



Supplemental form

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

☒ EPC Submittal
☐ Zone Map Amendment (Establish or Change Zoning, including Zoning within sector Development Plans)
☐ Adoption of Rank 2 or 3 Plan or similar
☐ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

☐ Street Name Change (Local & Collector)
☒ **APPEAL / PROTEST of...**
☐ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): The Survey Office PHONE: (505) 998-0303
 ADDRESS: 333 Lomas Blvd NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: Maple@thesurveyoffice.com
 APPLICANT: Joshua Romero PHONE: _____
 ADDRESS: 7809 Sherwood Drive NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: maple@thesurveyoffice.com
 Proprietary interest in site: Owner List all owners: Joshua Romero

DESCRIPTION OF REQUEST: Design Variance Request to DPM STANDARD, Sidewalk, Curbs, Gutters, Paving

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 127 and 130 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Lands of Josh Romero
 Existing Zoning: SU-2 LD/RA-2 Proposed zoning: Same MRGCD Map No: 35
 Zone Atlas page(s): H-12 UPC No. 101205940636310309/101205940136910312

CASE HISTORY:

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

1009945

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 0.4969
 LOCATION PROPERTY BY STREETS: On or Near: Los Luceros
 Between: Zickert and Duranes Ditch
 Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: _____

SIGNATURE

Gary D. Maple

DATE 04/29/2014 5-13-14

(Print) Gary D. Maple, The Survey Office

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

14DRB - 70157

Action

SBV

Form revised 4/07

S.F.

Fees

\$ 0

\$ _____

\$ _____

\$ _____

\$ _____

Total

\$ 0

Hearing date May 21, 2014

[Signature]
Planner signature / date 5-13-14

Project # 1009945

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

24 copies

- Application for Minor Plat on FORM S-3, including those submittal requirements.
- 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)

6 copies

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14")
 - 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.

Gary D Maple

Applicant name (print)

Gary D Maple

Applicant signature / date

Form revised 4/07



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

Application case numbers

14DRB-7957

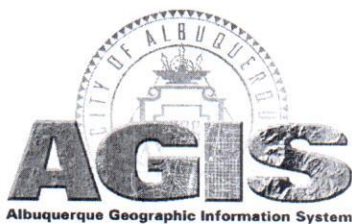
5-13-14

Planner signature / date

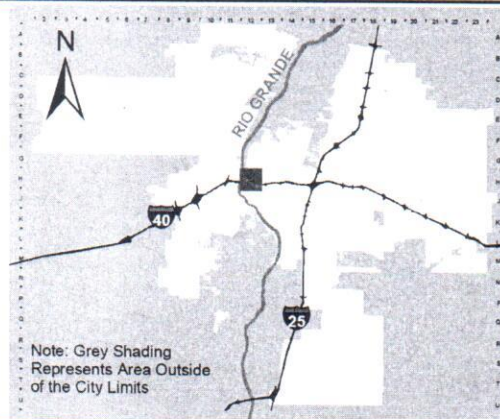
Project # 1009945



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



Map amended through: 6/7/2013



Note: Grey Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:

H-12-Z

Selected Symbols

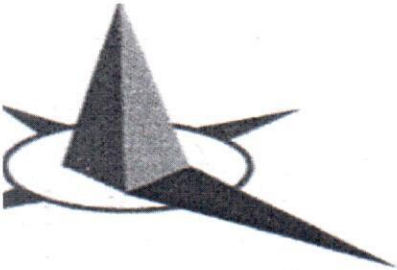
- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

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The Survey Office

Albuquerque, NM 87102 505.998.0303 Office 505.998.0305 Fax Info@TheSurveyOffice.com



May 13, 2014

**RE: Tracts 127 & 130 Lands of Josh Romero, DRB Project # 1009945
Containing .4969 Acres, Zone Atlas Page: H-12-Z**

Design Variance Request to a minimum Standard for a Local Roadway

**A variance of 4' to the Standard Minimum 28' Road Width, Deletion of
4' Sidewalk and Curb & Gutter for Los Luceros Road**

**A Variance of 14' to the Standard Minimum 28' Road Width, Deletion of
4' Sidewalk and Curb & Gutter for Camilo Road, NW**

Dear Mr. Cloud:

The Survey Office, LLC, on behalf of owner of the above referenced property, is requesting a design variance to the DPM standard for a local roadway including curb & gutter, sidewalk. The site contains 0.4969 acre and is located on the Northwest Corner of Los Luceros Road and Camilo Road NW. This is located in a very old and established neighborhood that does not comply to the DPM standards for the most part. There are not possibilities in the future to expand and widen the existing Rights-of-Way. Therefore, we request the following variances for this site:

1) A Variance of 4' To the Standard Minimum 28' Road Width, Deletion of Curb & Gutter and 4' Sidewalk for Los Luceros Road, NW.

The existing right of way is only 30' wide and there is no room to widen the road and install the sidewalk in this street. However, there is existing roll curb already in place.

2) A Variance of 14' to the Standard minimum 28' Road With, Deletion of 4' Sidewalk and Curb & Gutter for Camilo Road, NW.

