(s) 2, **SUMMER GARDEN ADDITION** zoned S-R, located on ROSEMONT AND 15TH containing approximately .3262 acre(s). (J-13) [*Deferred on 7/10/13*] **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR DOCUMENTATION FOR PRE-1979 DEED.**

7. **Project# 1009619**  
13DRB-70574 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
13DRB-70612 SUBDN DESIGN  
VARIANCE FROM MIN DPM STDS 

PAUL CHAVEZ request(s) the above action(s) for all or a portion of Lot(s) 107-A-1-B-2, **MRGCD MAP #31** zoned RA-2, located on PEDRONCELLI BETWEEN RIO GRANDE AND DURANES LATERAL containing approximately .41 acre(s). (F-13) [*Deferred from 7/17/13*] **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF, AMAFCA SIGNATURE AND UTILITY COMPANY SIGNATURES. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED.**

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - 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 applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each 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 applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: 1009619

Application #: 13DRB-70574

Project Name: MRGCD MAP #31

Agent: PAUL CHAVEZ

Phone #:

\*\*Your request was approved on 7-31-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): - done ability signatures  
AMAFCA signature line

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.

3. **Project# 1006761**  
 13DRB-70540 EPC APPROVED SDP  
 FOR BUILD PERMIT  
 12DRB-70377 - PRELIMINARY/ FINAL  
 PLAT APPROVAL  
 12DRB-70385 SUBDIVISION DESIGN  
 VARIANCE 

CONSENSUS PLANNING & ISAACSON & ARFMAN  
 PA, agent(s) for LCI, LLC request(s) the above action(s)  
 for all or a portion of Lot(s) 185-A, 184, 183 AND THE  
 SOUTHERLY PORTION OF TRACT 182, Block(s)  
 AIRPORT UNIT, TOWN OF ATRISCO GRANT  
 Unit(s) 8, zoned SU-1 FOR IP, located on FORTUNA  
 BETWEEN 76TH ST AND I-40 containing approximately  
 8.9 acre(s). (J-10) **THE SITE DEVELOPMENT PLAN FOR  
 BUILDING PERMIT WAS APPROVED WITH FINAL  
 SIGN-OFF DELEGATED TO PLANNING FOR  
 COMPLETION OF PLAT AND AGIS DXF. WITH THE  
 SIGNING OF THE INFRASTRUCTURE LIST  
 DATED 5/15/13 THE PRELIMINARY/FINAL PLAT WAS  
 APPROVED WITH FINAL SIGN OFF DELEGATED TO  
 CITY ENGINEER AND PLANNING FOR COMPLETION  
 OF SIA. A SUBDIVISION DESIGN VARIANCE FROM  
 MINIMUM DPM DESIGN STANDARDS WAS APPROVED  
 AS SHOWN ON EXHIBIT IN THE PLANNING FILE.**

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

4. **Project# 1009046**  
 13DRB-70518 VACATION OF PUBLIC  
 EASEMENT  
 13DRB-70519 EXTENSION OF MAJOR  
 PRELIMINARY PLAT 

MARK GOODWIN AND ASSOCIATES, P.A. agents for  
 SAWMILL CROSSINGS, LLC request the referenced/  
 above action(s) for Tract B1A2, **DUKE CITY LUMBER  
 CO ADDITION**, zoned SU-2/SU-1 PRD, located on the  
 south side of ASPEN AVE NW between 12<sup>TH</sup> ST NW and  
 19<sup>TH</sup> ST NW containing approximately 6.9292 acres. (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. A ONE-YEAR EXTENSION OF THE  
 PRELIMINARY PLAT WAS APPROVED.**

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

5. **Project# 1009694**  
 13DRB-70541 MINOR - PRELIMINARY/  
 FINAL PLAT APPROVAL 

JACKS HIGH COUNTRY INC agent(s) for ENAWALA  
 INC request(s) the above action(s) for all or a portion of  
 Lot(s) 5 & 6, Tract(s) A & B, **NETHERWOOD PARK**  
 zoned C-3, located on MENAUL BLVD NE BETWEEN  
 NEWTON PL NE AND PRINCTON DR NE containing  
 approximately 4.2663 acre(s). (H-16) **INDEFINITELY  
 DEFERRED.**

**NO ACTION IS TAKEN ON THESE CASES: APPLICANT /AGENT IS REQUIRED AT THE MEETING**

6. **Project# 1009619**  
 13DRB-70539 SKETCH PLAT REVIEW  
 AND COMMENT 

PAUL CHAVEZ request(s) the above action(s) for all or a  
 portion of Tract(s) 107-A-1-B-2, zoned RA-2, located on  
 PEDRONCELLI BETWEEN RIO GRANDE AND RIO  
 GRANDE RIVER containing approximately .41 acre(s).  
 (F-13) **THE SKETCH PLAT WAS REVIEWED AND  
 COMMENTS WERE PROVIDED.**

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
May 15, 2013  
DRB Comments**

**ITEM # 6**

**PROJECT # 1009619**

**APPLICATION # 13-70539**

**RE: MRGCD Tract 107-A-1-B-2, Map # 31**

A copy of current, approved variance(s) must be provided for plat approval.

---

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

**9619**

### DXF Electronic Approval Form

DRB Project Case #: 1009619

Subdivision Name: LANDS OF JESI / TRACTS 1 & 2

Surveyor: MICHAEL T SHOOK

Contact Person: PAUL CHAVEZ

Contact Information: 5056881228

DXF Received: 8/23/2013

Hard Copy Received: 8/23/2013

Coordinate System: NMSP Grid (NAD 83)

  
\_\_\_\_\_  
Approved

8/23/13  
\_\_\_\_\_  
Date

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**AGIS Use Only**

Copied fc **9619** to agiscov on **8/23/2013** Contact person notified on **8/23/2013**

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1009619

AGENDA ITEM NO: 10

SUBJECT:

FINAL PLAT  
PRELIMINARY PLAT  
SUBDIVISION DESIGN VARIANCE

ENGINEERING COMMENTS:

No adverse comments.

*Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.*

RESOLUTION:

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

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

SIGNED:

Kristal D. Metro  
Transportation Development

505-924-3991

DATE: JULY 17, 2013



**Development Review Board (DRB)  
Review Comments  
Utility Development Section  
Reviewer: Allan Porter, P.E.  
Phone: 505.924.3989**

<b>D.R.B. Case No:</b>  1009619	<b>Date:</b>  07/17/2013	<b>Item No:</b>  #10
<b>Zone Atlas Page:</b>  F-13	<b>LOCATION: Lot(s) 107-A-1-B-2, MRGCD Map #31  Pedroncelli btwn Rio Grande &amp; Duranes Lateral</b>	
<b>Request For: Prelim/Final Plat Approval Subdn Design Variance from Min DPM Stds</b>		

**ABCWUA Comment: A new account must be established for the separate lot.**

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION  
DEVELOPMENT REVIEW BOARD MEMO**

**DRB PROJECT NO: 1009619**

**AGENDA ITEM NO: 10**

**SUBJECT:**

13DRB-70574 MINOR –  
PRELIMINARY/FINAL PLAT  
APPROVAL

13DRB-70612 SUBD DESIGN  
VARIANCE FROM MIN DPM STDS

**RESOLUTION/COMMENTS:**

**ENGINEERING COMMENTS:**

No adverse comments.

**SIGNED:**

Curtis Cheme  
Hydrology Section  
City Engineer Designee  
AMAFCA Designee  
924-3986

**DATE: 7-17-13**





# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

06/04/2013 Issued By: E08375 193225

Category Code **910**  
**2013 070 574**

**Application Number:** 13DRB-70574, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** PEDRONCELLI BETWEEN RIO GRANDE AND RIO GRANDE RIVER

**Project Number:** 1009619

**Applicant**  
PAUL CHAVEZ

**Agent / Contact**  
PAUL CHAVEZ

PO BOX 7146  
ALBUQUERQUE NM 87194  
5056881228

PO BOX 7146  
ALBUQUERQUE NM 87194  
5056881228

### Application Fees

APN Fee

Conflict Mgmt Fee **\$20.00**

DRB Actions **\$285.00**

**TOTAL: \$305.00**

City of Albuquerque Treasury  
Date: 6/4/2013 Office: ANHEX  
Stat ID: W5000007 Cashier: TRSOLF  
Batch: 2047 Trans #: 16  
Permit: 2013070574  
Receipt Num 00133188  
Payment Total: \$305.00  
0901 Conflict Mgmt. Fee \$20.00  
0903 DRB Actions \$285.00  
Check Tendered: \$305.00

DRB CASE ACTION LOG - BLUE SHEET

Complete  
1/14

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - 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 applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each 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 applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: 1009619

Application #: 13DRB-70574

Project Name: MRGCD MAP #31

Agent: PAUL CHAVEZ

Phone #:

\*\*Your request was approved on 7-31-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): *drp, utility signatures, AMAFCA signature line*

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.

*curtis chern  
land development  
924-3986*



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): Paul Chavez PHONE: 688-1228  
 ADDRESS: PO Box 2146 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87194 E-MAIL: paulchavez@gmail.com

APPLICANT: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: split lot into two lots, design variance

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. tract 107-A-1-B-2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: RA  
 Existing Zoning: RA-2 Proposed zoning: \_\_\_\_\_ MRGCD Map No 31  
 Zone Atlas page(s): F-13-2 UPC Code: 101306108521530738

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z, V, S, etc.): 1009619

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): .410  
 LOCATION OF PROPERTY BY STREETS: On or Near: \_\_\_\_\_  
 Between: Bio Grande Blvd and Ria Grande River  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: 5/15/13

SIGNATURE [Signature] DATE 7/2/13  
 (Print Name) Paul Chavez Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

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

Application case numbers	Action	S.F.	Fees
<u>13 DRB - 70574</u>	<u>RA</u>		<u>\$ 285.00</u>
<u>70612</u>	<u>SDV</u>		<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			<u>\$ 305.00</u>

Hearing date July 17, 2013

7-2-13  
 Staff signature & Date

Project # 1009619

Revised: 4/2012

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.

