


10. **Project# 1006844**
15DRB-70443 AMENDMENT TO
MINOR PRELIMINARY PLAT 

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for DRAGONFLY DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, **LUTHERAN CHURCH IN AMERICA SUBDIVISION** zoned SU-1 & R-T, located on VICKEY DR BETWEEN WYOMING BLVD AND PAPAYA ST containing approximately 4.1078 acre(s). (E-19) **THE AMENDED INFRASTRUCTURE LIST WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

11. **Project# 1010378**
15DRB-70439 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

CARTESIAN SURVEYS INC agent(s) for SCOTT ASHCRAFT request(s) the above action(s) for all or a portion of Lot(s) 10-A & 10-B, Block(s) A, **CANDELARIA PLAZA ADDITION** zoned RA-2, located on SAN ISIDRO BETWEEN DON JUAN COURT AND CAMINO DE COMPANITA containing approximately .7938 acre(s). (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/9/15 THE PRELIMINARY APPROVED. FINAL PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS: VERIFICATION OF NOTICES OF DECISION, MINIMUM LOT SIZE REQUIREMENT MUST BE MET, AND THE ESTABLISHMENT OF SEPARATE WATER/SEWER ACCOUNTS.**

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

12. **Project# 1001568**
15DRB-70442 SKETCH PLAT REVIEW
AND COMMENT 

BORDENAVE DESIGNS agent(s) for EDWARD HADDAWAY request(s) the above action(s) for all or a portion of Lot(s) B & C, **LANDS OF HADDAWAY** zoned LD/ RA-2, located on RIO GRANDE BETWEEN ZICKERT AND LOS ANAYAS (H-12) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

13. **Project# 1009243**
15DRB-70438 SKETCH PLAT REVIEW
AND COMMENT 

TIERRA WEST LLC agent(s) for SILVER TULANE LLC request(s) the above action(s) for all or a portion of Block(s) 49, **UNIVERSITY HEIGHTS ADDITION** zoned CCR-1, located on TULANE DR SE BETWEEN CENTRAL AVE NE AND SILVER AVE SE containing approximately .906 acre(s). (K-16) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

14. Approval of the Development Review Board Minutes for October 21st, and October 28th 2015

15. Other Matters:
ADJOURNED:

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 30, 2015
DRB Comments**

ITEM # 9

PROJECT # 1010378 APPLICATION # 15-70345

RE: Lots 10A & 10B, Candelaria Plaza Addition

RA-2 zoning requires a minimum .25 acre Net (exclusive of access easements). A Lot Area Variance would be required for proposed lots 10 B-1 and 10 B-2, and if the Variances are specific they would need to match the proposed plat.

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

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
August 5, 2015
DRB Comments**

ITEM # 8

PROJECT # 1010378

APPLICATION # 15-70261

RE: Lots 10A & 10B, Candelaria Plaza Addition

Minimum Access Easement width for 2-3 lots is 22 feet. Private Water and Sanitary Sewer Service Easements will be required for proposed two rear lots.

RA-2 zoning requires a minimum .25 acre *Net* (*exclusive* of Access Easements). A Lot Area Variance would be required for proposed lot 10 B-2; the Variance for proposed Lot 10 B-1 would need to be amended to allow a variance of approximately 2,044 square feet, or more if the lot line is adjusted for proposed Lot 10 B-2 to meet the minimum 10,890 square feet.

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

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 4, 2015
DRB Comments**

ITEM # 12

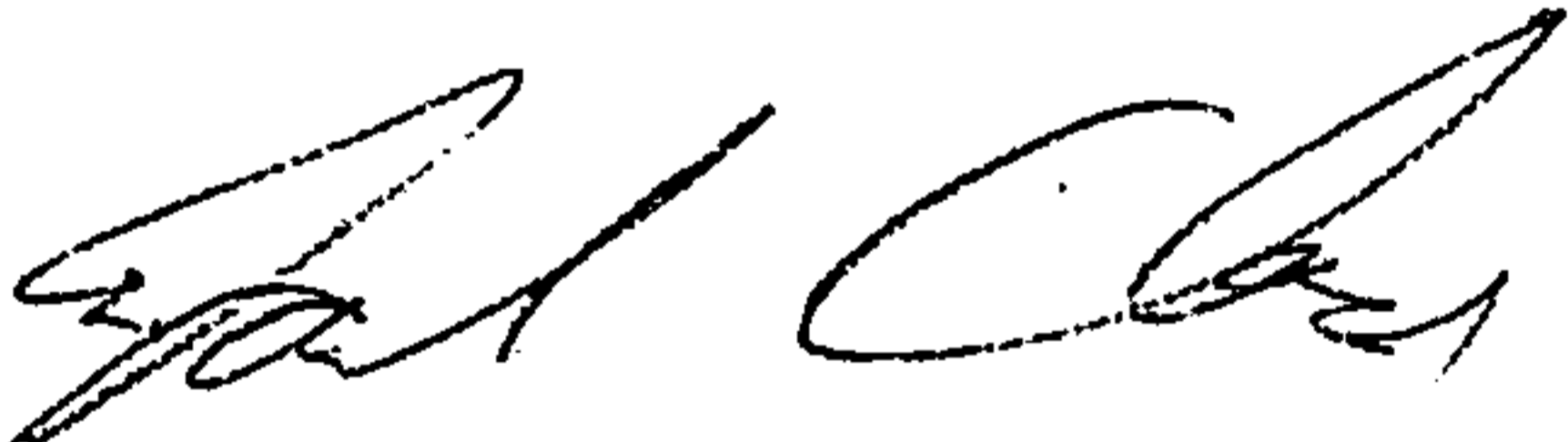
PROJECT # 1010378

APPLICATION # 15-70081

RE: Lots 10A & 10B, Candelaria Plaza Addition

Bernalillo County Assessor data indicates a total area of .8 acre (not 3.5). Both lots would require a zone change (minimum R-1 for Lot 10A which would end up with less than 10,000 sq ft net).

Proposed access easement would need to be platted over the proposed lots, not a separate tract. Fire Marshall and Solid Waste approval (typically for individual lot front pickup) would be required. It appears Subdivision Design Variance(s) would be required for San Isidro, and may be applicable for proposed access – refer to comments from Transportation Development. Individual drivepad locations may need to be identified.



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



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- 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 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 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 87174 E-MAIL: cartesiandenise@gmail.com
 APPLICANT: Scott Ashcraft PHONE: 362-6824
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: Scottashcraft@comcast.net
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Subdivide 2 lots into 3 individual lots, vacate easements 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. 10-A and 10-B Block: A Unit: _____
 Subdiv/Addn/TBKA: Candelaria Plaza Addition
 Existing Zoning: RA-2 Proposed zoning: RA-2 MRGCD Map No _____
 Zone Atlas page(s): G-13-Z UPC Code: Lot 10-A = 101306024031720778
Lot 10-B = 101306024632020751

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
1010378, 15DRB-70261

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 3 Total site area (acres): 0.7938
 LOCATION OF PROPERTY BY STREETS: On or Near: San Isidro
 Between: Don Juan Court and Camino de Companita
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 11/20/15
 (Print Name) Denize King Applicant: Agent:

FOR OFFICIAL USE ONLY

| | | | | |
|--|--------------------------------------|------------|-------|------------------------|
| <input type="checkbox"/> INTERNAL ROUTING | Application case numbers | Action | S.F. | Fees |
| <input checked="" type="checkbox"/> All checklists are complete | <u>15DRB - 70439</u> | <u>PBF</u> | _____ | \$ <u>355.00</u> |
| <input checked="" type="checkbox"/> All fees have been collected | _____ | <u>CME</u> | _____ | \$ <u>20.00</u> |
| <input checked="" type="checkbox"/> All case #s are assigned | _____ | _____ | _____ | \$ _____ |
| <input checked="" type="checkbox"/> AGIS copy has been sent | _____ | _____ | _____ | \$ _____ |
| <input checked="" type="checkbox"/> Case history #s are listed | _____ | _____ | _____ | \$ _____ |
| <input 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>December 9, 2015</u> | | | Total \$ <u>375.00</u> |

Revised: 11/2014

[Signature] 11-24-15 Project # 1010378
 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.

- 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.

