



DEVELOPMENT REVIEW APPLICATION

Effective 5/17/18

Please check the appropriate box and refer to su	pplemental forms for sub	mittal requirements. All fee	es must be paid at the time of application.
Administrative Decisions	☐ Historic Certificate of Appropriateness – Major (Form L)		☐ Wireless Telecommunications Facility Waiver (Form W2)
☐ Archaeological Certificate (Form P3)	☐ Historic Design Standards and Guidelines (Form L)		Policy Decisions
☐ Historic Certificate of Appropriateness – Minor (Form L)	☐ Master Development Plan (Form P1)		☐ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
☐ Alternative Signage Plan (Form P3)	☐ Site Plan – EPC includin (Form P1)	g any Variances – EPC	☐ Adoption or Amendment of Historic Designation (Form L)
□ WTF Approval (Form W1)	☐ Site Plan – DRB (Form P2)		☐ Amendment of IDO Text (Form Z)
☐ Minor Amendment to Site Plan (Form P3)	☑ Subdivision of Land – Minor (Form S2)		☐ Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	☐ Subdivision of Land – Major (Form S1)		☐ Amendment to Zoning Map – EPC (Form Z)
☐ Conditional Use Approval (Form ZHE)	☐ Vacation of Easement or Right-of-way (Form V)		☐ Amendment to Zoning Map – Council (Form Z)
☐ Demolition Outside of HPO (Form L)	☐ Variance – DRB (Form V)		Appeals
☐ Expansion of Nonconforming Use or Structure (Form ZHE)	□ Variance – ZHE (Form ZHE)		☐ Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)
APPLICATION INFORMATION			
Applicant: Julianne Telles			Phone: 505-238-8219 or 505-259-5331
Address: PO Box 694			Email: atelles@comcast.net
City: Tome		State: NM	Zip: 87060
Professional/Agent (if any):			Phone:
Address:	*		Email:
City:		State:	Zip:
Proprietary Interest in Site:	N.	List <u>all</u> owners: Julianne	Tellles, Harry Segura
BRIEF DESCRIPTION OF REQUEST			
Consolidate two separate parcels by elimi	nating a common prop	erty line	
SITE INFORMATION (Accuracy of the existing le	gal description is crucial!		necessary.)
Lot or Tract No.: #1) Lot 6 Lot or Tract No.: #2) Vacated portion of Gold Hill Av	old Hill Avenue East side Lot 6 Block: C		Unit:
Subdivision/Addition: South Broadway Acres		MRGCD Map No.: N/A	UPC Code:
Zone Atlas Page(s): M-14-Z	Existing Zoning:		Proposed Zoning:
# of Existing Lots: Two (2)	# of Proposed Lots: O	ne (1)	Total Area of Site (acres): 0.29
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 2841 Arno St SE	Between: Bethel Dr	ive SE	and: Wesmeco Drive SE
CASE HISTORY (List any current or prior project	and case number(s) that	may be relevant to your re	quest.)
· ·)			
Signature: Julium Julium			Date: May 30, 2018
Printed Name: Julianne Telles			
FOR OFFICIAL USE ONLY			
Case Numbers		Action	Fees
-			
=			
-			
Meeting/Hearing Date:			Fee Total:
Staff Signature:		Date:	Project#

FORM S2: SUBDIVISION OF LAND - MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS Interpreter Needed for Hearing? ____ if yes, indicate language: Zone Atlas map with the entire site clearly outlined and labeled **☑** SKETCH PLAT REVIEW AND COMMENT X Scale drawing of the proposed subdivision plat (7 copies, folded) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded) X Letter describing, explaining, and justifying the request MAJOR SUBDIVISION FINAL PLAT APPROVAL Proposed Final Plat (7 copies, 24" x 36" folded) Design elevations & cross sections of perimeter walls (3 copies) Copy of recorded IIA DXF file and hard copy of final plat data for AGIS submitted and approved Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL N/A Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal.

