



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 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 checked="" 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: <u>Our Land LLC (contact Linda Cecil)</u>	Phone: <u>720-1103</u>
Address: <u>2724 Decker Ave NW</u>	Email: <u>linda.cecil@comcast.net</u>
City: <u>Albuquerque</u> State: <u>NM</u>	Zip: <u>87107</u>
Professional/Agent (if any): <u>Community Sciences Corporation</u>	Phone: <u>997-0000 x118</u>
Address: <u>PO Box 1379</u>	Email: <u>tompatrick@communitysciences.com</u>
City: <u>Corales</u> State: <u>NM</u>	Zip: <u>87048</u>
Proprietary Interest in Site: <u>owner</u>	List all owners: <u>-</u>

BRIEF DESCRIPTION OF REQUEST

variance to DPM design standard of 30' wide easmt., asking for exist. 20' wide across easmt. to remain.

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

Lot or Tract No.: <u>lot A-4</u>	Block: <u>-</u>	Unit: <u>-</u>
Subdivision/Addition: <u>lands of Michael J. Snow etc.</u>	MRGCD Map No.: <u>-</u>	UPC Code: <u>1012-060268346-20112</u>
Zone Atlas Page(s): <u>G-13-7</u>	Existing Zoning: <u>R-A</u>	Proposed Zoning: <u>R-A</u>
# of Existing Lots: <u>1</u>	# of Proposed Lots: <u>3</u>	Total Area of Site (acres): <u>0.8301</u>

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2945 Tellez NW Between: Decker Rd. NW and: Campbell Road NW

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR 2019-002268

Signature: <u>[Signature]</u>	Date: <u>2-24-2020</u>
Printed Name: <u>Tom Patrick</u>	<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)

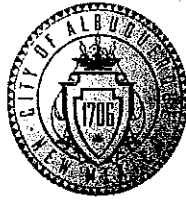
The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.

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

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:		Date:
Printed Name:		<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY		
Project Number:	Case Numbers	
	-	
	-	
	-	
Staff Signature:		
Date:		

separately recorded document, and any Variances or Deviations granted associated with a Site Plan shall be noted on the approved Site Plan.

6-6(L)(2)(b) Bulk Land Subdivision

Where a Variance is requested based on a bulk land subdivision, all of the following procedures shall be followed in addition to the procedures in Subsection (a) above:

1. The use of the land for development and/or building purposes shall require review during the Subdivision or Site Plan approval process. Approval of a Variance for a bulk land transfer does not indicate that land within that transfer complies with applicable Subdivision or Site Plan standards.
2. The plat shall reflect the applicant's agreement that building permits shall not be issued for any area where the Variances apply before further subdivision and that recording of a final subdivision plat for the subject area has been completed.

6-6(L)(3) Review and Decision Criteria

This Subsection 14-16-6-6(L)(3) includes criteria for all applications that require a Variance – DRB. Variances associated with certain requests have additional or different criteria. Variances to sidewalk or front yard parking requirements have specific criteria in addition to the general criteria, listed in Subsections (b) and (c) below, respectively. Variances for carports in a required front or side setback have specific criteria in Subsection (d) below and do not have to meet the general criteria in Subsection (a) below.

6-6(L)(3)(a) General

Except as indicated in (d) below, an application for a Variance – DRB shall be approved if it complies with the following criteria, as applicable:

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 standards.
 - 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.
- 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.
 - 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.
 - 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.
2. The Variance will not be materially contrary to the public safety, health, or welfare.
 3. The Variance does not cause significant material adverse impacts 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.
 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.
 6. The Variance will not allow, encourage, or make possible undesired development in the 100-year Floodplain.
 7. The Variance will not materially undermine the intent and purpose of this IDO or the applicable 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.
 9. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.
 10. The Variance for Sidewalk Requirements meets the criteria in (b) below.
 11. The Variance for Front Yard Parking meets the criteria in (c) below.

6-6(L)(3)(b) Variance to Sidewalk Requirements

A request for a Variance to sidewalk requirements, shall be approved if it meets all of the applicable criteria in Subsection (a) above and all of the following criteria:

Community Sciences Corporation

Professional Land Surveying & Planning

505.897.0000
505.898.5195 Fax
www.communitysciences.com

February 24, 2020
Development Review Board
City of Albuquerque

RE: Request for Variance to DPM Design Standard, Access Easement Width
Lot A-4, Lands of Michael J. Snow and Elizabeth T. Snow

To: Chair, Board Members and staff,

Community Sciences Corporation (CSC) is acting as the agent for Our Land LLC, the owner of Lot A-4.

We are proposing a variance to the DPM design standard of thirty (30) feet for an access easement. We propose leaving the existing twenty (20) foot access easement across Lots A-2 and A-3 of the Lands of Michael J. Snow and Elizabeth T. Snow, as shown on that plat recorded September 7, 1977 in Vol. B13, Folio 108.

There is a very substantial concrete wall in Lot A-3 that abuts the north line of the existing easement, restricting physical access to twenty feet or slightly less. In addition, the driveway and landscaping in Lot A-2 also extend to the north line of the existing easement. All of the above would have to be destroyed if the thirty (30) foot width standard were to be enforced. We contend that, per IDO 14-6-6(L)(3)(a)(1)(b), these features constitute pre-existing obstructions that cannot be easily or economically relocated. Other IDO criteria that are complied with in this instance are 14-6-6(L)(3)(a)(1)(a), (d), (e), 2, 3, 4, 5, 6, 7 and 9.

CSC therefore submits this application to the Development Review Board for Variance Request approval.

Respectfully,



Thomas W. Patrick
New Mexico Professional Surveyor No. 12651

TRACT 189291
 MRCO MAP 34
 CITY OF ALBUQUERQUE

SET N24°29'14"E, 2.2'
 FROM WALL CORNER

LOT 1
 (12/14/1976; C11-130)

LOT 2
 (12/14/1976; C11-130)

LOT 3
 (12/14/1976; C11-130)

FOUND "LINE ONLY" MAIL
 W/TAG "P5125T"
 IN FACE OF WALL.
 TRUE CORNER IS
 N24°05'49"E, 3.00'

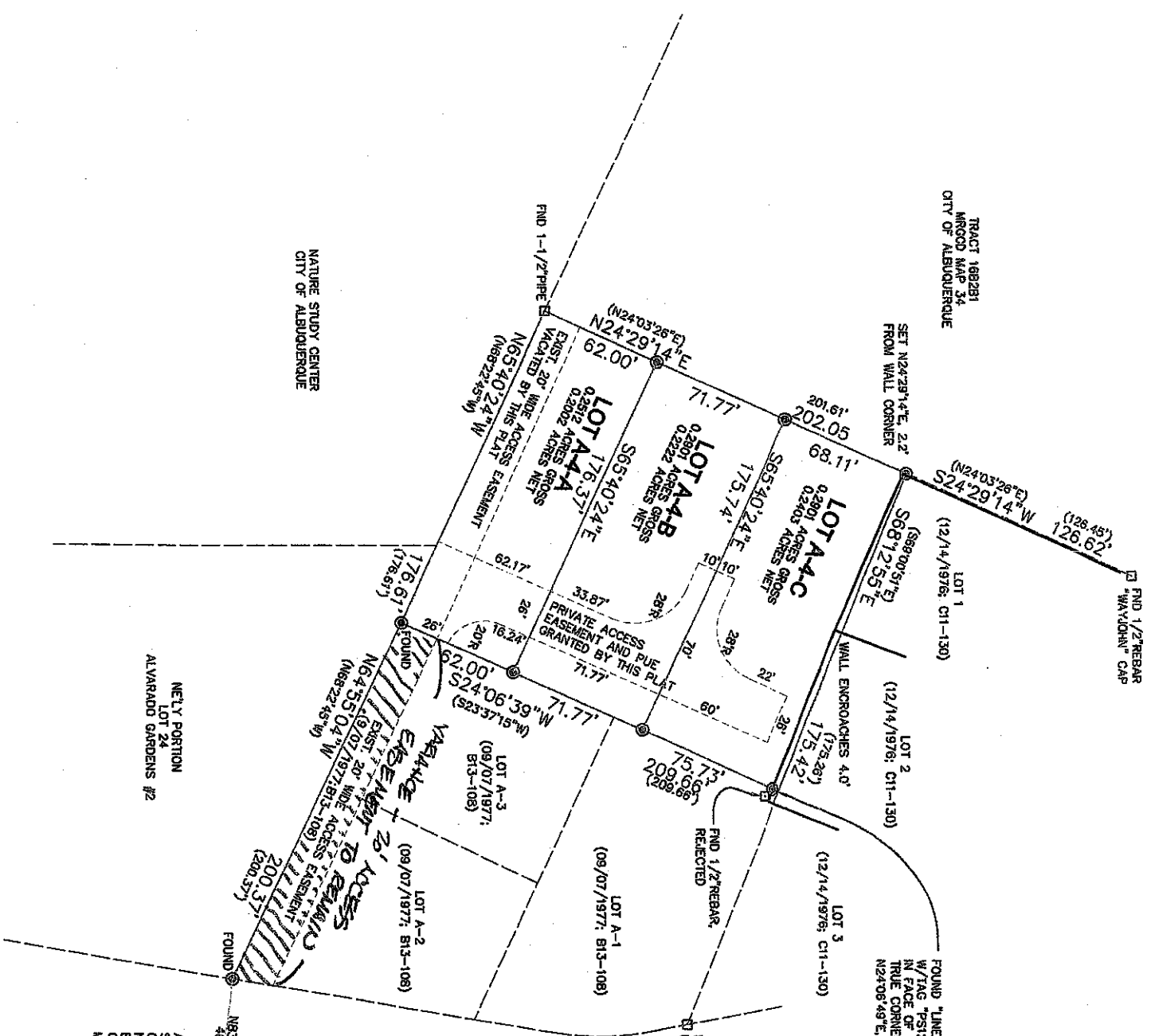
FND 1/2"REBAR
 IN FOOTING

2945 TRELIS DRIVE NW

NATURE STUDY CENTER
 CITY OF ALBUQUERQUE

NETLY PORTION
 LOT 24
 ALVARADO GARDENS #2

AGRS STATION "6.G13AR" NEW MEXICO
 STATE PLANE COORDINATES
 CENTRAL ZONE 3002 NAD83
 N150079.134 USGt
 E151574.3949 USGt
 GROUND TO GRID FACTOR = 0.999864045
 MAPPING ANGLE = -0°14'23.60"



Tom Patrick

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Tuesday, February 4, 2020 2:23 PM
To: Tom Patrick
Subject: 2945 Trellis Ave. NW Public Notice Inquiry
Attachments: G-12-Z.PDF

Dear Applicant,

See list of associations below regarding your Public Notice Inquiry. 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 you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mol Pho
Alvarado Gardens NA	Diana	Hunt	president@alvaradoneighborhood.com	2820 Candelaria Road NW	Albuquerque	NM	87107	505
Alvarado Gardens NA	Robert	Poyourow	vp@alvaradoneighborhood.com	2812 Candelaria Road NW	Albuquerque	NM	87107	
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albuquerque	NM	87104	505
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232	Albuquerque	NM	87197	505

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>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dicarmona@cabq.gov or ONC@cabq.gov
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: Monday, February 03, 2020 7:59 AM
To: Office of Neighborhood Coordination <tompatrik@communitysciences.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:

Contact Name

Tom Patrick

Telephone Number

505-897-0000 X118

Email Address

tompatrik@communitysciences.com

Company Name

Community Sciences Corporation

Company Address

PO Box 1328

City

Corrales

State

NM

ZIP

87048

Legal description of the subject site for this project:

Lot A-4

Lands of Michael J. Snow and Elizabeth T. Snow

Physical address of subject site:

2945 Trellis Ave. NW

Subject site cross streets:

Oro Vista Road NW and Castaneda Road NW

Tom Patrick

From: webmaster=cabq.gov@mailgun.org on behalf of webmaster@cabq.gov
Sent: Monday, February 3, 2020 7:59 AM
To: Tom Patrick
Cc: ONC@cabq.gov
Subject: Public Notice Inquiry Sheet Submission
Attachments: G-12-Z.pdf

Follow Up Flag: Follow up
Flag Status: Completed

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:

Contact Name

Tom Patrick

Telephone Number

505-897-0000 X118

Email Address

tompatrik@communitysciences.com

Company Name

Community Sciences Corporation

Company Address

PO Box 1328

City

Corrales

State

NM

ZIP

87048

Legal description of the subject site for this project:

Lot A-4

Lands of Michael J. Snow and Elizabeth T. Snow

Physical address of subject site:

2945 Trellis Ave. NW

Subject site cross streets:

Oro Vista Road NW and Castaneda Road NW

Other subject site identifiers:

West of Trellis Rd. NW

This site is located on the following zone atlas page:

G-12-Z

Neighborhood Meeting Letter

- *IDO Subsection 6-4(C)(3) allows Neighborhood Meeting letters to be sent by certified letter, return receipt requested, or via email with timestamp, read receipt requested.*

February 7, 2020
Alvarado Gardens NA
Ms. Diana Hunt, President
2820 Candelaria Road, ABQ 87107
Mr. Robert Poyourow
2812 Candelaria Road NW, ABQ, 87107

To: president@alvaradoneighborhood.com
vp@alvaradoneighborhood.com

**Re: Neighborhood Meeting about Future
Development Application**

Dear Ms. Hunt and Mr. Poyourow

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 a Variance Request for DRB proposed in or near your neighborhood before we submit an application. This would be an informal meeting where the Property Owner and Agent would present the proposal, and we could discuss any ideas or concerns you may have.

Contact Information

Tom Patrick, New Mexico Licensed Surveyor
897-0000 X118
tompattick@communitysciences.com

Project or Development Proposal

Site address: 2945 Trellis Dr. NW
Agent: Community Sciences Corporation
Variance to DRB Design Standard

Description of Request: Our Land LLC wishes to divide existing Lot 4-A, Lands of Michael J. Snow and Elizabeth T. Snow, into three new lots. The only access to the property is from Trellis Drive NW by means of a 20' wide access easement across the southerly side of Lots A-1 and A-2 of the same subdivision. DRB design standards call for a 30' wide access easement. However, there is a substantial concrete wall on Lot A-2, the wall corner being only 19' north of the property line. Also, the southerly end of the driveway apron on Lot A-1 is 20' north of the property line. A 30' easement would encroach much too far into the neighbor's properties. We are requesting that the existing 20' easement be allowed to remain as it is without widening it to 30'.

Per the IDO, you have 15 days from February 7 , 2020 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 February 27, 2020.

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 email. We are sending this letter also to the North Valley Coalition and suggest that both Associations might want to meet with us at the same time.

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 DRB public hearing at which the project will be reviewed and decided by the City.

Useful Links

Integrated Development Ordinance (IDO):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Sincerely,

Thomas W. Patrick
New Mexico professional Surveyor No.12651
Agent for Our Land LLC

Tom Patrick

From: Mail Delivery System <MAILER-DAEMON@forward4.bravehost.com>
To: president@alvaradoneighborhood.com; vp@alvaradoneighborhood.com
Sent: Friday, February 7, 2020 1:36 PM
Subject: Relayed: Offer for Neighborhood Association meeting PR-2019-002268

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

president@alvaradoneighborhood.com

vp@alvaradoneighborhood.com

Subject: Offer for Neighborhood Association meeting PR-2019-002268

Tom Patrick

From: president@alvaradoneighborhood.com
Sent: Tuesday, February 18, 2020 8:14 PM
To: Tom Patrick
Cc: vp@alvaradoneighborhood.com
Subject: Re: Offer for Neighborhood Association meeting PR-2019-002268

We do not require any further meetings.

Thanks,

Diana Hunt
AGNA President

On 2020-02-07 13:30, Tom Patrick wrote:

Good afternoon... I have attached a letter offering a neighborhood association meeting regarding DRB Project# PR-2019-002268.

Please consider whether or not you wish to have a meeting with me and with my client.

Thank you.

Tom Patrick

Community Sciences Corporation

Professional Surveyor licensed in NM, AZ, CO and OR

Certified Federal Surveyor #1386

PO Box 1328

Corrales, NM 87048

Physical address: 4481 Corrales Road

tompatrik@communitysciences.com

Office: (505) 897-0000 Ext.118

Cell: (505) 259-0883

Fax: (505) 898-5195

Tom Patrick

From: president@alvaradoneighborhood.com
Sent: Sunday, February 23, 2020 2:04 PM
To: Tom Patrick
Cc: vp@alvaradoneighborhood.com; Linda Cecil
Subject: Re: Lots A-4A thru A-4-C Vacation request

Hi Tom,

After having met with the neighbors affected by that easement and in reviewing the site previously, Robert Poyourow and I feel that the neighborhood association does not need to be involved. It appears the vacation of the easement would be a necessary outcome anyway for the new lot mentioned below however we do feel it is important that the neighbors most affected by the decision to vacate should be informed and we hope that is part of your process for this piece.

Thank you.

Diana Hunt

On 2020-02-20 16:26, Tom Patrick wrote:

Good afternoon... I had previously offered a meeting request for a DRB Variance on this property.

You were kind enough to consider my offer and declined to ask for a meeting.

Now, it turns out, we also have to request a DRB Vacation of an existing private easement on new Lot A-4-A.

I apologize for making you look at this again, but please review my offer and let me know if you want to have an NA meeting.

Thank you for your consideration.

Tom Patrick

Community Sciences Corporation

Professional Surveyor licensed in NM, AZ, CO and OR

Certified Federal Surveyor #1386

PO Box 1328

Corrales, NM 87048

Neighborhood Meeting Letter

- *IDO Subsection 6-4(C)(3) allows Neighborhood Meeting letters to be sent by certified letter, return receipt requested, or via email with timestamp, read receipt requested.*

February 7, 2020
North Valley Coalition
Mr. Doyle Kimbrough
2327 Campbell Road NW, ABQ, NM 87104
Ms. Peggy Norton
PO Box 70232, ABQ NM 87197

To: newmexmba@aol.com
peggynorton@yahoo.com

**Re: Neighborhood Meeting about Future
Development Application**

Dear Ms. Hunt and Mr. Poyourow

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 a Variance Request for DRB proposed in or near your neighborhood before we submit an application. This would be an informal meeting where the Property Owner and Agent would present the proposal, and we could discuss any ideas or concerns you may have.

Contact Information

Tom Patrick, New Mexico Licensed Surveyor
897-0000 X118
tompattick@communitysciences.com

Project or Development Proposal

Site address: 2945 Trellis Dr. NW
Agent: Community Sciences Corporation
Variance to DRB Design Standard

Description of Request: Our Land LLC wishes to divide existing Lot 4-A, Lands of Michael J. Snow and Elizabeth T. Snow, into three new lots. The only access to the property is from Trellis Drive NW by means of a 20' wide access easement across the southerly side of Lots A-1 and A-2 of the same subdivision. DRB design standards call for a 30' wide access easement. However, there is a substantial concrete wall on Lot A-2, the wall corner being only 19' north of the property line. Also, the southerly end of the driveway apron on Lot A-1 is 20' north of the property line. A 30' easement would encroach much too far into the neighbor's properties. We are requesting that the existing 20' easement be allowed to remain as it is without widening it to 30'.

Tom Patrick

From: Microsoft Outlook
To: newmexmba@aol.com
Sent: Friday, February 7, 2020 1:33 PM
Subject: Relayed: Offer for Neighborhood Association meeting DRB Project # Pr-2019-002268

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

newmexmba@aol.com (newmexmba@aol.com)

Subject: Offer for Neighborhood Association meeting DRB Project # Pr-2019-002268

Tom Patrick

From: Microsoft Outlook
To: peggynorton@yahoo.com
Sent: Friday, February 7, 2020 1:33 PM
Subject: Relayed: Offer for Neighborhood Association meeting DRB Project # Pr-2019-002268

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

peggynorton@yahoo.com (peggynorton@yahoo.com)

Subject: Offer for Neighborhood Association meeting DRB Project # Pr-2019-002268

Community Sciences Corporation
Professional Land Surveying & Planning
Post Office Box 1328
Corrales, New Mexico 87048

Kiera Howard
1929 Trellis Ave. NW
Albuquerque, NM

87107



Community Sciences Corporation
Professional Land Surveying & Planning
Post Office Box 1328
Corrales, New Mexico 87048

Julie Elizabeth Kilpatrick
2124 Decker Rd. NW
Albuquerque, NM

87107



Community Sciences Corporation
Professional Land Surveying & Planning
Post Office Box 1328
Corrales, New Mexico 87048



Lisa A. Downer
2953 Tellus Dr. NW
Albuquerque, NM
87107

Community Sciences Corporation
Professional Land Surveying & Planning
Post Office Box 1328
Corrales, New Mexico 87048



Nagual Properties LLC
2224 Decker Rd. NW
Albuquerque, NM
87107

Community Sciences Corporation
Professional Land Surveying & Planning
Post Office Box 1328
Corrales, New Mexico 87048



Robert L. & Louise M Greenwalt
2949 Trelis Dr. NW
Albuquerque, NM

87107

Community Sciences Corporation
Professional Land Surveying & Planning
Post Office Box 1328
Corrales, New Mexico 87048



Susan M. Linnell
2941 Trelis Dr. NW
Albuquerque, NM

87107

Community Sciences Corporation

Professional Land Surveying & Planning

505.897.0000

505.898.5195 Fax

www.communitysciences.com

To whom it may concern:

Community Sciences Corporation is the agent for Our Land LLC, your neighbor that owns Lot A-4 of the Plat of the Lands of Michael J. Snow and Elizabeth T. Snow. Our Land LLC wishes to divide existing Lot A-4 into three (3) new lots.