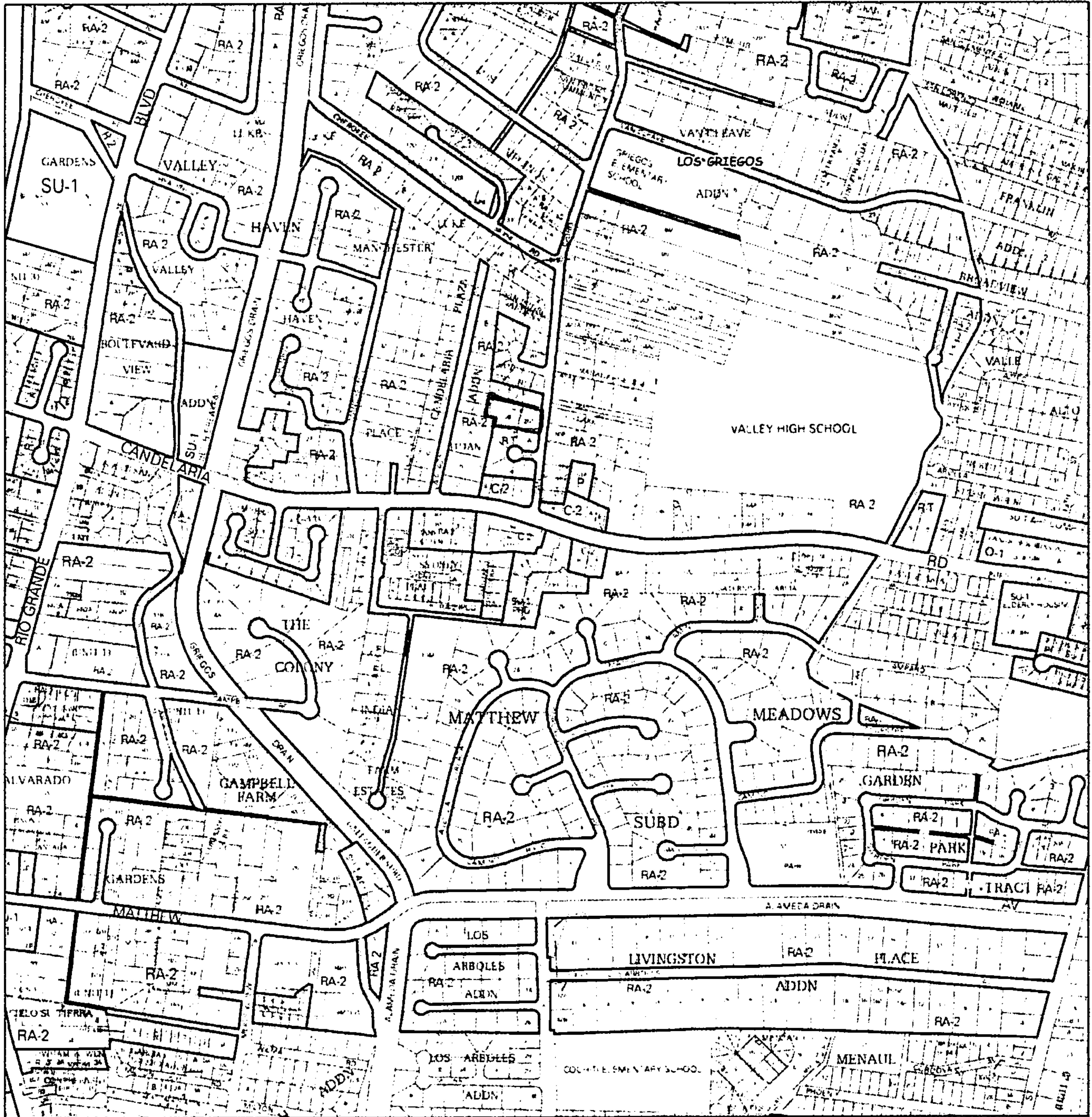
Denise King
 Applicant name (print)
[Signature] 11/20/15
 Applicant signature / date



Form revised October 2007

| | |
|---|-----------------------------|
| <input checked="" type="checkbox"/> Checklists complete | Application case numbers |
| <input checked="" type="checkbox"/> Fees collected | <u>ISDRB</u> - <u>70439</u> |
| <input checked="" type="checkbox"/> Case #s assigned | _____ - _____ |
| <input checked="" type="checkbox"/> Related #s listed | _____ - _____ |

[Signature] 11-24-15
 Planner signature / date
 Project # 1010378



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

AGIS
Albuquerque Geographic Information System

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-13-Z

Selected Symbols

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

0 750 1500 Feet

Cartesian Surveys Inc.

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

November 20, 2015

Development Review Board
City of Albuquerque

**Re: Plat to subdivide 2 lots into 3 individual lots, vacate easements, and grant easements,
within Lots 10-A and 10-B, Block A, Candelaria Plaza Addition**

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests approval of a plat to subdivide the existing 2 lots into 3 individual lots, vacate easements and grant easements with Lots 10-A and 10-B, Block A, Candelaria Plaza Addition.

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

Thank you for your time and consideration.

Will Plotner Jr., NMLS 14271

PROJECT
1010378

December 9, 2015

Pif

Supplemental Form (SF)

| | | | |
|---|-----------------------------------|-----------------------------------|---|
| <input checked="" type="checkbox"/> SUBDIVISION | <input type="checkbox"/> S | <input type="checkbox"/> Z | <input type="checkbox"/> ZONING & PLANNING |
| <input type="checkbox"/> Major subdivision action | | | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> Minor subdivision action | | | |
| <input type="checkbox"/> Vacation | <input type="checkbox"/> V | <input type="checkbox"/> | <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans) |
| <input type="checkbox"/> Variance (Non-Zoning) | | | |
| <input type="checkbox"/> SITE DEVELOPMENT PLAN | <input type="checkbox"/> P | <input type="checkbox"/> | <input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar |
| <input type="checkbox"/> for Subdivision | | | <input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations |
| <input type="checkbox"/> for Building Permit | | | |
| <input type="checkbox"/> Administrative Amendment (AA) | | | |
| <input type="checkbox"/> Administrative Approval (DRT, URT, etc.) | <input type="checkbox"/> D | <input type="checkbox"/> | <input type="checkbox"/> Street Name Change (Local & Collector) |
| <input type="checkbox"/> IP Master Development Plan | | | |
| <input type="checkbox"/> Cert. of Appropriateness (LUCC) | <input type="checkbox"/> L | <input type="checkbox"/> A | <input type="checkbox"/> APPEAL / PROTEST of... |
| <input type="checkbox"/> STORM DRAINAGE (Form D) | | | <input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other |
| <input type="checkbox"/> Storm Drainage Cost Allocation Plan | | | |

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): RIO GRANDE ENGINEERING PHONE: 505.321.9099
 ADDRESS: PO BOX 93924 FAX: 505.872.0999
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: david@riograndeengineering.com
 APPLICANT: SCOTT ASHCRAFT PHONE: _____
 ADDRESS: 10616 ROYAL BIRKDALE NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: SKETCH PLAT COMMENTS

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. LOTS 10A AND 10B Block: A Unit: _____
 Subdiv/Addn/TBKA: CANDELARIA PLAZA
 Existing Zoning: RA2 Proposed zoning: RA2 MRGCD Map No. _____
 Zone Atlas page(s): G-13 UPC Code: 101306024632020751,

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
1010478, 1010378

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 3 Total site area (acres): .794
 LOCATION OF PROPERTY BY STREETS: On or Near: SAN ISIDRO NE
 Between: CANDELARIA and DON JUAN CT
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 9/21/15
 (Print Name) DAVID SOULE Applicant Agent

FOR OFFICIAL USE ONLY

Revised: 11/2014

| | | | | |
|--|------------------------------------|--------------------------|------|-------------------|
| <input type="checkbox"/> INTERNAL ROUTING | Application case numbers | Action | S.F. | Fees |
| <input type="checkbox"/> All checklists are complete | <u>15 DRB - 70345</u> | <u>SP</u> | | \$ <u>0</u> |
| <input type="checkbox"/> All fees have been collected | | | | \$ _____ |
| <input type="checkbox"/> All case #s are assigned | | | | \$ _____ |
| <input 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>Sept. 30, 2015</u> | | | Total \$ <u>0</u> |
| | <u>9-22-15</u> | Project # <u>1010378</u> | | |
| <u>[Signature]</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.