The existing right of way is only 20' wide and there is no room to widen the road and install the sidewalk and curb & gutter in this street.

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Based on the existing condition on this old establish neighborhood we hope our request for the above variances be granted. Please see attached exhibit for existing conditions and variance request.

Thank you for your attention regarding this matter. Please contact me at (505) 804-5013 if you require additional information or have any questions.

Sincerely,

Shahram (Shawn) Biazar



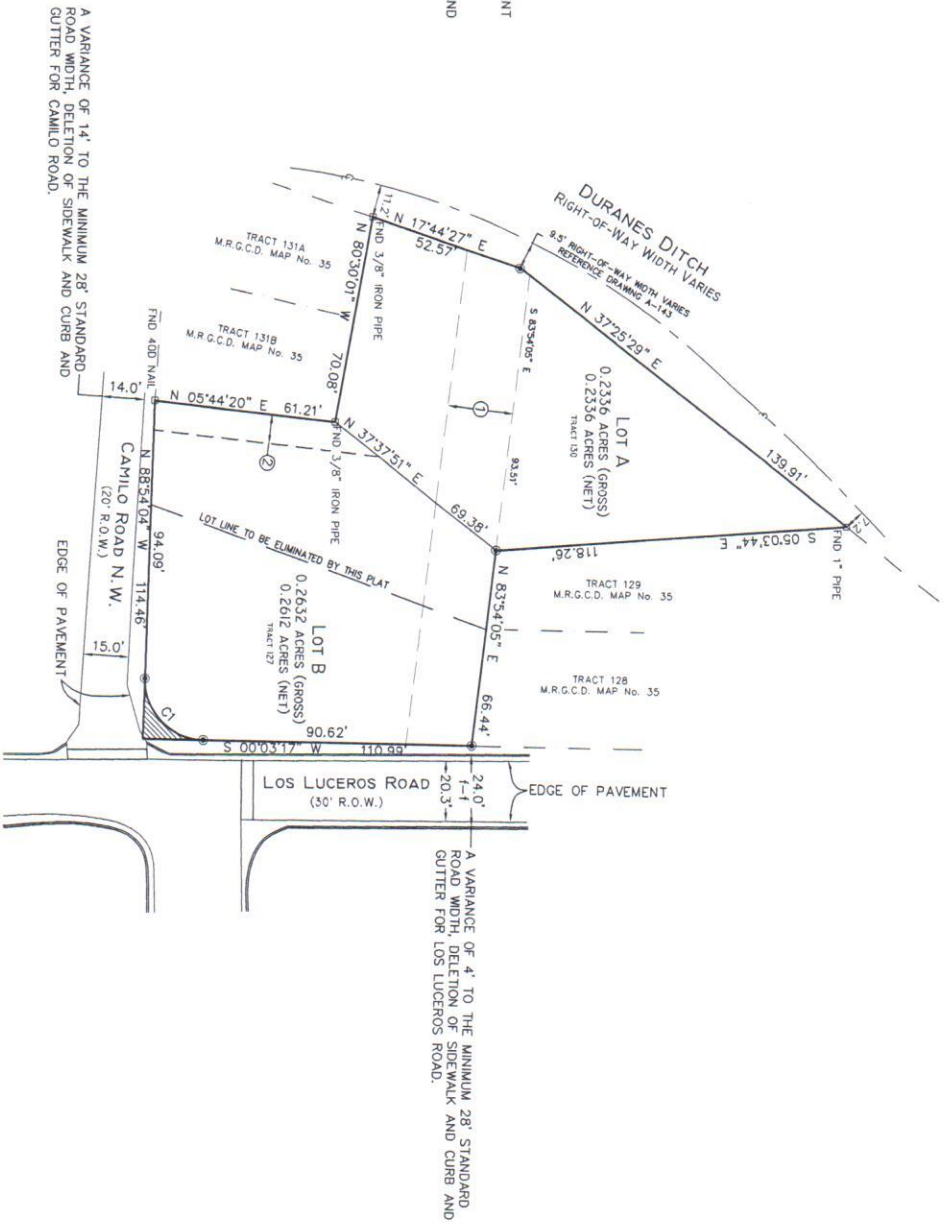
15 10 5 0 10 20 30
 1" = 30'
 PROJECT NO. 0902A105
 DRAWN BY: AT-2
 ZONED: UNCLASSIFIED-2
 TRACT 30, C55



- EASEMENT NOTES
- 22.00 FEET PRIVATE ACCESS AND DRAINAGE EASEMENT GRANTED BY THIS PLAT
 - 10.00 FEET PRIVATE WATER AND SEWER EASEMENT GRANTED BY THIS PLAT IS FOR BENEFIT OF LOT A AND SAID OWNER IS RESPONSIBLE FOR MAINTENANCE.

MONUMENT LEGEND

- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/ CAP STAMPED "TS 11463" UNLESS OTHERWISE NOTED



VARIANCE EXHIBIT
 LOTS A & B
 LANDS OF JOSH ROMERO

THE SURVEY OFFICE, LLC
 333 TOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0305
 T10N R2E SEC. 12