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.

Paul Chavez  
Applicant name (print)  
[Signature] 5/31/13  
Applicant signature / date



Form revised October 2007

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

Application case numbers  
13 - DRB - 70574  
\_\_\_\_\_  
\_\_\_\_\_

[Signature] 10-4-13  
Planner signature / date  
Project # 1009619

**BULK LAND VARIANCE (DRB04)**

**(PUBLIC HEARING CASE)**

- Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

**VACATION OF PUBLIC EASEMENT (DRB27)**

**VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

**SIDEWALK VARIANCE (DRB20)**

**SIDEWALK WAIVER (DRB21)**

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance or waiver
- List any original and/or related file numbers on the cover application

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

**SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**

**EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the deferral or extension
- List any original and/or related file numbers on the cover application

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

**VACATION OF PRIVATE EASEMENT (DRB26)**

**VACATION OF RECORDED PLAT (DRB29)**

- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- Letter of authorization from the grantors and the beneficiaries (private easement only)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

Paul Chavez

Applicant name (print)

Paul Chavez 6/13/13

Applicant signature / date



Form revised 4/07

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

Application case numbers  
13 - DRB - 70612  
 \_\_\_\_\_  
 \_\_\_\_\_

Paul Chavez 6-4-13  
 Planner signature / date  
 Project # 1009619



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): Paul Chavez PHONE: 688-1228  
 ADDRESS: PO Box 7146 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87194 E-MAIL: paulchavez@gmail.com

APPLICANT: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: split lot into two lots, design variance

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. tract 107 - A - 1 - B - 2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: RA  
 Existing Zoning: RA-2 Proposed zoning: \_\_\_\_\_ MRGCD Map No 31  
 Zone Atlas page(s): F-13-2 UPC Code: 101306108521530738

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z-, V-, S-, etc.): 1009619

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): .410  
 LOCATION OF PROPERTY BY STREETS. On or Near: \_\_\_\_\_  
 Between: Rio Grande Blvd and Rio Grande River  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: 5/15/13

SIGNATURE [Signature] DATE 7/2/13  
 (Print Name) Paul Chavez Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

		Application case numbers		Action	S.F.	Fees
<input checked="" type="checkbox"/>	INTERNAL ROUTING	<u>13DRB</u>	<u>70574</u>	<u>PTV</u>		\$ <u>285.00</u>
<input checked="" type="checkbox"/>	All checklists are complete		<u>70612</u>	<u>SDV</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/>	All fees have been collected					\$ _____
<input checked="" type="checkbox"/>	All case #s are assigned					\$ _____
<input checked="" type="checkbox"/>	AGIS copy has been sent					\$ _____
<input type="checkbox"/>	Case history #s are listed					\$ _____
<input type="checkbox"/>	Site is within 1000ft of a landfill					\$ _____
<input type="checkbox"/>	F.H.D.P. density bonus					\$ _____
<input type="checkbox"/>	F.H.D.P. fee rebate					\$ _____
						Total
						\$ <u>305.00</u>

Hearing date July 17, 2013  
7-2-16 Staff signature & Date  
 Project # 1009619

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.

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.

Paul Chavez  
 Applicant name (print)  
 Applicant signature / date 5/31/13



Form revised October 2007

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

Application case numbers  
 13 - DRB - 70574

Planner signature / date  
 Project # 1009619



BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

- Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- Letter briefly describing and explaining the request, compliance with the Development Process Manual, and all improvements to be waived.
- Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

- The complete document which created the public easement (folded to fit into an 8 5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance or waiver
- List any original and/or related file numbers on the cover application

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

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8 5" by 14") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the deferral or extension
- List any original and/or related file numbers on the cover application

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

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- Letter of authorization from the grantors and the beneficiaries (private easement only)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

Paul Chavez

Applicant name (print)

*Paul Chavez* 6/13/13

Applicant signature / date

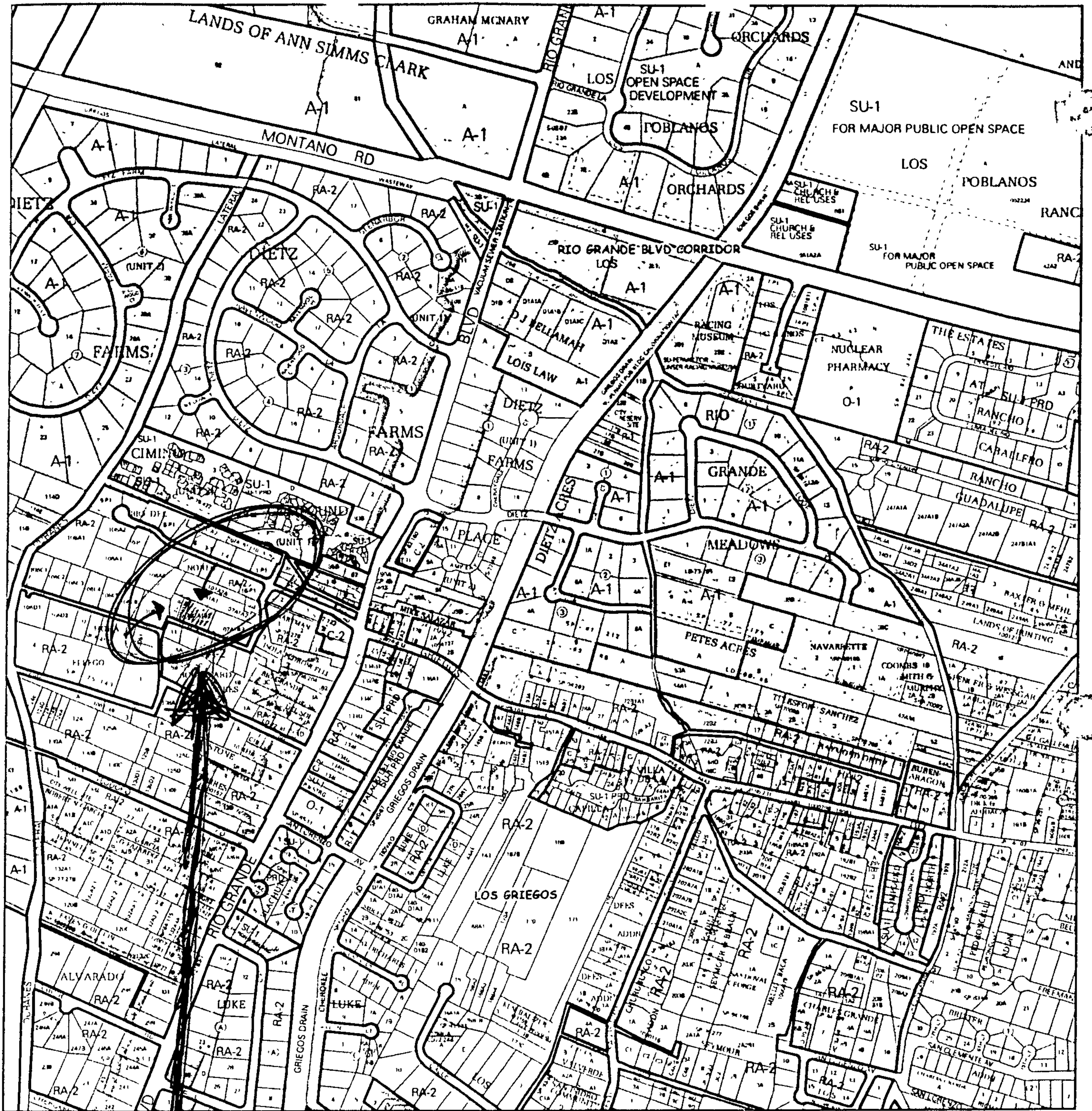


Form revised 4/07

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

Application case numbers  
13 - DRB - 70612

*[Signature]* 6-4-13  
Planner signature / date  
Project # 1009619



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**F-13-Z**

Selected Symbols

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

0 750 1500 Feet

To: City of Albuquerque, Development Review Board

From: Paul Chavez, applicant

Date: July 1st, 2013

Re: Variance request for items related to right of way requirements.

Subject property, 3841 Pedroncelli NW, Albuquerque, NM 87107

Subject property is located in a community of homes that would not benefit and do not have the "typical" requirements with regards to the right of way width, improvements, curb, gutter, sidewalk, and pavement width.

The entire community which includes over 34 homes spanning a distance of over two-thousand feet of front lot lengths share the following right of way details.:

width is 20+ feet

curb does not exist

sidewalk does not exist

gutter does not exist

pavement width is 16 +/- feet

Due to the exceptional nature of the subject property and the surrounding lots, the owner respectfully requests a variance be allowed with regards to the above details, allowing the subject property to keep its right of way consistent with the surrounding properties and existing right of way.

Thank you

A handwritten signature in black ink, appearing to read 'Paul Chavez', with a stylized, flowing script.

Paul Chavez

**ZONE GRID**

No Features found.

**OWNERSHIP**

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE
1	101306108521530738	ENLOE RONALD & ANITA	864 WEST 200 NORTH	VERNAL	UT	84078

**ZONING**

Rec	ZONING	DESCRIPTION
1	RA-2	

**ZONE GRID**

Rec	ZONE ATLAS GRID
1	F13

**PARCELS**

Rec	NUMBER	NAME	DESIGNATION	QUADRANT	LOT	BLOCK	SUBDIVISION	PIN
1	3841	PEDRONCELLI	RD	NW	107A1B2	0000	MRGCD MAP 31	ABQ55778

**ZONE GRID**

No Features found.

**ZONE GRID**

No Features found.

**NEIGHBORHOODS**

Rec	COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATIONNAME	COASDE.AGIS.NEIGHBORHC
1	RIO GRANDE BLVD	R

**ZONE GRID**

No Features found.