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

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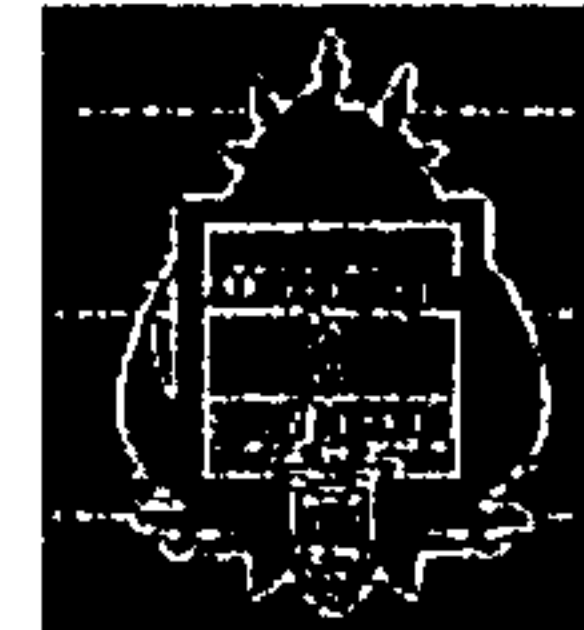
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 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year

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

David Sork
MS

Applicant name (print)
MS

Applicant signature / date



Form revised October 2007

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

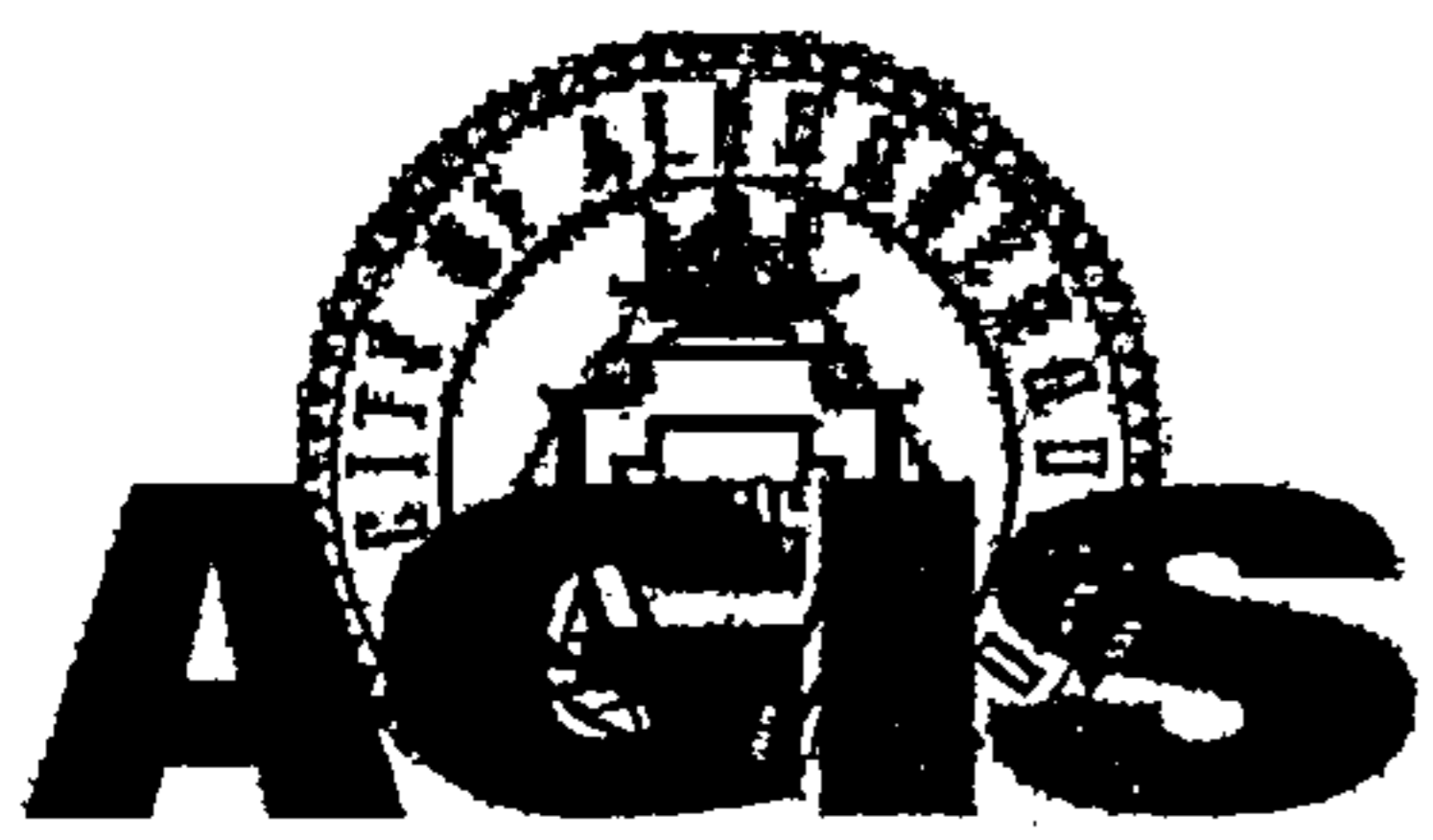
Application case numbers
15 - DRB - 70345

[Signature] 9-22-15

Planner signature / date
Project # 1010378




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








Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:
G-13-Z

Selected Symbols

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



0 750 1,500 Feet

September 22, 2015

Jack Cloud
Chairman
Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102


**RE: Sketch plat comments
3735 San Isidro**

Dear Mr. Cloud:

Rio Grande Engineering requests DRB comments on the attached sketch plat. The property is currently zoned RA2. The net lot sizes do not meet the minimum lot sizes required. A lot size variance was obtained previously. The variance request did not account for the net lot size requirement, therefore a new variance is being sought. If the geometry and easements shown are acceptable to the DRB, a new variance request will be submitted and if granted a preliminary-final plat will be pursued. It is understood the existing configuration would only be viable should a variance be approved. The access is consistent with the uniform fire code allowable turn around. The refuse will be roll out container to San Isidro.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,


David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures



Zone Atlas Page G-13-Z n.l.a.

Indexing Information

Projected Section 6, Township 10 North, Range 3 East, N.M.P.M., within the Town of Albuquerque Grant
 Subdivision: Candelaria Plaza
 Owner: Sandia Real Estate Investments, LLC (Lot 10-A)
 Scott Ashcraft (Lot 10-B)
 UPC #: 101306024031720778 (Lot 10-A)
 101306024632020751 (Lot 10-B)

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC # _____

 PROPERTY OWNER(S) OF RECORD

 BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
Lots 10-A1, 10-B1 and 10-B2
Block A,
Candelaria Plaza Addition
 Being comprised of Lots 10-A and 10-B,
 Block A, Candelaria Plaza Addition
 Within Projected
 Section 6, T 10 N, R 3 E, NMPM, within
 the Town of Albuquerque Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 July 2015

Legal Description

LOTS NUMBERED TEN-A (10-A) AND TEN-B (10-B) IN BLOCK A, CANDELARIA PLAZA ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 1, 1994, IN VOLUME 94C, FOLIO 66.

BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE SOUTHEAST CORNER OF SAID LOT 10-A AND BEING A POINT ON THE WESTERLY RIGHT OF WAY OF SAN ISIDRO NW, MARKED WITH A 1/2" REBAR, WHENCE A TIE TO ACS MONUMENT "6-G13AR", BEARS S 43°59'17" W, A DISTANCE OF 473.10 FEET;

THENCE, FROM SAID POINT OF BEGINNING AND LEAVING THE SAID WESTERLY RIGHT OF WAY OF SAN ISIDRO NW, N 79°38'08" W, A DISTANCE OF 240.05 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED WITH A 1/2" REBAR;

THENCE, N 12°11'24" E, A DISTANCE OF 35.27 FEET, MARKED WITH A 1" PIPE;

THENCE, N 77°52'08" W, A DISTANCE OF 42.26 FEET, MARKED WITH A 1/2" REBAR WITH CAP ILLEGIBLE;

THENCE, N 06°04'44" E, A DISTANCE OF 103.77 FEET, TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 10-B, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 75°18'24" E, A DISTANCE OF 280.63 FEET, TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 10-A, BEING A POINT ON THE WESTERLY RIGHT OF WAY OF SAN ISIDRO NW, MARKED WITH A 1 1/4" PIPE;

THENCE, COINCIDING WITH SAID WESTERLY RIGHT OF WAY OF SAN ISIDRO NW, S 05°59'31" W, A DISTANCE OF 119.19 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.7938 ACRES (34,580 SQ. FT.), MORE OR LESS.

