



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input checked="" type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: BEVERLY L. DONKELLAN		Phone: 505-263-1334
Address: 9339 DELL WEBB LN NW		Email:
City: ALBUQUERQUE	State: NM	Zip: 87120-7410
Professional/Agent (if any): DIAC ENTERPRISES INC.		Phone: 505-842-0484
Address: 1521 EDITH BLVD NE		Email: r.romero505@gmail.com
City: ALBUQUERQUE	State: NM	Zip: 87102-1611
Proprietary Interest in Site: OWNER	List all owners: NA	

BRIEF DESCRIPTION OF REQUEST

VARIANCES TO SIDEWALK WIDTH AND PUBLIC RIGHT OF WAY LINE

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Lot 10 & Portions of Lots 9 & 11	Block: 18	Unit: NA
Subdivision/Addition: PARKLAND HILLS ADDITION	MRGCD Map No.: NA	UPC Code:
Zone Atlas Page(s): L-17	Existing Zoning: R-1D	Proposed Zoning: NA
# of Existing Lots: 3	# of Proposed Lots: NA	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 629 SIERRA DR SE	Between: SIERRA DR.	and: LOMA LINDA PI. SE
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PROJECT # PR-2019-002079 / SD-2019-00037

Signature: Robert Romero & Doug Crandall	Date: MARCH 12, 2019
Printed Name: ROBERT E. ROMERO & DOUG CRANDALL	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:		Fee Total:
Staff Signature:	Date:	Project #

FORM V: Vacations of Easements or Right-of-way and Variances – DRB

Please refer to the DRB case schedules for meeting / hearing dates and deadlines. 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.

VARIANCE – DRB Requires Public Hearing

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(B)
- Scale drawing showing the location of the proposed variance or waiver, as applicable (7 copies, not to exceed 8.5" by 14")
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)(3), compliance with the DPM, and all improvements to be waived, as applicable
- If the request is based on a bulk land transfer, an application for Subdivision of Land – Minor shall be filed concurrently with the variance request and notice shall be provided on that plat regarding the applicant's agreement that building permits shall not be issued before further action by the DRB.
- Zone Atlas map with the entire site clearly outlined and labeled
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives

VACATION OF PRIVATE EASEMENT Requires Public Hearing

VACATION OF PUBLIC EASEMENT OR RIGHT-OF-WAY – DRB Requires Public Hearing

VACATION OF PUBLIC EASEMENT OR RIGHT-OF-WAY – COUNCIL Requires Public Hearing


- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Copy of the complete document which created the easement(s) (7 copies, folded)
Not required for City owned public right-of-way.
- Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
- If easements, list number to be vacated _____
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)(3)
- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
- Proof of emailed notice to affected Neighborhood Association representatives
- Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement (not required for easements if IDO Section 14-16-6-6(K)(2)(a) is satisfied)

The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

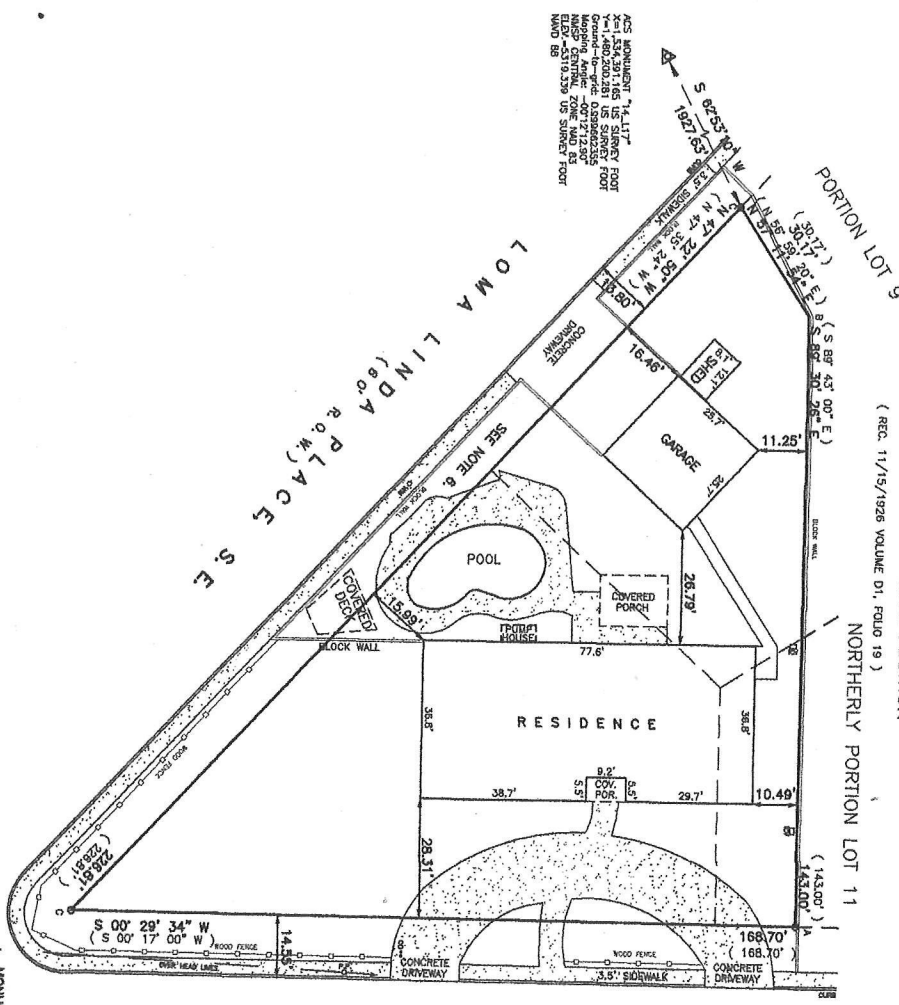
EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (7 copies, not to exceed 8.5" by 14")
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the deferral or extension

