



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 checked="" 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 type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Review of subdivision of lot into 2 lots		

APPLICATION INFORMATION		
Applicant: Clearbrook Investments, Inc.		Phone:
Address: 8801 Jefferson St. N.E., #A		Email: scotth@stillbrooke.com
City: Albuquerque	State: NM	Zip: 87113
Professional/Agent (if any): Ron Hensley / THE Group		Phone: 505-410-1622
Address: 300 Branding Iron Rd. S.E.		Email: ron@thegroup.cc
City: Rio Rancho, NM	State: NM	Zip: 87124
Proprietary Interest in Site: None		List all owners:
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Lot 31, Tract 1	Block: 16	Unit: 3
Subdivision/Addition: NORTH ALBUQUERQUE ACRES	MRGCD Map No.:	UPC Code: 102006502406930202
Zone Atlas Page(s): B-20	Existing Zoning: R1-D	Proposed Zoning: MX-M
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 0.8864
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 8321 GLENDALE	Between: BARSTOW	and: VENTURA
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
2020-003661		

Signature:		Date: 11/20/20
Printed Name: RON HENSLEY / THE GROUP		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY		
Case Numbers	Action	Fees
Meeting Date:	Fee Total:	
Staff Signature:	Date:	Project #

FORM S1: SUBDIVISION OF LAND – MAJOR

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

>> INFORMATION REQUIRED FOR ALL MAJOR SUBDIVISION REQUESTS

- ☐ 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 P1 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
- ☐ Sign Posting Agreement

☒ MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

☐ MAJOR AMENDMENT TO PRELIMINARY PLAT

- ☐ NA Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ☐ TIS Traffic Impact Study Form
- ☐ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- ☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(J)
- ☐ Proof of Sketch Plat per IDO Section 14-16-6-6(J)(2)(b)
- ☐ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ☐ Office of Neighborhood Coordination notice inquiry response
 - ☐ Copy of notification 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) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- ☐ Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat (7 copies, 24" x 36" 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)
- ☐ NA Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- ☐ Proposed Infrastructure List

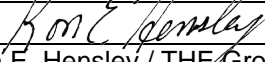
☐ EXTENSION OF PRELIMINARY PLAT

☐ INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

For temporary sidewalk deferral extension, use Form V.

- ☐ Letter describing, explaining, and justifying the request per IDO Sections 14-16-6-4(W) and 14-16-6-6(J)
- ☐ Copy of the Official DRB Notice of Decision for any prior approvals
- ☐ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ☐ Office of Neighborhood Coordination notice inquiry response
 - ☐ Copy of notification 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) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- ☐ Preliminary Plat or site plan reduced to 8.5" x 11"
- ☐ Copy of DRB approved infrastructure list

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.

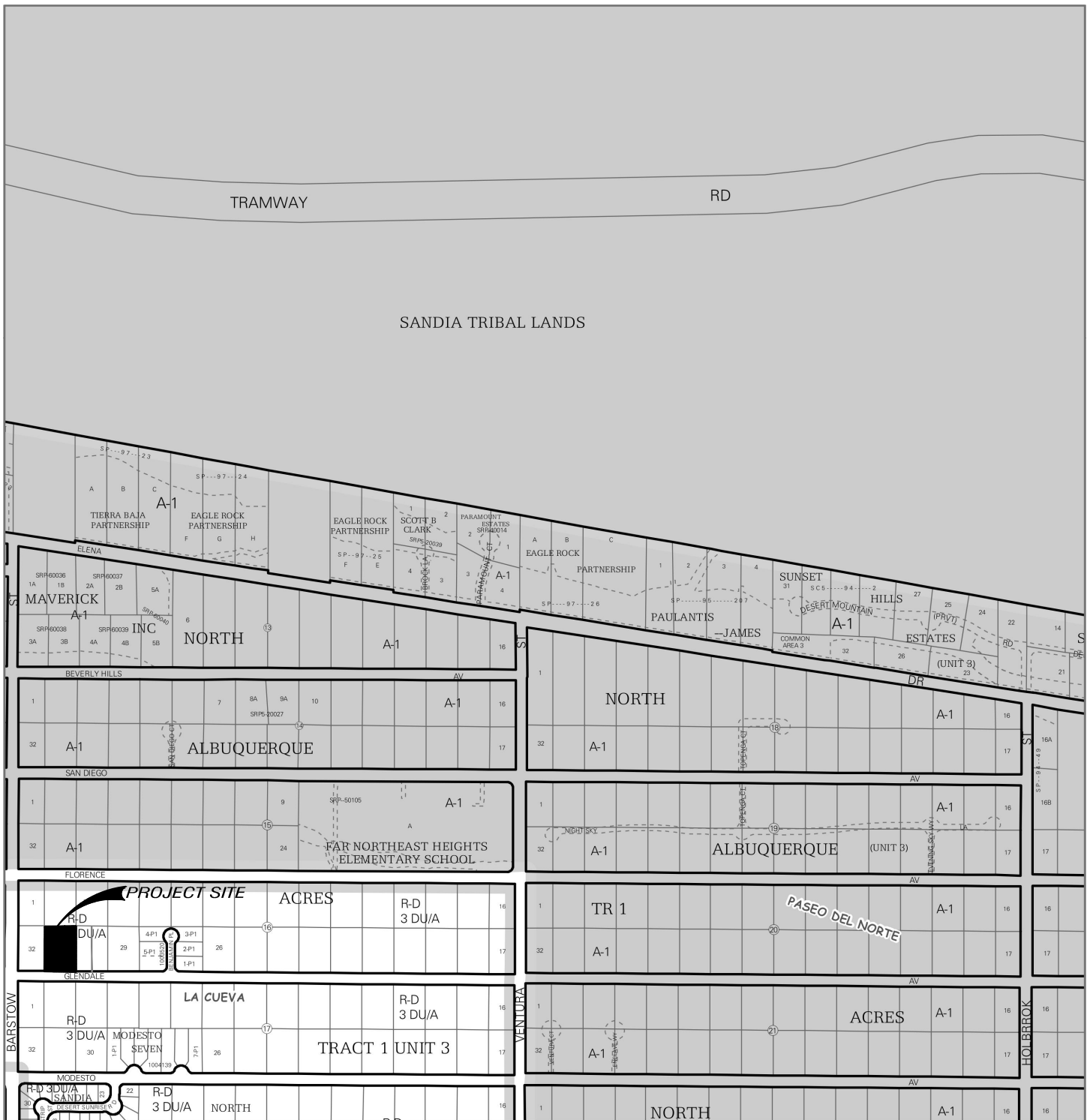
Signature: 
Printed Name: Ron E. Hensley / THE Group