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number: _____

Application Number: _____

Plat Approvals:

| | | |
|--|-------|------|
| PNM Electric Services | _____ | Date |
| New Mexico Gas Company | _____ | Date |
| QWEST Corporation d/b/a Centurylink QC | _____ | Date |
| Comcast | _____ | Date |
| City Approvals: | | |
| City Surveyor | _____ | Date |
| Traffic Engineer | _____ | Date |
| ABCWUA | _____ | Date |
| Parks and Recreation Department | _____ | Date |
| AMAFCA | _____ | Date |
| City Engineer | _____ | Date |
| DRB Chairperson, Planning Department | _____ | Date |

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. VACATE EASEMENTS AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

| | |
|--|--------------|
| GROSS ACREAGE | 0.7938 ACRES |
| ZONE ATLAS PAGE NO. | G-13-Z |
| NUMBER OF EXISTING LOTS | 2 |
| NUMBER OF LOTS CREATED | 3 |
| MILES OF FULL-WIDTH STREETS | 0.0000 MILES |
| MILES OF HALF-WIDTH STREETS | 0.000 MILES |
| RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE | 0.000 ACRES |
| DATE OF SURVEY | JULY 2015 |

Notes

1. FIELD SURVEY PERFORMED IN JULY 2015.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
 THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).

Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

WILL PLOTNER JR. DATE _____
 N.M.R.P.S. No. 14271
CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244



Plat for
Lots 10-A1, 10-B1 and 10-B2
Block A,
Candelaria Plaza Addition
 Being comprised of Lots 10-A and 10-B,
 Block A, Candelaria Plaza Addition
 Within Projected
 Section 6, T 10 N, R 3 E, NMPM, within
 the Town of Albuquerque Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 July 2015

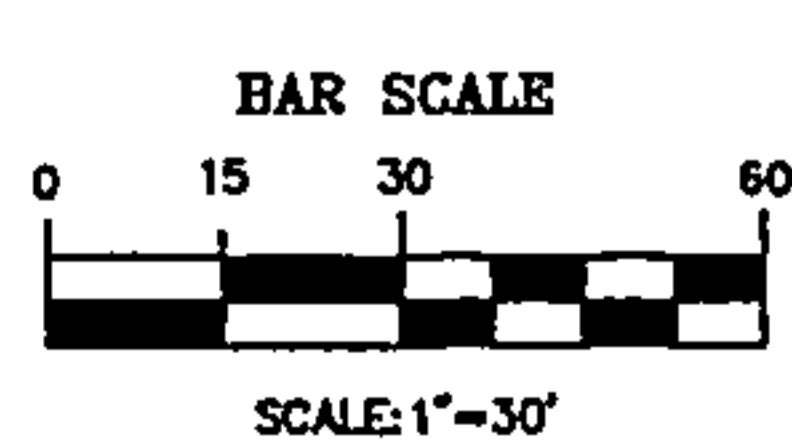
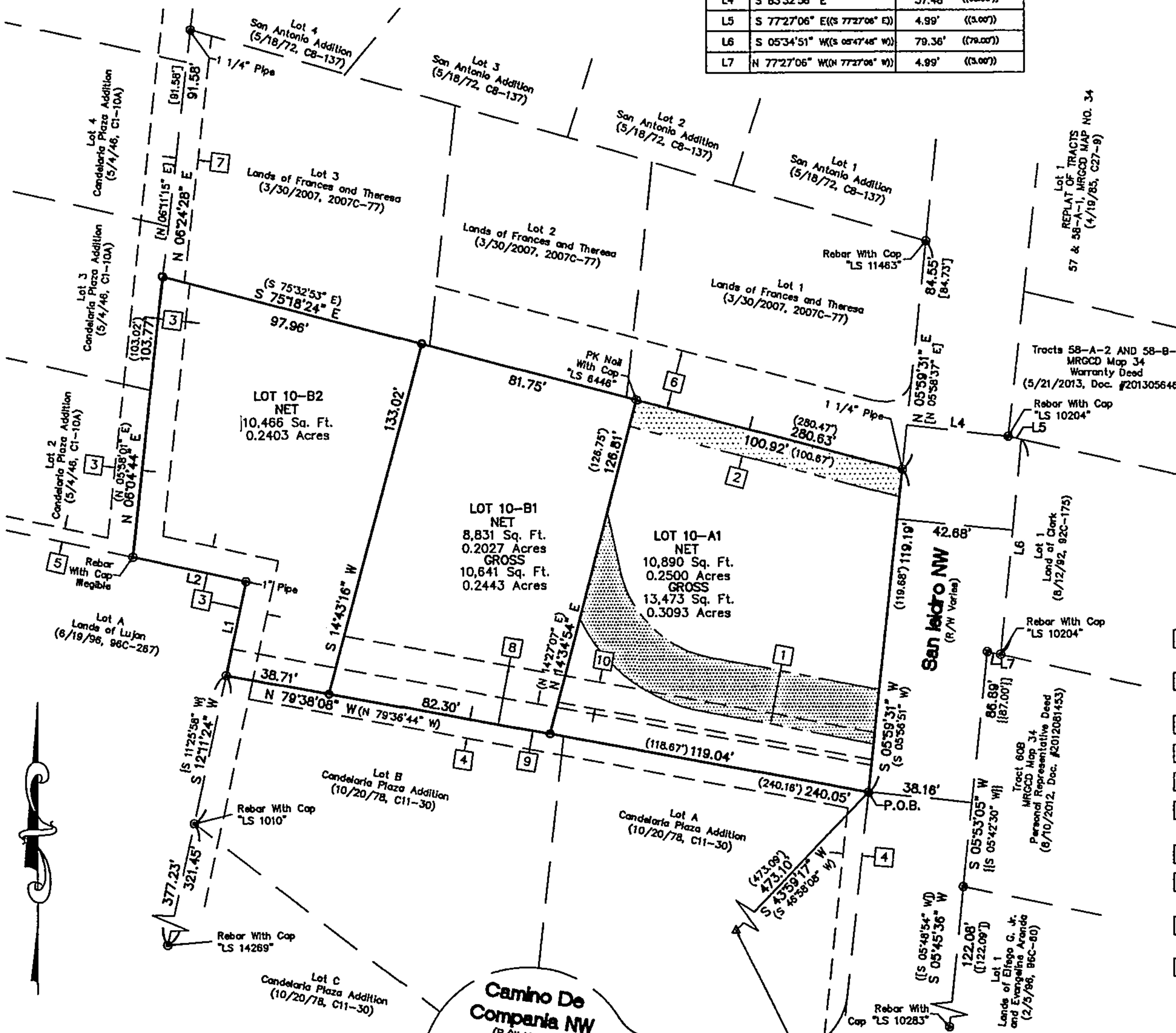
| Line Table | | |
|------------|---------------------------------|-------------------|
| Line # | Direction | Length (ft) |
| L1 | N 12°11'24" E (N 12°17'36" C) | 35.27' (36.05') |
| L2 | N 77°52'08" W (N 77°41'48" W) | 42.26' (42.12') |
| L3 | S 12°10'24" W (S 11°25'58" W) | 55.77' (55.90') |
| L4 | S 83°32'56" E | 37.48' ((38.00')) |
| L5 | S 77°27'06" E ((S 77°27'06" E)) | 4.99' ((5.00')) |
| L6 | S 05°34'51" W ((S 05°47'48" W)) | 79.36' ((79.00')) |
| L7 | N 77°27'06" W ((N 77°27'06" W)) | 4.99' ((5.00')) |

Legend

| | |
|---------------------|--|
| N 90°00'00" E | MEASURED BEARINGS AND DISTANCES |
| (N 90°00'00" E) | RECORD BEARINGS AND DISTANCES (3/4/94, 94C-66) |
| [N 90°00'00" E] | RECORD BEARINGS AND DISTANCES (10/20/78, C14-30) |
| [N 90°00'00" E] | RECORD BEARINGS AND DISTANCES (3/30/07, 2007C-77) |
| ((N 90°00'00" E)) | RECORD BEARINGS AND DISTANCES (8/12/92, 92C-175) |
| [[N 90°00'00" E]] | RECORD BEARINGS AND DISTANCES (8/10/12, DOC. NO. 2012081453) |
| (((N 90°00'00" E))) | RECORD BEARINGS AND DISTANCES (2/5/96, 96C-60) |
| ⊙ | FOUND 1/2" REBAR, UNLESS MARKED OTHERWISE |
| ○ | SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED |
| ▲ | ACS MONUMENT |