**COUNCIL**

Rec	COUNCILOR NAME	COUNCIL DISTRICT
1	Roxanna Meyers	2

**ZIPCODES**

Rec	ZIPCODE
1	87107

**MORATORIUM**

Rec	AREA	EXPIRATION DATE
1	WEST ROUTE 66	Tue, 30 Apr 2013 00:00:00
2	WEST ROUTE 66	Tue, 30 Apr 2013 00:00:00
3	WEST ROUTE 66	Tue, 30 Apr 2013 00:00:00
4	WEST ROUTE 66	Tue, 30 Apr 2013 00:00:00
5	WEST ROUTE 66	Tue, 30 Apr 2013 00:00:00
6	WEST ROUTE 66	Tue, 30 Apr 2013 00:00:00
7	WEST ROUTE 66	Tue, 30 Apr 2013 00:00:00
8	WEST ROUTE 66	Tue, 30 Apr 2013 00:00:00
9	WEST ROUTE 66	Tue, 30 Apr 2013 00:00:00
10	WEST ROUTE 66	Tue, 30 Apr 2013 00:00:00
11	WEST ROUTE 66	Tue, 30 Apr 2013 00:00:00
12	WEST ROUTE 66	Tue, 30 Apr 2013 00:00:00
13	WEST ROUTE 66	Tue, 30 Apr 2013 00:00:00

TJPC LLC  
520 Los Ranchos  
Los Ranchos NM 87107

February 25, 2013

City of Albuquerque, Office of the Zoning Hearing Examiner

Application for Special Exception: Property address: 3841 Pedroncelli NW 87107

Part A: The property is exceptional

1. The subject property is exceptional and irregular in that it has a home on it that sits within one foot of the property line on the West boundary. This home is uninhabitable in its present condition and abandoned. The lot is much wider than it is deep and although it is approximately 17,900 square feet in total, if the variance was allowed, this lot could be split into two lots and the existing home could be demolished, allowing for two new homes to be built to code with proper setbacks to all sides of both homes. One lot would be the required 10,890 and the other lot would be approximately 7,000 square feet.

Part B: As a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship that

- 1.....creates an exceptional, substantial, and unjustified limitation of the property owner's reasonable use of the property.

Part C: A particular variance is appropriate to prevent the unnecessary hardship. The decision on whether to grant a particular variance depends upon a comparison of the special circumstances shown by the applicant and the public interest. To be justified, a variance must permit only development which meets the following criteria.

1. It differs from development, which would be permitted under existing regular zoning regulations no more than is necessary to overcome the unnecessary hardship.
2. The Variance will not significantly interfere with the enjoyment of other land in the vicinity, and;
3. It is consistent with the spirit of the Zoning Ordinance, substantial justice, and the general public interest.



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

RONALD ENOLE (PAUL CHAVEZ, AGENT) request(s) a special exception to Section 14-16-2-5(D): a VARIANCE of 3945 square feet to the minimum lot area of 10890 square feet for a proposed RA-2 lot for all or a portion of Lot(s) 107A1B2, MRGCD MAP 31 zoned RA-2, located on 3841 PEDRONCELLI RD NW (F-13)

Special Exception No:..... **13ZHE-80469**  
Project No:..... **Project# 1009619**  
Hearing Date:..... 04-16-13  
Closing of Public Record:..... 04-16-13  
Date of Decision: ..... 05-02-13

On the 16th day of April, 2013 (hereinafter "**Hearing**") Mr. Chavez, (hereinafter "**Agent**") acting as agent on behalf of the property owner, Mr. Enole (hereinafter "**Applicant**") appeared before the Zoning Hearing Examiner (hereinafter "**ZHE**") requesting a Variance of 3,495 square feet to the minimum lot area of 10,890 square feet (hereinafter "**Application**") upon the real property located at 3841 Pedroncelli Rd NW ("**Subject Property**"). Below are the findings of facts:

**FINDINGS:**

1. Applicant is requesting a Variance of 3,495 square feet to the minimum lot area of 10,890 square feet.
2. The Subject Property is located within the North Valley Area Plan and is characterized as "Established Urban" within the Comprehensive Plan.
3. The Subject Property is zoned RA-2.
4. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (a) "SPECIAL EXCEPTIONS" reads in part: "*Variance A variance shall be approved if and only if the following tests are met: (a) The property is exceptional*"
5. Applicant testified at the Hearing that the Subject Property is exceptional because it is irregularly shaped (narrow) and that the current residence on the Subject Property was constructed well before the adoption of the setback regulations (1 foot from the adjacent property line) and minimum lot size regulations. The Applicant indicated that his exceptionality (unusually narrow lot) was not "self created".
6. The Applicant indicated at the Hearing that if the Variance were approved, he would demolish the old residence (which violates current City setback regulations) and replace it with two new structures that would completely comply with City of Albuquerque setback regulations (making them conforming as to the modern regulations promulgated by the City of Albuquerque).
7. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (b) "SPECIAL EXCEPTIONS" reads in part: "*A variance shall be approved if and only if the following tests are met: (b) as a result of the exceptional aspect of the property, the regulations produce unnecessary hardship*"

8. Applicant testified at the Hearing that as a result of the exceptionality (unusually narrow lot) that the City of Albuquerque Code of Ordinances Section regarding minimum lot sizes creates a regulation that produces an unnecessary hardship upon the Applicant and the Subject Property.
9. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (c) "SPECIAL EXCEPTIONS" reads in part: "*A variance shall be approved if and only if the following tests are met: (c) a particular variance is appropriate to prevent the unnecessary hardship.*"
10. Applicant testified at the Hearing that the variance Application (reduction in the minimum lot size) if approved, would be appropriate to prevent the unnecessary hardship. Additionally, the Applicant assured the ZHE that any new structures would comply with modern setback regulations.
11. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (d) "SPECIAL EXCEPTIONS" reads in part: "*A variance shall be approved if and only if the following tests are met: (d) financial gain or loss shall not be the sole determining factor in deciding a variance.*"
12. The Application and the testimony provided by the Applicant at the Hearing both suggest that financial gain/loss was not the sole determining factor of the Application.
13. The Application, File and testimony of the Applicant at the Hearing suggest that there is no neighborhood opposition to the Application.
14. Applicant testified at the Hearing that the yellow "Notice of Hearing" signs were posted for the required time period as articulated within City of Albuquerque Code of Ordinances § 14-16-4-2 SPECIAL EXCEPTIONS.

**CONCLUSION OF LAW:**

The Applicant has adequately justified the Variance request pursuant to City of Albuquerque Code of Ordinances § 14-16-4-2 SPECIAL EXCEPTIONS.

**DECISION:**

**APPROVAL WITH CONDITIONS** of a VARIANCE of 3,495 square feet to the minimum lot area of 10,890 square feet.

**CONDITIONS OF APPROVAL:**

The Applicant shall construct all new structures on the Subject Property to comply with current City of Albuquerque setback regulations.

If you wish to appeal this decision, you may do so by 5:00 p.m., on May 17, 2013 in the manner described below:


Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$150.00 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.

  
Joshua J. Skarsgard, Esq.  
Zoning Hearing Examiner

cc: Zoning Enforcement  
ZHE File  
Paul Chavez, PO Box 7146, 87194  
Ronald Enole, 864 W 200 N, Vernal Utah 84078





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

RONALD ENOLE (PAUL CHAVEZ, Special Exception No:..... **13ZHE-80470**  
AGENT)request(s) a special exception to Project No:..... **Project# 1009619**  
Section 14-16-2-5(D). a VARIANCE of 17' to Hearing Date:..... 04-16-13  
the minimum lot width of 75' for a proposed Closing of Public Record:..... 04-16-13  
RA-2 lot for all or a portion of Lot(s) 107A1B2, Date of Decision: ..... 05-02-13  
MRGCD MAP 31 zoned RA-2, located on  
3841 PEDRONCELLI RD NW (F-13)

On the 16th day of April, 2013 (hereinafter "**Hearing**") Mr. Chavez, (hereinafter "**Agent**") acting as agent on behalf of the property owner, Mr. Enole (hereinafter "**Applicant**") appeared before the Zoning Hearing Examiner (hereinafter "**ZHE**") requesting a Variance of 17' to the minimum lot width of 75' (hereinafter "**Application**") upon the real property located at 3841 Pedroncelli Rd NW ("**Subject Property**"). Below are the findings of facts:

**FINDINGS:**

1. Applicant is requesting a Variance of 17' to the minimum lot width of 75'.
2. The Subject Property is located within the North Valley Area Plan and is characterized as "Established Urban" within the Comprehensive Plan.
3. The Subject Property is zoned RA-2.
4. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (a) "SPECIAL EXCEPTIONS" reads in part: "*Variance. A variance shall be approved if and only if the following tests are met: (a) The property is exceptional*"
5. Applicant testified at the Hearing that the Subject Property is exceptional because it is irregularly shaped (narrow) and that the current residence on the Subject Property was constructed well before the adoption of the setback regulations (1 foot from the adjacent property line) and minimum lot width regulations. The Applicant indicated that his exceptionality (unusually narrow lot) was not "self created".
6. The Applicant indicated at the Hearing that if the Variance were approved, he would demolish the old residence (which violates current City setback regulations) and replace it with two new structures that would completely comply with City of Albuquerque setback regulations (making them conforming as to the modern regulations promulgated by the City of Albuquerque).
7. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (b) "SPECIAL EXCEPTIONS" reads in part: "*A variance shall be approved if and only if the following tests are met: (b) as a result of the exceptional aspect of the property, the regulations produce unnecessary hardship*"
8. Applicant testified at the Hearing that as a result of the exceptionality (unusually narrow lot) that the City of Albuquerque Code of Ordinances Section regarding

minimum lot width (75 feet) creates a regulation that produces an unnecessary hardship upon the Applicant and the Subject Property.

9. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (c) "SPECIAL EXCEPTIONS" reads in part: "*A variance shall be approved if and only if the following tests are met. (c) a particular variance is appropriate to prevent the unnecessary hardship.*"
10. Applicant testified at the Hearing that the variance Application (reduction in the minimum lot width) if approved, would be appropriate to prevent the unnecessary hardship. Additionally, the Applicant assured the ZHE that any new structures would comply with modern setback regulations.
11. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (d) "SPECIAL EXCEPTIONS" reads in part: "*A variance shall be approved if and only if the following tests are met: (d) financial gain or loss shall not be the sole determining factor in deciding a variance.*"
12. The Application and the testimony provided by the Applicant at the Hearing both suggest that financial gain/loss was not the sole determining factor of the Application.
13. The Application, File and testimony of the Applicant at the Hearing suggest that there is no neighborhood opposition to the Application.
14. Applicant testified at the Hearing that the yellow "Notice of Hearing" signs were posted for the required time period as articulated within City of Albuquerque Code of Ordinances § 14-16-4-2 SPECIAL EXCEPTIONS.

**CONCLUSION OF LAW:**

The Applicant has adequately justified the Variance request pursuant to City of Albuquerque Code of Ordinances § 14-16-4-2 SPECIAL EXCEPTIONS.

**DECISION:**

**APPROVAL WITH CONDITIONS** of a Variance of 17' to the minimum lot width of 75'.

**CONDITIONS OF APPROVAL:**

The Applicant shall construct all new structures on the Subject Property to comply with current City of Albuquerque building setback regulations.

If you wish to appeal this decision, you may do so by 5:00 p.m., on May 17, 2013 in the manner described below:


Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$150.00 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.

  
Joshua J. Skarsgard, Esq.  
Zoning Hearing Examiner

cc: Zoning Enforcement  
ZHE File  
Paul Chavez, PO Box 7146, 87194  
Ronald Enole, 864 W 200 N, Vernal Utah 84078

RB Project # \_\_\_\_\_

APS Cluster Valley

EXHIBIT B

FINAL  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

and Ron Enloe ("Developer") effective as of this 30 day of June, 2013, and pertains to the subdivision commonly known as \_\_\_\_\_, and more particularly described as Tracts 1 & 2 Lands of Jesi  
*[use new legal description of subdivision]*

(the "Subdivision".) The following individual lots comprise the subdivision:  
*[List lots by street address and new legal description; Lots which will be used for multi-family residences should be marked "multifamily- \_\_ units" with the number of units filled in.]*

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

RB Project # \_\_\_\_\_

APS Cluster Valley

**THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:**

- 1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.**
- 2. The amount of the fee shall be:**
  - **If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.**
  - **If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.**
  - **If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.**

**The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).**

- 3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.**
- 4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.**
- 5. This contract shall be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."**
- 6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.**

RB Project # \_\_\_\_\_

APS Cluster Valley

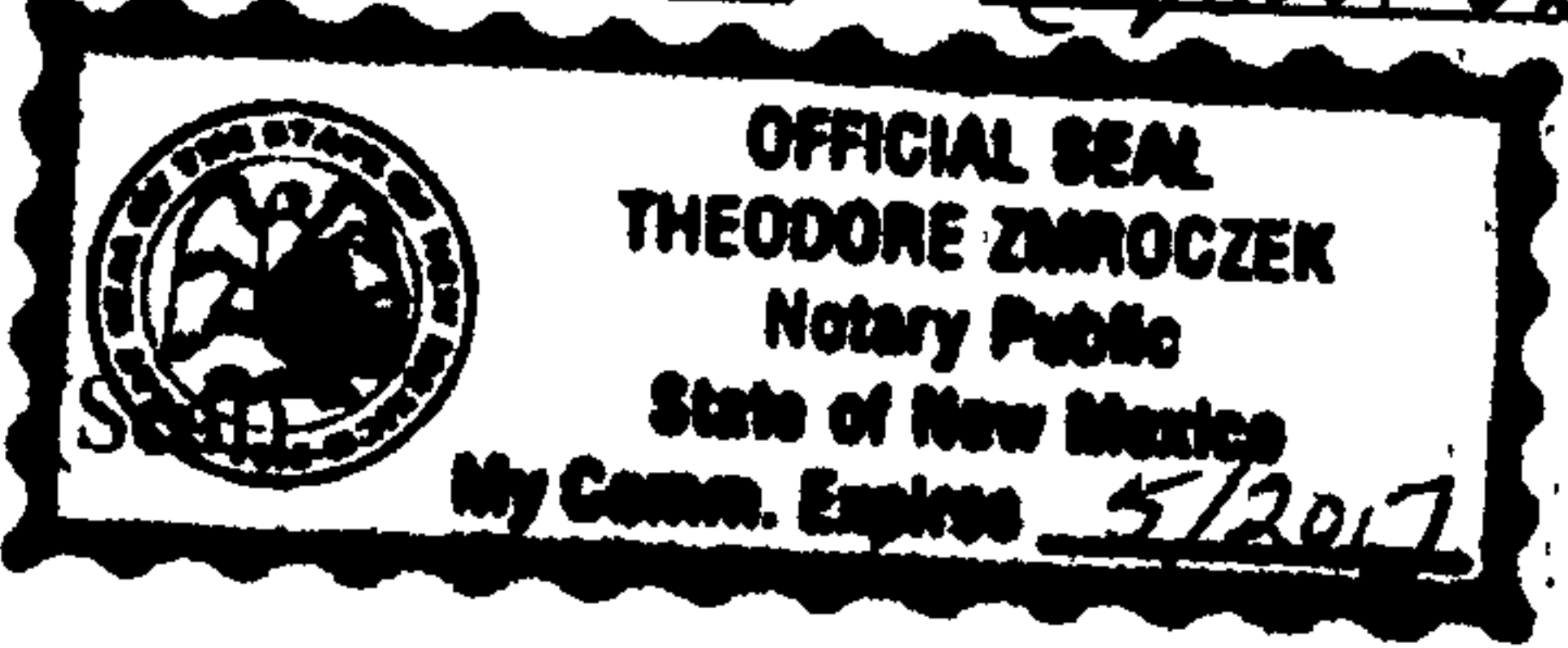
[Signature]  
Signature

Ron Enloe  
Name (typed or printed) and title

Ron Enloe  
Developer

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 3, 2013 by Ronald Enloe as a natural person of NA, a corporation.



[Signature]  
Notary Public

My commission expires: 5/2017

ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]  
Signature

April L. Winters, Facility Fee Planner  
Name (typed or printed) and title

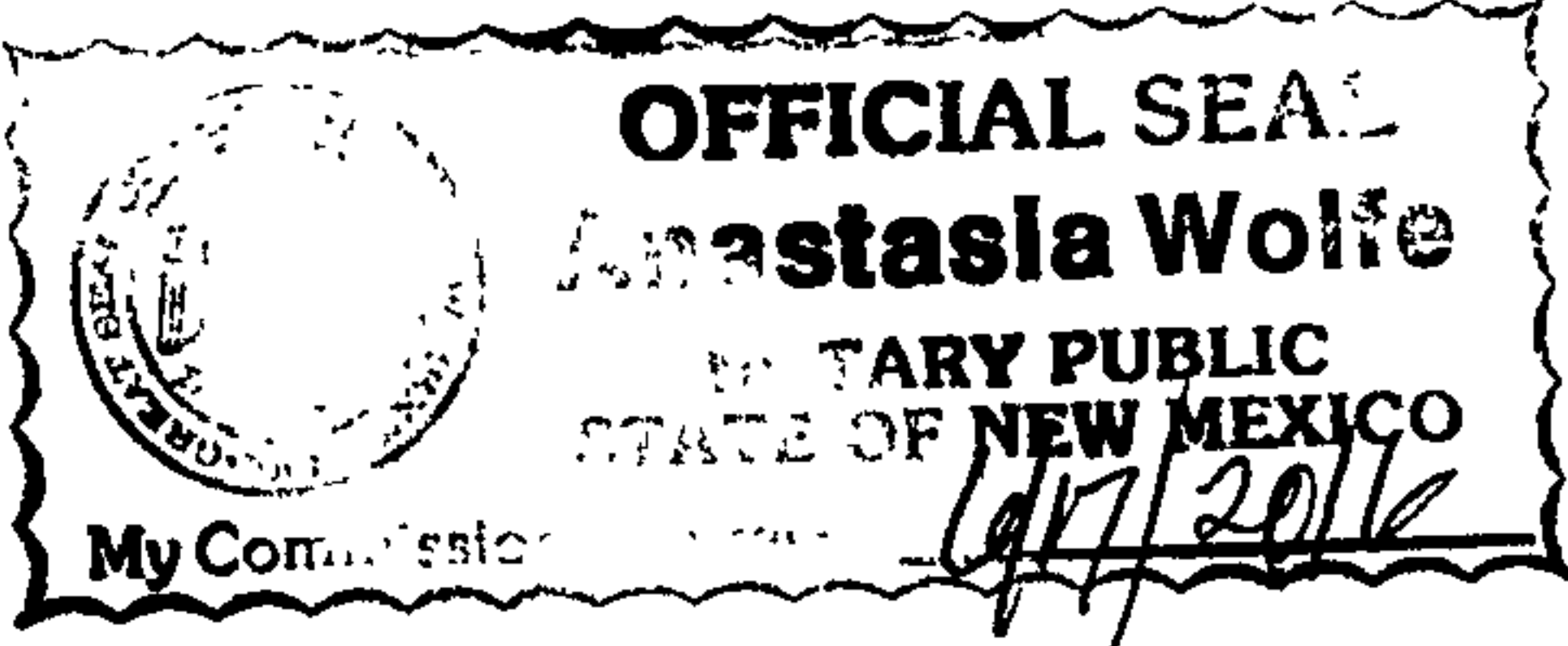
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 4, 2013, by April L. Winters as Facility 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)

[Signature]  
Notary Public

My commission expires: 6/17/2016



July 17, 2013

11111111



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): Paul Chavez PHONE: (505) 688-1228  
 ADDRESS: PO Box 7146 Albuquerque FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87194 E-MAIL: paulchavez@gmail.com

APPLICANT: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: SPLIT one lot into two lots

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

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

Lot or Tract No. Tract 107-A-1-B-2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: \_\_\_\_\_  
 Existing Zoning: RA-2 Proposed zoning: RA-2 MRGCD Map No 31  
 Zone Atlas page(s): F-13-Z UPC Code: 101306108521530738

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1009619

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): .410

LOCATION OF PROPERTY BY STREETS: On or Near: Pedroncelli Rd.  
 Between: Rio Grande Blvd and Rio Grande River

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

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 (Print Name) \_\_\_\_\_ Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING	<u>13 DRB - 70539</u>	<u>SP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<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 type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>May 15, 2013</u>			Total \$ <u>0</u>
	<u>5-7-13</u>	Project # <u>1009619</u>		

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.