Date: 11/20/20
☐ Applicant or ☒ Agent

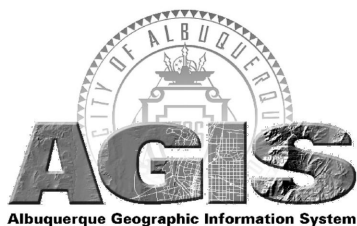
FOR OFFICIAL USE ONLY

Case Numbers:	Project Number:
Staff Signature:	
Date:	

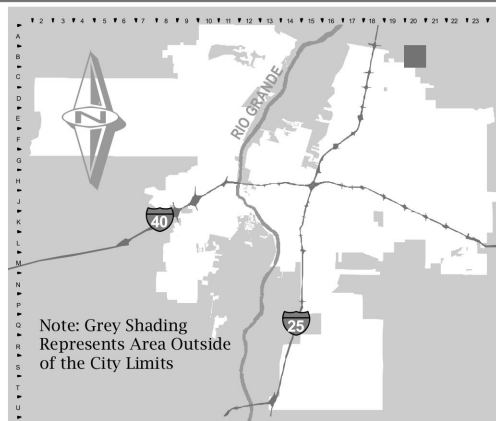




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 6/5/2009

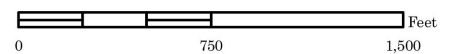


Zone Atlas Page:

B-20-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone





8801 Jefferson Street NE, #A
Albuquerque, NM 87113

Monday, May 04, 2020
City of Albuquerque
Planning, Engineering, and Building Departments
One Civic Plaza NW
Albuquerque, New Mexico 87102

Re: Letter of Authorization for Entitlement Applications and full development process for a minor subdivision to split 8321 Glendale into two lots.

To Whom It May Concern:

Clearbrook Investments Inc, manager on Behalf of the Henry Revocable Trust, Scott Henry of the aforementioned property , hereby authorizes The Group, Ron Hensley, and its members to obtain information, submit and process entitlements, permits and all related applications, easements vacations and similar, and act as an agent for Clearbrook Investments Inc for entitling, zoning, permitting, platting and subdividing property. Clearbrook Investments Inc. is the owner of this property and has full authority to allow these actions.

Sincerely,

Clearbrook Investments Inc

A handwritten signature in blue ink, appearing to read 'Scott Henry', is written over a horizontal line.

By: Scott Henry
President. And Trustee of the Henry Revocable Trust.

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: CLEARBROOK INVESTMENTS, INC. DATE OF REQUEST: 11/16/20 ZONE ATLAS PAGE(S): B-20

CURRENT:

ZONING R1-D

PARCEL SIZE (AC/SQ. FT.) 0.88 AC

LEGAL DESCRIPTION:

LOT OR TRACT # 31 TR 1 BLOCK # 16

SUBDIVISION NAME NORTH ALB. ACRES

REQUESTED CITY ACTION(S):

ANNEXATION ☐

ZONE CHANGE ☐: From _____ To _____

SECTOR, AREA, FAC, COMP PLAN ☐

AMENDMENT (Map/Text) ☐

SITE DEVELOPMENT PLAN:

SUBDIVISION* ☒ AMENDMENT ☐

BUILDING PERMIT ☐ ACCESS PERMIT ☐

BUILDING PURPOSES ☐ OTHER ☐

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT ☒

NEW CONSTRUCTION ☐

EXPANSION OF EXISTING DEVELOPMENT ☐

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 2

BUILDING SIZE: _____ (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE Ron E. Hensley DATE 11/16/20

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☒ BORDERLINE ☐

THRESHOLDS MET? YES ☐ NO ☒ MITIGATING REASONS FOR **NOT** REQUIRING TIS: PREVIOUSLY STUDIED: ☐
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

Jeanne Wolfenbarger
TRAFFIC ENGINEER

11/16/2020
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / / TRAFFIC ENGINEER _____ DATE _____

Revised January 20, 2011

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: CLEARBROOK INVESTMENTS, INC. DATE OF REQUEST: 11/16/20 ZONE ATLAS PAGE(S): B-20

CURRENT:

ZONING R1-D

PARCEL SIZE (AC/SQ. FT.) 0.88 AC

LEGAL DESCRIPTION:

LOT OR TRACT # 31 TR 1 BLOCK # 16

SUBDIVISION NAME NORTH ALB. ACRES

REQUESTED CITY ACTION(S):

ANNEXATION ☐

ZONE CHANGE ☐: From _____ To _____

SECTOR, AREA, FAC, COMP PLAN ☐

AMENDMENT (Map/Text) ☐

SITE DEVELOPMENT PLAN:

SUBDIVISION* ☒ AMENDMENT ☐

BUILDING PERMIT ☐ ACCESS PERMIT ☐

BUILDING PURPOSES ☐ OTHER ☐

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT ☒

NEW CONSTRUCTION ☐

EXPANSION OF EXISTING DEVELOPMENT ☐

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 2

BUILDING SIZE: _____ (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE Ron E. Hensley DATE 11/16/20

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☐ BORDERLINE ☐

THRESHOLDS MET? YES ☐ NO ☐ MITIGATING REASONS FOR **NOT** REQUIRING TIS: PREVIOUSLY STUDIED: ☐
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

TRAFFIC ENGINEER _____

DATE _____

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER _____

DATE _____

Revised January 20, 2011

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: 8321 Glendale

AGIS MAP # B-20

LEGAL DESCRIPTIONS: Lot 31, Tract 1, Block 16, Unit 3

North Albuquerque Acres



DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on 8/26/2020 (date).

Ron E. Hensley
Applicant/Agent

10/7/20

Date

Renée C. Brissette
Hydrology Division Representative

10/09/20

Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL



WATER AND SEWER AVAILABILITY STATEMENT

#200511
A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2nd/Ground floor, Plaza del Sol) on 6/23/2020 (date).