Easement Notes

- 1 EXISTING 20' PRIVATE ACCESS EASEMENT (3/4/94, 94C-66), TO BE VACATED BY THE FILING OF THIS PLAT, SHOWN HEREON AS [shaded area].
- 2 EXISTING 10' PRIVATE SANITARY SEWER AND WATER EASEMENT (3/4/94, 94C-66), TO BE VACATED BY THE FILING OF THIS PLAT, SHOWN HEREON AS [shaded area].
- 3 EXISTING 10' IRRIGATION DITCH AND UTILITY EASEMENT (5/4/46, C1-10A)
- 4 EXISTING 7' UTILITY EASEMENT (10/20/78, C14-30)
- 5 EXISTING 5' IRRIGATION DITCH AND UTILITY EASEMENT (5/4/46, C1-10A)
- 6 EXISTING 22' PRIVATE ACCESS, WATER, SANITARY SEWER AND PUBLIC UTILITY EASEMENT (3/30/2007, 2007C-77)
- 7 EXISTING 8' DITCH EASEMENT (3/30/07, 2007C-77)
- 8 22' PRIVATE ACCESS EASEMENT BENEFITING LOTS 10-A1, 10-B1 AND 10-B2, GRANTED WITH THE FILING OF THIS PLAT, TO BE MAINTAINED BY THE OWNERS THEREOF.
- 9 10' PRIVATE WATER AND SEWER SERVICE EASEMENT BENEFITING LOT 10-B2, GRANTED WITH THE FILING OF THIS PLAT, TO BE MAINTAINED BY THE OWNERS OF LOT 10-B2.
- 10 10' PRIVATE WATER AND SEWER SERVICE EASEMENT BENEFITING LOT 10-B1, GRANTED WITH THE FILING OF THIS PLAT, TO BE MAINTAINED BY THE OWNERS OF LOT 10-B1.



ACS Monument " 6-G13AR
 NAD 1983 CENTRAL ZONE
 X=1515743.949
 Y=1500719.134
 Z=N/A (NAVD 1988)
 G-G=0.999684045
 Mapping Angle = -00°14'23.60"

CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SCOTT ASHCRAFT, OWNER

DATE

Acknowledgement

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

BY: SCOTT ASHCRAFT, OWNER

NOTARY PUBLIC

MY COMMISSION EXPIRES

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Documents

- 1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. 168780 AND AN EFFECTIVE DATE OF JANUARY 22, 2015.
- 2. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILED NO. 181386 AND AN EFFECTIVE DATE OF MAY 20, 2015.
- 3. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 4, 1994, IN BOOK 99C, PAGE 66.
- 4. SUMMARY PLAT OF LOTS A, B, C, D AND E, BLOCK A, CANDELARIA PLAZA ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 20, 1978, IN BOOK C14, PAGE 30.
- 5. PLAT OF SAN ANTONIO ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 18, 1972, IN BOOK C8, PAGE 137.
- 6. PLAT OF LANDS OF FRANCES AND THERESA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 30, 2007, IN BOOK 2007C, PAGE 77.
- 7. PLAT OF CANDELARIA PLAZA ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 4, 1946, IN BOOK C1, PAGE 10A.
- 8. PLAT OF LANDS OF LUJAN, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 19, 1996, ON JUNE 19, 1996, IN BOOK 96C, PAGE 267.
- 9. PLAT OF LANDS OF ELFEGO G. JR. AND EVANGELINE ARANDA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 5, 1996, IN BOOK 96C, PAGE 60.
- 10. REPLAT OF TRACTS 57 & 58-A-1, MRGCD MAP NO. 34, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 9, 1985, IN BOOK C27, PAGE 9.
- 11. PLAT OF LANDS OF CLARK, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 12, 1992, IN BOOK 92C, PAGE 175.
- 12. BOUNDARY SURVEY PLAT FOR TRACT 61A, MRGCD MAP NO. 34, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 25, 1999, IN BOOK 99S, PAGE 101.
- 13. WARRANTY DEED FOR RITA N. OROZCO, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 21, 2013, AS DOCUMENT NO. 2013056463.
- 14. PERSONAL REPRESENTATIVES' DEED FOR PAUL A. GARCIA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 10, 2012, AS DOCUMENT NO. 2012081453.

Plat for
Lots 10-A1, 10-B1 and 10-B2
Block A,
Candelaria Plaza Addition
Being comprised of Lots 10-A and 10-B,
Block A, Candelaria Plaza Addition
Within Projected
Section 6, T 10 N, R 3 E, NMPM, within
the Town of Albuquerque Grant
City of Albuquerque
Bernalillo County, New Mexico
July 2015

Public Utility Easements:

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corp. d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

TRANSPORTATION EXHIBIT

Candelaria Plaza Addition
(6)
Lot A of Lujan
(96C-267)

Lot 3
Candelaria Plaza Additc
(5/4/46, C1-10A)

S 11°25'58" W
S 12°11'24" W
Rebar With Cap
"LS 1010"

Lot B
Candelaria Plaza Addition
(10/20/78, C11-30)

Lot A
Candelaria Plaza Addition
(10/20/78, C11-30)

LOT 10-B2
NET
10,466 Sq. Ft.
0.2403 Acres

LOT 10-B1
NET
8,831 Sq. Ft.
0.2027 Acres
GROSS
10,641 Sq. Ft.
0.2443 Acres

LOT 10-A1
NET
10,890 Sq. Ft.
0.2500 Acres
GROSS
13,473 Sq. Ft.
0.3093 Acres

Residence

of Frances and Theresa
(3/30/2007, 2007C-77)

Lot 1
Lands of Frances and Theresa
(3/30/2007, 2007C-77)

Rebar With Cap
"LS 11463"

.5' TBC TO PL

.76' TBC TO PL

San Isidro NW
(R/W Varies)

53°05" W
-2'30" W}}

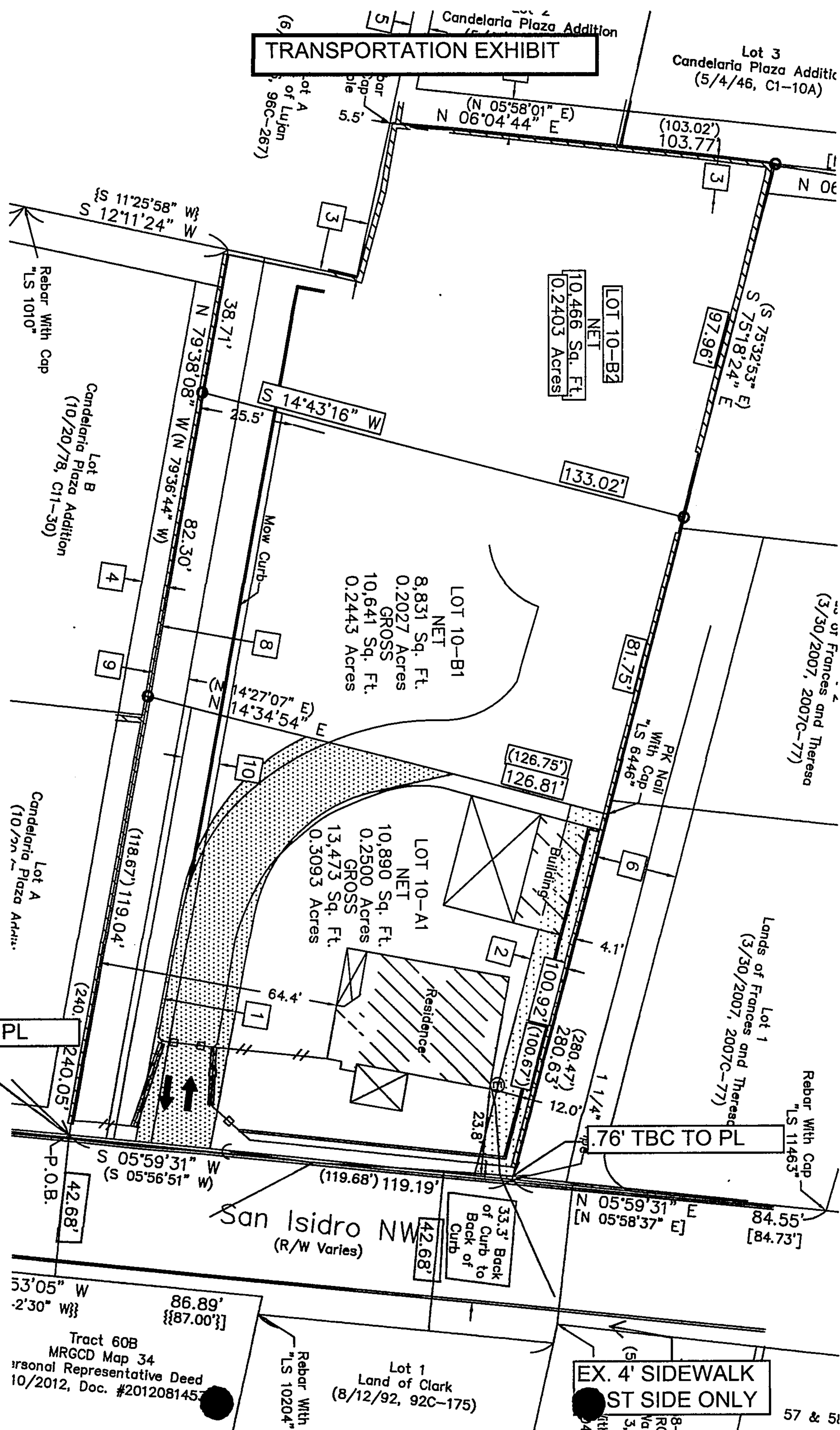
Tract 60B
MRGCD Map 34
Personal Representative Deed
10/2012, Doc. #2012081457