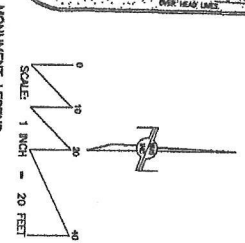
<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: <i>Robert E. Romero</i></p>	<p>Date: <i>MARCH 12, 2019</i></p>
<p>Printed Name: <i>ROBERT E. ROMERO</i></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number: _____</p>	<p>Case Numbers _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	



BLOCK 18, PARKLAND HILLS ADDITION
(REC. 11/15/1926 VOLUME D1, PAGE 19)



SIERRA DRIVE, S.E.
(60' R.O.W.)



PLAT OF SURVEY
LOT 10 AND PORTIONS OF LOTS 9 AND 11
BLOCK 18, PARKLAND HILLS ADDITION
WITHIN SECTION 26, T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY 2019

RECORD LEGAL DESCRIPTION

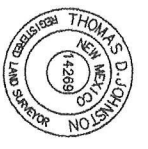
The Land is described as follows:
A tract of land comprising Lot Ten (10) and a portion of Lots Nine (9) and Eleven (11), in the Parkland Hills Addition, to the City of Albuquerque, New Mexico, as shown on the Survey of the Parkland Hills Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on November 15, 1926, said tract being more particularly described by Survey as follows:
Beginning at the southerly most point of Lot Ten (10), which point marks the intersection of Loma Linda Place, S.E. and Sierra Drive, S.E. Thence N. 00° 17' 00" E., 168.70 feet distance to a point; Thence N. 89° 43' 00" W., 143.00 feet distance to a point; Thence S 47° 42' 30" W., 143.00 feet distance along the Eastern Line of Lot Ten to a point and the place of beginning of the tract herein described, said tract containing 0.254 acres, more or less.

PLAT NOTES

1. Bearings are New Mexico State Plane Grid, based upon Albuquerque Control System and distances shown hereon are field measured. All monuments tagged with metal disk "PS 14289" where applicable.
2. All distances are ground.
3. Date of field survey: January 29, 2019.
4. This survey is a replacement survey based upon found monuments and the plat of record. All title information regarding this property was provided by Old Title Insurance Company, Commitment No. 1807912, with an effective date of October 22, 2016. Buyer: Ramsey
5. It is hereby certified that this property is NOT located within a 100 year flood hazard boundary in accordance with current HUD Federal Administration Flood Hazard Boundary Map No. 14020 (No flood hazard), Panel 560002 0353 H, with an effective date of August 16, 2012.
6. Pool concrete and covered deck appear to encroach into Loma Linda Place, S.E. as shown.

I, Thomas D. Johnston, a Registered Professional Surveyor licensed under the laws of the State of New Mexico do hereby certify that this survey was performed by me or under my direct supervision, that buildings, structures, and improvements on the property are shown hereon, that buildings, structures, record or made known to me by the owner of record or by the title company are shown hereon, and that this survey was performed to the Minimum Standards for Land Surveys in the State of New Mexico as adopted July 24, 2016, and is true and correct to the best of my knowledge and belief; I further certify that this survey and plat do not meet the requirements of the City of Albuquerque or Bernalillo County Subdivision Ordinance(s), and is not intended to subdivide any parcel.