Ron E. Hensley
Applicant/Agent

10/7/20

Date

Jim Guit
ABCWUA Representative

10/27/2020

Date

PROJECT # 2020-003661



Development Review Board

Planning Dept. - Sketch Plat Comments

Project #:PR-2020-003661

Application #: PS-2020-00041

Meeting Date/Item Number: 14

Standard comments:

- This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.
 - Must submit any DRB signed off site plans, variances and/or NOD with submittal for building permit.
 - Note that the document titles listed in the submitted PDF must not include symbols (+, &, etc....) and title should be a short and abbreviated as possible.
-

A preliminary/final plat will need to be submitted and approved by the DRB for a lot subdivision. The submittal requirements for a Major Subdivision Preliminary/Final Plat approval are as follows:

Major Preliminary Plat:

- Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)
- TIS Traffic Impact Study Form
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(J)
- Proof of Sketch Plat per IDO Section 14-16-6-6(J)(2)(b)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination notice inquiry response
- Copy of notification 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) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat
- Sidewalk Exhibit and/or cross sections of proposed streets

(see additional comments next page)



- 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
- Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Proposed Infrastructure List

Major Final Plat:

- Letter describing, explaining, and justifying the request
- Copy of recorded IIA
- Proposed Final Plat
- Design elevations & cross sections of perimeter walls
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Thursday, October 8, 2020 10:24 AM
To: ron@thegroup.cc
Subject: 8310 Glendale N.E. Public Notice Inquiry
Attachments: B-20 ZAP.PDF

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	mgriffiee@noreste.org	PO Box 90986	Albuquerque	NM	87199	5052800082	
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE	Albuquerque	NM	87109	5052802549	
Quivera Estates HOA	Charles	Wong	charles@majesticconstruc.com	8104 Via Encantada NE	Albuquerque	NM	87122		5052357695
Quivera Estates HOA	Amy	Costen	acosten@hoamco.com	8700A Education Place NW	Albuquerque	NM	87114		5058884479
Nor Este NA	Uri	Bassan	uri.bassan@noreste.org	9000 Modesto Avenue NE	Albuquerque	NM	87122	5054179990	

Nor Este NA	Gina	Pioquinto	rpmartinez003@gmail.com	9015 Moonstone Drive NE	Albuquerque	NM	87113	5052385495	5058560926
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You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail.

<https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each:

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

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

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
dlcarmona@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: Wednesday, October 07, 2020 5:04 PM
To: Office of Neighborhood Coordination <ron@thegroup.cc>
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

RON HENSLEY

Telephone Number

5054101622

Email Address

ron@thegroup.cc

Company Name

THE Group

Company Address

300 Branding Iron Rd. SE

City

Rio Rancho

State

NM

ZIP

87124

Legal description of the subject site for this project:

Lot 31, Tract 1, Block 16, Unit 3 North Albuquerque Acres

Physical address of subject site:

8310 Glendale N.E.

Subject site cross streets:

Barstow and Glendale

Other subject site identifiers:

This site is located on the following zone atlas page:

B-20

=====

This message has been analyzed by Deep Discovery Email Inspector.

November 16, 2020

CLARK SCOTT B & PAMELA M & BUCHANAN WHITNEY C
PO BOX 14641
ALBUQUERQUE NM 87191-4641

Re: 8361 Glendale

Greetings,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major to be reviewed and decided by the Development Review Board. The application is for requesting a subdivision creating 2 Lots from the existing lot.

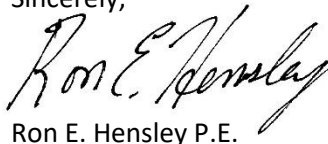
1. Property Owner – Clearbrook Inc.
1. Agent – THE Group
2. Subject Property Location – 4361 Glendale
3. Zone Atlas Page – B-20
4. Legal Description – Lot 31 Block 16 Tract 1 Unit 3 North Albuquerque Acres
5. Area of Property – 0.88 acres

The anticipated public hearing for this request will be on December 16, 2020 via Zoom.* You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

NOTE: Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at 410-1622 or via email at ron@thegroup.cc.

Sincerely,



Ron E. Hensley P.E.

November 16, 2020

SMITH JOSEPH P TRUSTEE SMITH RVT
9220 BARSTOW ST NE
ALBUQUERQUE NM 87122

Re: 8361 Glendale

Greetings,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major to be reviewed and decided by the Development Review Board. The application is for requesting a subdivision creating 2 Lots from the existing lot.

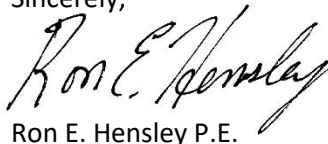
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Please contact me with any questions or concerns at 410-1622 or via email at ron@thegroup.cc.

Sincerely,



Ron E. Hensley P.E.

November 16, 2020

HENRY SCOTT W & CLARK SCOTT B & PAMELA M
PO BOX 14641
ALBUQUERQUE NM 87191-4641

Re: 8361 Glendale

Greetings,

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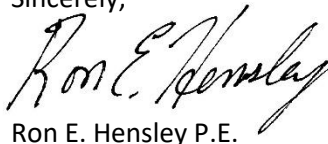
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Please contact me with any questions or concerns at 410-1622 or via email at ron@thegroup.cc.

Sincerely,



Ron E. Hensley P.E.

November 16, 2020

OLLOWAY HERSHUL & JOLENE
1512 SPENCE AVE SE
ALBUQUERQUE NM 87106-5016

Re: 8361 Glendale

Greetings,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major to be reviewed and decided by the Development Review Board. The application is for requesting a subdivision creating 2 Lots from the existing lot.

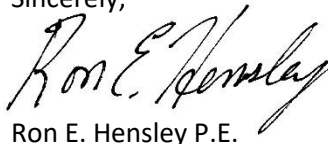
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Please contact me with any questions or concerns at 410-1622 or via email at ron@thegroup.cc.

Sincerely,



Ron E. Hensley P.E.

November 16, 2020

LAS VENTANAS NM INC
8330 WASHINGTON PL NE SUITE A
ALBUQUERQUE NM 87113-1674

Re: 8361 Glendale

Greetings,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major to be reviewed and decided by the Development Review Board. The application is for requesting a subdivision creating 2 Lots from the existing lot.