Rebar With
"LS 10204"

Lot 1
Land of Clark
(8/12/92, 92C-175)

EX. 4' SIDEWALK
ST SIDE ONLY

57 & 51



PROJECT #
1010578

September 30, 2015

**
SK



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
 - Minor subdivision action
 - Vacation
 - Variance (Non-Zoning)
 - Sketch**
- SITE DEVELOPMENT PLAN**
- for Subdivision
 - for Building Permit
 - Administrative Amendment (AA)
 - Administrative Approval (DRT, URT, etc.)
 - 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 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 87174 E-MAIL: cartesiandenise@gmail.com
 APPLICANT: Scott Ashcraft PHONE: 362-6824
 ADDRESS: 10616 Royal Birkdale NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: scottashcraft@comcast.net
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Create 3 individual lots with existing two lots, vacate easements, 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. 10-A and 10-B Block: A Unit: _____
 Subdiv/Addn/TBKA: Candelaria Plaza Addition
 Existing Zoning: RA-2 Proposed zoning: RA-2 MRGCD Map No _____
 Zone Atlas page(s): G-13-2 UPC Code: Lot 10-A: 101306024031720778
Lot 10-B: 101306024632020751

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1005228, 1010478, 1010378

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 3 Total site area (acres): 0.7938
 LOCATION OF PROPERTY BY STREETS: On or Near: San Isidro
 Between: Don Juan Court and Camino de Companita
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 7/27/15
 (Print Name) Denise King Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

| <input type="checkbox"/> INTERNAL ROUTING | Application case numbers | Action | S.F. | Fees |
|--|------------------------------------|--------------------------|-------|-------------------|
| <input type="checkbox"/> All checklists are complete | <u>15 DRB - 70261</u> | <u>SP</u> | _____ | \$ <u>0</u> |
| <input type="checkbox"/> All fees have been collected | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> All case #s are assigned | _____ | _____ | _____ | \$ _____ |
| <input 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>August 5, 2015</u> | | | Total \$ <u>0</u> |
| | <u>1-28-15</u> | Project # <u>1010378</u> | | |

[Signature]
 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.

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

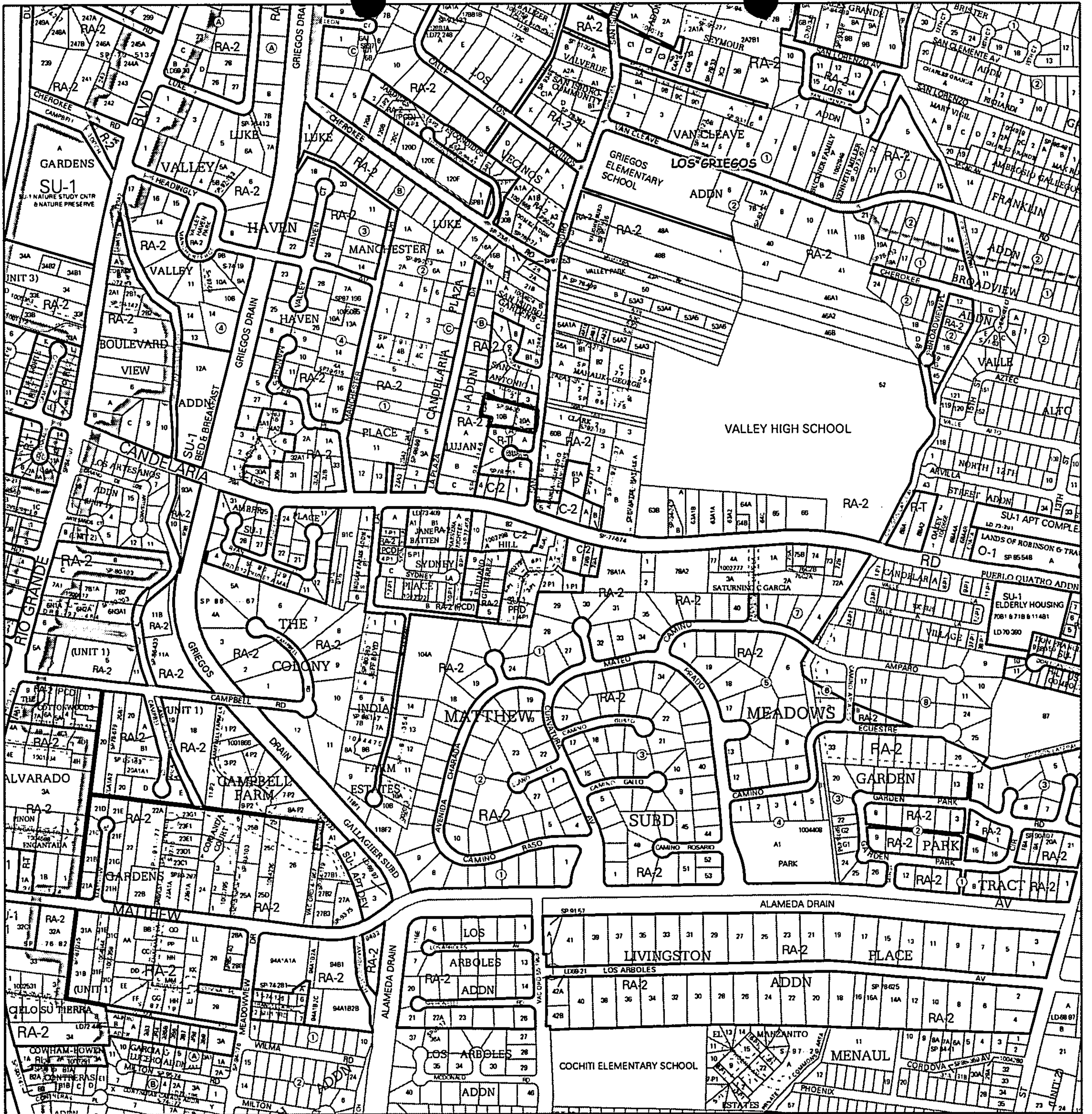
Amended preliminary plat approval expires after one year

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

Denise King
 Applicant name (print)
[Signature] 7/27/15
 Applicant signature / date


 Form revised October 2007
[Signature] 7-28-15
 Planner signature / date
 Project # 1010378

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
15 - DRB - 70261



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

AGIS
Albuquerque Geographic Information System

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-13-Z

Selected Symbols

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

0 750 1,500 Feet

Cartesian Surveys Inc.

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

July 27, 2015

Development Review Board
City of Albuquerque

Re: Sketch Plat to subdivide 2 lots into 3 individual lots, vacate easements, and grant easements, within Lots 10-A and 10-B, Block A, Candelaria Plaza Addition

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests approval of a sketch plat to subdivide the existing 2 lots into 3 individual lots, vacate easements and grant easements with Lots 10-A and 10-B, Block A, Candelaria Plaza Addition.

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

Thank you for your time and consideration.