Cross sections of proposed streets (3 copies, 11" by 17" maximum)

Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7

Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)

Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information

Proposed Infrastructure List, if applicable Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer

DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT

Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

Infrastructure List, if applicable

Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.					
Signature: Silcune Julie		Date: May 30, 2018			
Printed Name: Julianne Telles					
FOR OFFICIAL USE ONLY					
Project Number:	Case Numbers	18/1			
	-	Tal Sale			
	÷				
	-	E (17/UE)			
Staff Signature:		WE STEEL			
Date:					

Albuquerque Planning Department - DRB

May 29, 2018

Regarding: Consolidation of two separate parcels into one parcel for 2814 Arno St. SE, Albuquerque, NM 87102

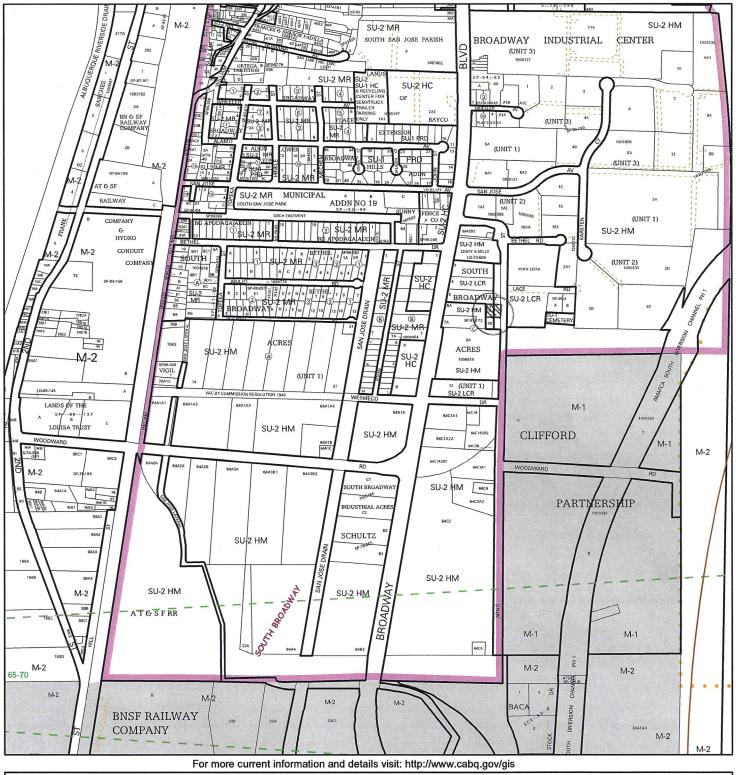
Dear DRB:

The property in question at 2841 Arno St. SE is currently two separate parcels and we are requesting to consolidate them into one single parcel and to eliminate the common property line.

- Warranty Deed Document # 2017060870: Parcel ID: 1 014 055 373 286 10216; book A8, Page 2389; Legal Description: 006 C S BDWAY AC NO1 68 FT LOT 6 BLK C; Location Address: 2841 Arno St SE 87102
- 2) Quitclaim Deed Document # 2018041445: That vacated portion of Gold Hill Avenue adjoining the east side of Lot 6, Block C, South Broadway Acres as the same is shown and designated on the plat of said subdivision filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on October 13, 1932 in Volume C2, Folio 134, vacated by act of the Bernalillo County Commission dated October 20, 1958, subject to easements and reservations of record.

Boundary Survey to follow upon DRB approval.