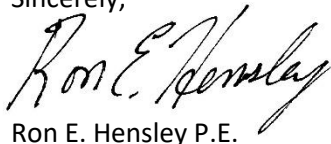
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Sincerely,



Ron E. Hensley P.E.

November 16, 2020

CLARK SCOTT B & PAMELA M & WHITNEY C BUCHANAN
PO BOX 14641
ALBUQUERQUE NM 87191-4641

Re: 8361 Glendale

Greetings,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major to be reviewed and decided by the Development Review Board. The application is for requesting a subdivision creating 2 Lots from the existing lot.

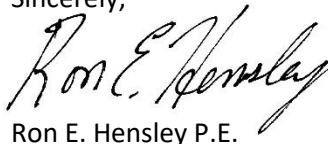
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Please contact me with any questions or concerns at 410-1622 or via email at ron@thegroup.cc.

Sincerely,



Ron E. Hensley P.E.

November 16, 2020

SMITH JOSEPH P TRUSTEE SMITH RVT
9220 BARSTOW ST NE
ALBUQUERQUE NM 87122

Re: 8361 Glendale

Greetings,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major to be reviewed and decided by the Development Review Board. The application is for requesting a subdivision creating 2 Lots from the existing lot.

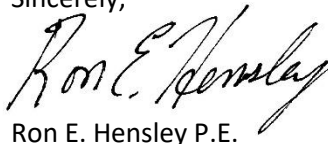
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Please contact me with any questions or concerns at 410-1622 or via email at ron@thegroup.cc.

Sincerely,



Ron E. Hensley P.E.

November 16, 2020

HUTCHISON PROPERTIES LLC
PO BOX 90745
ALBUQUERQUE NM 87199-0745

Re: 8361 Glendale

Greetings,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major to be reviewed and decided by the Development Review Board. The application is for requesting a subdivision creating 2 Lots from the existing lot.

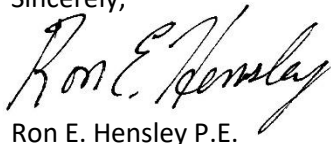
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Sincerely,



Ron E. Hensley P.E.

November 16, 2020

SCANLAND MARIAN C
2150 W BOSQUE LP
BOSQUE FARMS NM 87068-9147

Re: 8361 Glendale

Greetings,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major to be reviewed and decided by the Development Review Board. The application is for requesting a subdivision creating 2 Lots from the existing lot.

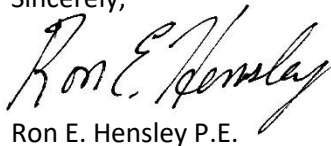
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Sincerely,



Ron E. Hensley P.E.

November 16, 2020

MASTER HOMECRAFTERS INC & HUTCHISON
5924 ANAHEIM AVE NE SUITE B
ALBUQUERQUE NM 87113-1878

Re: 8361 Glendale

Greetings,

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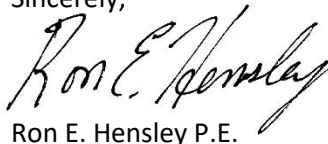
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Sincerely,



Ron E. Hensley P.E.

November 16, 2020

District 4 Coalition of Neighborhood Associations
PO Box 90986
ALBUQUERQUE NM 87199

Re: 8361 Glendale

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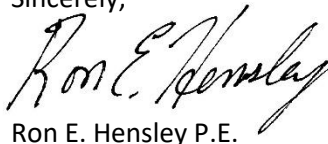
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Sincerely,



Ron E. Hensley P.E.

November 16, 2020

District 4 Coalition of Neighborhood Associations
4109 Chama Street NE
ALBUQUERQUE NM 87109

Re: 8361 Glendale

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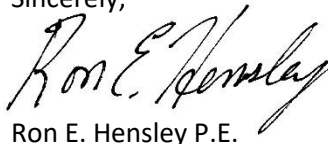
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Sincerely,



Ron E. Hensley P.E.

November 16, 2020

Quivera Estates HOA
8104 Via Encantada NE
ALBUQUERQUE NM 87122

Re: 8361 Glendale

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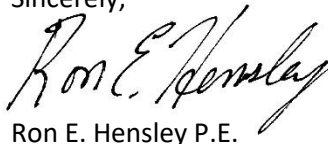
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Sincerely,



Ron E. Hensley P.E.

November 16, 2020

Quivera Estates HOA
8700A Education Place NW
ALBUQUERQUE NM 87114

Re: 8361 Glendale

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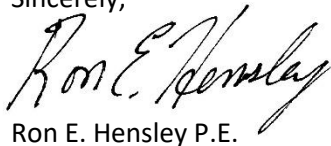
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Sincerely,



Ron E. Hensley P.E.

November 16, 2020

Nor Este NA
9000 Modesto Avenue NE
ALBUQUERQUE NM 87114

Re: 8361 Glendale

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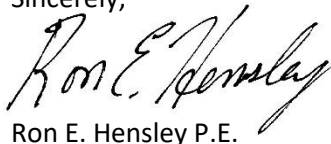
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Sincerely,



Ron E. Hensley P.E.

November 16, 2020

Nor Este NA
9015 Moonstone Drive NE
ALBUQUERQUE NM 87113

Re: 8361 Glendale

Greetings,

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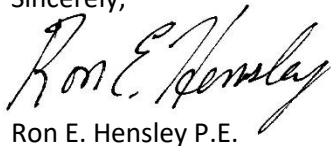
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Please contact me with any questions or concerns at 410-1622 or via email at ron@thegroup.cc.

Sincerely,



Ron E. Hensley P.E.



The **H**ENSLEY **E**NGINEERING **G**ROUP

October 27, 2020

DRB Chair

City of Albuquerque

PO Box 1293

Albuquerque, NM 87103

Re: 8321 Glendale – Preliminary Plat

Attached is a Preliminary Plat submittal for a subdivision located within zone atlas pages B-20.

The subdivision is a replat of “Lot 31, Block 16, Tract 1, Unit 3 North Albuquerque Acres” and is located at 8321 Glendale Ave. near Barstow St. The plat would create 2 lots from the existing lot.