Will Plotner Jr., NMLS 14271

PROJECT#
1010378

August 5. 2015

SK



Supplemental Form (SF)

| | | | |
|---|----------|----------|---|
| SUBDIVISION | S | Z | ZONING & PLANNING |
| <input type="checkbox"/> Major subdivision action | | | <input type="checkbox"/> Annexation |
| <input checked="" type="checkbox"/> Minor subdivision action | | | |
| <input type="checkbox"/> Vacation | V | | <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans) |
| <input type="checkbox"/> Variance (Non-Zoning) | | | <input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar |
| SITE DEVELOPMENT PLAN | P | | <input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations |
| <input type="checkbox"/> for Subdivision | | | |
| <input type="checkbox"/> for Building Permit | | | |
| <input type="checkbox"/> Administrative Amendment/Approval (AA) | | | |
| <input type="checkbox"/> IP Master Development Plan | D | | <input type="checkbox"/> Street Name Change (Local & Collector) |
| <input type="checkbox"/> Cert. of Appropriateness (LUCC) | L | A | APPEAL / PROTEST of... |
| STORM DRAINAGE (Form D) | | | <input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other |
| <input type="checkbox"/> Storm Drainage Cost Allocation Plan | | | |

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): RIO GRANDE ENGINEERING PHONE: 505.321.9099
 ADDRESS: PO BOX 93924 FAX: _____
 CITY: ALB STATE NM ZIP 87199 E-MAIL: david@riograndeengineering.com

APPLICANT: SCOTT ASHCRAFT PHONE: _____
 ADDRESS: 3735 SAN ISIDRO NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: SKETCH PLAT

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. LOT 10A & 10B Block: BLOCK A Unit: _____
 Subdiv/Addn/TBKA: CANDELARIA PLAZA ADDITION
 Existing Zoning: RA2 Proposed zoning: RT MRGCD Map No. _____
 Zone Atlas page(s): G13 UPC Code: 101306024031720778

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 14 Total site area (acres): 3.5

LOCATION OF PROPERTY BY STREETS: On or Near: SAN ISIDRO NW
 Between: CANDELARIA and GRIEGOS

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

SIGNATURE _____ DATE _____

(Print Name) DAVID SOULE Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

| | | | | |
|--|--------------------------|-----------|------|-------------|
| <input type="checkbox"/> INTERNAL ROUTING | Application case numbers | Action | S.F. | Fees |
| <input checked="" type="checkbox"/> All checklists are complete | <u>15DRB - 70081</u> | <u>Sk</u> | | \$ <u>0</u> |
| <input checked="" type="checkbox"/> All fees have been collected | | | | \$ _____ |
| <input checked="" type="checkbox"/> All case #s are assigned | | | | \$ _____ |
| <input checked="" type="checkbox"/> AGIS copy has been sent | | | | \$ _____ |
| <input checked="" type="checkbox"/> Case history #s are listed | | | | \$ _____ |
| <input type="checkbox"/> Site is within 1000ft of a landfill | | | | \$ _____ |
| <input type="checkbox"/> F.H.D.P. density bonus | | | | Total |
| <input type="checkbox"/> F.H.D.P. fee rebate | | | | \$ <u>0</u> |

Hearing date March 4, 2015

[Signature]
 Staff signature & Date 2-24-15

Project # 1010378

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

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

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

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

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

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

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

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

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

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

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

David Sork
 Applicant name (print)
David Sork
 Applicant signature / date



Form revised October 2007

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

Application case numbers
15DRB-70081

[Signature] 2-24-15
 Planner signature / date
 Project # 1010378



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

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-13-Z

Selected Symbols

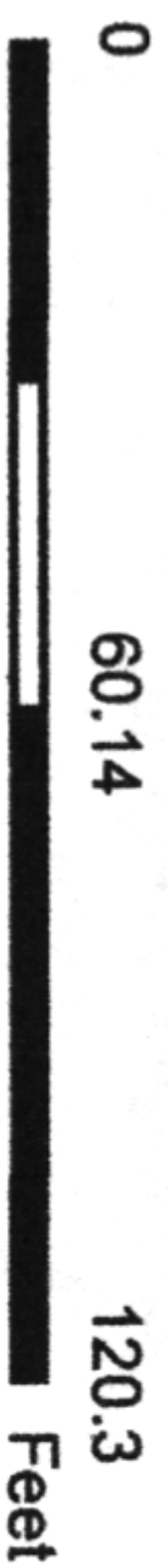
| | | | |
|--|----------------------|--|------------------------|
| | SECTOR PLANS | | Escarpment |
| | Design Overlay Zones | | 2 Mile Airport Zone |
| | City Historic Zones | | Airport Noise Contours |
| | H-1 Buffer Zone | | Wall Overlay Zone |
| | Petroglyph Mon. | | |

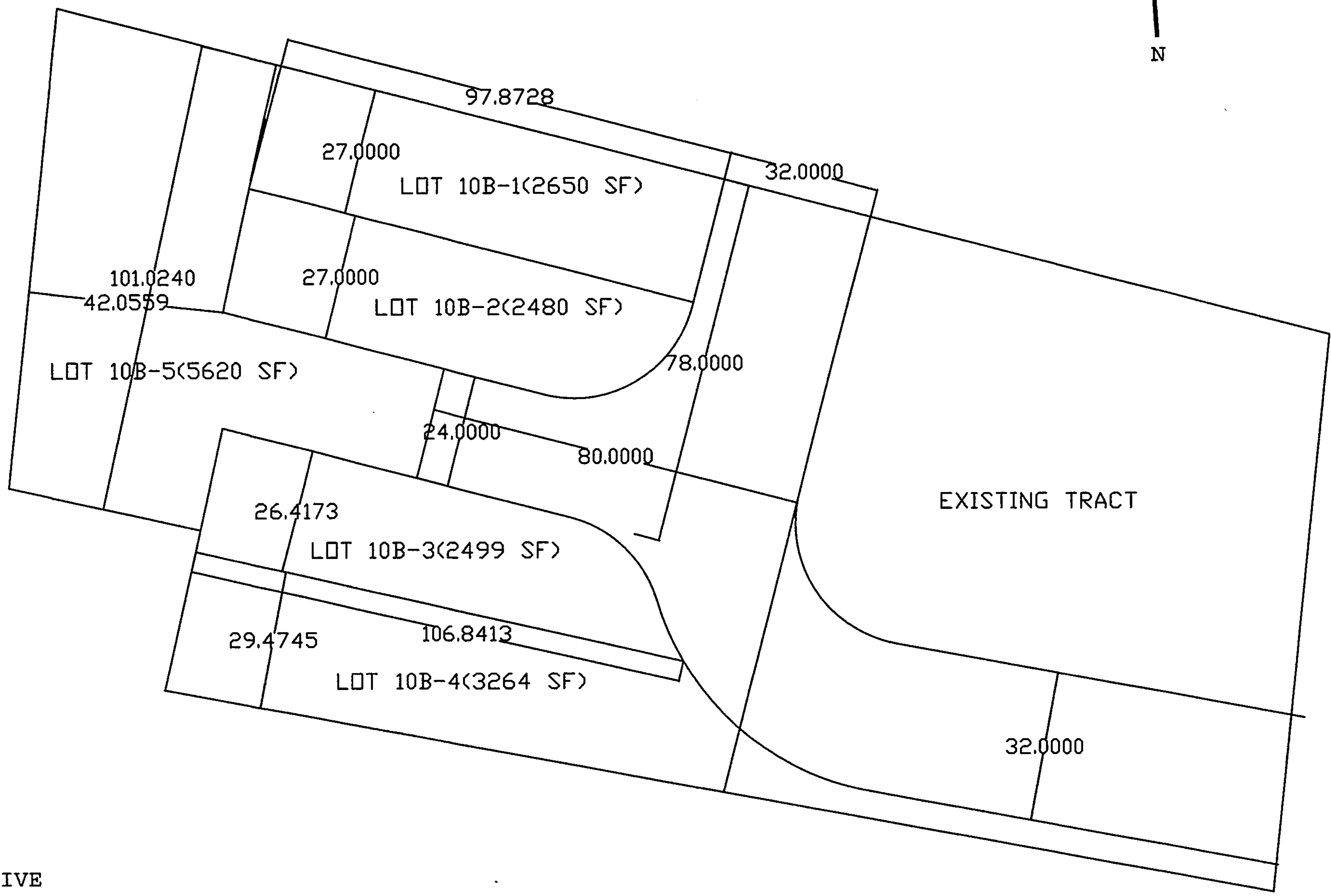


2/23/15

This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. For current information visit www.bermco.gov/gis-program.

