



11. **Project# 1006543**
15DRB-70061 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

CARTESIAN SURVEYS INC agent(s) for COORS & CENTRAL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 2, **ALBERTSONS AT COORS SW** zoned C-2, located on CENTRAL AVE SW BETWEEN COORS BLVD SW AND ALAMEDA ST SW containing approximately .9357 acre(s). (K-10) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR 'ADA' ACCESS ON CENTRAL AND TO PLANNING FOR REVISED SITE PLAN.**

12. **Project# 1010311**
15DRB-70065 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

CARTESIAN SURVEYS INC agent(s) for JERRY JONES request(s) the above action(s) for all or a portion of Lot(s) A, Block(s) 2, **INDIAN REST SUB.** zoned C-3, located on BRYN MAWR BETWEEN AZTEC AND COMANCHE containing approximately .5766 acre(s). (G-16) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO WATER AUTHORITY FOR VERIFICATION OF SEPARATE SERVICES AND TO PLANNING FOR COPIES OF UTILITY RELEASE AND VARIANCES, AND FOR REVISED LANDSCAPING BUFFER EXHIBIT.**

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

13. **Project# 1010372**
15DRB-70064 SKETCH PLAT REVIEW
AND COMMENT 

ED PASCHICH request(s) the above action(s) for all or a portion of Lot(s) 12, **MRGCD MAP #38**, zoned S-R, located on 15TH ST AND SAWMILL containing approximately .54 acre(s). (J-13) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

14. **Project# 1004310**
15DRB-70071 SKETCH PLAT REVIEW
AND COMMENT 

SANTA FE PLANNING GROUP, INC agent(s) for MBN, LLC request(s) the above action(s) for all or a portion of Lot(s) 7, Block(s) 13, **VOLCANO CLIFFS Unit(s) 3**, zoned O-1, located on ATRISCO AND SANTO DOMINGO containing approximately .998 acre(s). (E-10) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

15. Other Matters:
ADJOURNED:

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 #: 1010311 Application #: 15DRB-70065
Project Name: Indian Rest Sub
Agent: Cartesian Surveys, Inc Phone #: _____

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

☐ TRANSPORTATION _____

☒ AIRPORT _____ *rezone OK account*

☐ CITY ENGINEER / WAFCA: _____

☐ PARK / MP: _____

☒ PLANNING (Last signature) *OK* *revised exhibit* *OK* *variance, release*

PLATING

☐ If plat must be recorded this plat. Please submit the following items:

1. The original plat and a mylar copy for the County Clerk.

2. A certificate from the County Treasurer.

3. Recording fee (checks payable to the County Clerk). RECORDED DATE: _____

4. A printed form from the County Assessor.

5. County Treasurer's signature must be obtained prior to the recording of the plat

with County Clerk.

☒ Property Manager's signature must be obtained prior to Planning Department's signature.

☒ AGS: File as required.

☐ Copy of plat at Planning.

ALL SITE PLANS

1. Copy of the approved site plan. Include all pages.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 25, 2015
DRB Comments**

ITEM # 12

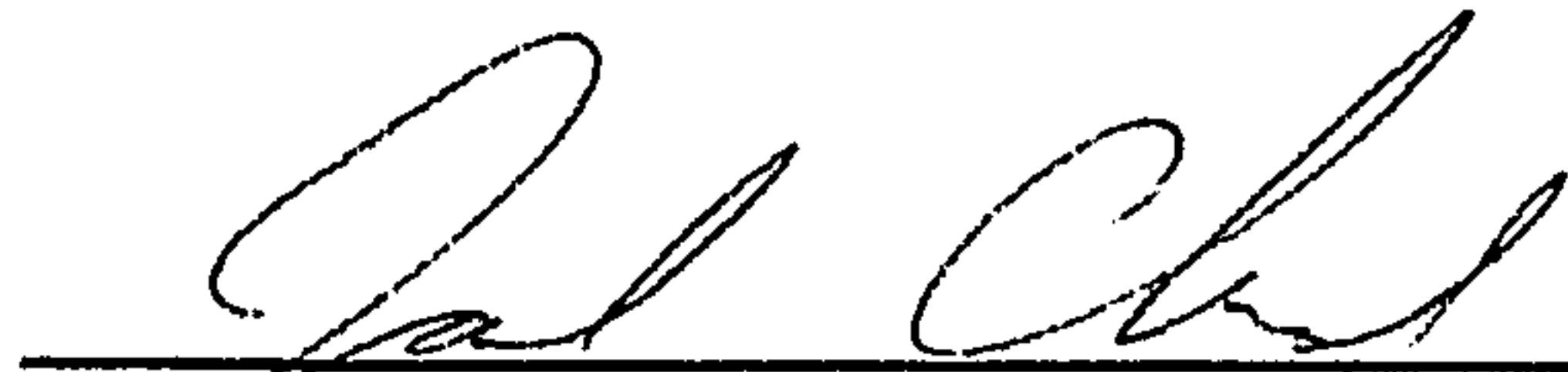
PROJECT # 1010311 APPLICATION # 15-70065

RE: Tract A, Indian Rest Subdivision

This request was heard by DRB in November 2014 under Project No. 1010272; Planning comments from that hearing are as follows:

Parking calculations (required and provided) are needed to determine if on-site parking requirements can be met with proposed subdivision; it appears variances would be required for both proposed lots in order for the subdivision to proceed.

If variances were approved, copies are needed for this platting file.



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

DRB CASE ACTION LOG - BLUE SHEET

complete
2-27-15

- ☒ 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 #: 1010311

Application #: 15DRB-70065

Project Name: Indian Rist Sub

Agent: Cartesian Surveys Inc. Phone #:

****Your request was approved on 2-25-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

☐ TRANSPORTATION:

☒ ABCWUA: OK separate comments

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☐ PLANNING (Last to sign): OK copies of release, variance, revised exhibit

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.

**PUBLIC SERVICE COMPANY OF NEW MEXICO
QUITCLAIM OF ELECTRIC EASEMENT**

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), a New Mexico corporation, does hereby quitclaim and discharge its right, title and interest to the present owner or owners, as their interests may appear in the property described below. The interest of PNM in such property was created by that certain Easement or Grant of Right of Way recorded in Bernalillo County, on June 19, 1974, in Book 372, Page(s) 532. As to all property covered by such Easement or Grant of Right of Way which is not specifically described herein, the right, title and interest of PNM shall not be affected by this quitclaim of easement.

The easement (or portion thereof) being quitclaimed herein is described as lying and being within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

PNM ROWT NO. 22358 (Referencing Existing PNM Doc. No. 14921)

The easement being quitclaimed is within Tract A, Plat of Land of James W. Colvin Comprising Lots 12 to 14 Inclusive in Tract 2 of Indian Rest, An Addition to the City of Albuquerque, New Mexico situate in Section 03, T. 10N, R. 03E, N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk of Bernalillo County on June 19, 1974, in Plat Book 372, Page 532, and being more particularly described as follows:

Said electric easement being quitclaimed is the northerly five (5) feet of said Tract A, as located on the property described above.

All as generally shown on the drawing attached hereto and made a part hereof as EXHIBIT "A".

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 23rd day of February, 20 15

FOR RECORDER'S USE ONLY

PUBLIC SERVICE COMPANY OF NEW MEXICO

Emilie B. Dohleman

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on February 23, 20 15

By Emilie B. Dohleman, Director, Sys. Eng. and Land Svcs. Dept.
of Public Service Company of New Mexico, a New Mexico corporation, on
behalf of said corporation.

My commission expires 4-16-18
(Seal)

Fernando Vigil
Notary Public

Doc# 2015014621

02/23/2015 03:47 PM Page 1 of 3
EASE R \$25.00 M Toulouse Oliver, Bernalillo County



PNM
REFERENCE
NUMBER

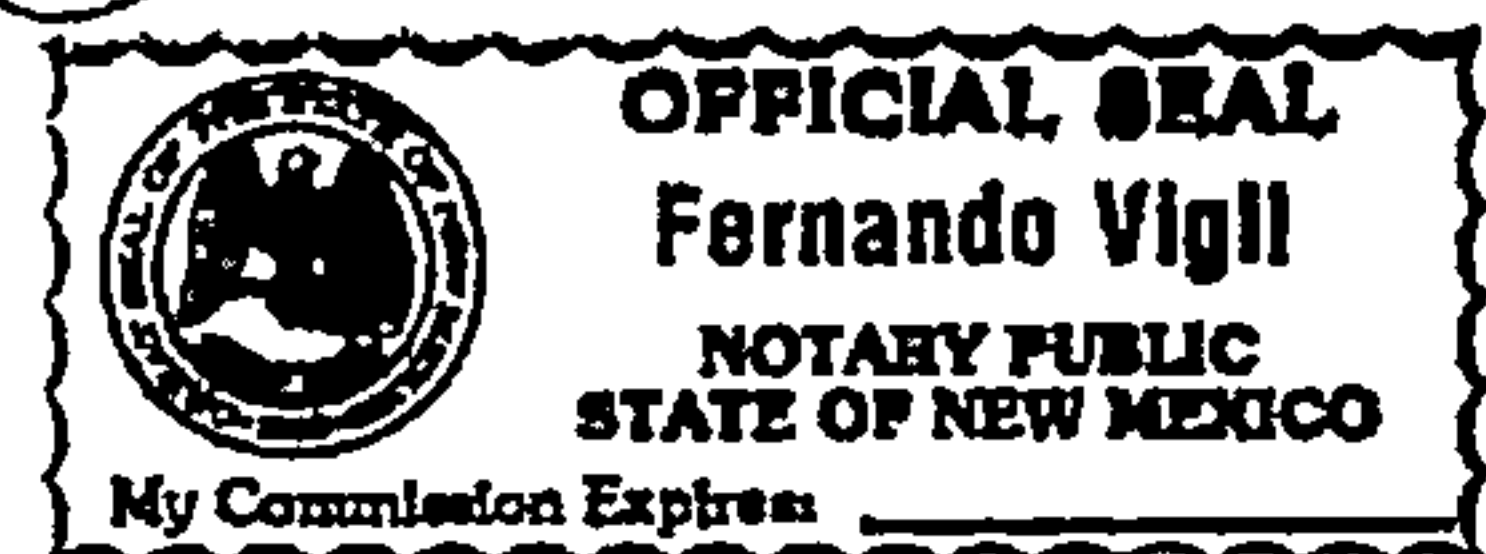


EXHIBIT A

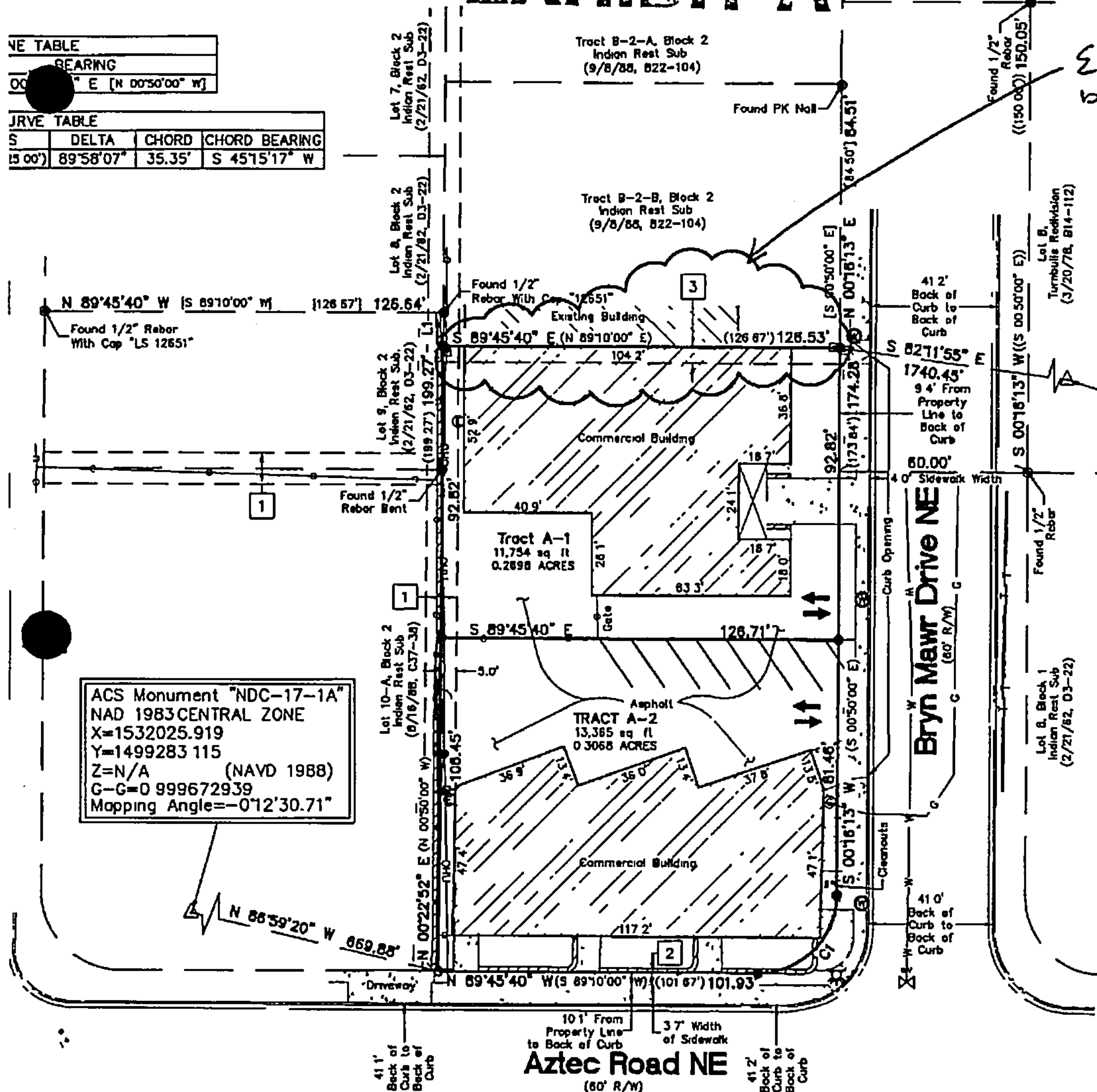
ROW #22358

Site Sketch for Tracts A-1 and A-2, Block 2 Indian Rest Subdivision

Within
Section 3, Township 10 North, Range 3 East
New Mexico Principal Meridian
City of Albuquerque
Bernalillo County, New Mexico
February 2015

NE TABLE
BEARING
00° 00' 00" E [N 00° 50' 00" W]

JRVE TABLE			
S	DELTA	CHORD	CHORD BEARING
13.00'	89°58'07"	35.35'	S 45°15'17" W



ACS Monument " 6-G17
NAD 1983 CENTRAL ZONE
X=1534546.248
Y=1499210.443
Z=5139.195 (NAVD 1988)
G-G=0.999670902
Mapping Angle=-0° 12' 13.25"

ACS Monument "NDC-17-1A"
NAD 1983 CENTRAL ZONE
X=1532025.919
Y=1499283.115
Z=N/A (NAVD 1988)
G-G=0.999672939
Mapping Angle=-0° 12' 30.71"

Legend

N 90° 00' 00" E	MEASURED BEARING AND DISTANCES
(N 90° 00' 00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (8/30/76, B11-184)
(N 90° 00' 00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (2/21/82, D3-22)
(N 90° 00' 00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (9/8/88, 822-104)
((N 90° 00' 00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (3/20/78, B14-112)
⊙	FOUND AND USED MONUMENT AS INDICATED
○	SET BATHY MARKER "LS 14271" UNLESS MARKED OTHERWISE
⊠	COVERED AREA
▬	BLOCK WALL
▬	CHAINLINK FENCE
▬	METAL FENCE
⊕	WATER VALVE
⊕	WATER METER
⊕	FIRE HYDRANT
⊕	GAS METER
⊕	ELECTRIC METER
⊕	UTILITY PEDESTAL
⊕	POWER POLE
—OH—	OVERHEAD UTILITY LINE
⊕	ANCHOR
↔	INGRESS/EGRESS
⊕	BOLLARD
—G—	UNDERGROUND GAS LINE
—W—	UNDERGROUND WATER LINE
—T—	UNDERGROUND TELEPHONE LINE

Easement Notes

Row 22358
Quit claim of easement.

A. C. Cryslar, Jr.

14921

Exchange: Albuquerque, North

2/19/1955

RIGHT OF WAY EASEMENT

532

THE UNDERSIGNED GRANTOR (and each and all of them if more than one) for and in consideration of Certain Valuable Considerations dollars (\$ ////////) in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and conveys unto The Mountain States Telephone and Telegraph Company, a Colorado corporation, 933-14th Street, Denver, Colorado 80202 and

THE PUBLIC SERVICE COMPANY OF NEW MEXICO Grantee (s), its (their) successors, assigns, licensees, licensees and agents a Right-of-Way Easement and the right to construct, operate, maintain and remove such communication, power transmission and other facilities, from time to time, as said Grantee (s) may require upon, over, under and across the following described land which the Grantor owns or in which the Grantor has any interest, to-wit:

An easement five (5) feet in width:

Said easement being the northerly five (5) feet of Tract "A" as shown and designated on a Plat of Survey of Land of James W. Colvin comprising Lots 12 to 14, inclusive in Tract 2 of Indian Rest, An Addition to The City of Albuquerque, New Mexico as recorded in Volume Miscellaneous 355, Folio 588 in the Clerk and Recorder's Office of Bernalillo County, New Mexico on February 27, 1974.

State of New Mexico | ss
County of Bernalillo | ss
This instrument was filed for record on

JUN 10 1974
Attest: J. M. Henshaw, Clerk
of Bernalillo County, New Mexico
Clerk & Recorder
Deputy Clerk

situate in County of Bernalillo, State of New Mexico TOGETHER with the right of ingress and egress over and across the lands of the Grantor to and from the above described property, the right to clear and keep cleared all trees and other obstructions as may be necessary and the right to permit other utility companies to use the right of way jointly with Grantee (s) for their utility purposes.

The Grantor reserves the right to occupy, use and cultivate said property for all purposes not inconsistent with the rights herein granted.

SIGNED AND DELIVERED this 24 day of May, A.D., 1974, at Albuquerque, N.M.

James W. Colvin

STATE OF New Mexico) ss
COUNTY OF Bernalillo) ss

This instrument was acknowledged before me this 24th day of May, 1974, by James W. Colvin known to me as James W. Colvin.

Stanley J. Chiles
Notary Public

My Commission Expires: Jan 2, 1976

SE 1/4 Section 3

Township 10 North

Range 4 East

EXHIBIT A

142149

Doc# 2015014620

07/23/2015 03:47 PM Page 1 of 1
060 4 326 00 M Toulouse Oliver, Bernalillo County



RECORDING INFORMATION ABOVE

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that, Qwest Corporation, d/b/a CenturyLink QC, a Colorado Corporation, hereinafter called "Company" for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt whereof is hereby confessed and acknowledged, does hereby release, remise and quitclaim all the right, title and interest acquired by the Company or its assignors under that certain right of way grant, recorded in the official records of the Clerk and Recorders office of Bernalillo County, State of New Mexico unto the present owner or owners, as their respective interest may appear therein, in the following described property, to wit: an easement five (5) feet in width being the northerly five (5) feet of Tract "A" as shown and designated on a Plat of Survey of Land of James W. Colvin Comprising Lots 12-14, Inclusive in Tract 2 of Indian Rest, An Addition to The City of Albuquerque, New Mexico as recorded in Volume Misc. 355, Folio 588 in the Clerk and Recorder's Office of Bernalillo County, New Mexico on February 27, 1974.

An easement as recorded June 19, 1974 in Misc. Volume 372 Folio 532 in Bernalillo County, State of New Mexico.

And hereby expressly excepting and reserving to the Company, any and all interest otherwise acquired in said property, except as stated above.

IN WITNESS WHEREOF the Company has caused these presents to be executed this 18th day of FEBRUARY 2015.

Qwest Corp. d/b/a CenturyLink QC

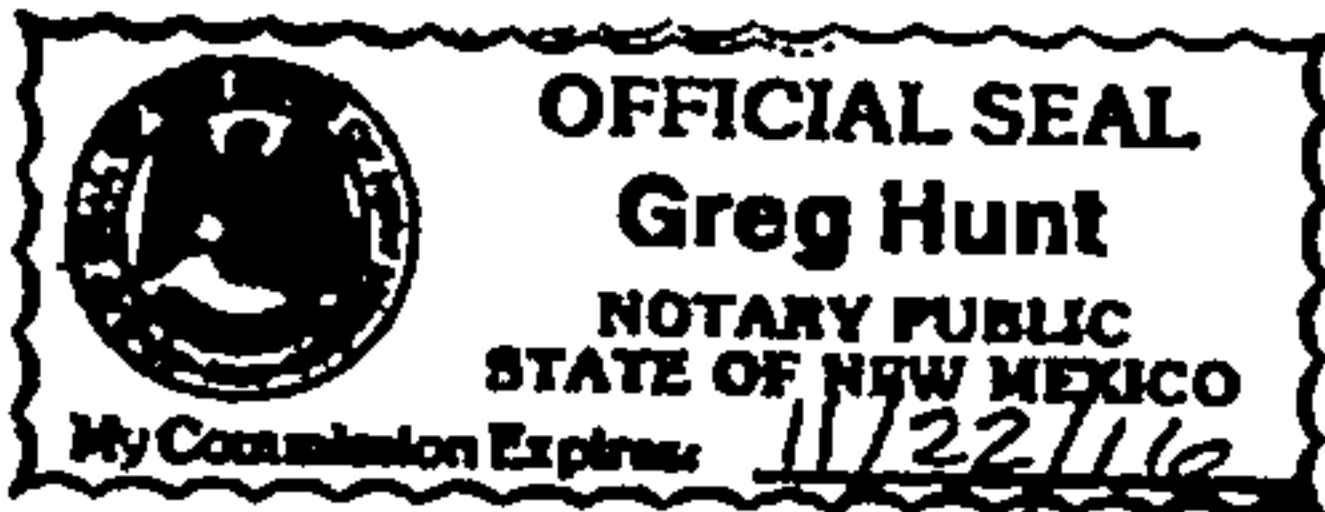
BY Rita Jaramillo
Right of Way Manager

STATE OF NEW MEXICO
County of BERNALILLO) ss.

The foregoing instrument was acknowledged before me this 18th day of FEBRUARY 2015 by RITA JARAMILLO, CENTURYLINK MANAGER.

My commission expires NOV 22, 2016

Witness my hand and official seal.



(SEAL)

Greg Hunt
Notary Public

SE 1/4 OF SECT. 3 TWP. 10N

RNG. 3E

N.M.P.M.

R/W # NM021715GH01

EXCH Albuquerque San Mateo

I, Maggie Toulouse Oliver, County Clerk of
Bernalillo County New Mexico hereby certify that

Row 22358
Out claim of easement.

A. C. Chrysler, Jr.

14921

Exchange: Albuquerque, North
N/M 1995

RIGHT OF WAY EASEMENT

532

THE UNDERSIGNED GRANTOR (and each and all of them if more than one) for and in consideration of Certain Valuable Considerations dollars (\$ 1000.00) in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and conveys unto The Mountain States Telephone and Telegraph Company, a Colorado corporation, 931-14th Street, Denver, Colorado 80202 and THE PUBLIC SERVICE COMPANY OF NEW MEXICO Grantee (s), its (their) successors, assigns, licensees, licensees and agents a Right-of-Way Easement and the right to construct, operate, maintain and remove such communication, power transmission and other facilities, from time to time, as said Grantee (s) may require upon, over, under and across the following described land which the Grantor owns or in which the Grantor has any interest, to-wit:

An easement five (5) feet in width:

Said easement being the northerly five (5) feet of Tract "A" as shown and designated on a Plat of Survey of Land of James W. Colvin Comprising Lots 12 to 14, Inclusive in Tract 2 of Indian Rest, An Addition to The City of Albuquerque, New Mexico as recorded in Volume Miscellaneous 355, Folio 588 in the Clerk and Recorder's Office of Bernalillo County, New Mexico on February 27, 1974.

State of New Mexico } ss
County of Bernalillo }
This instrument filed for record on

JUN 10 1974
Attest: J. M. [Signature]
of County of Bernalillo
Clerk & Recorder
Deputy Clerk

situate in County of Bernalillo, State of New Mexico TOGETHER with the right of ingress and egress over and across the lands of the Grantor to and from the above described property, the right to clear and keep cleared all trees and other obstructions as may be necessary and the right to permit other utility companies to use the right of way jointly with Grantee (s) for their utility purposes.

The Grantor reserves the right to occupy, use and cultivate said property for all purposes not inconsistent with the rights herein granted.

SIGNED AND DELIVERED this 24 day of May, A.D., 1974, at Albuquerque, N.M.

James W. Colvin

STATE OF NEW MEXICO) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me this 24th day of May, 1974, by James W. Colvin _____
James W. Colvin

Stanley Z. [Signature]
Notary Public

My Commission Expires: Jan 3, 1976

SE 1/4 Section 3

Township 10 North

Range 4 East

EXHIBIT A



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

JAMES OR YVONNE COLVIN (CARTESIAN SURVEYS INC, AGENT) requests a special exception to Section 14-16-3-1(A)(21): a VARIANCE request of 8 parking spaces for proposed lot A-2 and a Variance request of 2 spaces for proposed lot A-1 for all or a portion of Lot A, Block 2, INDIAN REST ADDN zoned C-3, located on 3409 AZTEC RD NE (G-16)

Special Exception No:.....14ZHE-80295
Project No:Project# 1010311
Hearing Date:January 23, 2015
Closing of Public Record:January 23, 2015
Date of Decision:.....02-06-15

On the 23rd day of January, 2015 (hereinafter "**Hearing**") CARTESIAN SURVEYS INC, (hereinafter "**Agent**") acting as agent on behalf of the property owner, JAMES OR YVONNE COLVIN (hereinafter "**Applicant**") appeared before the Zoning Hearing Examiner (hereinafter "**ZHE**") requesting a Variance of 8 parking spaces for proposed lot A-2 and a Variance request of 2 spaces for proposed lot A-1 (hereinafter "**Application**") upon the real property located at 3409 AZTEC RD NE ("**Subject Property**"). Below are the findings of facts:

FINDINGS:

1. Applicant is requesting a Variance of 8 parking spaces for proposed lot A-2 and a Variance request of 2 spaces for proposed lot A-1.
2. The City of Albuquerque Zoning Code of Ordinances Section § 14-16-4-2 (C) (2) "SPECIAL EXCEPTIONS – VARIANCE" reads in part: "A variance application shall be approved by the Zoning Hearing Examiner, if and only if, the Zoning Hearing Examiner finds all of the following:
 - a. The application is not contrary to the public interest or injurious to the community, or to property or improvements in the vicinity;
 - b. There are special circumstances applicable to the subject property which do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid;
 - c. Such special circumstances were not self-imposed and create an unnecessary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property that need not be endured to achieve the intent and purpose of the Zoning Code (§14-16-1-3) and the applicable zoning district; and
 - d. Substantial justice is done.

3. The ZHE finds that the Applicant has met its burden of providing evidence (both oral testimony and written material) that establishes that the Application is not going to be: (i) contrary to the public interest, (ii) injurious to the community; or (iii) injurious to the property/improvements located in the nearby vicinity of the Subject Property. Specifically, the Applicant provided testimony that this Application will not be injurious because the use of the buildings and the use of the parking lot is not going to change as a result of this Application, due to the fact that the only reason why they are applying for the Variance is a result of the owner's desire to subdivide the two buildings into two separate lots and the DRB required this variance as a condition to granting the subdivision plat approval. The Agent stated that the parking sufficiently captures the parking traffic required for the two buildings and there is no known parking problem, and therefore this application will not be injurious to the community [as required pursuant to Section § 14-16-4-2 (C) (2) (a)]. Further, the Application and testimony of the Applicant at the Hearing suggest that there is no neighborhood opposition to the Application.
4. The ZHE finds that the Applicant has met its burden of providing evidence (both oral testimony and written material) that establishes that there are "special circumstances" applicable to the Subject Property which do not apply generally to other property in the same zone and vicinity. Specifically, the Applicant provided testimony that the age of the two buildings pre-dates the adoption of the parking regulations in the City of Albuquerque zoning code [as required pursuant to Section § 14-16-4-2 (C) (2) (b)]
5. The ZHE finds that the Applicant has met its burden of providing evidence (both oral testimony and written material) that establishes that the special circumstances presented hereinabove were not "self-imposed", and that those special circumstances create an unnecessary hardship upon the Applicant. Specifically, the Applicant provided testimony that if the ZHE forced the Applicant to comply with the existing parking regulations that they would be prohibited from completing the subdivision plat application which constitutes an "*unjustified limitation on the reasonable use of the Subject Property*" [as required pursuant to Section § 14-16-4-2 (C) (2) (c)]
6. The ZHE finds that the Applicant has met its burden of providing evidence (both oral testimony and written material) that establishes that substantial justice will be done if this Application is approved. [as required pursuant to Section § 14-16-4-2 (C) (2) (d)]
7. 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 (B) (4).

CONCLUSIONS OF LAW:

The Applicant has met their burden of submitting an Application that provides evidence that satisfies the elements required within §14-16-4-2 (C) (2) of the Albuquerque Zoning Code.

DECISION:

APPROVAL WITH CONDITIONS of a VARIANCE of 8 parking spaces for proposed lot A-2 and a Variance request of 2 spaces for proposed lot A-1.

If you wish to appeal this decision, you may do so by 5:00 p.m., on February 23, 2015 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.

Joshua J. Skarsgard, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File

James or Yvonne Colvin PO Box 35321 Albuquerque NM 87176
Cartesian Surveys INC Will Plotner PO BOX 44414 Rio Rancho NM 87174



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

D L A APPEAL / PROTEST of...

- ☐ Street Name Change (Local & Collector)
☐ 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): Cartesian Surveys Inc PHONE: 896-3050
 ADDRESS: P.O. Box 44414 FAX: 891-0244
 CITY: Rio Rancho STATE Nm ZIP 87124 E-MAIL: cartesiananddenise@gmail.com

APPLICANT: Jerry Jones PHONE: _____

ADDRESS: 910 Jensen Ct. NE FAX: _____

CITY: Albuquerque STATE NM ZIP 87112 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Subdivide existing lot into two separate lots and grant easements.

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. A Block: 2 Unit: _____

Subdiv/Addn/TBKA: Indian Rest Subdivision

Existing Zoning: C-3 Proposed zoning: C-3 MRGCD Map No _____

Zone Atlas page(s): G-16-Z UPC Code: 101606035314440604

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
1010311, 14ZHE-80295

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): _____

LOCATION OF PROPERTY BY STREETS: On or Near: Bryn mawr Drive NE

Between: Aztec Road NE and Comanche Rd. NE

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

SIGNATURE [Signature] DATE 2/1/15

(Print Name) Denise King Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

Revised: 4/2012

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

15DRB-70065

Action

P&F

CMF

S.F.

Fees

\$ 285.00

\$ 20.00

\$ _____

\$ _____

\$ _____

Total

\$ 305.00

Hearing date Feb. 25, 2015

2-17-15
Staff signature & Date

Project # 1010311

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

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

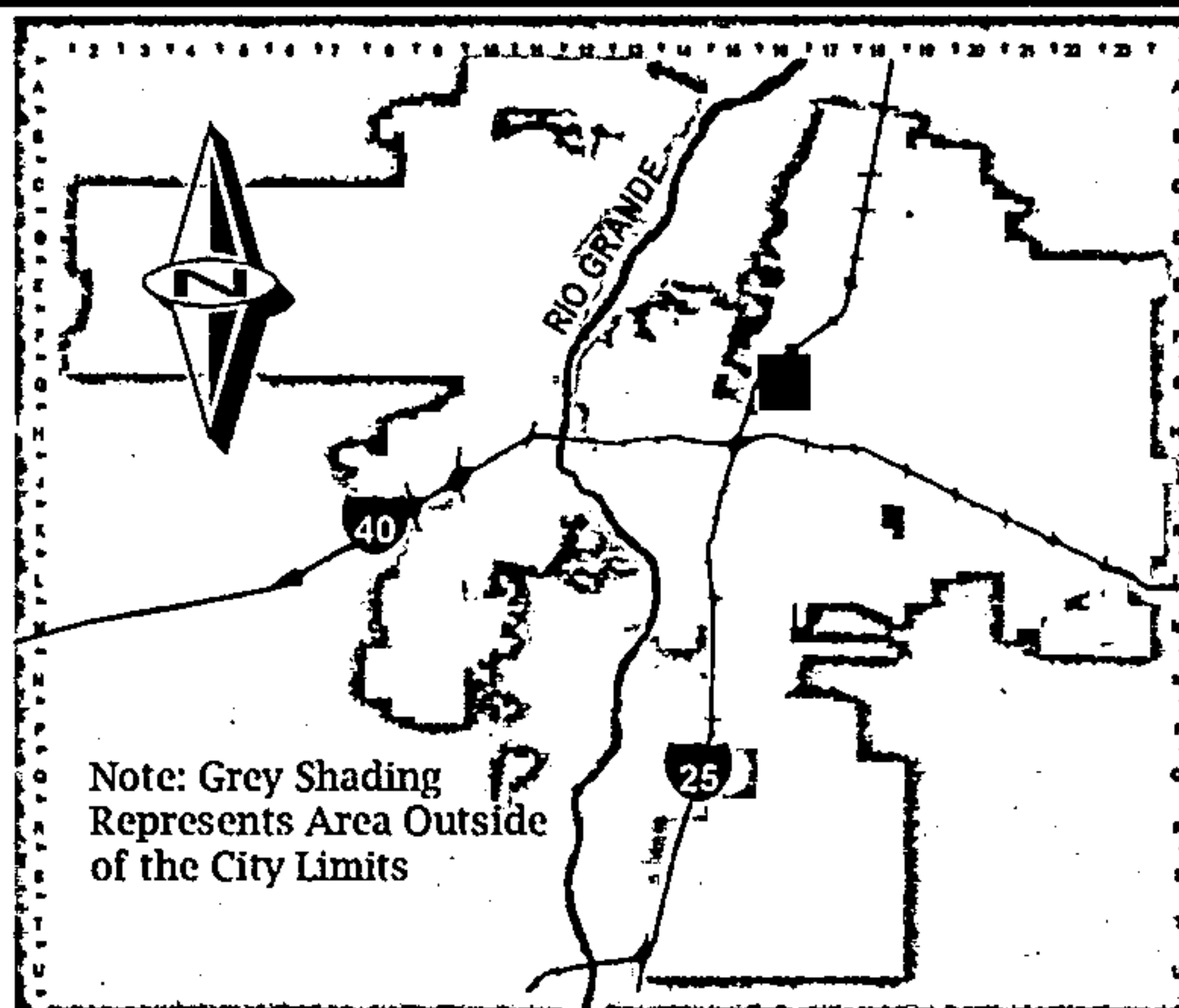
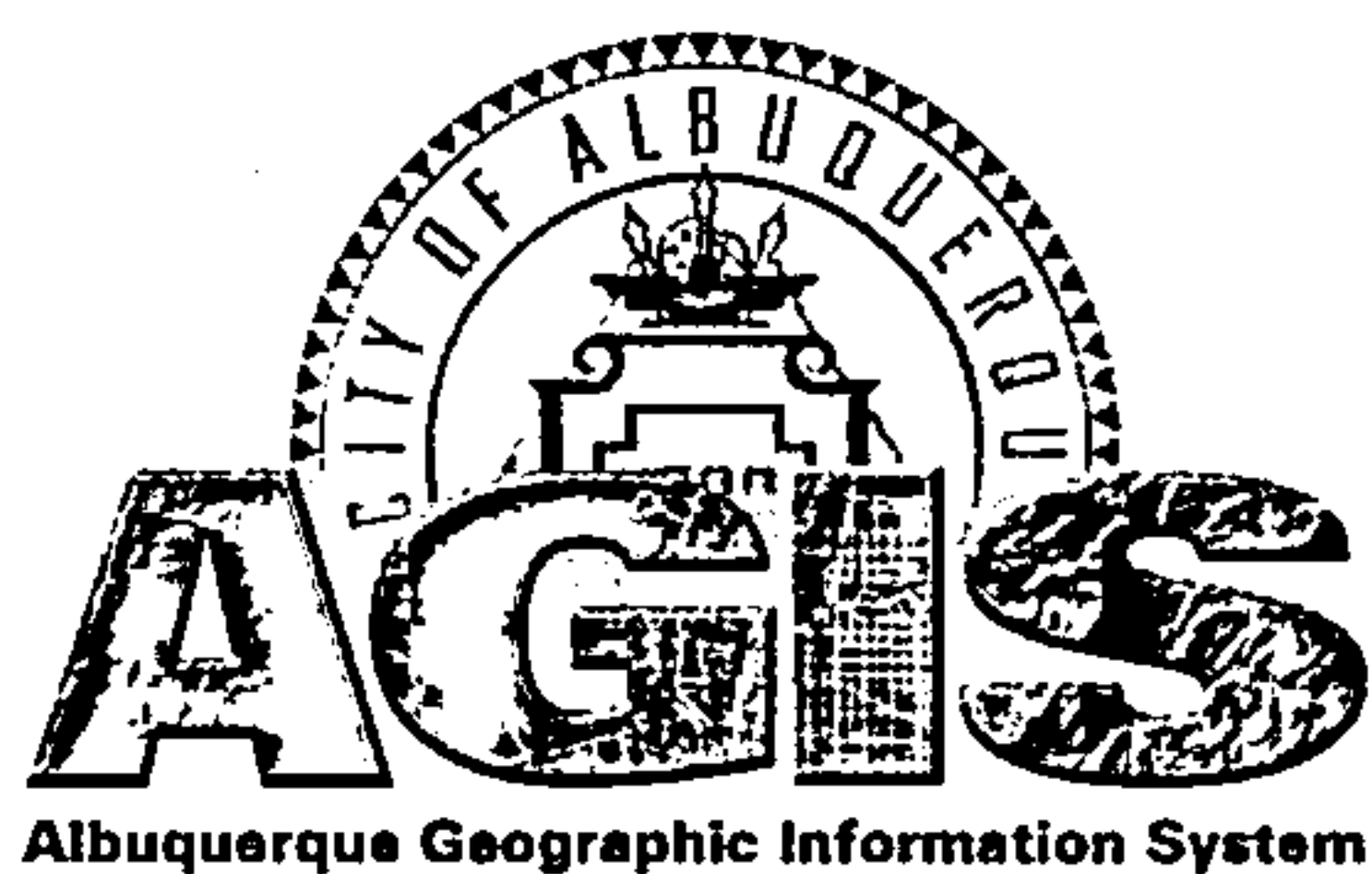
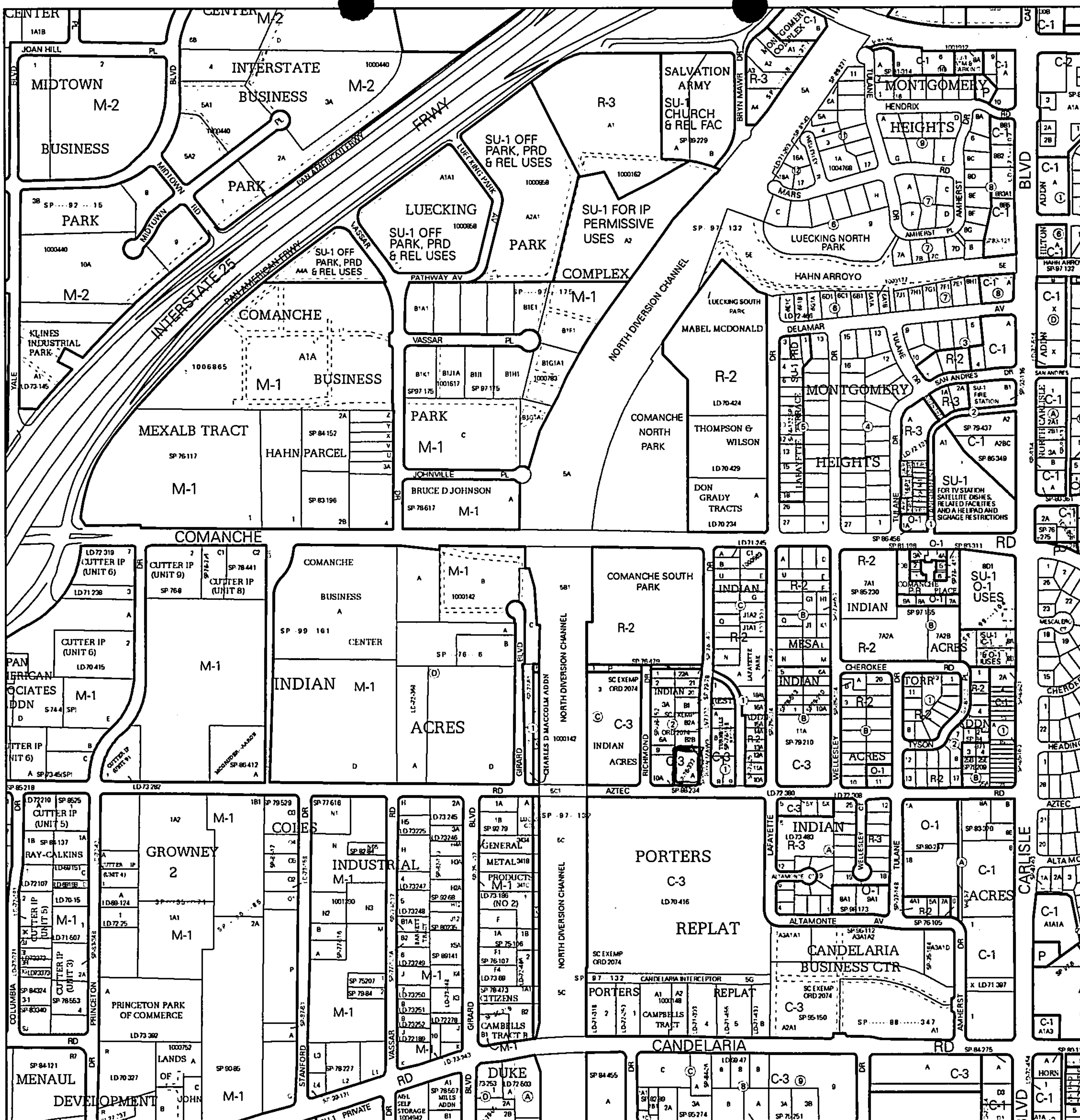
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Denise King
Applicant name (print)
2/1/15
Applicant signature / date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
15 - DRB - 70065

Form revised October 2007
2-17-15
Planner signature / date
Project # 1010311

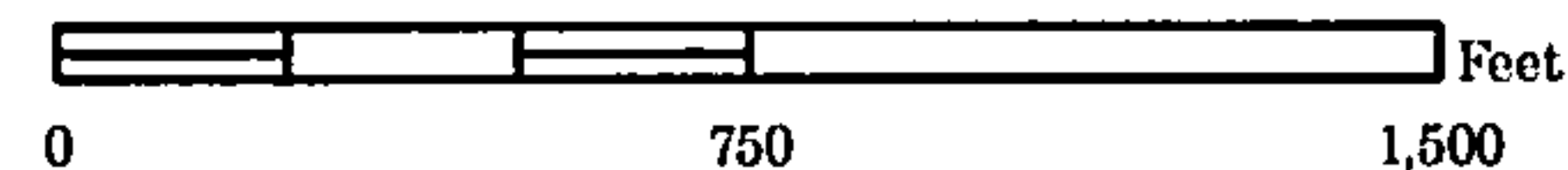


Zone Atlas Page:

G-16-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



Cartesian Surveys Inc.

PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

February 10, 2015

Development Review Board
City of Albuquerque

Re: Plat to subdivide existing lot into two separate lots within Lot A, Block 2, Indian Rest Subdivision

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests approval of a plat to subdivide the existing lot into 2 individual lots within Lot A, Block 2, Indian Rest Subdivision.

If you have any questions, please feel free to call.



















Thank you for your time and consideration.

Will Plotner Jr., NMLS 14271

Site Sketch for
Tracts A-1 and A-2, Block 2
Indian Rest Subdivision

Within
Section 3, Township 10 North, Range 3 East
New Mexico Principal Meridian
City of Albuquerque
Bernalillo County, New Mexico
February 2015

Legend

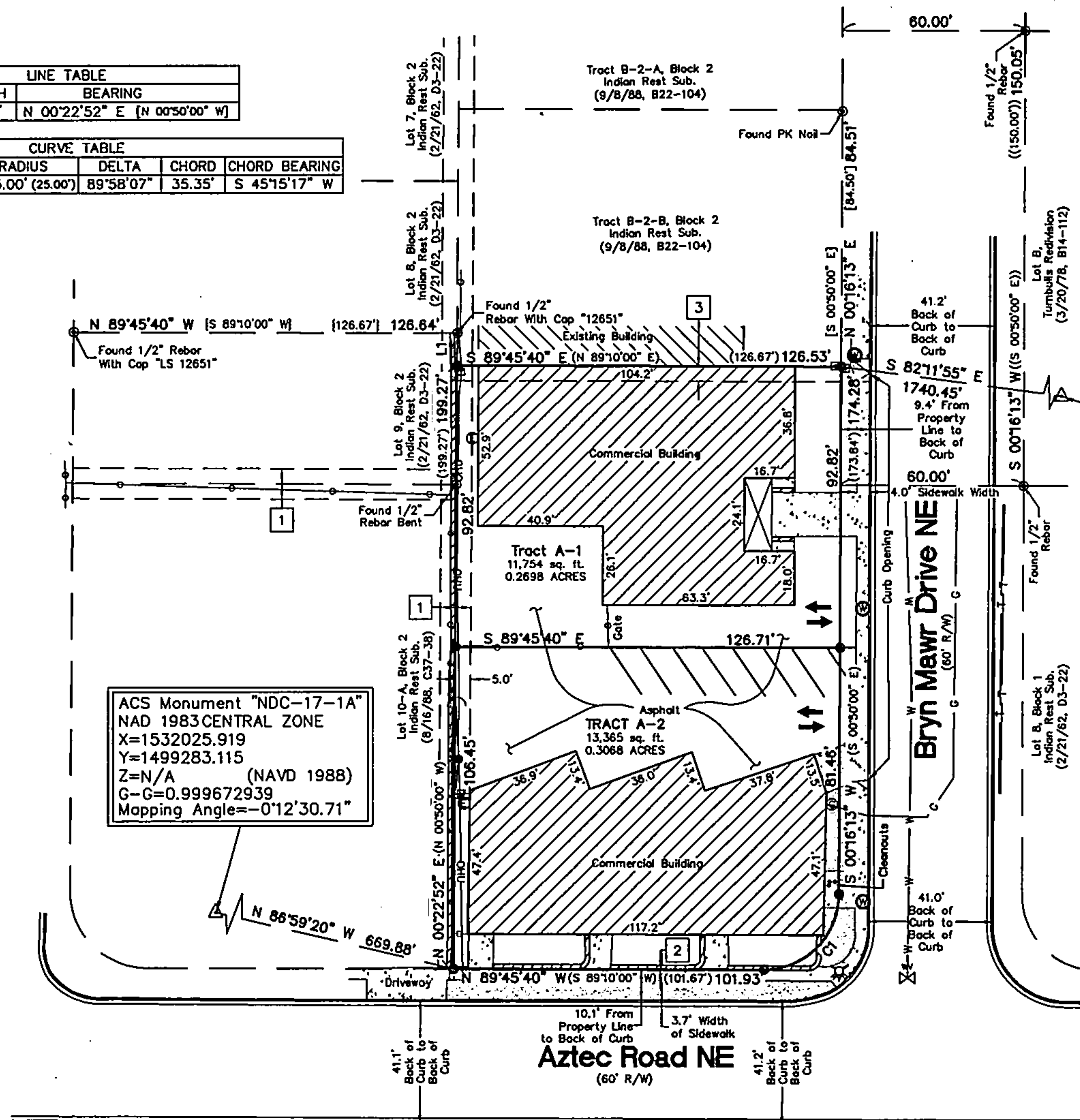
N 90°00'00" E	RECORDED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT
⊙	FOUND AND USED MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271"
	UNLESS MARKED OTHERWISE
	COVERED AREA
	BLOCK WALL
	CHAINLINK FENCE
	METAL FENCE
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	GAS METER
	ELECTRIC METER
	UTILITY PEDESTAL
	POWER POLE
	OVERHEAD UTILITY LINE
	ANCHOR
	INGRESS/EGRESS
	BOLLARD
	UNDERGROUND GAS LINE
	UNDERGROUND WATER LINE
	UNDERGROUND TELEPHONE LINE

Easement Notes

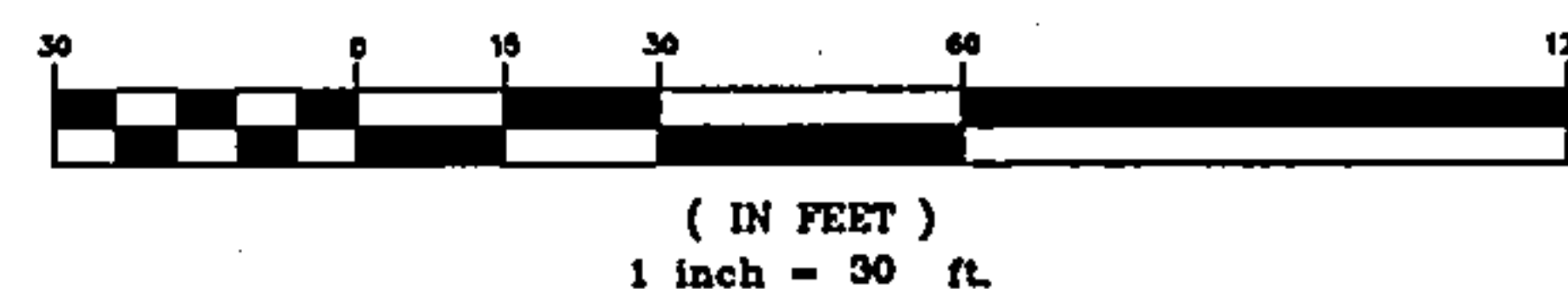
- 1 EXISTING 10' P.U.E. (8/27/76, 03-22)
- 2 PUBLIC SIDEWALK EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THE FILING OF THIS PLAT
- 3 EXISTING 5' PNM AND MST&T RIGHT OF WAY EASEMENT (06/19/74, BK. MISC. 372-532)

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.60'	N 00°22'52" E (N 00°50'00" W)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.26' (39.27')	25.00' (25.00')	89°58'07"	35.35'	S 45°15'17" W



GRAPHIC SCALE



PROJECT #

1010311

Pif

February 25. 2015