As agent for the owners, we are requesting comment on the City requirements to approve the proposed subdivision. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

Ron E. Hensley P.E.

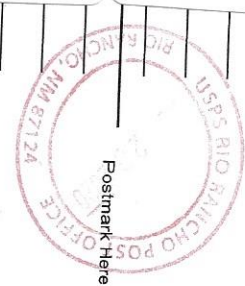
ron@thegroup.cc



Certificate Of Mailing
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
To: 300 Branding Iron Rd. SE
Rio Rancho, NM, 87124

To pay fee, affix stamps or meter postage here.

To: MASTER HOMECRAFTERS INC & HUTCHISON
5924 ANAHEIM AVE NE SUITE B
ALBUQUERQUE NM 87113-1878



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To: District 4 Coalition of Neighborhood Associations
4109 Chama Street NE
ALBUQUERQUE NM 87110



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To: District 4 Coalition of Neighborhood Associations
PO Box 90986
ALBUQUERQUE NM 87199



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To: Quivera Estates HOA
8104 Via Encantada NE
ALBUQUERQUE NM 87122



Certificate Of Mailing
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
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Rio Rancho, NM, 87124

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To: Quivera Estates HOA
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ALBUQUERQUE NM 87114



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To: 300 Branding Iron Rd. SE
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To: CLARK SCOTT B & PAMELA M & WHITNEY C BUCHANAN
PO BOX 14641
ALBUQUERQUE NM 87191-4641



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Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.



300 Branding Iron Rd. SE
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PO BOX 90745
ALBUQUERQUE NM 87199-0745

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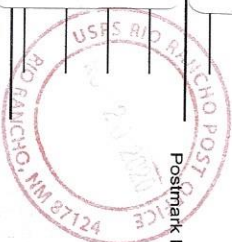
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.



300 Branding Iron Rd. SE
Rio Rancho, NM, 871424

To: OLLOWAY HERSHUL & JOLENE
1512 SPENCE AVE SE
ALBUQUERQUE NM 87106-5016

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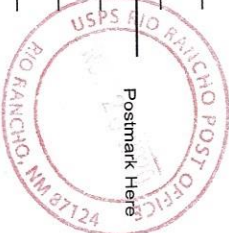
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300 Branding Iron Rd. SE
Rio Rancho, NM, 871424

To: LAS VENTANAS NM INC
8330 WASHINGTON PL NE SUITE A
ALBUQUERQUE NM 87113-1674



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Certificate Of Mailing

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300 Branding Iron Rd. SE
Rio Rancho, NM, 87124

To: SCANLAND MARIAN C
2150 W BOSQUE LP
BOSQUE FARMS NM 87068-9147

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Certificate Of Mailing

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300 Branding Iron Rd. SE
Rio Rancho, NM, 871424

To: NOR ESTE NA
9000 Modesto Avenue NE
ALBUQUERQUE NM 87114



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Front



300 Branding Iron Rd. SE
Rio Rancho, NM, 87124

To: SMITH JOSEPH P TRUSTEE SMITH RVT
9220 BARSTOW ST NE
ALBUQUERQUE NM 87122



PS 1



**UNITED STATES
POSTAL SERVICE®**

**Certificate Of
Mailing**

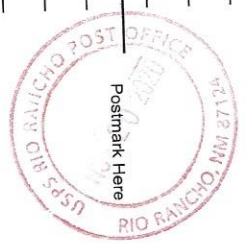
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Front



300 Branding Iron Rd. SE
Rio Rancho, NM, 87124

To: Nor Este NA
9015 Moonstone Drive NE
ALBUQUERQUE NM 87113



**UNITED STATES
POSTAL SERVICE®**

**Certificate Of
Mailing**

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meter postage here.

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300 Branding Iron Rd. SE
Rio Rancho, NM, 871424

To: SMITH JOSEPH P TRUSTEE SMITH RVT
9220 BARSTOW ST NE
ALBUQUERQUE NM 87122



PS Form 3849, April 2010

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: November 9, 2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: District 4 Coalition of Neighborhood Associations

Name of NA Representative*: Mildred Griffiee

Email Address* or Mailing Address* of NA Representative¹: mgriffiee@noreste.org

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: ron@thegroup.cc

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 8361 Glendale Ave. N.E.
Location Description Glendale Ave. east of Barstow St.
2. Property Owner* Clearbrook Investments LLC
3. Agent/Applicant* [if applicable] THE Group / Ron E. Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment
- ☐ Other: _____

Summary of project/request^{3*}:

Split of existing lot into 2 residential lots

5. This type of application will be decided by^{*}: ☐ City Staff
OR at a public meeting or hearing by:
☐ Zoning Hearing Examiner (ZHE) ☒ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)
☐ City Council
6. Where more information about the project can be found^{*4}:

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{*5} B-20
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)
Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 0.8864
- b. IDO Zone District R1-D
- c. Overlay Zone(s) [if applicable] _____
- d. Center or Corridor Area [if applicable] _____

2. Current Land Use(s) [vacant, if none] VACANT

Useful Links

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<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Quivera Estates HOA [Other Neighborhood Associations, if any]

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Neighborhood Association (NA)*: District 4 Coalition of Neighborhood Associations

Name of NA Representative*: Mildred Griffiee

Email Address* or Mailing Address* of NA Representative¹: mgriffiee@noreste.org

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: ron@thegroup.cc

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 8361 Glendale Ave. N.E.
Location Description Glendale Ave. east of Barstow St.
2. Property Owner* Clearbrook Investments LLC
3. Agent/Applicant* [if applicable] THE Group / Ron E. Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
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[Note: Items with an asterisk (*) are required.]

- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment
- ☐ Other: _____

Summary of project/request^{3*}:

Split of existing lot into 2 residential lots

5. This type of application will be decided by^{*}: ☐ City Staff
OR at a public meeting or hearing by:
- | | |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input checked="" type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input type="checkbox"/> Environmental Planning Commission (EPC) |
| <input type="checkbox"/> City Council | |
6. Where more information about the project can be found^{*4}:

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{*5} B-20
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:

<input type="checkbox"/> Deviation(s)	<input type="checkbox"/> Variance(s)	<input type="checkbox"/> Waiver(s)
---------------------------------------	--------------------------------------	------------------------------------

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

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[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
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- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 0.8864
- b. IDO Zone District R1-D
- c. Overlay Zone(s) [if applicable] _____
- d. Center or Corridor Area [if applicable] _____

2. Current Land Use(s) [vacant, if none] VACANT

Useful Links

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<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Quivera Estates HOA [Other Neighborhood Associations, if any]

Nor Este NA



⁶ Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: November 9, 2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Nor Este NA

Name of NA Representative*: Amy Costen

Email Address* or Mailing Address* of NA Representative¹: acosten@hoamco.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: ron@thegroup.cc

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 8361 Glendale Ave. N.E.
Location Description Glendale Ave. east of Barstow St.
2. Property Owner* Clearbrook Investments LLC
3. Agent/Applicant* [if applicable] THE Group / Ron E. Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
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[Note: Items with an asterisk (*) are required.]

- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment
- ☐ Other: _____

Summary of project/request^{3*}:

Split of existing lot into 2 residential lots

5. This type of application will be decided by^{*}: ☐ City Staff
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☐ Zoning Hearing Examiner (ZHE) ☒ Development Review Board (DRB)
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6. Where more information about the project can be found^{*4}:

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- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 0.8864
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2. Current Land Use(s) [vacant, if none] VACANT

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<https://tinyurl.com/IDOzoningmap>

cc: District 4 Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]

Quivera Estates HOA

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Name of NA Representative*: Amy Costen

Email Address* or Mailing Address* of NA Representative¹: acosten@hoamco.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: ron@thegroup.cc

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Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 8361 Glendale Ave. N.E.
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Summary of project/request^{3*}:

Split of existing lot into 2 residential lots

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Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 0.8864
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Neighborhood Association (NA)*: Nor Este NA

Name of NA Representative*: Uri Bassan

Email Address* or Mailing Address* of NA Representative¹: uri.bassan@noreste.org

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: ron@thegroup.cc

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

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Split of existing lot into 2 residential lots

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IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

cc: District 4 Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]

Quivera Estates HOA

⁶ Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: November 9, 2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Nor Este NA

Name of NA Representative*: Uri Bassan

Email Address* or Mailing Address* of NA Representative¹: uri.bassan@noreste.org

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: ron@thegroup.cc

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 8361 Glendale Ave. N.E.
Location Description Glendale Ave. east of Barstow St.
2. Property Owner* Clearbrook Investments LLC
3. Agent/Applicant* [if applicable] THE Group / Ron E. Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment
- ☐ Other: _____

Summary of project/request^{3*}:

Split of existing lot into 2 residential lots

5. This type of application will be decided by^{*}: ☐ City Staff
OR at a public meeting or hearing by:
☐ Zoning Hearing Examiner (ZHE) ☒ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)
☐ City Council
6. Where more information about the project can be found^{*4}:

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{*5} B-20
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 0.8864
- b. IDO Zone District R1-D
- c. Overlay Zone(s) [if applicable] _____
- d. Center or Corridor Area [if applicable] _____

2. Current Land Use(s) [vacant, if none] VACANT

Useful Links

Integrated Development Ordinance (IDO):


<https://ido.abc-zone.com/>

IDO Interactive Map

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cc: District 4 Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]

Quivera Estates HOA



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Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: November 9, 2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Quivera Estates HOA

Name of NA Representative*: Charles Wong

Email Address* or Mailing Address* of NA Representative¹: charles@majesticconstruc.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: ron@thegroup.cc

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 8361 Glendale Ave. N.E.
Location Description Glendale Ave. east of Barstow St.
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 - ☒ Subdivision _____ (Minor or Major)

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[Note: Items with an asterisk (*) are required.]

- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment
- ☐ Other: _____

Summary of project/request^{3*}:

Split of existing lot into 2 residential lots

5. This type of application will be decided by^{*}: ☐ City Staff
OR at a public meeting or hearing by:
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☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)
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6. Where more information about the project can be found^{*4}:

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4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

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- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 0.8864
- b. IDO Zone District R1-D
- c. Overlay Zone(s) [if applicable] _____
- d. Center or Corridor Area [if applicable] _____

2. Current Land Use(s) [vacant, if none] VACANT

Useful Links

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cc: District 4 Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]

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Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: November 9, 2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Quivera Estates HOA

Name of NA Representative*: Amy Costen

Email Address* or Mailing Address* of NA Representative¹: acosten@hoamco.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: ron@thegroup.cc

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 8361 Glendale Ave. N.E.
Location Description Glendale Ave. east of Barstow St.
2. Property Owner* Clearbrook Investments LLC
3. Agent/Applicant* [if applicable] THE Group / Ron E. Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
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² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment
- ☐ Other: _____

Summary of project/request^{3*}:

Split of existing lot into 2 residential lots

5. This type of application will be decided by^{*}: ☐ City Staff
OR at a public meeting or hearing by:
- | | |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input checked="" type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input type="checkbox"/> Environmental Planning Commission (EPC) |
| <input type="checkbox"/> City Council | |
6. Where more information about the project can be found^{*4}:

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{*5} B-20
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3. The following exceptions to IDO standards will be requested for this project^{*}:

- ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

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⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 0.8864
- b. IDO Zone District R1-D
- c. Overlay Zone(s) [if applicable] _____
- d. Center or Corridor Area [if applicable] _____

2. Current Land Use(s) [vacant, if none] VACANT

Useful Links

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cc: District 4 Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]

Nor Este NA



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Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: November 9, 2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Quivera Estates HOA

Name of NA Representative*: Amy Costen

Email Address* or Mailing Address* of NA Representative¹: acosten@hoamco.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: ron@thegroup.cc

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 8361 Glendale Ave. N.E.
Location Description Glendale Ave. east of Barstow St.
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- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
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- ☐ Zoning Map Amendment
- ☐ Other: _____

Summary of project/request^{3*}:

Split of existing lot into 2 residential lots

5. This type of application will be decided by^{*}: ☐ City Staff
OR at a public meeting or hearing by:
- | | |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input checked="" type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input type="checkbox"/> Environmental Planning Commission (EPC) |
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6. Where more information about the project can be found^{*4}:

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{*5} B-20
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<input type="checkbox"/> Deviation(s)	<input type="checkbox"/> Variance(s)	<input type="checkbox"/> Waiver(s)
---------------------------------------	--------------------------------------	------------------------------------

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☒ Yes ☐ No

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- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 0.8864
- b. IDO Zone District R1-D
- c. Overlay Zone(s) [if applicable] _____
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2. Current Land Use(s) [vacant, if none] VACANT

Useful Links

Integrated Development Ordinance (IDO):

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cc: District 4 Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]

Nor Este NA

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Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: November 9, 2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Quivera Estates HOA

Name of NA Representative*: Charles Wong

Email Address* or Mailing Address* of NA Representative¹: charles@majesticconstruc.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: ron@thegroup.cc

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 8361 Glendale Ave. N.E.
Location Description Glendale Ave. east of Barstow St.
2. Property Owner* Clearbrook Investments LLC
3. Agent/Applicant* [if applicable] THE Group / Ron E. Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
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[Note: Items with an asterisk (*) are required.]

- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment
- ☐ Other: _____

Summary of project/request^{3*}:

Split of existing lot into 2 residential lots

5. This type of application will be decided by^{*}: ☐ City Staff
OR at a public meeting or hearing by:
- | | |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input checked="" type="checkbox"/> Development Review Board (DRB) |
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| <input type="checkbox"/> City Council | |
6. Where more information about the project can be found^{*4}:

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{*5} B-20
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<input type="checkbox"/> Deviation(s)	<input type="checkbox"/> Variance(s)	<input type="checkbox"/> Waiver(s)
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Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☒ Yes ☐ No

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Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 0.8864
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Neighborhood Association (NA)*: District 4 Coalition of Neighborhood Associations

Name of NA Representative*: Daniel Regan

Email Address* or Mailing Address* of NA Representative¹: dlreganabq@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: ron@thegroup.cc

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

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Summary of project/request^{3*}:

Split of existing lot into 2 residential lots

5. This type of application will be decided by^{*}: ☐ City Staff
OR at a public meeting or hearing by:
- | | |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input checked="" type="checkbox"/> Development Review Board (DRB) |
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| <input type="checkbox"/> City Council | |
6. Where more information about the project can be found^{*4}:

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{*5} B-20
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- ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☒ Yes ☐ No

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- a. Area of Property [typically in acres] 0.8864
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IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Quivera Estates HOA [Other Neighborhood Associations, if any]

Nor Este NA

⁶ Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: November 9, 2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: District 4 Coalition of Neighborhood Associations

Name of NA Representative*: Daniel Regan

Email Address* or Mailing Address* of NA Representative¹: dlreganabq@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: ron@thegroup.cc

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 8361 Glendale Ave. N.E.
Location Description Glendale Ave. east of Barstow St.
2. Property Owner* Clearbrook Investments LLC
3. Agent/Applicant* [if applicable] THE Group / Ron E. Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment
- ☐ Other: _____

Summary of project/request^{3*}:

Split of existing lot into 2 residential lots

5. This type of application will be decided by^{*}: ☐ City Staff
OR at a public meeting or hearing by:
- ☐ Zoning Hearing Examiner (ZHE) ☒ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)
☐ City Council
6. Where more information about the project can be found^{*4}:

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{*5} B-20
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
- ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 0.8864
- b. IDO Zone District R1-D
- c. Overlay Zone(s) [if applicable] _____
- d. Center or Corridor Area [if applicable] _____

2. Current Land Use(s) [vacant, if none] VACANT

Useful Links

Integrated Development Ordinance (IDO):


<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Quivera Estates HOA [Other Neighborhood Associations, if any]