- 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
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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.

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**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.

\_\_\_\_\_  
 Paul Chavez  
 Applicant name (print)  
 \_\_\_\_\_  
 Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 13 DRB - 70539

\_\_\_\_\_  
 Planner signature / date  
 Project # 1009619



Supplemental Form (SF)

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- Major subdivision action
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Revised: 4/2012

Hearing date May 15, 2013

5-7-13  
Staff signature & Date

Project # 1009619

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  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year

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\_\_\_\_\_  
 Paul Chavez  
 Applicant name (print)

\_\_\_\_\_  
 Applicant signature / date



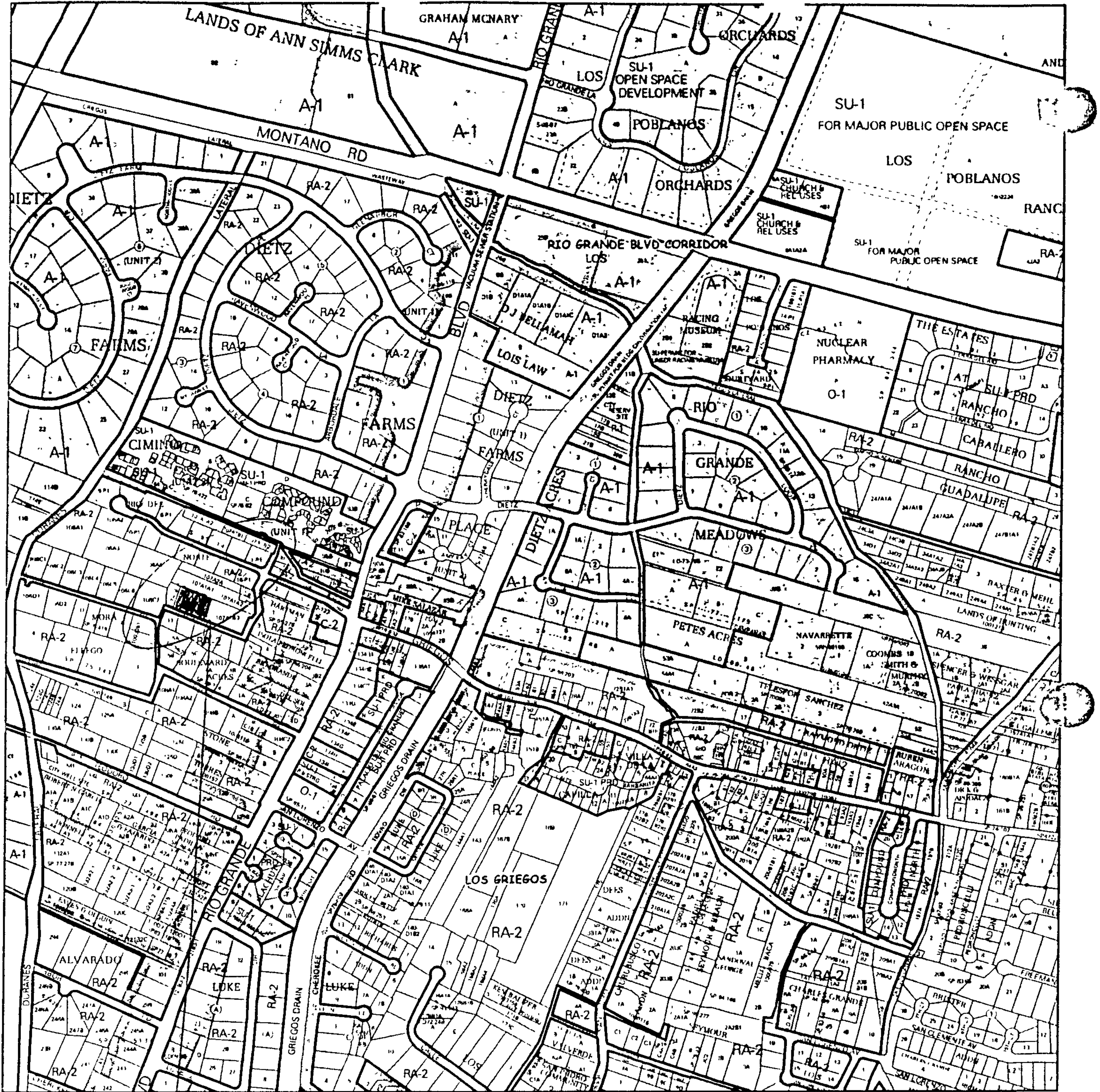
Form revised October 2007

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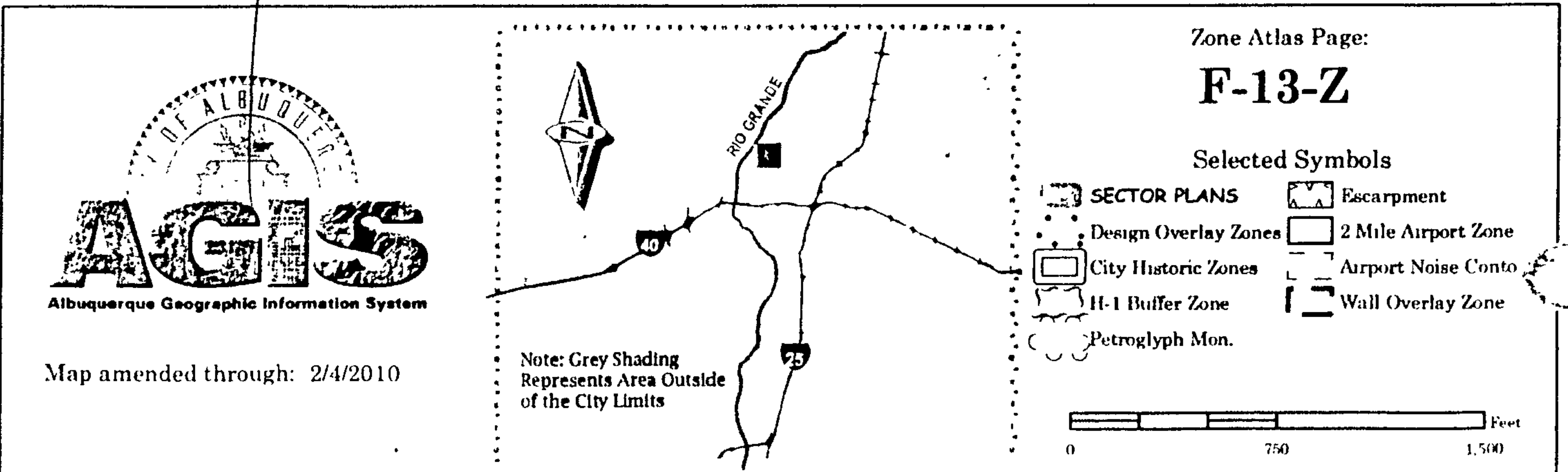
Application case numbers  
 13 DRB 70539

\_\_\_\_\_  
 Planner signature / date

Project # 1009619



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

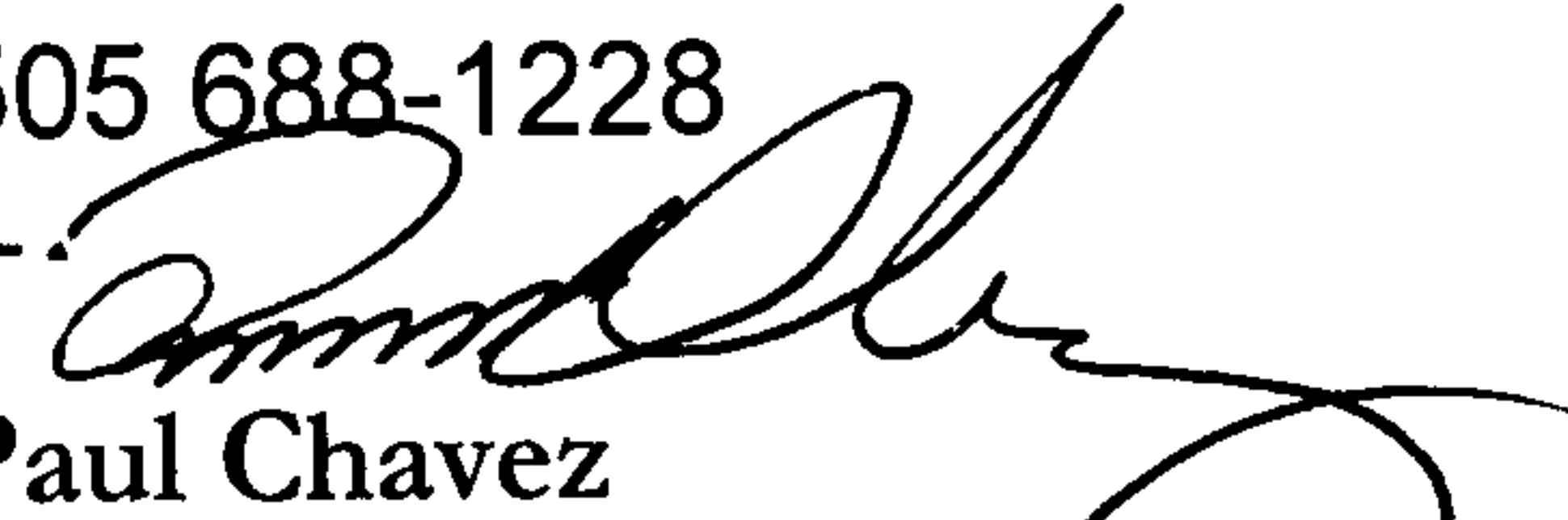


May 7th, 2013

To Whom it may concern,

I am requesting the splitting of the single lot into two lots. I have asked for a variance to the lot size requirement and the lot width size from zoning. This request has been granted and okayed. The specific lot is tract 107 - A-1-B-2, UPC #: 101306108521530738, mrgcd map no. 31