Thomas D. Johnston, PS 14289
Date 2/4/2019



WAYJOHN SURVEYING INC
1609 2nd STREET, N.W.
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-5887

DRAWN: X X X	SCALE: 1" = 20'	FILE NO. SP-1-01-19
CHECKED: T D J		
DRAWING NO. SP10119DWG	DATE: 1/31/2019	SHEET 1 OF 1

DAC Enterprises, Inc.
Zoning & Land Use Services

March 12, 2019

Kym Dicome, Chair
Development Review Board
Planning Department
City of Albuquerque

Re: Variances to sidewalk width and right of way line - Portion of Lot 9,
Block 18, Parkland Hills Addition (Zone Atlas L-17)

Dear Chair Dicome & DRB Board:

This is a request for a .5' variance to the required 4' sidewalk width and a 10.03' variance to the right of way at the above referenced location. The purpose of this request is to allow an existing 6' wall and a portion of a concrete deck surrounding a backyard swimming pool, as well as allow the pre-existing sidewalk to remain in its current configuration. The right of way and sidewalk are both located on Loma Linda Place SE.

Applicant requests approval of these two variances based upon the review and approval criteria established in Section 14-6-6(L)(3) of the Integrated Development Ordinance.

Specifically, applicant offers the following justification:

1. Any of the following applies: a. There are special circumstances applicable to the subject property that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, and physical characteristics, and such special circumstances were created either by natural forces or by government eminent domain actions for which no compensation was paid. Such special circumstances of the property either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property, or practical difficulties result from strict compliance with the minimum standard.

The subdivision for this parcel was approved in 1948. The standard right of way at that time was 60' and a 4' sidewalk width was not required. This is an unusual shaped lot and bounded by two streets.

Although it cannot be firmly established, both the sidewalk and the 6' fence were in place in 1980 when the applicant purchased the house. There is no record to show any enforcement action has been taken or contemplated regarding either the non-conforming wall or sidewalk. As noted, the current owner of the property did not erect the wall and the sidewalk pre-existed any current subdivision regulations. The property is exceptional and the exceptionality was not self imposed. Removal of the wall in order to conform to current standards and expansion of the sidewalk would be impractical, and provide for an extraordinary hardship.

b. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, man-made obstructions, or utility lines.

The wall along Loma Linda Dr. has been in existence for at least 40 years. Relocation behind the current right of way line would negatively affect the concrete deck, severely limit the back yard availability and be very expensive, both in terms of relocating the wall and value of the property.

c. The area or site has been recognized as having historical, archeological, and/or architectural significance by the City, state, or federal government, and a Variance is needed and appropriate to maintain such historical, archeological, and/or architectural significance.

Applicant makes no argument that this section is applicable to this request.

d. The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.

Relocation of the wall and widening the sidewalk 6" would change the entire character of the property. As landscaping is not required in the right of way, the public interest would not be served and the property would be severely harmed by requiring that the right of way be maintained and the sidewalk widened.

e. Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning.

As this subdivision was created over seven decades ago, this variance will allow the applicant the flexibility to maintain the property in its original form without negatively affecting the rest of the subdivision.

2. The Variance will not be materially contrary to the public safety, health, or welfare.

As explained above, the wall and sidewalk are pre-existing and have not generated any cause that would be materially contrary to the public safety, health or welfare. Further, the portion of the wall which may interfere with clear sight guidelines will be modified in accordance with Transportation requirements.

3. The Variance does not cause significant material adverse impacts on surrounding properties.

There will be no visible change to the property, with the exception of adhering to the clear sight requirements, therefore there will be no significant adverse impact on surrounding properties.

4. The Variance will not hinder future planning, public right of way acquisition, or the financing or building of public infrastructure improvements.

The 60' right of way is greater than is necessary and will not hinder any future actions as may be required by the City of Albuquerque.

5. The Variance will not conflict significantly with the goals and provisions of any city, county, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.

Allowing this pre-existing, non-conforming situation to remain in its current configuration does not conflict significantly with the goals and provisions of any city, county, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.

6. The Variance will not allow, encourage, or make possible undesired development in the 100-year Floodplain.

This provision is not applicable to this request.

