



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

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major - Preliminary Plat (Form S1)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input checked="" type="checkbox"/> Minor - Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)	
<input type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL	
<input type="checkbox"/> DRB Site Plan (Form P2)	<input checked="" type="checkbox"/> Waiver to DPM (Form V2) <i>street width</i>	<input type="checkbox"/> Decision of DRB (Form A)	

BRIEF DESCRIPTION OF REQUEST
Preliminary / Final Plat; Variance to DPM - Street Width; Infrastructure List.

APPLICATION INFORMATION

Applicant: *Joe Azar - Azar Properties LLC* Phone: *505-362-8903*
 Address: *8232 Louisiana Blvd. NE Suite C* Email: *JageJagpandz.com*
 City: *Albuquerque* State: *NM* Zip: *87113*
 Professional/Agent (if any): *JAG Planning & Zoning LLC* Phone: *505-362-8903*
 Address: *P.O. Box 7857* Email: *JageJagpandz.com*
 City: *Albuquerque* State: *NM* Zip: *87129*
 Proprietary Interest in Site: _____ List all owners: _____

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

Lot or Tract No.: *86* Block: _____ Unit: _____
 Subdivision/Addition: *Los Alamos Addn* MRGCD Map No.: _____ UPC Code: *101406149339710524*
 Zone Atlas Page(s): *F-14* Existing Zoning: *MX-T* Proposed Zoning: *No Change*
 # of Existing Lots: *1* # of Proposed Lots: *1* Total Area of Site (Acres): *.771*

LOCATION OF PROPERTY BY STREETS

Site Address/Street: *321 Sandia Rd NW* Between: *Montano Rd NW.* and: *Osuna Rd N.W.*

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)
PR 2019-002281, PR 2019-003030, VA-2019-00119

Signature: *Juanita Garcia* Date: *06/02/2020*
 Printed Name: *Juanita Garcia* Applicant or Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting 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 unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

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? NO if yes, indicate language: _____
- A Single PDF file of the complete application including all 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. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled

SKETCH PLAT REVIEW AND COMMENT

- ___ Letter describing, explaining, and justifying the request
- ___ 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)

MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)

- ___ Letter describing, explaining, and justifying the request
- ___ Copy of recorded IIA
- ___ Proposed Final Plat (7 copies, 24" x 36" folded)
- ___ Design elevations & cross sections of perimeter walls (3 copies)
- ___ 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 SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Required notice with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination Public Notice Inquiry response
 - Proof of emailed notice to applicable Neighborhood Association representatives
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- ___ Sidewalk Exhibit and/or 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 copies, folded)
- ___ Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- ___ Proposed Infrastructure List, if applicable
- ___ DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

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>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>	
Signature: <u>Juanita Garcia</u>	Date: <u>06.02.2020</u>
Printed Name: <u>Juanita Garcia</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers: _____	Project Number _____
Staff Signature: _____	
Date: _____	

FORM V2: Waiver- DRB

Please refer to the DRB case schedules for meeting dates and deadlines. Your attendance is required.

>> INFORMATION REQUIRED FOR ALL VARIANCE/WAIVER AND VACATION APPLICATIONS

- Interpreter Needed for Meeting? if yes, indicate language: _____
- A Single PDF file of the complete application including all 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. PDF shall be organized with the Development Review Application and this Form V at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent

WAIVER – IDO

- 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. *Note: 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.*
- Scale drawing showing the location of the proposed variance or waiver, as applicable (7 copies, not to exceed 8.5" by 14")
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
 - Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - If a meeting was requested/held, copy of sign-in sheet and meeting notes
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination Public Notice Inquiry response
 - Proof of emailed notice to affected Neighborhood Association representatives


WAIVER – DPM (MUST BE HEARD WITH SUBDIVISION/SITE PLAN ACTION) *Street width*

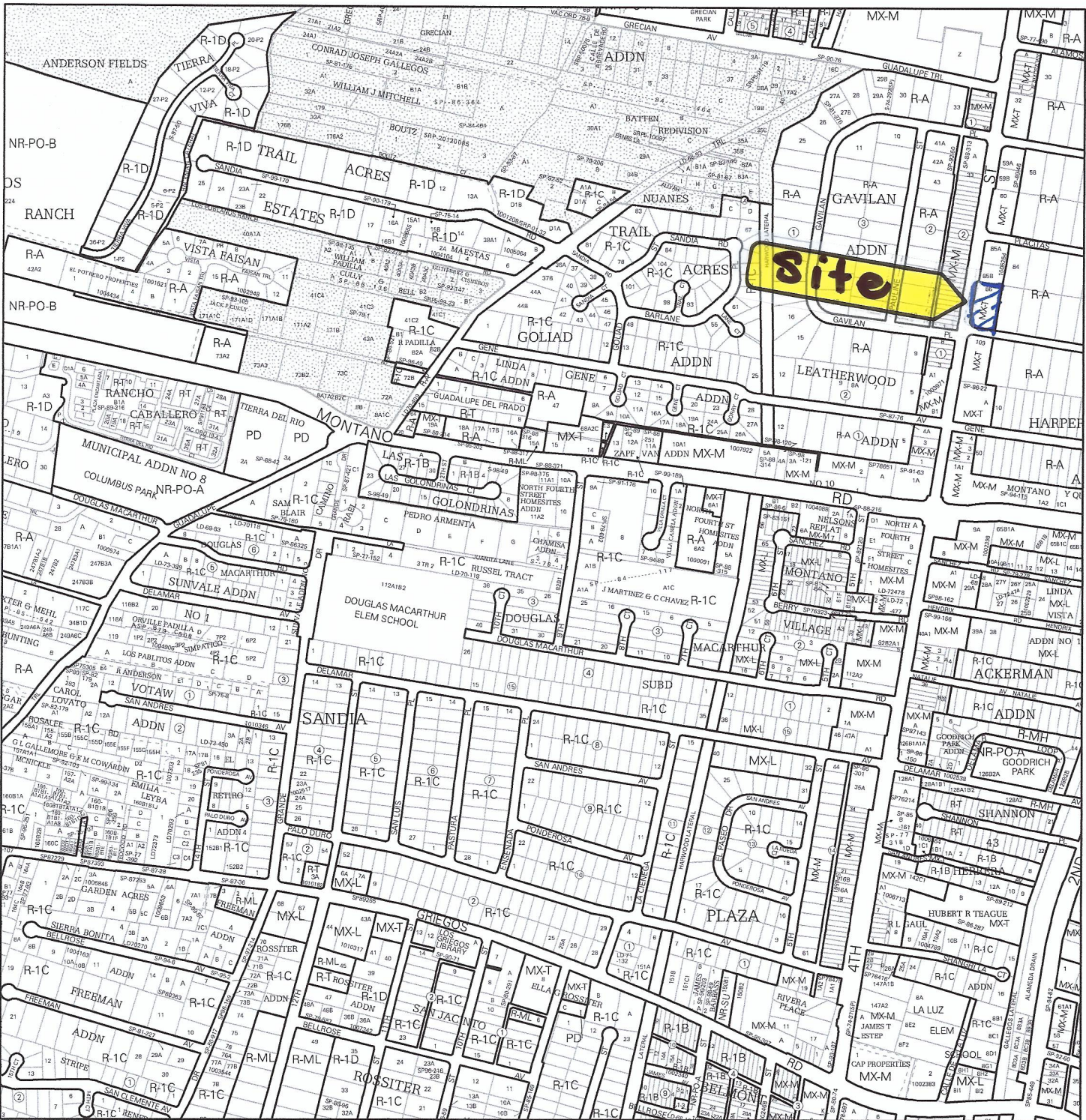
- Justification letter describing, explaining, and justifying the request per the criteria in DPM – Chapter 2
- Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination 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* *this step is not required if variance is to be heard with minor subdivision plat*
 - Sign Posting Agreement - *this step is not required if variance is to be heard with minor subdivision plat*

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Letter describing, explaining, and justifying the deferral or extension
- Drawing showing the sidewalks subject to the proposed deferral or extension (7 copies, not to exceed 8.5" by 14")

<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, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: <i>Juanita Garcia</i></p>	<p>Date: <i>06-02-2020</i></p>
<p>Printed Name: <i>Juanita Garcia</i></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers: _____</p>	<p>Project Number: _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	



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

AGIS
Albuquerque Geographic Information System

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

Zone Atlas Page:
F-14-Z

Gray Shading
Represents Area Outside
of the City Limits

Legend:

- 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

Feet

0 250 500 1,000



VICINITY MAP No. F-14-Z

PURPOSE OF PLAT:
THE PURPOSE OF THIS PLAT IS TO DEDICATE ADDITIONAL RIGHT-OF-WAY ALONG FOURTH STREET N.W. TO THE CITY OF ALBUQUERQUE AND GRANT ANY EASEMENTS AS SHOWN.

- GENERAL NOTES:
- 1: PROPOSED CORNERS.
 - 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 - 3: TOTAL AREA OF PROPERTY: 0.20851 ACRES.
 - 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
 - 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
 - 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD.
 - 7: DATE OF FIELD WORK: SEPTEMBER 25, 2018.
 - 8: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION OR ANY OTHER INSTRUMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.
 - 9: PLATS USED TO ESTABLISH BOUNDARY.
 - A: AMENDED PLAT OF LOS ALAMOS ADDITION FILED SEPTEMBER 6, 1995 IN VOLUME C, FOLIO 36
 - 10: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X WHICH IS DEFINED AS AN AREA THAT IS SUBJECT TO ANNUAL CHANGE FLOOD OVERTOPPING OR FAILURE OF THE STRAIGHT LEVEE PROTECTION. FLOOD INSURANCE AND ADHERENCE TO ELEVATION PROCEDURES ARE STRONGLY RECOMMENDED. FEMA FIRM PANEL No. 35001C0119G DATED 09/28/2008.

LEGAL DESCRIPTION

LOT NUMBERED EIGHTY-SIX (86) OF THE AMENDED PLAT OF THE LOS ALAMOS ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE AMENDED PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 8, 1938 IN VOLUME C, FOLIO 36.

PLAT OF
LOT 86-A
LOS ALAMOS ADDITION
WITHIN
ELENA GALLEGOS GRANT
PROJECTED SECTION 32, T.11N., R.3E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2020

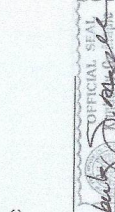
PROJECT NUMBER:		DATE
APPLICATION NUMBER:		DATE
UTILITY APPROVALS:		DATE
PUBLIC SERVICE COMPANY OF NEW MEXICO		DATE
NEW MEXICO GAS COMPANY		DATE
QWEST CORPORATION D/B/A CENTURYLINK QC		DATE
COMCAST		DATE
CITY APPROVALS:		DATE
CITY SURVEYOR		DATE
REAL PROPERTY DIVISION (CONDITIONAL)		DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)		DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION		DATE
ABOVIA		DATE
PARKS AND RECREATION DEPARTMENT		DATE
AMAFCA		DATE
CITY ENGINEER		DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT		DATE
CODE ENFORCEMENT		DATE

SURVEYORS CERTIFICATE:
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY PERSONAL SUPERVISION AND I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR CONFORMANCE WITH THE REQUIREMENTS FOR SUBDIVISION REQUIREMENTS FOR CONFORMANCE WITH THE REQUIREMENTS FOR SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS 5th DAY OF May, 2020

Anthony L. Harris
ANTHONY L. HARRIS, P.S. # 11463



THE SURVEY OFFICE, LLC
ALBUQUERQUE, NEW MEXICO PHONE: (505) 998-0303
333 LOMAS BLVD., N.E. 87102 FAX: (505) 998-0305

FREE CONSENT

THE SUBDIVISION HERON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS INSTRUMENT TO THE UNDERSIGNED OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFENSIBLE TITLE TO THE LAND SUBDIVIDED AND ALSO DEDICATED ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER: *Joe Azar III* DATE: 5/5/2020

ACKNOWLEDGMENT
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 5th DAY OF May, 2020

BY: *Joe Azar III* OWNERS NAME
MY COMMISSION EXPIRES 11-10-22 BY: *Anthony L. Harris* NOTARY PUBLIC



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPCH
PROPERTY OWNER OF RECORD:
BERNALILLO CO. TREASURER'S OFFICE:

PLAT OF
LOT 86-A
 WITHIN
LOS ALAMOS ADDITION

ELENA GALLEGOS GRANT
 PROJECTED SECTION 32, T.11N., R.3E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2020

LOT 85-B
 LOS ALAMOS ADDITION
 FILED: SEPTEMBER 2007
 DOCUMENT NO. 2007132814

SET NO. 4 REBAR WITH
 CAP STAMPED PS1463

FOUND #4 REBAR
 WITH CAP PS 11463

(S 81°13'00" E)
 (S 80°53'57" E)

125.00'
 6' PUBLIC UTILITY EASEMENT
 PER RESTRICTIVE COVENANTS
 BOOK D, PAGE 523

10' DITCH EASEMENT
 C/36

FOUND 1" IRON PIPE ON LINE &
 5" SOUTH OF PROPERTY CORNER

LOT 86-A
 0.6569 ACRES GROSS/NET

FOURTH STREET N.W.
 60' RIGHT-OF-WAY & VARIES

10' ADDITIONAL RIGHT-OF-WAY DEDICATED TO CITY OF
 ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS
 (HATCHED AREA) 0.08149 AC (2241SF.)



LOT 87
 LOS ALAMOS ADDITION
 FILED: SEPTEMBER 8, 1928
 VOLUME C, FOLIO 36

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.12'	30.00'	180°00'00"	N 35°53'57" W	42.43'
C2	39.27'	25.00'	180°00'00"	S 35°53'57" E	35.36'

ACS STATION "DQU04AS"
 WITH THE FOLLOWING SURVEY FEET
 E = 1520.2816 US SURVEY FEET
 N = 4975.078 US SURVEY FEET
 GRID TO GRID = 0.999832452
 CENTRAL ZONE 13 NAD 83
 ELEVATION = 4975.078 US SURVEY FEET
 NAVD 1988

SANDIA ROAD N.W.
 40' R/W
 VOLUME C, FOLIO 36

FOUND 3/4" IRON PIPE

SET NO. 4 REBAR WITH
 CAP STAMPED PS1463

FOUND #4 REBAR
 WITH CAP PS 11463

FOUND "C" IN
 BACK OF CURB

FOUND #4 REBAR WITH
 CAP PS 11463

THE SURVEY OFFICE, LLC
 ALBUQUERQUE, NEW MEXICO PHONE: (505) 998-0303
 3332 LOMAS BLVD., N.E. 87102 FAX: (505) 998-0305

Current DRC

Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

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

LOT 86A LOS ALAMOS ADDITION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 86 LOS ALAMOS ADDITION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Cnst Engineer
		6'	SIDEWALK WITH ADA RAMP AT CORNER	4TH STREET	SANDIA	NORTH PROPERTY LINE	/	/
		4'	SIDEWALK	SANDIA	4TH STREET	EAST PROPERTY LINE	/	/
		24'	DRIVE PAD	ENTRANCE	SANDIA	PROPERTY LINE	/	/
							/	/
							/	/
							/	/
							/	/
							/	/
							/	/
							/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	Private P.E.	City Crst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Administrator Signature _____ Date _____ City User Dept. Signature _____ Date _____

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

DAVIDSOULE
NAME (print)

RIO GRANDE ENGINEERING
FIRM

David Soule
4/23/20

SIGNATURE - date

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION - date

AMAFCA - date

CODE ENFORCEMENT - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

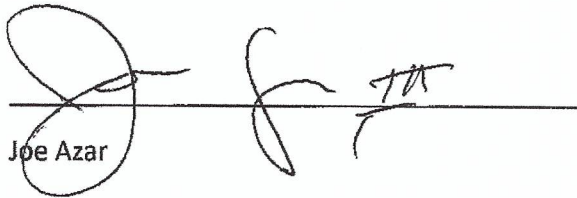
OWNERSHIP DATA	
PARCEL ID:	1 014 061 493 397 10524
OWNER 1:	AZAR PROPERTIES LLC
MAILING ADDRESS:	8232 LOUISIANA BLVD C ALBUQUERQUE NM 87113 2429
LOCATION ADDRESS	321 SANDIA RD NW 87107
LEGAL DESCRIPTION	<ul style="list-style-type: none">• LOT 86 LOS ALAMOS ADDITION CONT 30,857 SQ FT M/L



LETTER OF AUTHORIZATION

Property: 321 Sandia Rd NW, Lot 86, Los Alamos Addition, CONT .7083 AC

I, the undersigned owner of subject property, hereby designate JAG Planning & Zoning, LLC to be my authorized representative for all subdivision matters associated with this property.



Joe Azar

3/26/2020
Date



June 2, 2020

Ms. Jolene Wolfley, Chair
Development Review Board
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Ms. Wolfley and members of the Development Review Board:

JAG Planning & Zoning, agent for Joe Azar, respectfully requests your review and approval of a Preliminary/Final Plat with a 10' right of-way dedication along 4th Street, a waiver from the Development Process Manual (DPM), Chapter 23, Volume 2, and an Infrastructure List for sidewalk and drive pad improvements for Lot 86, Amended Plat of the Los Alamos Addition, 0.7083 AC or Proposed Lot 86-A, Los Alamos Addition, located at 321 Sandia Road NW.

Preliminary/Final Plat

The applicant is requesting approval of a preliminary/final plat for the purpose of dedicating an additional 10' of right-of-way along Fourth Street NW to the City of Albuquerque. A sketch plat application for the proposed plat was heard by the DRB on April 15, 2020. Comments for the sketch plat indicated that a waiver will be required to allow the right-of-way width of Sandia Road to be 40' instead of 47' and an Infrastructure List for the eventual approval of a Subdivision Infrastructure Agreement with the City of Albuquerque would also be required.

The applicant is proposing to construct a townhouse development but requires the dedication of land for the construction of sidewalks along 4th Street prior to development. The applicant has recently obtained variances from the Zoning Hearing Examiner (ZHE) for specific design standards identified within the City of Albuquerque's Integrated Development Ordinance (IDO). The applicant is proceeding with this application in an effort to meet the one-year deadline for ZHE approvals.

Infrastructure List Approval

The applicant intends to construct a six-foot wide sidewalk along 4th Street and a four-foot wide sidewalk along Sandia Road in accordance with City of Albuquerque pertinent ordinances and policies. A proposed Infrastructure List has also been submitted to ensure the construction of sidewalks along 4th Street and Sandia Road and a Drive Pad for entrance to the subject site along Sandia Road (Exhibit A). The applicant intends to construct the infrastructure outlined in Exhibit A in conjunction with the construction of the townhouse development.

Right-of-Way Width Waiver

The applicant is requesting a waiver from the DPM of the minimum 47' right-of-way width requirement for a standard local street as identified in Table 23.2.1.B. Standard Local Residential Street Design - Public Right-of-Way and Pavement Width Standards for Sandia Road NW, which is immediately south of

the site in question. The applicant is proposing a townhouse development and will also provide the necessary infrastructure, such as sidewalks, curb and gutters. Sidewalks will meet the current sidewalk width requirements along both Sandia Road and 4th St NW. Sandia Road is currently 40' in width and currently provides vehicular access to approximately 23 dwelling units.

The original subdivision plat did not require Sandia Road to be built to the current standards of 47' and development of the affected parcel will not be hampered by the absence of required right-of-way. The "curb face" to "curb face" measurement along this portion of Sandia Road meets the minimum requirement of 28 feet. The subject site is located at the northeast corner of 4th Street and Sandia NW. Sandia Road is a cul-de-sac and does not have any through traffic connecting to adjacent streets or subdivisions. Sandia Road will benefit from a narrower street in order to reduce the speed of traffic entering into the cul-de-sac. The widening of Sandia Road will be a hardship on the property owner and believe that the existing alley can provide sufficient vehicular and pedestrian access.

Neighborhood Association Notification

The variance application to the DPM requires notification of the affected neighborhood associations. The Office of Neighborhood Coordination did provide contact information of the neighborhood association representatives. JAG Planning & Zoning notified all the representatives by certified mail and provided information about the request and offered a meeting. JAG Planning & Zoning received confirmation from the Los Alamos Addition Neighborhood Association and have had several email correspondences and telephone conversations regarding the project. JAG Planning & Zoning was asked to research the possibility of posting no parking signs around 321 Sandia Road NW. JAG Planning & Zoning did reach out to various City agencies to determine if this would be allowed. It is unclear if Los Alamos Addition Neighborhood Association will require a meeting before the June 10, 2020 DRB meeting. If a meeting is to occur, JAG Planning & Zoning will provide a summary of the meeting and a list of representatives who were present at the meeting. The application includes copies of the letters that have been sent and return receipts of the certified letters. Email correspondences have also been provided to confirm the discussion of the variance to the street width.

This request is for the approval of a preliminary and final plat with the current roadway width of 40 feet for Sandia Road NW. We respectfully request the approval of roadway width variance and believe the variance meets the waiver requirement criteria of (2)(a) of the DPM as outlined.

Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at jag@jagpandz.com.

Sincerely,



Juanita Garcia

Principal

JAG Planning and Zoning, LLC

From: Office of Neighborhood Coordination
Sent: Friday, April 24, 2020 3:14 PM
To: Office of Neighborhood Coordination
Cc: Office of Neighborhood Coordination
Subject: 321 Sandia Rd NW Public Notice Inquiry

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	Mobile Phone	Phone
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232	Albuquerque	NM	87197	5058509293	505345956
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albuquerque	NM	87104	5052490938	505344136
Los Alamos Addition NA	Damian	Velasquez	damian@modernhandcrafted.com	301 Sandia Road NW	Albuquerque	NM	87107	5053798391	
Los Alamos Addition NA	Don	Dudley	don.dudley@dondudleydesign.com	302 Sandia Road NW	Albuquerque	NM	87107	5052806280	
Gavilan Addition NA	Connie	Romero	aubconjeff@msn.com	444 Gavilan Place NW	Albuquerque	NM	87107		505235778
Gavilan Addition NA	Bret	Haskins	bhaskins1@aol.com	5912 Pauline Street NW	Albuquerque	NM	87107		505877389

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>

Sincerely,



Angelo D. Metzgar

Office of Neighborhood Coordination Manager

Council Services Department | Office of Neighborhood Coordination

1 Civic Plaza NW, 9th Floor, Suite 9087 | Albuquerque, NM 87102

Office: (505) 768-3105

Email: ametzgar@cabq.gov

Website: www.cabq.gov/neighborhoods



From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Thursday, April 23, 2020 3:01 PM

To: Office of Neighborhood Coordination <jag@jagpandz.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

Andrew Garcia

Telephone Number

5053635613

Email Address

jag@jagpandz.com

Company Name

JAG Planning & Zoning

Company Address

P.O. Box 7857

City

Albuquerque

State

NM

ZIP

87194

Legal description of the subject site for this project:

Lot 86 Los Alamos Addition

Physical address of subject site:

321 Sandia Rd NW

Subject site cross streets:

4th Street NW and Sandia Rd. NW

Other subject site identifiers:

4th Street between Montano Rd NW and Osuna Rd NW

This site is located on the following zone atlas page:

F-14

=====
This message has been analyzed by Deep Discovery Email Inspector.

From: webmaster@cabq.gov
Sent: Thursday, April 23, 2020 4:08 PM
To: Office of Neighborhood Coordination
Cc: 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

Andrew Garcia

Telephone Number

5053635613

Email Address

jag@jagpandz.com

Company Name

JAG Planning & Zoning

Company Address

P.O. Box 7857

City

Albuquerque

State

NM

ZIP

87194

Legal description of the subject site for this project:

Lot 86 Los Alamos Addition

Physical address of subject site:

321 Sandia Rd NW

Subject site cross streets:

4th Street NW and Sandia Rd. NW

Other subject site identifiers:

4th Street between Montano Rd NW and Osuna Rd NW

This site is located on the following zone atlas page:

F-14

7017 3380 0000 8451 7657

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87197

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total \$6.95

Sent To Peggy Norton
P.O. Box 70232
Albuquerque, NM 87197
North Valley Coalition



7017 3380 0000 8451 7640

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

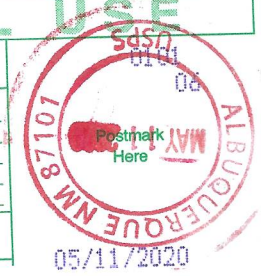
ALBUQUERQUE, NM 87104

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Pr \$4.95

Sent To Doyle Kimbrough
2327 Campbell RD NW
Albuquerque, NM 87104
North Valley Coalition



7017 3380 0000 8451 7626

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87107

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Pr \$4.95

Sent To Damian Velasquez
301 Sandia RD NW
Albuquerque, NM 87107
Los Alamos Addn Neighborhood Assoc



05/11/2020

7018 3090 0000 7086 3941

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87107

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$4.95



Sent To
 Street and A
 City, State, Z

Don Dudley
 302 Sandia RD NW
 Albuquerque, NM 87107
 Los Alamos Addn Neighborhood Assoc

PS Form 3800, April 2018 PSN 753002-000-0007

7018 3090 0000 7086 3958

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87107

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total	\$4.95



Sent To
 Street and A
 City, State, Z

Connie Romero
 444 Gavilan PL NW
 Albuquerque, NM 87107
 Gavilan Addition Neighborhood Assoc

PS Form 3800, April 2018 PSN 753002-000-0007

7018 1130 0002 3424 4343

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87107


Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$4.95




Sent To
 Street and A
 City, State, Z

Brett Haskins
 5912 Pauline ST NW
 Albuquerque, NM 87107
 Gavilan Addition Neighborhood Assoc

PS Form 3800, April 2018 PSN 753002-000-0007

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>DS C19 Rf 7016</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>DS C19 Rf 7016</i> C. Date of Delivery <i>5/13/20</i></p>
<p>1. Article Addressed to:</p> <p>Don Dudley 302 Sandia RD NW Albuquerque, NM 87107 Los Alamos Addn Neighborhood Assoc</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
 9590 9402 4067 8079 8896 57	<p>3. Service Type</p> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)
<p>2. Article Number (Transfer from service label)</p> <p>7018 3090 0000 7086 3941</p>	<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>DS C19 Rf 7010</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>DS C19 Rf 7010</i> C. Date of Delivery <i>5/13/20</i></p>
<p>1. Article Addressed to:</p> <p>Damian Velasquez 301 Sandia RD NW Albuquerque, NM 87107 Los Alamos Addn Neighborhood Assoc</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>
 9590 9402 4067 8079 8896 26	<p>3. Service Type</p> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)
<p>2. Article Number (Transfer from service label)</p> <p>7017 3380 0000 8451 7626</p>	<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>
<p>1. Article Addressed to:</p> <p>Brett Haskins 5912 Pauline ST NW Albuquerque, NM 87107 Gavilan Addition Neighborhood Assoc</p>	<p>B. Received by (Printed Name) <i>[Signature]</i></p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No <i>ISA</i></p>
 9590 9402 4067 8079 8896 71	<p>3. Service Type</p> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail Restricted Delivery (0)
<p>2. Article Number (Transfer from service label)</p> 7018 1130 0002 3424 4343	<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p>
<p>1. Article Addressed to:</p> <p>Connie Romero 444 Gavilan PL NW Albuquerque, NM 87107 Gavilan Addition Neighborhood Assoc</p>	<p>B. Received by (Printed Name) <i>Connie Romero</i></p> <p>C. Date of Delivery <i>5/14/20</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
 9590 9402 4067 8079 8896 64	<p>3. Service Type</p> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail Restricted Delivery (0)
<p>2. Article Number (Transfer from service label)</p> 7018 3090 0000 7086 3958	<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>



May 11, 2020

Bret Haskins
Gavilan Addition NA
5912 Pauline Street NW
Albuquerque, NM 87107

Mr. Haskins:

Re: Neighborhood Meeting about Future Development Application

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 we will be making for a project proposed in or near your neighborhood:

Variance to the Development Process Manual (DPM) for the street width of Sandia Road NW

Application(s) per Table 6-1-1 in the IDO – Variance from the Development Review Board (DRB) of a DPM standard requires a neighborhood meeting request. This would be an informal meeting where JAG Planning & Zoning, Agent for Joe Azar, would present the proposal and discuss any ideas or concerns you may have.

The intent of this request is to seek a preliminary/final plat approval with the existing right-of-way width of 40 feet for 321 Sandia Road NW (Lot 86, Los Alamos Addition). The DPM currently requires residential streets to be at least 47 feet in width. We are seeking a variance to allow for the existing street width of 40 feet to remain. Enclosed for your information is a copy of Zone Atlas page F-14-Z identifying the location of the proposed preliminary and final plat and Sandia Road NW.

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 June 2, 2020.

We appreciate the opportunity to introduce this request to you and the association. If you or anyone has any questions or clarifications regarding this application, feel free to contact either Juanita Garcia at (505) 362-8903 or Andrew Garcia at (505) 363-5613 or at jag@jagpandz.com.

Regards,

A handwritten signature in black ink that reads "Juanita Garcia".

Juanita Garcia
Principal

P.O. BOX 7857, ALBUQUERQUE, NM 87194
(505) 362-8903 & (505) 363-5613
JAG@JAGPANDZ.COM



May 11, 2020

Peggy Norton
North Valley Coalition
P.O. Box 70323
Albuquerque, NM 87197

Mr. Norton:

Re: Neighborhood Meeting about Future Development Application

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 we will be making for a project proposed in or near your neighborhood:

Variance to the Development Process Manual (DPM) for the street width of Sandia Road NW

Application(s) per Table 6-1-1 in the IDO – Variance from the Development Review Board (DRB) of a DPM standard requires a neighborhood meeting request. This would be an informal meeting where JAG Planning & Zoning, Agent for Joe Azar, would present the proposal and discuss any ideas or concerns you may have.

The intent of this request is to seek a preliminary/final plat approval with the existing right-of-way width of 40 feet for 321 Sandia Road NW (Lot 86, Los Alamos Addition). The DPM currently requires residential streets to be at least 47 feet in width. We are seeking a variance to allow for the existing street width of 40 feet to remain. Enclosed for your information is a copy of Zone Atlas page F-14-Z identifying the location of the proposed preliminary and final plat and Sandia Road NW.

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 **June 2, 2020**.

We appreciate the opportunity to introduce this request to you and the association. If you or anyone has any questions or clarifications regarding this application, feel free to contact either Juanita Garcia at (505) 362-8903 or Andrew Garcia at (505) 363-5613 or at jag@jagpandz.com.

Regards,


Juanita Garcia
Principal

P.O. BOX 7857, ALBUQUERQUE, NM 87194
(505) 362-8903 & (505) 363-5613
JAG@JAGPANDZ.COM



May 11, 2020

Don Dudley
Los Alamos Addition NA
302 Sandia RD NW
Albuquerque, NM 87107

Mr. Dudley:

Re: Neighborhood Meeting about Future Development Application

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 we will be making for a project proposed in or near your neighborhood:

Variance to the Development Process Manual (DPM) for the street width of Sandia Road NW

Application(s) per Table 6-1-1 in the IDO – Variance from the Development Review Board (DRB) of a DPM standard requires a neighborhood meeting request. This would be an informal meeting where JAG Planning & Zoning, Agent for Joe Azar, would present the proposal and discuss any ideas or concerns you may have.

The intent of this request is to seek a preliminary/final plat approval with the existing right-of-way width of 40 feet for 321 Sandia Road NW (Lot 86, Los Alamos Addition). The DPM currently requires residential streets to be at least 47 feet in width. We are seeking a variance to allow for the existing street width of 40 feet to remain. Enclosed for your information is a copy of Zone Atlas page F-14-Z identifying the location of the proposed preliminary and final plat and Sandia Road NW.

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 June 2, 2020.

We appreciate the opportunity to introduce this request to you and the association. If you or anyone has any questions or clarifications regarding this application, feel free to contact either Juanita Garcia at (505) 362-8903 or Andrew Garcia at (505) 363-5613 or at jag@jagpandz.com.

Regards,

A handwritten signature in black ink that reads "Juanita Garcia". The signature is fluid and cursive, written over the printed name and title.

Juanita Garcia
Principal

P.O. BOX 7857, ALBUQUERQUE, NM 87194
(505) 362-8903 & (505) 363-5613
JAG@JAGPANDZ.COM



May 11, 2020

Connie Romero
Gavilan Addition NA
444 Gavilan Place NW
Albuquerque, NM 87107

Ms. Romero:

Re: Neighborhood Meeting about Future Development Application

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 we will be making for a project proposed in or near your neighborhood:

Variance to the Development Process Manual (DPM) for the street width of Sandia Road NW

Application(s) per Table 6-1-1 in the IDO – Variance from the Development Review Board (DRB) of a DPM standard requires a neighborhood meeting request. This would be an informal meeting where JAG Planning & Zoning, Agent for Joe Azar, would present the proposal and discuss any ideas or concerns you may have.

The intent of this request is to seek a preliminary/final plat approval with the existing right-of-way width of 40 feet for 321 Sandia Road NW (Lot 86, Los Alamos Addition). The DPM currently requires residential streets to be at least 47 feet in width. We are seeking a variance to allow for the existing street width of 40 feet to remain. Enclosed for your information is a copy of Zone Atlas page F-14-Z identifying the location of the proposed preliminary and final plat and Sandia Road NW.

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 June 2, 2020.

We appreciate the opportunity to introduce this request to you and the association. If you or anyone has any questions or clarifications regarding this application, feel free to contact either Juanita Garcia at (505) 362-8903 or Andrew Garcia at (505) 363-5613 or at jag@jagpandz.com.

Regards,

A handwritten signature in black ink that reads "Juanita Garcia".

Juanita Garcia
Principal

P.O. BOX 7857, ALBUQUERQUE, NM 87194
(505) 362-8903 & (505) 363-5613
JAG@JAGPANDZ.COM



May 11, 2020

Damian Velasquez
Los Alamos Addition NA
301 Sandia RD NW
Albuquerque, NM 87107

Mr. Velasquez:

Re: Neighborhood Meeting about Future Development Application

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 we will be making for a project proposed in or near your neighborhood:

Variance to the Development Process Manual (DPM) for the street width of Sandia Road NW

Application(s) per Table 6-1-1 in the IDO – Variance from the Development Review Board (DRB) of a DPM standard requires a neighborhood meeting request. This would be an informal meeting where JAG Planning & Zoning, Agent for Joe Azar, would present the proposal and discuss any ideas or concerns you may have.

The intent of this request is to seek a preliminary/final plat approval with the existing right-of-way width of 40 feet for 321 Sandia Road NW (Lot 86, Los Alamos Addition). The DPM currently requires residential streets to be at least 47 feet in width. We are seeking a variance to allow for the existing street width of 40 feet to remain. Enclosed for your information is a copy of Zone Atlas page F-14-Z identifying the location of the proposed preliminary and final plat and Sandia Road NW.

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 **June 2, 2020**.

We appreciate the opportunity to introduce this request to you and the association. If you or anyone has any questions or clarifications regarding this application, feel free to contact either Juanita Garcia at (505) 362-8903 or Andrew Garcia at (505) 363-5613 or at jag@jagpandz.com.

Regards,

A handwritten signature in black ink that reads "Juanita Garcia".

Juanita Garcia
Principal

P.O. BOX 7857, ALBUQUERQUE, NM 87194
(505) 362-8903 & (505) 363-5613
JAG@JAGPANDZ.COM



May 11, 2020

Doyle Kimbrough
North Valley Coalition
2327 Campbell Road NW
Albuquerque, NM 87104

Mr. Kimbrough:

Re: Neighborhood Meeting about Future Development Application

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 we will be making for a project proposed in or near your neighborhood:

Variance to the Development Process Manual (DPM) for the street width of Sandia Road NW

Application(s) per Table 6-1-1 in the IDO – Variance from the Development Review Board (DRB) of a DPM standard requires a neighborhood meeting request. This would be an informal meeting where JAG Planning & Zoning, Agent for Joe Azar, would present the proposal and discuss any ideas or concerns you may have.

The intent of this request is to seek a preliminary/final plat approval with the existing right-of-way width of 40 feet for 321 Sandia Road NW (Lot 86, Los Alamos Addition). The DPM currently requires residential streets to be at least 47 feet in width. We are seeking a variance to allow for the existing street width of 40 feet to remain. Enclosed for your information is a copy of Zone Atlas page F-14-Z identifying the location of the proposed preliminary and final plat and Sandia Road NW.

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 June 2, 2020.

We appreciate the opportunity to introduce this request to you and the association. If you or anyone has any questions or clarifications regarding this application, feel free to contact either Juanita Garcia at (505) 362-8903 or Andrew Garcia at (505) 363-5613 or at jag@jagpandz.com.

Regards,

A handwritten signature in black ink that reads "Juanita Garcia".

Juanita Garcia
Principal

P.O. BOX 7857, ALBUQUERQUE, NM 87194
(505) 362-8903 & (505) 363-5613
JAG@JAGPANDZ.COM

TYPICAL COURTYARDS

MX-T

EXISTING 6' WALL

6'-5"

26'-10"

15'-0"

STORAGE BUILDING "C"

BACK UP LANE-
"NO PARKING"
ON ASPHALT

REMOVE EXISTING
WALL AND INSTALL
6' SPLIT FACE
PRIVACY WALL
ON PROPERTY LINE

BUILDING "B"
FOUR TOWNHOMES

6' SIDEWALK

NO PARKING

ROLL OUT
REFUSE/
RECYCLE
ENCLOSURE
W/ 6' HIGH S.F
WALLS

RA

PARKING
AT GARAGES -
TYP.

15' LANDSCAPE
BUFFER

MAILBOX
LEGEND

▲ UNIT ENTRY
STEPPED DOWN
OFFSET WALL
SEAL

FOURTH STREET N.W

6' HIGH SPLIT
FACE MASONRY
WALL

NEW 6' SIDEWALK BY DMD

MX-T

6' SIDEWALK

BUILDING "A"
FOUR TOWNHOMES

NEW 4' SIDEWALK

24' DRIVEPAD

6'-0"

15'-0"

16'-10"

TYPICAL COURTYARDS

6' HIGH SPLIT-
FACE MAS. COURT-
YARD WALL

1

321 SANDIA ROAD N.W

SITE PLAN

Scale: 1" = 30'-0"



3/12/19

REVISED 4/30/19

TOWNHOMES FOR JOE AZAR
321 SANDIA RD. N.W.
ALBUQUERQUE, NEW MEXICO
ZHE-1A

Cinelli

ARCHITECTS

Roger Cinelli & Assoc.
2418 Manuel Torres Lane N.W.
Albuquerque, New Mexico 87107
(505) 243-8211



JAG JAG <jag@jagpandz.com>

321 Sandia Variance to DPM

5 messages

Damian Velasquez <modernhandcrafted@gmail.com>

To: Jag@jagpandz.com

Cc: Don Dudley <don.dudley@dondudleydesign.com>, Wilcox Jeremy_P <JeremyEWilcox@gmail.com>, Damian Velasquez <damian@damianvelasquez.com>

Thu, May 21, 2020 at 1:54 PM

Juanita,

In response to the letter you sent the Los Alamos Addition NA, please consider this a response to your letter within the 15 day response period.

The LAANA would like to have a meeting to discuss this matter of a variance for [321 Sandia Rd NW](#).

Most importantly we would like to see a set of the plans that you are planning on submitting.

Please advise what the best method of achieving this would be.

Thanks,
Damian Velasquez

President LAANA

Damian Velasquez, LLC
3212 Stanford Dr NE
Albuquerque, NM 87107

505-884-5200
modernhandcrafted@gmail.com

JAG JAG <jag@jagpandz.com>

To: Damian Velasquez <modernhandcrafted@gmail.com>

Cc: Don Dudley <don.dudley@dondudleydesign.com>, Wilcox Jeremy_P <JeremyEWilcox@gmail.com>, Damian Velasquez <damian@damianvelasquez.com>

Thu, May 21, 2020 at 3:00 PM

Thank you Damian,

We would be more than happy to meet to discuss the subdivision application. You indicated that you would like to see a set of plans that are expected to be submitted. Are you speaking of the building permit plans or the subdivision plat? Also, do you know when would be a good day and time to meet? Given the pandemic, we would like to meet through a virtual meeting, Zoom perhaps?

Juanita and Andrew Garcia
Principals

JAG Planning & Zoning, LLC

P.O. Box 7857, Albuquerque, NM 87129
(505) 362-8903 and (505) 363-5613



[Quoted text hidden]

Damian Velasquez <modernhandcrafted@gmail.com>

To: JAG JAG <jag@jagpandz.com>

Fri, May 22, 2020 at 12:47 PM

Cc: Don Dudley <don.dudley@dondudleydesign.com>, Wilcox Jeremy_P <JeremyEWilcox@gmail.com>, Damian Velasquez <damian@damianvelasquez.com>

Juanita,

The Neighborhood Association would like to see both sets of plans for this project. Perhaps we can look those over prior to our zoom meeting so that we can gain any clarification or answer any questions we may have.

We can tentatively plan a meeting for the end of next week?

Thanks,

Damian Velasquez
President LAANA

Damian Velasquez, LLC
3212 Stanford Dr NE
Albuquerque, NM 87107

505-884-5200
modernhandcrafted@gmail.com

[Quoted text hidden]

JAG JAG <jag@jagpandz.com>

To: Damian Velasquez <modernhandcrafted@gmail.com>

Cc: Don Dudley <don.dudley@dondudleydesign.com>, Wilcox Jeremy_P <JeremyEWilcox@gmail.com>, Damian Velasquez <damian@damianvelasquez.com>

Thank you Damian,

Fri, May 22, 2020 at 2:39 PM

We have attached the following drawings that are expected to be submitted for building permit. We have also included a copy of the subdivision plat for your review. Please let us know if you will need any more information from us before next week's meeting.

Regards,

Juanita and Andrew Garcia
Principals
JAG Planning & Zoning, LLC
P.O. Box 7857, Albuquerque, NM 87129
(505) 362-8903 and (505) 363-5613



[Quoted text hidden]

6 attachments

 **CIVIL101 (1).pdf**
640K

 **FIRE101 (1).pdf**
598K

 **SITE101.pdf**
441K

 **LA1 (1).pdf**
2241K



JAG JAG <jag@jagpandz.com>

Joe Azar Property

1 message

JAG JAG <jag@jagpandz.com>

To: Don Dudley <don.dudley@dondudleydesign.com>

Fri, May 29, 2020 at 4:45 PM

Hello Don,

Just wanted to let you know that we did speak to a couple of representatives from the city and wanted to let you know what transpired from those conversations.

Can you please call us at your earliest convenience?

Thank you.

Juanita and Andrew Garcia
Principals
JAG Planning & Zoning, LLC
P.O. Box 7857, Albuquerque, NM 87129
(505) 362-8903 and (505) 363-5613