Regards, Julianne Telles



Zone Atlas Page: M-14-ZSelected Symbols Escarpment SECTOR PLANS 2 Mile Airport Zone Design Overlay Zones Airport Noise Contours City Historic Zones Wall Overlay Zone Albuquerque Geographic Information System H-1 Buffer Zone Petroglyph Mon. Map amended through: 1/28/2016 Note: Grey Shading Represents Area Outside of the City Limits Feet 1,500

WARRANTY DEED

For good consideration, I, Julianne Telles, of 64 Tavalopa Road, Los Lunas, County of Valencia, State of New Mexico, hereby bargain, deed and convey to Julianne Telles of 64 Tavalopa Road, Los Lunas, County of Valencia, State of New Mexico and Harry Segura, of 2841 Arno Street SE, Albuquerque, County of Bernalillo, State of New Mexico, respectively, the following described land in Bernalillo County, free and clear with WARRANTY COVENANTS; to wit:

Parcel ID: 1 014 055 373 286 10216; Book <u>AB</u> PG <u>2389</u>; Legal Description: 006 C S BDWAY AC NO1 68FT LOT 6 BLKC Location Address: 2841 ARNO ST SE 87102 SUBJECT TO: Taxes for the current year and subsequent years; patent reservations, restrictions and easement of record. Being the same property conveyed to the Grantors by deed of Julianne Telles, June 22 2017 WITNESS the hands and seal of said Grantor this 22 day of June , 20/7. Grantor. Julianne Telles Grantee/Julianne Telles ACKNOWLEDGMENT FOR NATURAL PERSONS STATE OF NEW MEXICO COUNTY OF BERNALILLO The foregoing instrument was acknowledged before me this 22 day of June by Julianne Telles and Harry Segura. My commission expires: FOR RECORDER'S USE ONLY

Notary Public Signature

OFFICIAL SEAL Colleen Garcia NOTARY PUBLIC

Doc# 2017060870

06/22/2017 03:38 PM Page: 1 of 1
ND R:310.00 Linda Stover, Bernalillo County

QUITCLAIM DEED

THE CITY OF ALBUQUERQUE, a New Mexico municipal corporation ("Grantor"), quitclaims to Julianne Telles, a married woman dealing in her sole and separate property whose address is P. O. Box 694, Tome, New Mexico 87060, and Harry Segura, a single man whose address is 2841 Arno Street SE, Albuquerque, New Mexico 87102 (collectively "Grantee"), the following described real property ("Property") in Bernalillo County, New Mexico:

That vacated portion of Gold Hill Avenue adjoining the east side of Lot 6, Block C, South Broadway Acres as the same is shown and designated on the plat of said subdivision filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on October 13, 1932 in Volume C2, Folio 134, vacated by act of the Bernalillo County Commission dated October 20, 1958, subject to easements and reservations of record.

GRANTOR:

The City of Albuquerque, a New Mexico Municipal Corporation

By: ______Sarita Nair, JD, MCRP
Chief Administrative Officer

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss)

This instrument was acknowledged before me on ________, 2018 by Sarita Nair, Chief Administrative Officer of the City of Albuquerque, a New Mexico municipal corporation, on behalf of said corporation.

My Commission Expires:

10/06/21

OFFICIAL SEAL
Christing Garcia
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 10000/2/

Notary Public

Doc# 2018041445

05/11/2018 11:28 AM Page: 1 of 1 QCD R:\$10.00 Linda Stover, Bernalillo County

San Jose Neighborhood Association

Desk of Deanna M. Baca – President of the SJNA

To whom it may concern,

I, Deanna M. Baca, President of the San Jose Neighborhood Association I'm writing on behalf of the address located at 2841 Arno St. SE

The SJNA is in approval of removing the existing home which was originally built in the 1950's along with the rebuilding of new single family home. We are also in approval combining the two (2) separate parcels of land into one in order to eliminate the shared property line.

It is to the SJNA understanding that it will be used for the current resident of 2841 Arno St. SE is Mrs. Julianna Telles (property representative) uncle who is a disabled Viet Nam Veteran, which has resided here for over 35 years will remain living at the property. The association has spoken to the representative and they understand that the association does not approve rental properties in the area. They are in full agreement that is not the intent of the property.

If you have further questions please feel free to contact myself at 505-261-3655 and/ or Olivia Price (Treasure) at 505-315-8224.

Sincerely,

Deanna M. Baca President of the San Jose Neighborhood Association