7. The Variance will not materially undermine the intent and purpose of this IDO or the applicable zone district.

This is a non-conforming situation and allowing a 40+ year old wall and sidewalk configuration to remain will have no deleterious effect on the IDO or the zone district.

8. The Variance does not allow a lot or type of development that does not meet the applicable size, area, and development standards applicable in the zone district where the lot is located, unless a Deviation to such standards is within the thresholds established by Subsection 14-16-6-4(O) (Deviations) and is granted by the DRB as part of this approval.

This request is to allow an existing sidewalk and wall to remain. There will be no new development on the lot and applicant will comply with clear sight standards and other requirements as may be reasonably imposed in granting this request.

9. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

Applicant only requests that the existing situation be maintained and the right of way vacation is no more than is minimally necessary to avoid extraordinary hardship and practical difficulties.

10. The Variance for Sidewalk Requirements meets the criteria in (b) below.

Applicant believes that the arguments noted in this request justify compliance with Section 14-6-6(L)(3)(b).

11. The Variance for Front Yard Parking meets the criteria in (c) below.

This section is not applicable.

In accordance with Office of Neighborhood Services requirements, applicant has met all requirements for notification to the applicable parties as included with the submission of this request.

I look forward to answering any questions the DRB may have at the hearing.

Sincerely,

A handwritten signature in black ink that reads "Doug Crandall". The signature is written in a cursive, slightly slanted style.

Doug Crandall, Principal
DAC Enterprises, Inc.

LETTER OF AUTHORIZATION

March 15, 2019

Ms. Kim Dicome, Chair
Development Review Board
Planning Department
City of Albuquerque

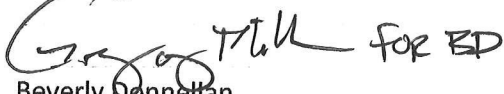
Re: VARIANCE to Sidewalk Width and Right of Way Line, Lot 10 & Portions of Lots 9 & 10, Parkland Hills Addition , 629 Sierra Dr. SE

Dear Ms. Dicome:

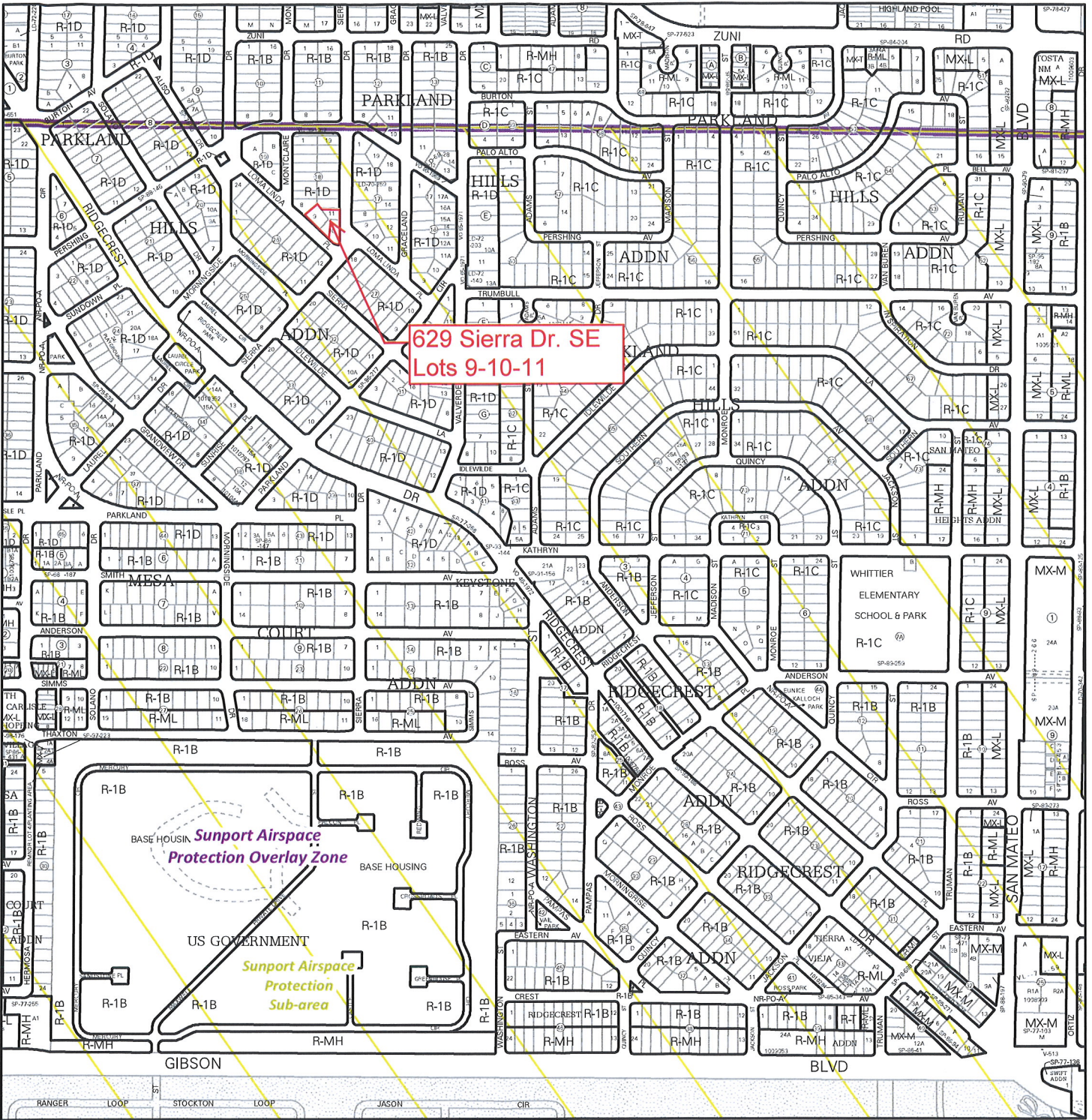
This letter certifies that the undersigned is the owner of the above referenced property. By this letter, I authorize DAC Enterprises, Inc., to act as my agent in seeking approval of a variance to the sidewalk width and the public right of way of the above referenced property.