As part of that process, we are asking the City of Albuquerque Development Review Board (DRB) to approve a Vacation of an existing Twenty (20) foot access easement on the southerly twenty (20) feet of Lot A-4.

We are also asking the DRB to approve a Variance to the Design Process Manual (DPM) access easement width standard of thirty (30) feet across Lots A-2 and A-3 of said subdivision. There are man-made obstructions (concrete wall, driveway and landscaping) that restrict that access easement to the existing twenty (20) feet easement shown on the plat.

I have included a map of the proposed Vacation and Variance, the letters to DRB describing the requests and a zone atlas map showing the vicinity.

I intend to submit my applications on February 25, 2020 with a DRB hearing on March 4 at the Plaza Del Sol, 600 2nd Street SW, Basement Hearing Room. You are invited to attend this hearing or contact me if you have any questions or concerns.

Respectfully,



Thomas W. Patrick

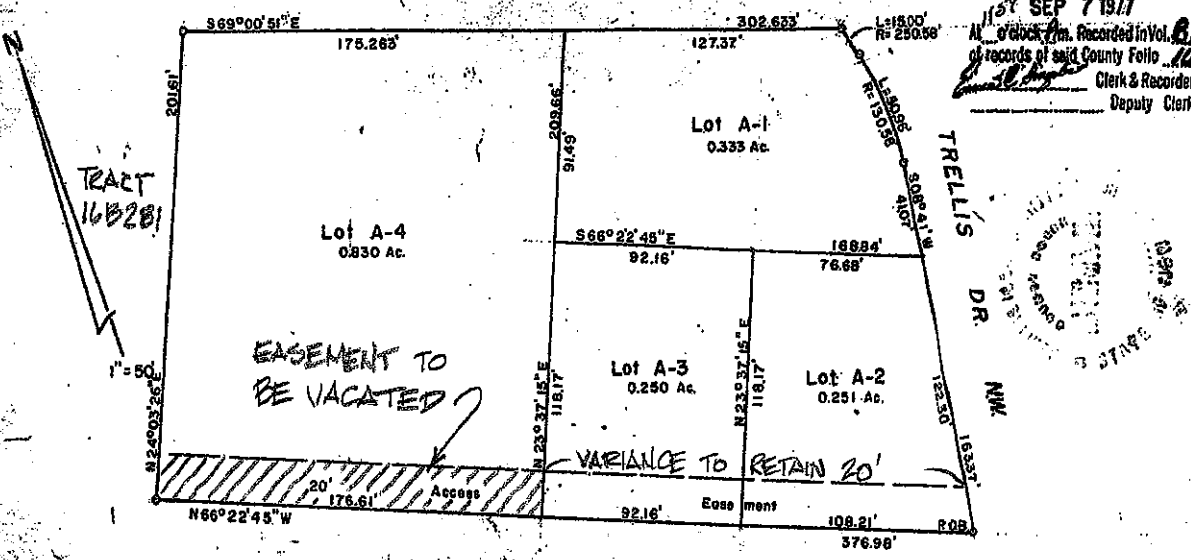
Project Manager

New Mexico Professional Surveyor No. 12651

77 5476 REPLAT OF TRACT "A" OF
 PLAT OF LANDS OF MICHAEL J. SNOW & ELIZABETH T. SNOW
 Tract 16-b-2-b-2, MR.G.C.D. Map No. 34
 Albuquerque, New Mexico
 (Now being Lots A-1, A-2, A-3 & A-4)

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

SEP 7 1977
 At 1:00 P.M. Recorded in Vol. 613
 of records of said County Folio 128
 Clerk & Recorder
 Deputy Clerk



FREE CONSENT, DEDICATION

We, the owners of the property described hereon, do hereby consent to the replatting of said property as shown hereon and the same is in accordance with our desires.

MJS
 Michael J. Snow
Elizabeth T. Snow
 Elizabeth T. Snow

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS
 On this 14th day of September 19 77, the foregoing instrument was acknowledged before me.
 My Commission expires 14 April 1980
Janice H. Sharp
 Notary Public

SURVEYOR'S CERTIFICATE

I, Verlon E. Hall, licensed under the laws of the State of New Mexico, do hereby certify that this Plat was prepared by me or under my direction and is true and correct to the best of my knowledge and belief.
Verlon E. Hall
 Verlon E. Hall
 N.M.L.S. No. 3241

APPROVED AND ACCEPTED BY:

Geo. Castellanos *Gene Moran*
 Planning Director, City of Albuquerque, N. M. Date 9-7-77 Number SP-77-429 Zone Atlas G-12 Bernalillo County, N.M.
 City

PREPARED BY:
 HALL SURVEYING CO.
 577 SAN MATEO, N.E.
 ALBUQUERQUE, NEW MEXICO
 PHONE: 266-0400
 SEPTEMBER 6, 1977

It is not the intent of the buyer,
 Susy Fisk, to further subdivide
 or replat lot A-4 by summary
 procedure.
Susy Fisk
 9/7/77

801-618-108

Community Sciences Corporation
Professional Land Surveying & Planning

505.897.0000
505.898.5195 Fax
www.communitysciences.com

February 24, 2020
Development Review Board
City of Albuquerque

RE: Request for Vacation of Private Access Easement
Lot A-4, Lands of Michael J. Snow and Elizabeth T. Snow

To: Chair, Board Members and staff,

Community Sciences Corporation (CSC) is acting as the agent for Our Land LLC.

We are proposing the vacation of an existing twenty (20) foot wide access easement, being the southerly twenty (20) feet of said Lot A-4. This plat was recorded Sep.7, 1977 in Volume B13, Folio 108. The easement terminated on the west line of Lot A-4, that line being common with the east line of Tract 16B2B1, MRGCD Map No.34. The adjoining Tract 162B2B1 is owned by the City of Albuquerque and is used as a nature preserve. Tract 16B2B1 is accessed by Decker Road NW and is, in fact, addressed by GIS as the "West Terminus of Decker Road NW". The 20' access easement in question is not used for access to Tract 16B2B1 and there is no evidence that it has been used for access in a very long time, if ever. We would propose that, per IDO 16-6-6(K)(3)(a), the public welfare does not require that this easement be retained and that, per IDO 14-6-6(K)(3)(b), there is no convincing evidence that any substantial property right is being abridged and that there is a net benefit to the public welfare.

CSC therefore submits this application to the Development Review Board for Vacation Request approval.

Respectfully,



Thomas W. Patrick

New Mexico Professional Surveyor No.12651

Community Sciences Corporation
Professional Land Surveying & Planning

505.897.0000
505.898.5195 Fax
www.communitysciences.com

February 24, 2020
Development Review Board
City of Albuquerque

RE: Request for Variance to DPM Design Standard, Access Easement Width
Lot A-4, Lands of Michael J. Snow and Elizabeth T. Snow

To: Chair, Board Members and staff,

Community Sciences Corporation (CSC) is acting as the agent for Our Land LLC, the owner of Lot A-4.

We are proposing a variance to the DPM design standard of thirty (30) feet for an access easement.

We propose leaving the existing twenty (20) foot access easement across Lots A-2 and A-3 of the Lands of Michael J. Snow and Elizabeth T. Snow, as shown on that plat recorded September 7, 1977 in Vol. B13, Folio 108.

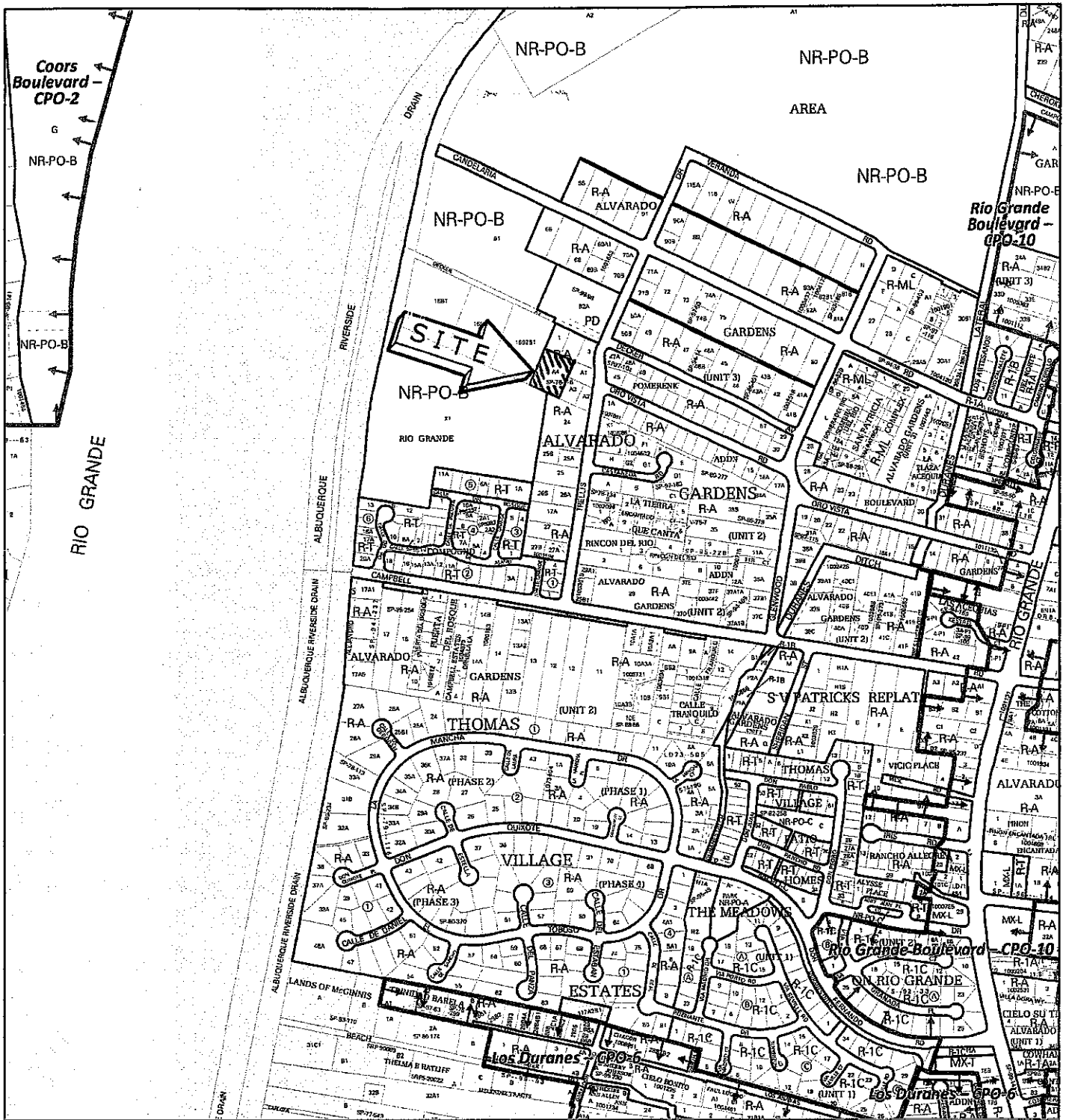
There is a very substantial concrete wall in Lot A-3 that abuts the north line of the existing easement, restricting physical access to twenty feet or slightly less. In addition, the driveway and landscaping in Lot A-2 also extend to the north line of the existing easement. All of the above would have to be destroyed if the thirty (30) foot width standard were to be enforced. We contend that, per IDO 14-6-6(L)(3)(a)(1)(b), these features constitute pre-existing obstructions that cannot be easily or economically relocated. Other IDO criteria that are complied with in this instance are 14-6-6(L)(3)(a)(1)(a), (d), (e), 2, 3, 4, 5, 6, 7 and 9.

CSC therefore submits this application to the Development Review Board for Variance Request approval.

Respectfully,

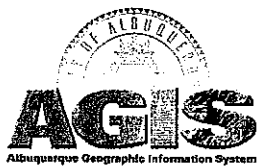


Thomas W. Patrick
New Mexico Professional Surveyor No.12651

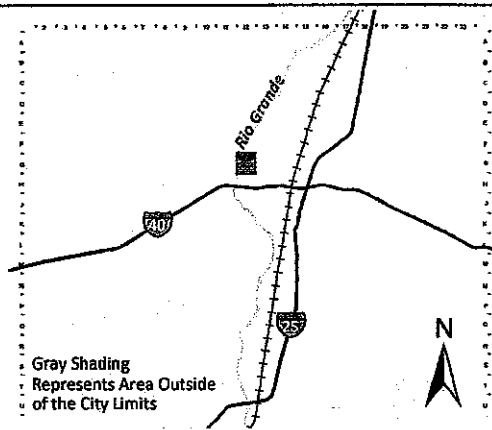


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
G-12-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