Paul Chavez  
505 688-1228

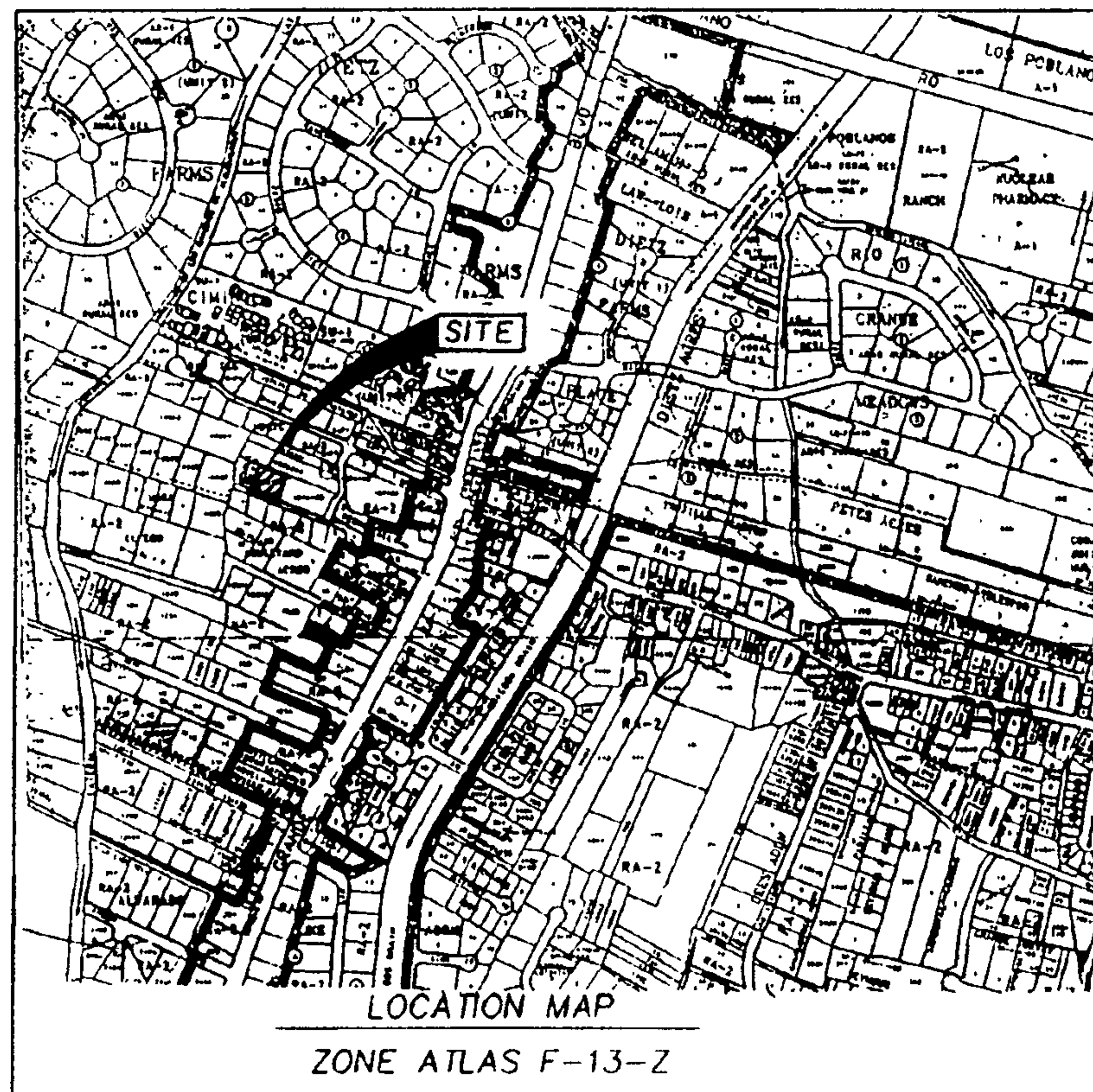
  
Paul Chavez

Earth Origins Realty **LLC**, *Qualifying Broker*      Earth Origins Construction,  
*General Contractor* [www.earthoriginsrealty.com](http://www.earthoriginsrealty.com)



955-137

955-137



PLAT OF SURVEY FOR **9508997**  
**RICHARD C. SANCHEZ & DEBORAH E. SANCHEZ**  
 BEING TRACT 107-A-1-B-2 IN  
**M.R.G.C.D. MAP NO. 31**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 AUGUST 1995

State of New Mexico ) SS  
 County of Bernalillo )  
 This instrument was filed for record on  
 SEP - 5 1995  
 at 10:00 a.m. Recorded in 9508997  
 Records of said County Pg. 2  
 [Signature] Clerk & Recorder

ACS MONUMENT 14-F13  
 NEW MEXICO STATE PLANE  
 COORDINATES (CENTRAL ZONE)  
 X=375,441.56 NAD 1927  
 Y=1,506,688.54  
 EL=4972.838  
 GRID TO GROUND SCALE  
 FACTOR=0.99967997  
 DELTA ALPHA ANGLE=-074.23"

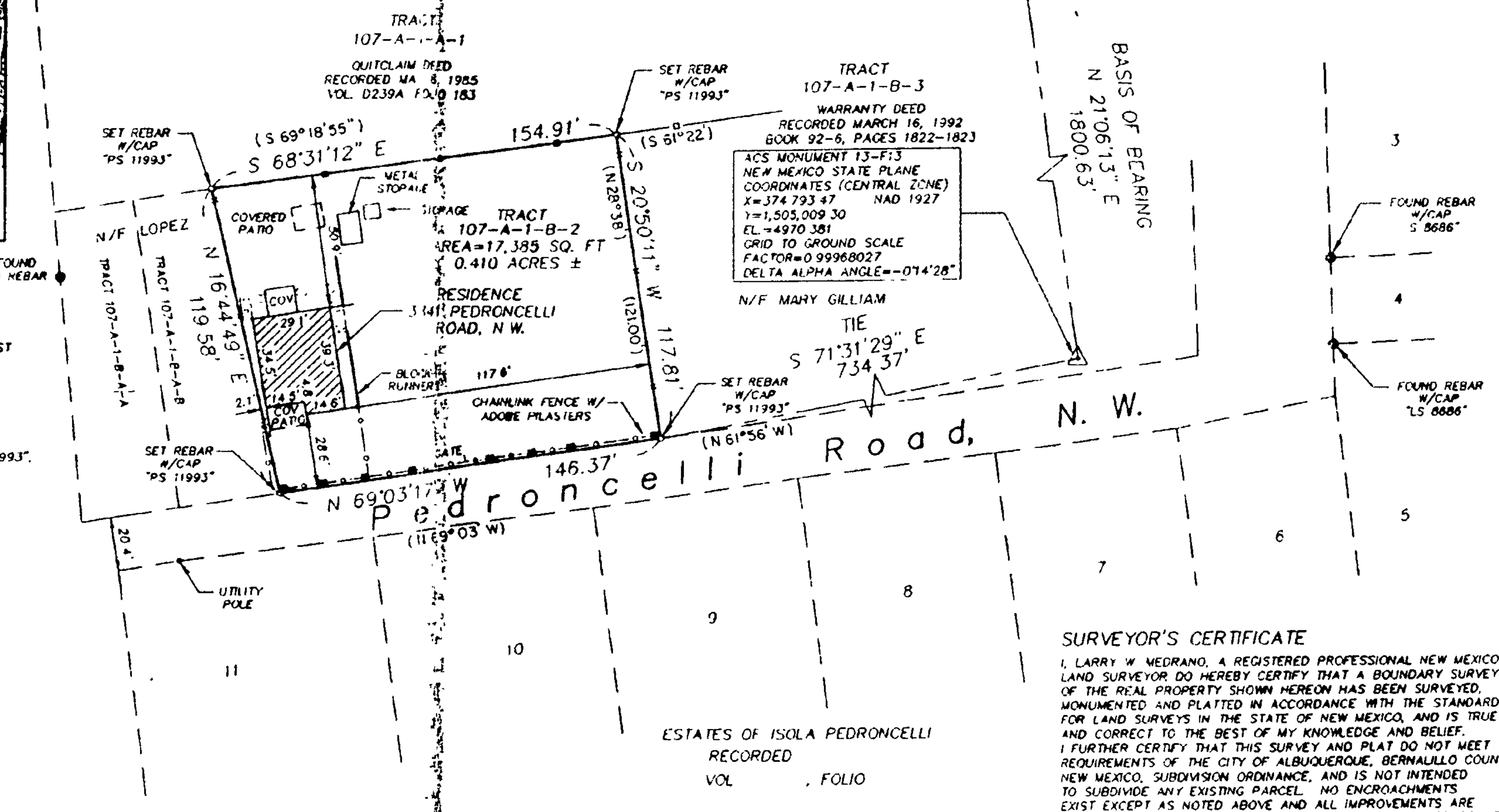
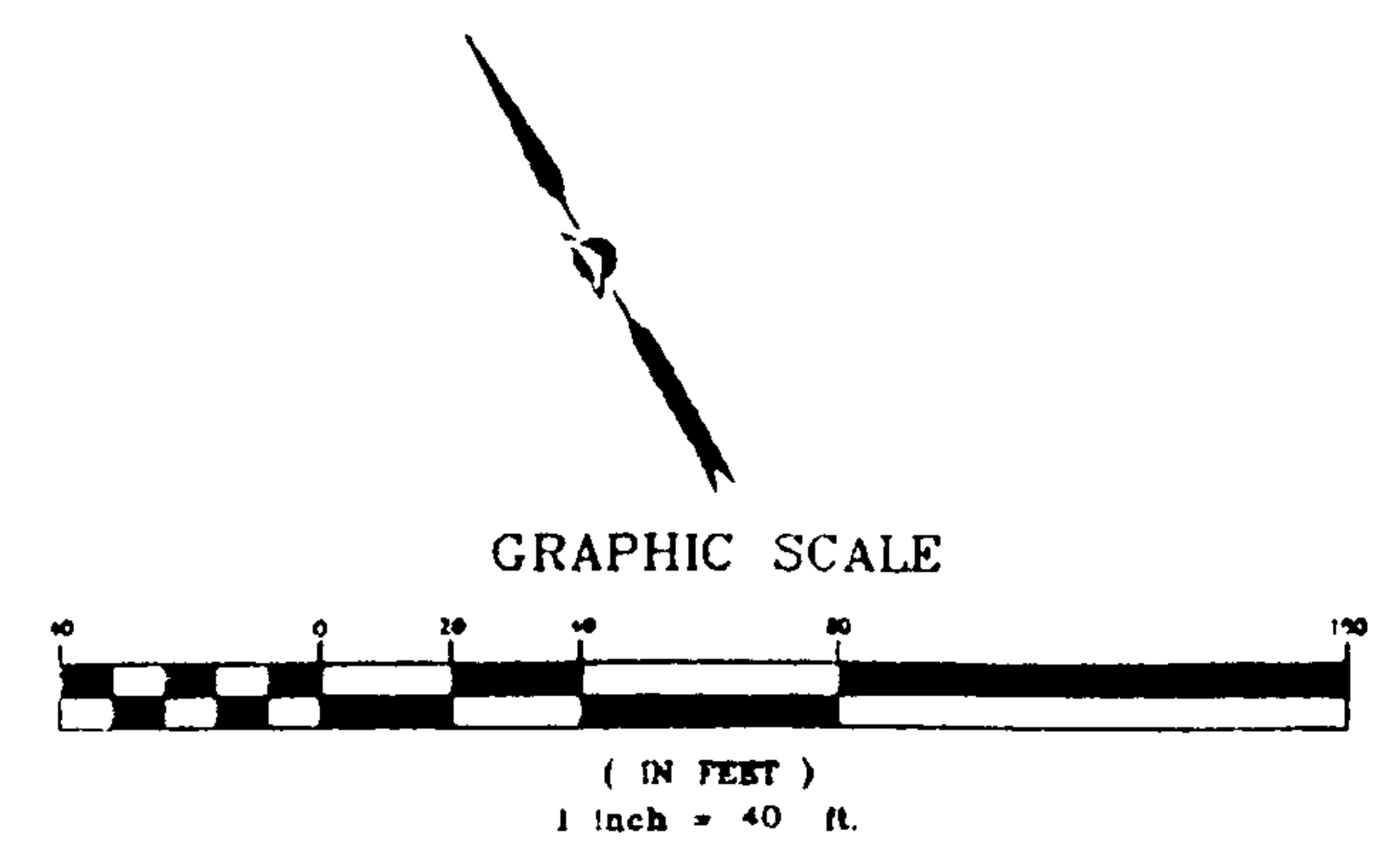
**LEGEND**  
 ○ DENOTES POINT FOUND AND USED AS SHOWN  
 ● DENOTES POINT SET THIS SURVEY

**LEGAL DESCRIPTION**

TRACT NUMBERED 107-A-1-B-2 AS THE SAME IS SHOWN ON MAP NUMBERED 31 OF THE SURVEY OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP, SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST 3 EAST, NMPM, BERNALILLO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF PEDRONCELLI ROAD, N.W., BEING MARKED BY A SET REBAR WITH CAP "PS 11993" FROM WHENCE A TIE TO ACS MONUMENT 13-F13 BEARS S 71°31'29" E, A DISTANCE OF 734.37 FEET;  
 THENCE FROM SAID BEGINNING POINT N 69°03'17" W, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 146.37 FEET TO THE SOUTHWEST CORNER OF SAID TRACT BEING MARKED BY A SET REBAR WITH CAP "PS 11993";  
 THENCE LEAVING SAID RIGHT OF WAY LINE N 16°44'49" E, A DISTANCE OF 119.58 FEET TO THE NORTHWEST CORNER OF SAID TRACT MARKED BY A SET REBAR WITH CAP "PS 11993";  
 THENCE S 68°31'12" E, A DISTANCE OF 154.91 FEET TO THE NORTHEAST CORNER OF SAID TRACT MARKED BY A SET REBAR WITH CAP "PS 11993";  
 THENCE S 20°50'11" W, A DISTANCE OF 117.81 FEET TO THE POINT OF BEGINNING CONTAINING 0.410 ACRES (17,385 SQUARE FEET) MORE OR LESS

**NOTES**

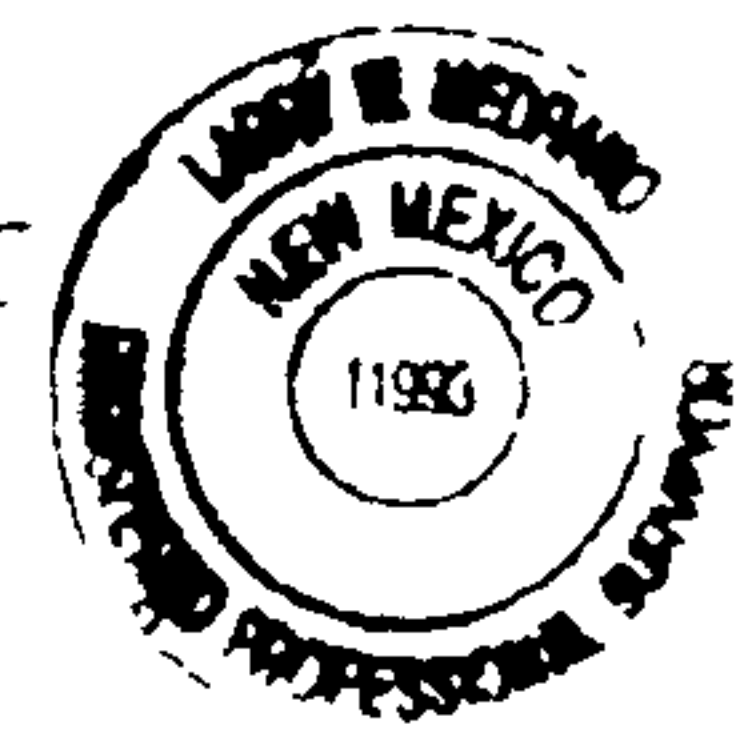
- 1 BEARINGS ARE GROUND BEARINGS.
- 2 DISTANCES ARE GROUND DISTANCES
- 3 THIS PROPERTY IS LOCATED IN SECTION 18, T 10 N, R 3 E, NMPM
- 4 PLAT SHOWS ALL EASEMENTS OF RECORD



**SURVEYOR'S CERTIFICATE**

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL NEW MEXICO LAND SURVEYOR DO HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE REAL PROPERTY SHOWN HEREON HAS BEEN SURVEYED, MONUMENTED AND PLATTED IN ACCORDANCE WITH THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY AND PLAT DO NOT MEET THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO, SUBDIVISION ORDINANCE, AND IS NOT INTENDED TO SUBDIVIDE ANY EXISTING PARCEL. NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature] LARRY W. MEDRANO  
 N.M.P.M. No. 11993  
 DATE 8/24/95



**OWNER'S AFFIDAVIT**

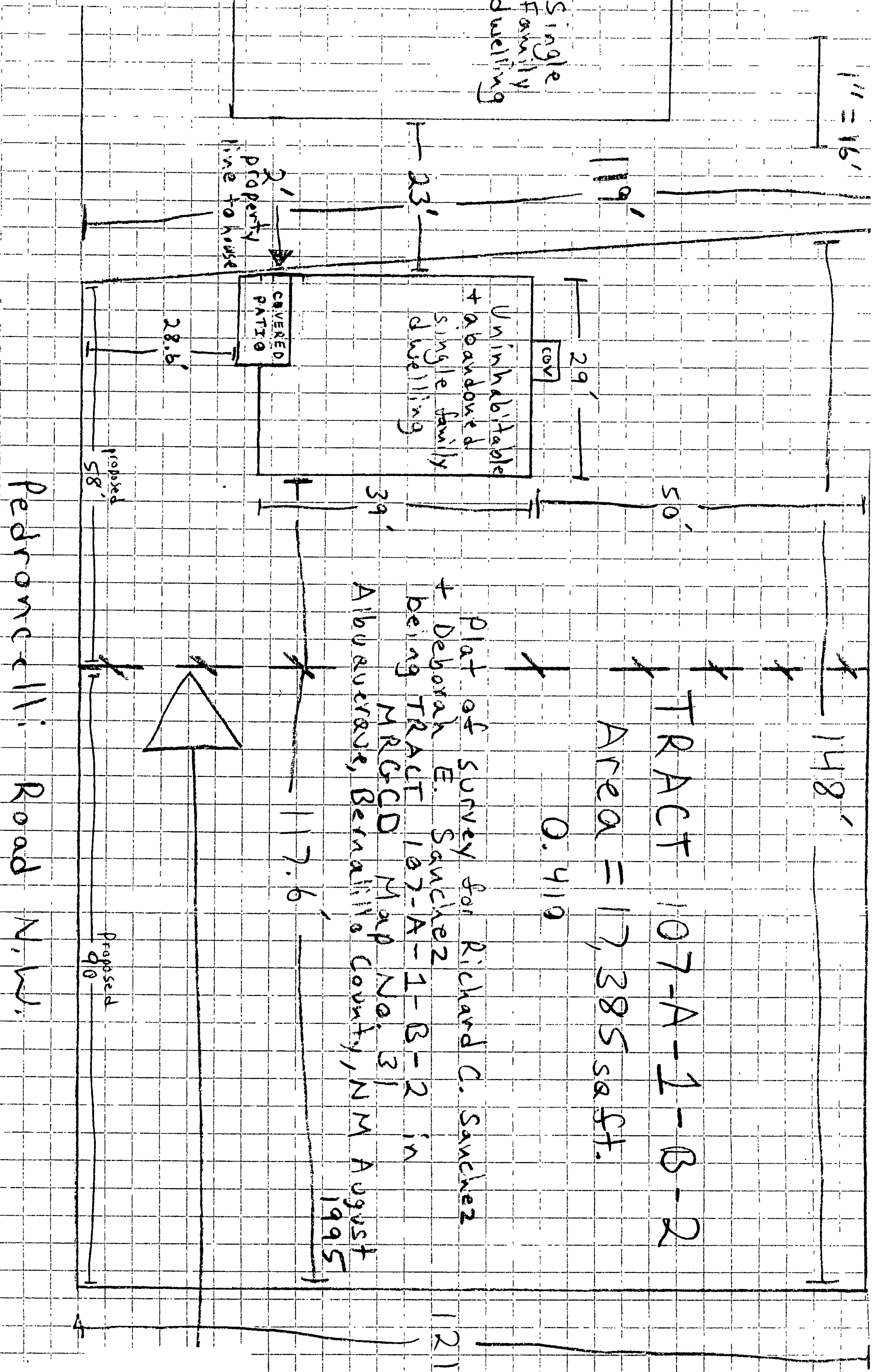
THE PURPOSE OF THIS SURVEY IS TO DEFINE THE BOUNDARY OF THE REAL PROPERTY SHOWN HEREON. THIS PLAT IS A SURVEY OF AN ENTIRE TRACT OF LAND AS IT PREVIOUSLY EXISTED AND THEREFORE IS NOT A LAND DIVISION, A SUBDIVISION, A CREATION OF A LOT, OR A RECOMBINATION OF MORE THAN ONE TRACT.

[Signature] RICHARD C. SANCHEZ DATE 8/24/95  
 [Signature] DEBORAH E. SANCHEZ DATE 8/24/95

**PRECISION SURVEYS**  
 2029 COORS BLVD NW SUITE 115 ALBUQUERQUE, NEW MEXICO 87126  
 PHONE 505 838 0988 FAX 505 838 4183

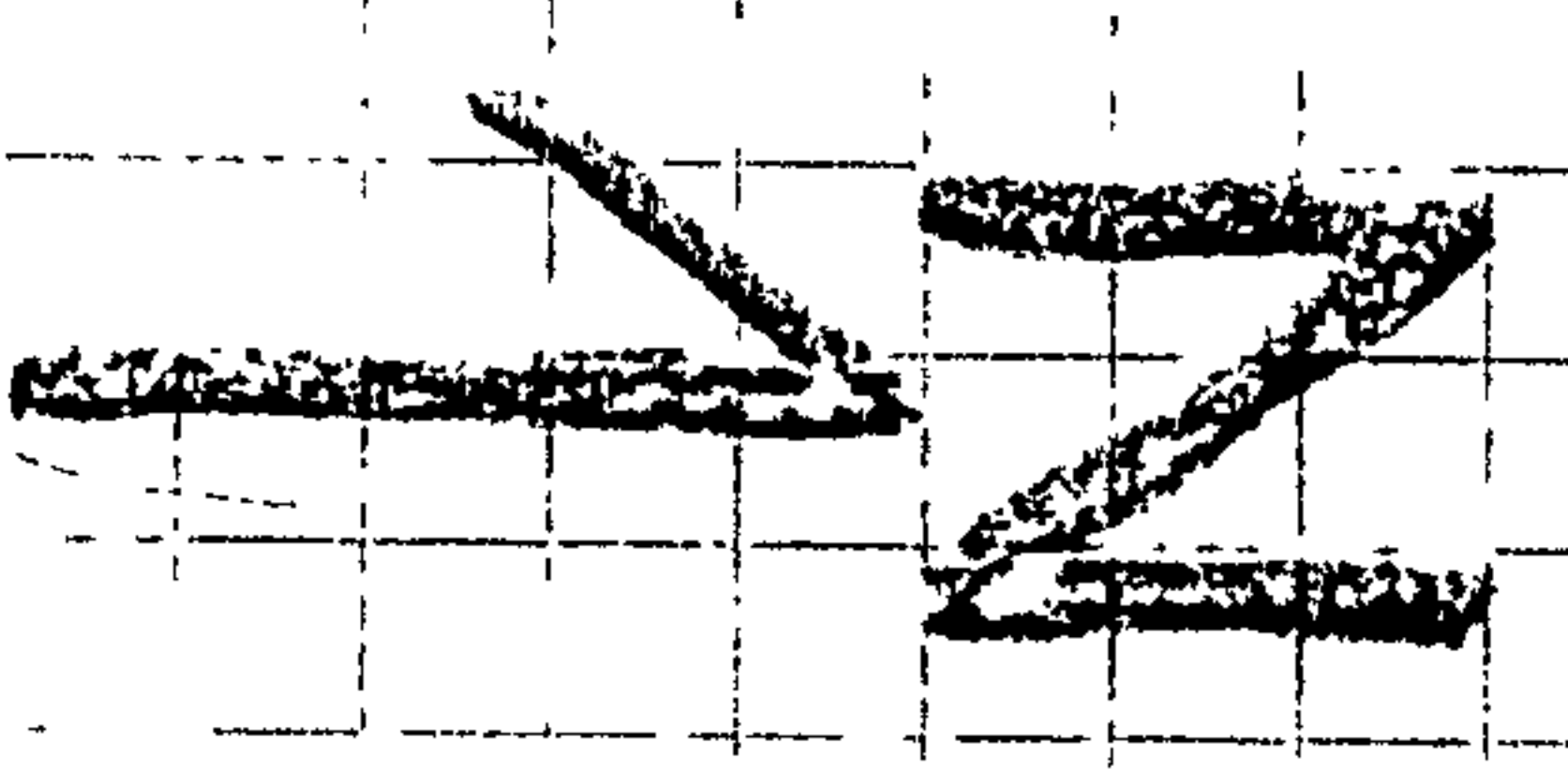
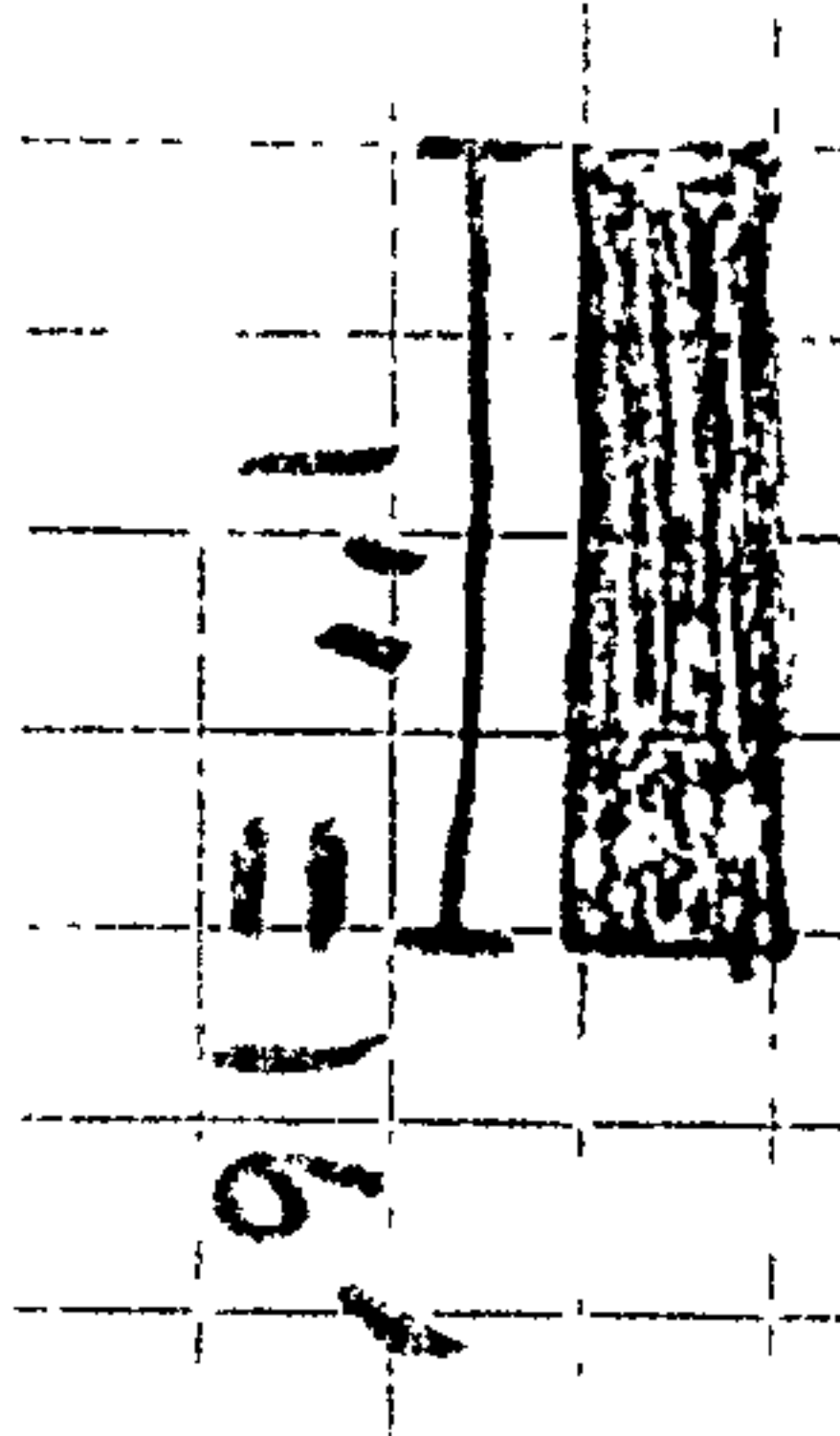
955-137

955-137



Pedroncelli Road N.W.

Zone Atlas F-13-Z



Proposed split location



MAY 15. 2013

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