If you should have any questions, please feel free to contact me at 505-263-1334.

Sincerely,

 for ED

Beverly Donnellan
9339 Del Webb Ln. NW
Albuquerque, NM 87120




629 Sierra Dr. SE
Lots 9-10-11

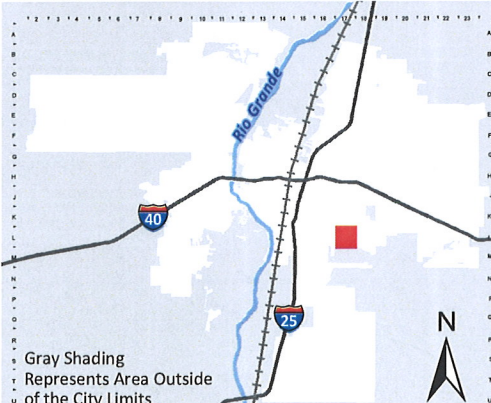
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
L-17-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



Elizardo Romero <r.lromero505@gmail.com>

Public Notice Inquiry_629 SIERRA DRIVE SE_DRB

1 message

Quevedo, Vicente M. <vquevedo@cabq.gov>

To: "r.lromero505@gmail.com" <r.lromero505@gmail.com>

Thu, Mar 7, 2019 at 9:

Robert,

See list of associations below and attached regarding your DRB submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Southwest Heights NA	Michael	Gallegos	mike@mikegallegoslaw.com	308 Adams Street SE	Albuquerque	NM	87108	5053637764	50526644
Southwest Heights NA	John	Pate	jpate@molzencorbin.com	1007 Idlewilde Lane SE	Albuquerque	NM	87108	5052354193	50525529

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

3/7/2019

Gmail - Public Notice Inquiry_629 SIERRA DRIVE SE_DRB

Respectfully,

Vicente M. Quevedo, MCRP

Neighborhood Liaison

Office of Neighborhood Coordination

City of Albuquerque – City Council

(505) 768-3332

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Wednesday, March 06, 2019 4:43 PM
To: Office of Neighborhood Coordination <rlromero505@gmail.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

<https://mail.google.com/mail/u/0?ik=df26694854&view=pt&search=all&permthid=thread-f%3A16273643803006540&siml=msg-f%3A16273643803006540>

3/7/2019

Gmail - Public Notice Inquiry_629 SIERRA DRIVE SE_DRB

Contact Name

Robert E. Romero

Telephone Number

5058420484

Email Address

r.romero505@gmail.com

Company Name

DAC Enterprises Inc

Company Address

1521 EDITH BLVD NE

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

LOT 10 & PORTIONS OF LOTS 9 & 11, BLOCK 18, PARKLAND HILLS ADDITION

Physical address of subject site:

629 SIERRA DRIVE SE

Subject site cross streets:

CORNER OF SIERRA DR. AND LOMA LINDA PL SE

Other subject site identifiers:

This site is located on the following zone atlas page:

L-17-Z

3/7/2019

VIA CERTIFIED MAIL

[Date]

Michael Gallegos, Southeast Heights NA

[Name of Neighborhood Representative, Neighborhood Association]

308 Adams Street SE, Albuquerque, NM 87108

[Address of Neighborhood Representative]

Re: Neighborhood Meeting about Future Development Application


Dear Neighborhood Association Representative,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(C) Neighborhood Meeting**, we are providing you an opportunity to discuss the following application(s) we will be making for a project proposed in or near your neighborhood:

DRB Variance to existing widths of sidewalk & public right of way



[Application(s) per Table 6-1-1 in the IDO (e.g. "Conditional Use")]

This would be an informal meeting where the Agent - DAC Enterprises  [Agent/ Developer/ Property Owner] would present the proposal, and we can discuss any ideas or concerns you may have.

Contact Information

Robert E. Romero

505-842-0484/r.romero505@gmail.com

[Name]

[Phone Number and/or Email]

Project or Development Proposal

629 Sierra Dr. SE, Albuquerque, NM 87108

[Site Address and/or Location]

NA

[Name(s) of Agent/ Developer/Property Owner, if different from Contact Name above]

Application for variances to the DPM design standards to allow for a 6" variance to the existing 3.5 wide sidewalk to remain in the public right of way and a 10.03 width variance to the existing 60' wide public right of way. These proposed variances are a condition of approval of the vacation of a portion of Loma Linda Pl., Proj#PR-2019-002079 heard by DRB on March 6, 2019

[Short Description of Proposal]

Per the IDO, you have 15 days from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on this date:

MARCH 29, 2019 for hearing APRIL 3, 2019 [Anticipated Submittal Date]

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter.

Before submitting our application, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public hearing [hearing/meeting] at which the project will be reviewed and decided by the City.

Attachments (if any):

1. IDO Zone Atlas L-17-Z; 2. Plat of survey; 3. Photo of Loma Linda Pl street & sidewalk.
-
-
-
-
-
-

Useful Links

Integrated Development Ordinance (IDO):

<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Sincerely,

Agent - DAC Enterprises



[Agent/Property Owner/Developer]

JOHN PATE, 1007 IDLEWILDE LN SE,

Cc: ALBUQUERQUE, NM 87108

[Other Neighborhood Associations, if any]

SOUTHEAST HEIGHTS NA

3/7/2019

[Date]

Michael Gallegos, Southeast Heights NA

[Name of Neighborhood Representative, Neighborhood Association]

308 Adams Street SE, Albuquerque, NM 87108

[Address of Neighborhood Representative]

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Dear Neighborhood Association Representative,

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Contact Information

Robert E. Romero

505-842-0484/r.romero505@gmail.com

[Name]

[Phone Number and/or Email]

Project or Development Proposal

629 Sierra Dr. SE, Albuquerque, NM 87108

[Site Address and/or Location]

NA

[Name(s) of Agent/ Developer/Property Owner, if different from Contact Name above]

Application for variances to the DPM design standards to allow for a 6" variance to the existing 3.5 wide sidewalk to remain in the public right of way and a 10.03 width variance to the existing 60' wide public right of way. These proposed variances are a condition of approval of the vacation of a portion of Loma Linda Pl., Proj#PR-2019-002079 heard by DRB on March 6, 2019

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Attachments (if any):

1. IDO Zone Atlas L-17-Z; 2. Plat of survey; 3. Photo of Loma Linda Pl street & sidewalk.

Useful Links

Integrated Development Ordinance (IDO):

<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Sincerely,

Agent - DAC Enterprises



[Agent/Property Owner/Developer]

JOHN PATE, 1007 IDLEWILDE LN SE,

Cc: ALBUQUERQUE, NM 87108 _____ [Other Neighborhood Associations, if any]

SOUTHEAST HEIGHTS NA

This message has been analyzed by Deep Discovery Email Inspector.

2 attachments

L17.pdf
108K

Public Notice Inquiry_629 SIERRA DRIVE SE_DRB.xlsx
15K

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MAR 20 2019

Sent To: **MICHAEL GALLEGOS**
 Street, Apt. No. or PO Box No. **308 ADAMS ST SE**
 City, State, ZIP+4 **ALBUQ., NM 87108**

PS Form 3800, August 2005 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$7.00

Postmark
MAR 20 2019

Sent To: **JOHN PATE**
 Street, Apt. No. or PO Box No. **1807 IDLE WILDE LN SE**
 City, State, ZIP+4 **ALBUQ., NM 87108**

PS Form 3800, August 2005 See Reverse for Instructions

DONNELLAN MICHAEL J & BEVERLY L
629 SIERRA DR SE
ALBUQUERQUE NM 87108-3376

STEVENS MARK E TRUSTEE STEVENS
LVT
620 MONTCLAIRE DR SE
ALBUQUERQUE NM 87108-3351

GAY DAVID M & TANNER O TRUSTEE
GAY TRUST
900 SIERRA PL SE
ALBUQUERQUE NM 87108-3379

COSGROVE CORNELIUS BURTON III
801 LOMA LINDA PL SE
ALBUQUERQUE NM 87108-3344

TAUSCH HANS J JR
631 GRACELAND DR SE
ALBUQUERQUE NM 87108-3334

BERG ERIC W & NANCY C
630 SIERRA DR SE
ALBUQUERQUE NM 87108-3377

DOUBLE FIN
2426 DIETZ FARM RD NW
ALBUQUERQUE NM 87107-3151

JINGLE CURTIS & MARY-THERESE
TRUSTEE JINGLE FAMILY RVT
709 LOMA LINDA PL SE
ALBUQUERQUE NM 87108

KIOUS HAROLD E & MARGARET E
700 LOMA LINDA PL SE
ALBUQUERQUE NM 87108-3343

VENCILL CRAIG A & ELIZABETH STACY
616 SIERRA DR SE
ALBUQUERQUE NM 87108-3377

GHATTAS ROBERT N & MONIKA W
TRUSTEES GHATTAS RVT
609 LOMA LINDA PL SE
ALBUQUERQUE NM 87108

BOUSEK RONALD R & GRACE A
701 LOMA LINDA PL SE
ALBUQUERQUE NM 87108-3342

WERNTZ JOSPEH L & WERNTZ JOSEPH
L & WERNTZ WILLIAM P CO TR
WERNTZ TRUST
53 TWIN PEAKS RD SE
ALBUQUERQUE NM 87123

WASKOW JOHN E & ALICE MOSES
617 SIERRA DR SE
ALBUQUERQUE NM 87108-3376

GABALDON ALEX M & ROSELINE D
711 LOMA LINDA PL SE
ALBUQUERQUE NM 87108

RAO CHITRA A
611 LOMA LINDA PL SE
ALBUQUERQUE NM 87108-3340

MILLER ROBERT B & CYNTHIA L
TRUSTEES MILLER LVT
627 SIERRA DR SE
ALBUQUERQUE NM 87108-3376

COLLISTER-GARCIA ELEANOR
800 LOMA LINDA PL SE
ALBUQUERQUE NM 87108-3345

MEDINA MARCELA C TRUSTEE MEDINA
LVT
1000 CORDOVA PL #87
SANTA FE NM 87505-1725

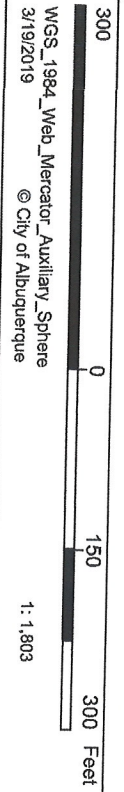


629 Sierra Dr. SE



- Legend**
- Bernalillo County Parcels
 - Municipal Limits
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
 - World Street Map

Notes
 Buffer: 170ft.
 ROW: Loma Linda 70ft.



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THIS MAP IS NOT TO BE USED FOR NAVIGATION.

WGS_1984_Web_Mercator_Auxiliary_Sphere
 3/19/2019
 © City of Albuquerque

1 : 1,803

3/8/2019

Gmail - Request for meeting w/Southeast Heights NA regarding DRB Variance Request



Elizardo Romero <rlromero505@gmail.com>

Request for meeting w/Southeast Heights NA regarding DRB Variance Request

Robert Romero <rlromero505@gmail.com>

Draft To: mike@mikegallegoslaw.com, jpate@molzencorbin.com

Cc: gmiller@mrmwmla.com

Fri, Mar 8, 2019 at 4:01 PM

Hello Mr. Gallegos and Mr. Pate:

In accordance with the city's Integrated Development Ordinance, Section 14-16-6-4(C) Neighborhood Meeting I am contacting you both to let you know that DAC Enterprises is the agent for Mr. & Ms. Donnellan, owners of Lot 10 and portions of lots 9 & 11, Block 18, Parkland Hills Addition, zoned R-1D, located at 629 Sierra Dr., SE, Albuquerque, NM 87108 will be submitting a variance application to Development Review Board, City of Albuquerque. The application will be requesting a variance to the DPM design standards to allow for a 6" variance to the existing 3.5 wide sidewalk to remain in the public right of way. Also, a variance of 10.03 to the existing 60' wide public right of way both variances along the Loma Linda Pl. frontage of the aforementioned property. The proposed variances are based on a condition of approval of Project # PR-2019-002079 which approved the vacation of a portion of Loma Linda Pl., that was heard on March 6, 2019.

Per the IDO we are asking to meet with your neighborhood association to discuss the nature of the application. We would like to submit the application by the March 29, 2019 deadline for a public meeting before the Development Board on April 3, 2019. I have also sent you both a notice via certified mail, dated March 7, 2019 in which I enclosed zone map L-17, plat of survey and a photo of Loma Linda Pl. right of way.

Please send confirmation of this request as to whether you wish to meet or if you wish to decline to meet.

Thank you,

Robert E. Romero, Associate

DAC Enterprises, Inc.

1521 Edith Blvd., NE

Albuquerque, NM 87102-1611

505-842-0484

E-mail: rlromero505@gmail.com

sent 3/8/2019

3/21/2019

Gmail - FW: Request for Neighborhood Association Meeting



Elizardo Romero <r.lromero505@gmail.com>

FW: Request for Neighborhood Association Meeting

1 message

Greg Miller <GMiller@mrwmla.com>

Wed, Mar 20, 2019 at 4:00

To: Robert Romero <r.lromero505@gmail.com>, BEVERLY DONNELLAN <balbq@aol.com>

Robert,

Please see below from the NA President.

Gregory Miller, PLA, FASLA

Principal Landscape Architect

Immediate Past President American Society of Landscape Architects

MRWML Landscape Architects

PHONE 505.268.2266 CELL 505.400.5906

www.mrwmla.com

From: John Pate [mailto:JPate@molzencorbin.com]

Sent: Wednesday, March 20, 2019 2:52 PM

To: Greg Miller; Mike Gallegos {Mike Gallegos Law}

Cc: BEVERLY DONNELLAN

Subject: RE: Request for Neighborhood Association Meeting

Greg, I am sorry this slipped through the cracks due to me being in the hospital a few times recently. SEHNA has no comment on the requested vacation for this property.

If you have any questions please just contact me.

3/21/2019

Gmail - FW: Request for Neighborhood Association Meeting

For SEHNA

John Pate, President

From: Greg Miller [mailto:GMiller@mrvwmla.com]
Sent: Monday, January 07, 2019 5:16 PM
To: John Pate <JPate@molzencorbin.com>; Mike Gallegos {Mike Gallegos Law} <Mike@MikeGallegosLaw.com>
Cc: BEVERLY DONNELLAN <balbq@aol.com>
Subject: Request for Neighborhood Association Meeting

John and Mike,

On behalf of Beverly Donnellan, I'm submitting the official request for a neighborhood meeting. Beverly is in the process of selling her home at 629 Sierra Dr. SE. It was brought to her attention during this process that the existing privacy walls, concrete paving, pool deck, and the wooden shade structure have been built within the public right-of-way. These structures existing when she and her husband purchased the home in 1980.

Beverly will be scheduling a hearing at DRB regarding the vacation of the ROW. Prior to scheduling a hearing, she is requesting a neighborhood association meeting, as required per City IDO. As indicated in the attached request, the neighborhood association has within 15 days to schedule a meeting or waive holding a meeting. If the neighborhood association elects to schedule a meeting, this meeting is required to be held within 30 days.

Attached to this email are the request for a meeting, a zone map indicating the location of the property, a sketch showing the extent of the vacation, and photos of the existing conditions.

Please let me know if you have any questions.

Thanks.

Gregory Miller, PLA, FASLA

Immediate Past President American Society of Landscape Architects

Principal Landscape Architect

<https://mail.google.com/mail/u/0/?ik=df26694854&view=pl&search=all&permthid=thread-f%3A1628563807049269140&siml=msg-f%3A1628563807049269140>