Notes





NARRATIVE

PROPOSED DEVELOPMENT SHALL BE TO REZONE TO RT
SUBDIVIDE INTO ADDITIONAL LOTS GREATER THAN 22' WIDE AND 2200 SF
EXISTING 20' PRIVATE ACCESS EASEMENT WILL BE INCREASED TO 32'
TURN AROUND MEET UNIFORM FIRE CODE ALTERNATE TURN AROUND

SCALE 1:30

PROJECT #

1010378

March 4. 2015

SK



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1010378

TO:
 ALL MEMBERS

Application No. DRB 15-70261

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

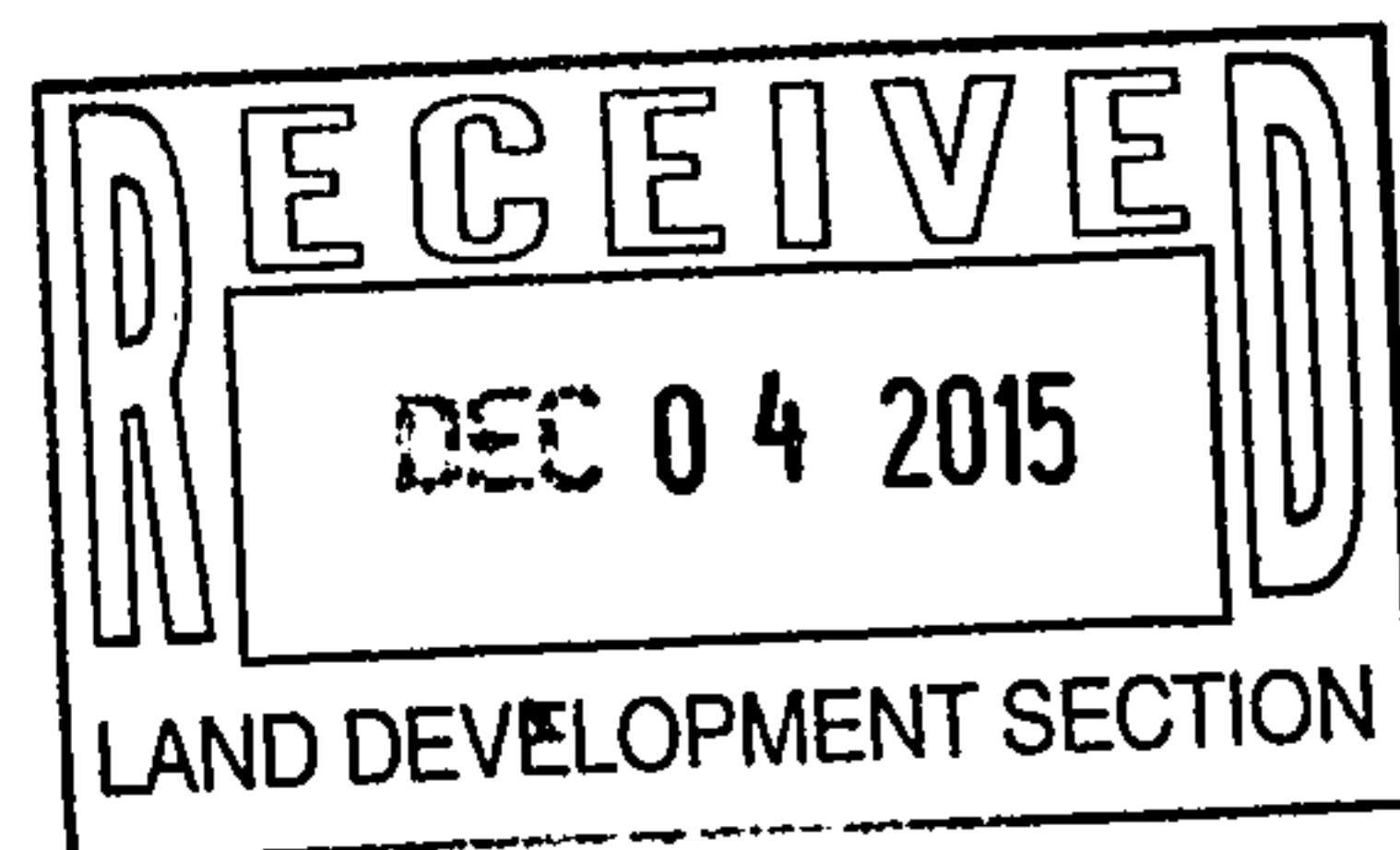
Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 12/9/15

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: INFRASTRUCTURE LIST, ZONING LETTER



CONTACT NAME: _____

TELEPHONE: _____ **EMAIL:** _____

INFRASTRUCTURE LIST

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**LOT 10A-1,10B-1,10B-2 BLOCK A CANDELARIA PLAZA ADDITION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**LOTS 10A AND 10B, BLOCK A CANDELARIA PLAZA ADDITION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|----------------------|----------------------|------|---------------------|--------------------------|---------------------|---------------------|-------------------|----------------|--------------------|
| PHASE 1 | | | | | | | | | |
| <input type="text"/> | <input type="text"/> | 4' | SIDEWALK | PUBLIC SIDEWALK EASEMENT | NORTH PROPERTY LINE | SOUTH PROPERTY LINE | / | / | / |
| <input type="text"/> | <input type="text"/> | N/A | PUBLIC FIRE HYDRANT | SAN ISIDRO | PUBLIC WATER MAIN | HYDRANT | / | / | / |
| <input type="text"/> | <input type="text"/> | 22' | GRAVEL ROADWAY | PRIVATE ACCESS EASEMENT | SAN ISIDRO | LOT 10B2 | / | / | / |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / |

| | | | | | | | | | |
|----------------------------------|-------------------------------------|-------------|----------------------------|-----------------|-------------|-----------|-----------------------------------|--------------------------------|------------------------------------|
| SIA Sequence # [] | COA DRC Project # [] | Size | Type of Improvement | Location | From | To | Private Inspector / | City Inspector / | City Cnst Engineer / |
|----------------------------------|-------------------------------------|-------------|----------------------------|-----------------|-------------|-----------|-----------------------------------|--------------------------------|------------------------------------|

NOTES

- 1 Engineers Certification of Grading required prior to release of SIA and Financial Guarantee
- 2 _____
- 3 _____

| | |
|----------------------|--|
| AGENT / OWNER | DEVELOPMENT REVIEW BOARD MEMBER APPROVALS |
|----------------------|--|

| | | |
|---|-----------------------------------|--------------------------------------|
| NAME (print) | DRB CHAIR - date | PARKS & RECREATION DEPARTMENT - date |
| FIRM | TRANSPORTATION DEVELOPMENT - date | AMAFCA - date |
| SIGNATURE - date | UTILITY DEVELOPMENT - date | _____ - date |
| MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____ | CITY ENGINEER - date | _____ - date |

| |
|--|
| DESIGN REVIEW COMMITTEE REVISIONS |
|--|

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT /OWNER |
|----------|------|-----------|-----------------|--------------|
| | | | | |
| | | | | |
| | | | | |

December 4, 2015


Mr. Jack Cloud
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

**RE: Lots 10a and 10b-Candelaria Plaza Addition
Code Compliance officer letter**

Dear Mr. Cloud:

The purpose of this letter is to try to better explain the attached letter from Mr. Williams. This project was initially submitted to the ZHE for a lot size variance. I understand the initial request did not have areas and the front counter staff calculated it for the applicant. This calculation was incorrect. The variance was approved based upon a dimensioned site plan. Subsequently a sketch plat was submitted based upon the ZHE reviewed site plan and the error in the acreages was found. In addition some access widths and sidewalk easements were required by DRB members. A discussion was had with Code Enforcement staff and it was determined there is a one year waiting period to make a request for the same matter. The attached letter was requested and provided as a justification to allow the proposed plat to be approved based upon it being in substantial compliance to the variance. I understand the language in the letter refers to one parcel, but the project and ZHE reference includes all 3 parcels. It is my intention to submit proper supporting documentation to allow the DRB to justify and approval of the platting action which is in substantial conformance to the plan used to obtain the lot size variance request

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures

CITY OF ALBUQUERQUE

CODE ENFORCEMENT DIVISION

Plaza Del Sol Building, Suite 500
600 2nd Street NW
Albuquerque, New Mexico 87102



Richard J. Berry, Mayor

October 31, 2015

VIA EMAIL, jturner@garciakraemer.com

Jonathan Turner
Garcia/Kraemer & Associates
600 1st St. NW, Suite 211
Albuquerque, New Mexico 87102

Re: 15ZHE-80154215 / Project #1010478

Dear Mr. Turner:

As we recently discussed following my review of the referenced variance materials, the approval of the request for proposed Lot 10B1 is consistent with the documents and information provided to the Zoning Hearing Examiner. Although the approved lot size variance did not account for the access easement along the southern boundary of the property, I agree with you that this 20-foot wide drive path was clearly shown on the submitted site plan.

Additionally, this easement is consistent with the intended purposes of setback requirements as outlined within the Zoning Code in providing open spaces for light and air. In my opinion, the mathematical difference of 1,942 square feet between the approved variance and the net lot area needed for subdivision is inconsequential. I will not object to the Development Review Board's continued consideration and future approval of your pending platting action for the property.

If you have additional questions regarding this matter, please feel free to contact me at (505) 924-3454 or bnwilliams@cabq.gov.

Sincerely,

Brennon Williams
Code Compliance Manager

C: jcloud@cabq.gov
scottashcraft@comcast.net

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov