



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 P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input 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 S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> 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)	<input type="checkbox"/> Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST

request variance to DPM design standard for street width (asking for approx. 2' less than design width).

APPLICATION INFORMATION

Applicant: John R. DeBassige for Right Angle Homes by DeBassige Phone: 710-3775
 Address: 9204 Black Farm Lane NW Email: jrdebassige@yahoo.com
 City: Albuquerque State: NM Zip: 87114
 Professional/Agent (if any): Community Sciences Corporation Phone: 877-0000
 Address: P.O. Box 1328 Email: tompatrick@communitysciences.com
 City: Carnales State: NM Zip: 87048
 Proprietary Interest in Site: none List all owners: Right Angle Homes (see above)

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

Lot or Tract No.: lots 43 thru 47, inclusive Block: 4 Unit: 4
 Subdivision/Addition: Paradise Heights MRGCD Map No.: UPC Code: ATTACHED
 Zone Atlas Page(s): A-10-2 Existing Zoning: R1-A Proposed Zoning: No change
 # of Existing Lots: 5 # of Proposed Lots: 10 Total Area of Site (Acres): 1.1320

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Brookline Dr. NW Between: Ardmore Ave. NW and: Endeavor Rd. NW

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

PR-2019-002928, PS 2019-00087

Signature: *Tom Patrick* Date: 5.05.2020
 Printed Name: Tom Patrick Applicant or Agent

FOR OFFICIAL USE ONLY

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

PR-2019-002928

UPC NUMBERS

- LOT 43: 101006647433310228
- LOT 44: 101006647434110229
- LOT 45: 101006647435010230
- LOT 46: 101006647435810231
- LOT 47: 101006647436810232

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(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

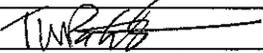
WAIVER – DPM (MUST BE HEARD WITH SUBDIVISION/SITE PLAN ACTION)

- 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: </p>	<p>Date: 5.05.2020</p>
<p>Printed Name: Tom Patrick</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>	

Community Sciences Corporation

Professional Land Surveying & Planning

505.897.0000
505.898.5195 Fax
www.communitysciences.com

May 5, 2020
Development Review Board
City of Albuquerque

RE: Request for Variance to DPM Design Standard
Lots 46-A, 47-A and 47-B, Block 4, north end of Brookline Drive NW
Of the proposed Minor Subdivision Plat in Paradise Heights Unit 4
PR-2019-002928

To: Chair and Board Members,
Community Sciences Corporation (CSC) is acting as the agent for Right Angle Homes by John DeBassige.
This Variance was requested by the Transportation Department at the April 29 DRB hearing.

We are requesting a variance to the DPM design standard of 24 foot pavement width for a residential street, substituting instead a 22 foot wide pavement width.

The existing platted right-of-way in this portion of Brookline Drive narrows to 38 feet from 50 feet.

The existing pavement width is already approx. 22 feet and would be saw-cut as necessary to extend, in a straight line, the westerly curb and gutter to be constructed on the southerly portion of Brookline.

That construction simply extends the existing curb and gutter on the west side of Brookline.

This pavement will maintain the character and dimensions of the existing street and will have no effect on the east side of the street.

The right-of-way situation is an existing condition and is not caused by an action of the applicant.

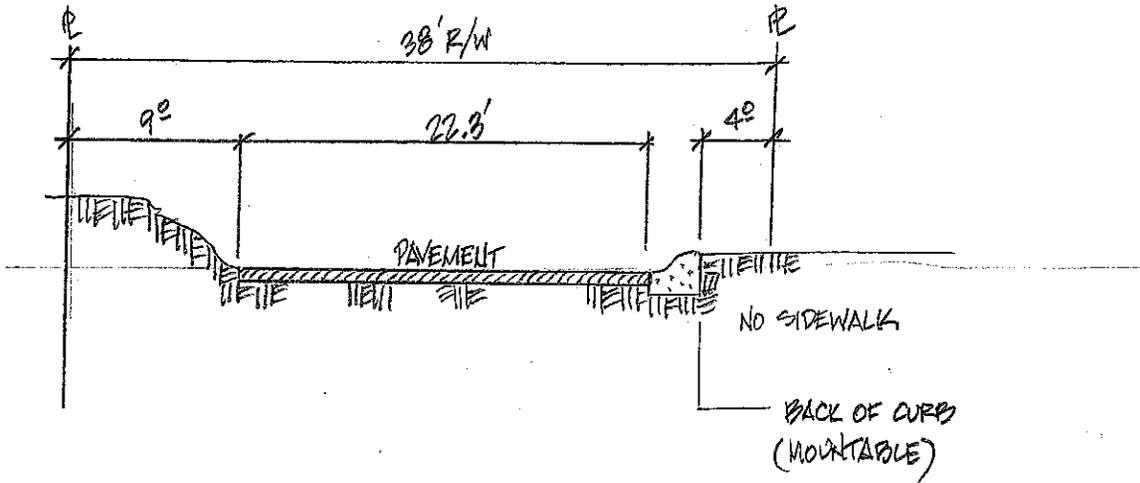
We believe this request satisfies any appropriate criteria of the DPM.

CSC submits this variance application to the Development Review as part of our application for the Minor Subdivision noted above.

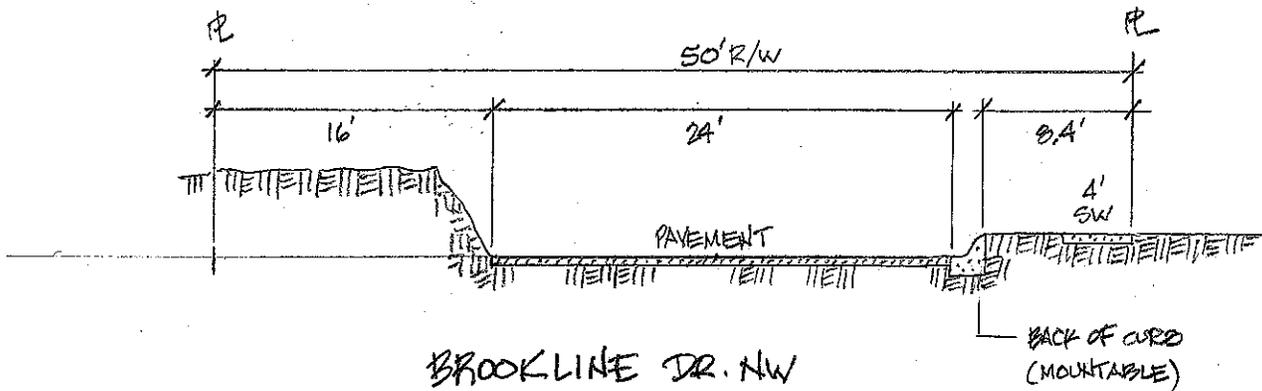
Respectfully,



Thomas W. Patrick
New Mexico Professional Surveyor No. 12651



BROOKLINE DR. NW
 NORTH OF ENDEAVOR RD. NW
 TYPICAL ROAD CROSS-SECTION
 VIEW LOOKING NORTH



BROOKLINE DR. NW
 SOUTH OF ENDEAVOR RD. NW
 TYPICAL ROAD CROSS-SECTION
 VIEW LOOKING NORTH

PR-2019-002928
 EXISTING CONDITIONS
 EXHIBIT TO ACCOMPANY VARIANCE REQUEST

COMMUNITY SCIENCES
 897-0000

Tom Patrick

From: Barca, Vanessa <vanessabaca@cabq.gov>
Sent: Wednesday, March 11, 2020 10:49 AM
To: Tom Patrick
Subject: Brookline Place NW_Neighborhood Meeting Inquiry for DRB

Hi Tom,

See list of associations below and attached regarding your Public Notice Inquiry for the Development Review Board. 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	Alternative Email	Address Line 1	City	State	Zip	Phone
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	hlhen@comcast.net		10592 Rio Del Sol NW	Albuquerque	NM	87114	5058903481
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	land@trna.org	5515 Palomino Drive NW	Albuquerque	NM	87120	5058982114

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>



Tom Patrick

From: Tom Patrick
Sent: Tuesday, May 5, 2020 10:40 AM
To: 'hlhen@comcast.net'; 'aboard111@gmail.com'
Subject: Offer of Neighborhood meeting for Variance to DPM design standard
Attachments: Street cross-sections by TWP.pdf; FINAL PLAT LOTS 43-A THRU 47-B, BLOCK 4 PARADISE HEIGHTS UNIT 4.pdf

Good morning... the Transportation Department of the DRB has asked for a variance to the DPM design standard as part of our proposed replat of Lots 43-47, Block 4, Paradise Heights Unit 4.

You have already seen the meeting offer for the Minor Subdivision Plat and easement vacations and made no objections to that plat..

We are asking for a 22 foot pavement width as opposed to a 24 foot standard width for that portion of Brookline Dr. NW being north of Endeavor Road NW.

Please contact me if you have any questions or concerns.

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
tompatrick@communitysciences.com
Office: (505) 897-0000 Ext.118
Cell: (505) 259-0883
Fax: (505) 898-5195

May 5, 2020

[Date]

Harry Hendrickson, Westside Coalition of NA's

[Name of Neighborhood Representative, Neighborhood Association]

10592 Rio Del Sol NW, Albuquerque, NM 87114

[Address of Neighborhood Representative]

Re: Neighborhood Meeting about Future Development Application

Dear Neighborhood Association Representative,

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

Variance - DRB

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

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

Contact Information

Tom Patrick

897-0000 tompatrick@communit

[Name]

[Phone Number and/or Email]

Project or Development Proposal

Lots 43-47, Block 4, Paradise Heights Unit 4

[Site Address and/or Location]

owner: John DeBassige, Right Angle Homes

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

Requesting variance to DPM design standard of 24 foot pavement width, requesting 22 foot pavement width due to narrowing of Brookline right-of-way width. Existing curb and gutter on east side of Brookline will not be affected.

[Short Description of Proposal]

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

May 5, 2020 _____ [Anticipated Submittal Date]

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

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

Attachments (if any):

Minor Subdivision Plat

Street cross-sections

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinurl.com/IDOzoningmap>

Sincerely,



Agent _____ [Agent/Property Owner/Developer]

Cc: _____ [Other Neighborhood Associations, if any]

May 5, 2020

[Date]

Rene Horvath, Westside Coalition of NA's

[Name of Neighborhood Representative, Neighborhood Association]

5515 Palomino Drive NW, Albuquerque, NM 87120

[Address of Neighborhood Representative]

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Contact Information

Tom Patrick

897-0000 tompatrick@communit

[Name]

[Phone Number and/or Email]

Project or Development Proposal

Lots 43-47, Block 4, Paradise Heights Unit 4

[Site Address and/or Location]

owner: John DeBassige, Right Angle Homes

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

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IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Sincerely,



Agent

[Agent/Property Owner/Developer]

Cc:

[Other Neighborhood Associations, if any]

Tom Patrick

From: Microsoft Outlook
To: aboard111@gmail.com
Sent: Tuesday, May 5, 2020 10:40 AM
Subject: Relayed: Offer of Neighborhood meeting for Variance to DPM design standard

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

aboard111@gmail.com (aboard111@gmail.com)

Subject: Offer of Neighborhood meeting for Variance to DPM design standard

Tom Patrick

From: Microsoft Outlook
To: hlhen@comcast.net
Sent: Tuesday, May 5, 2020 10:40 AM
Subject: Relayed: Offer of Neighborhood meeting for Variance to DPM design standard

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hlhen@comcast.net (hlhen@comcast.net)

Subject: Offer of Neighborhood meeting for Variance to DPM design standard