Nor Este NA



⁶ Available here: <https://tinyurl.com/idozoningmap>



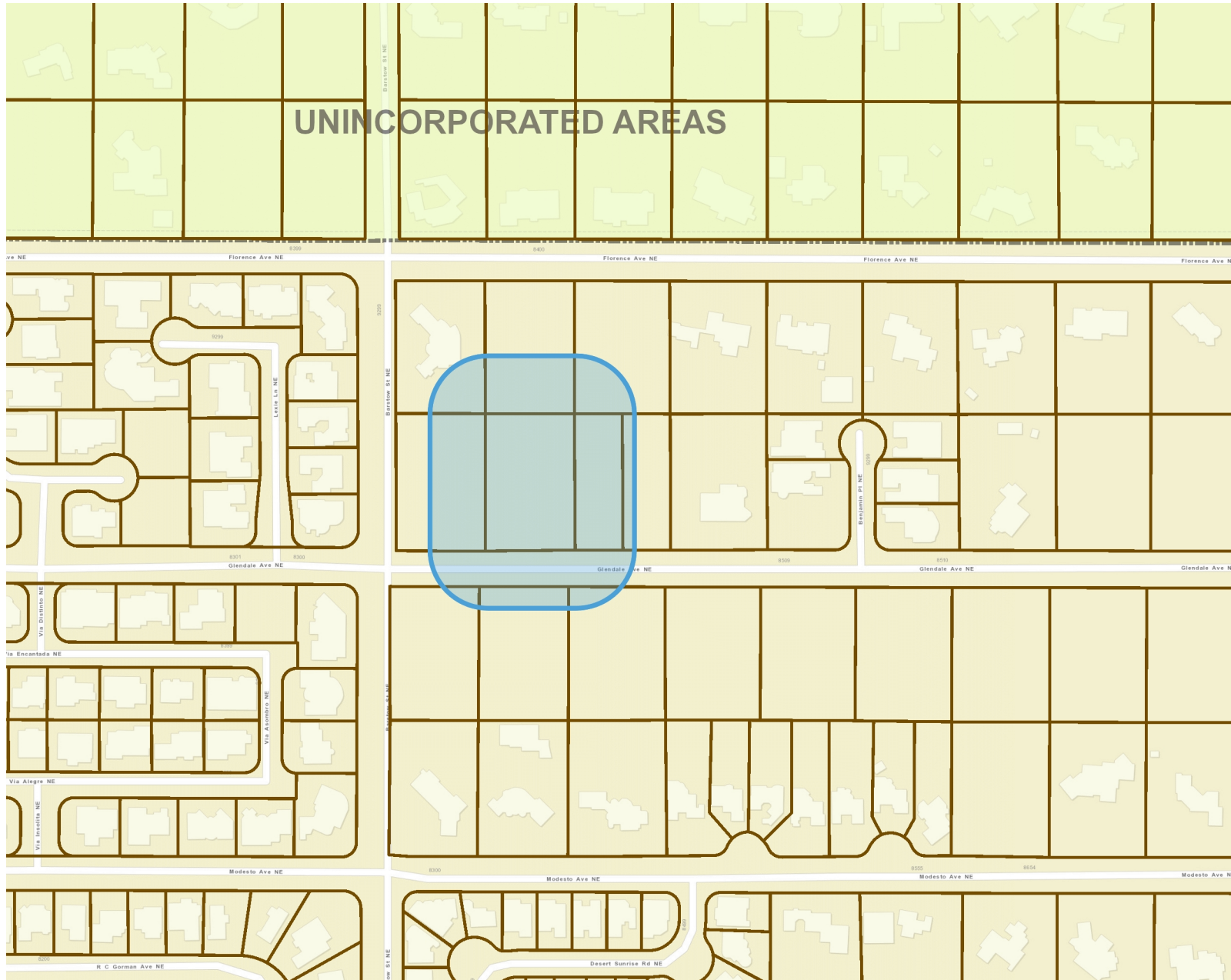
100' BUFFER MAP



UNINCORPORATED AREAS

Legend

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



509 0 255 509 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
11/16/2020 © City of Albuquerque

1: 3,055

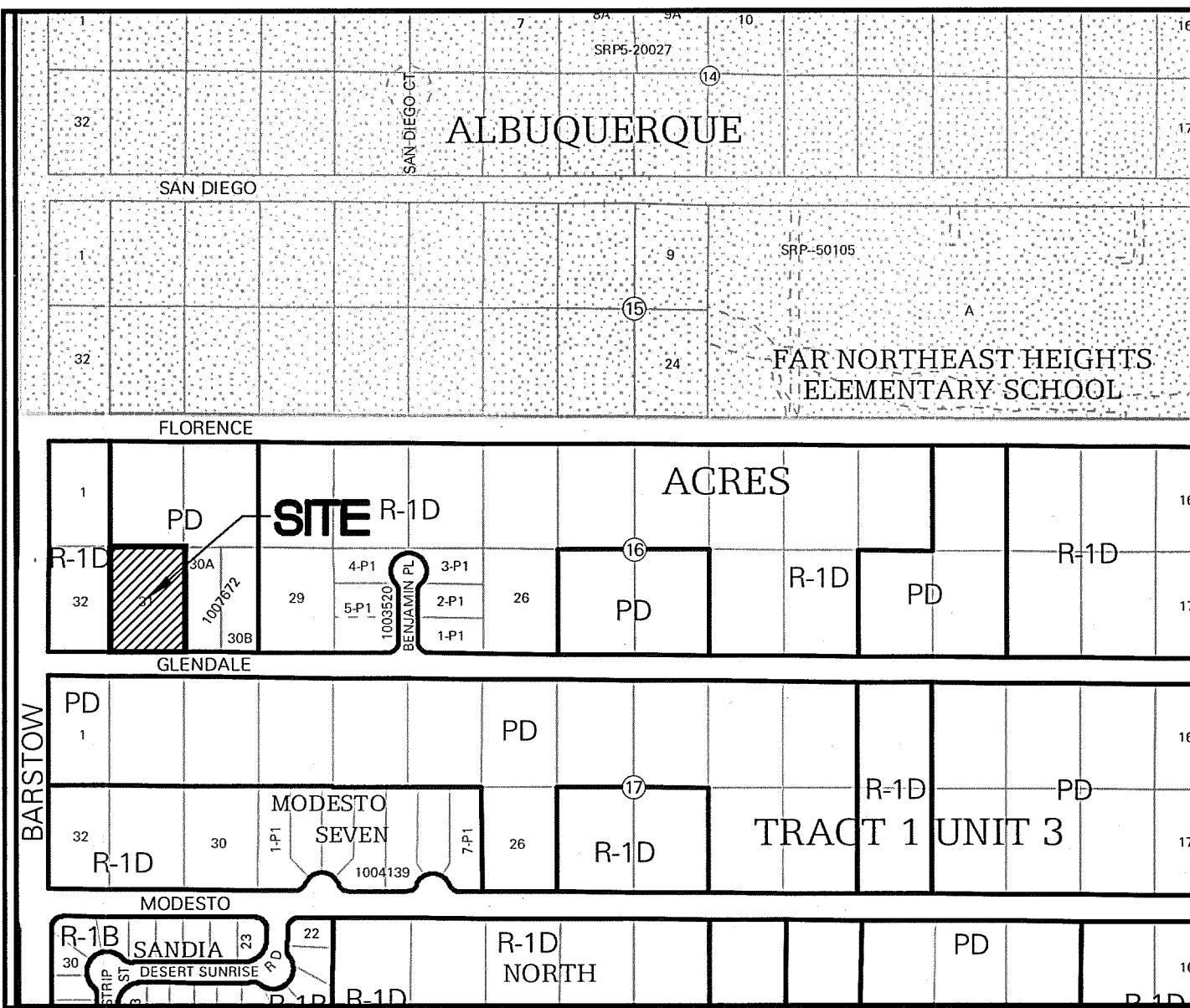
The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

OWNERS LIST

Owner	Owner Address	Owner Address 2
CLARK SCOTT B & PAMELA M & BUCHANAN WHITNEY C	PO BOX 14641	ALBUQUERQUE NM 87191-4641
SMITH JOSEPH P TRUSTEE SMITH RVT	9220 BARSTOW ST NE	ALBUQUERQUE NM 87122
HENRY SCOTT W & CLARK SCOTT B & PAMELA M	PO BOX 14641	ALBUQUERQUE NM 87191-4641
OLLOWAY HERSHUL & JOLENE	1512 SPENCE AVE SE	ALBUQUERQUE NM 87106-5016
LAS VENTANAS NM INC	8330 WASHINGTON PL NE SUITE A	ALBUQUERQUE NM 87113-1674
CLARK SCOTT B & PAMELA M & WHITNEY C BUCHANAN	PO BOX 14641	ALBUQUERQUE NM 87191-4641
SMITH JOSEPH P TRUSTEE SMITH RVT	9220 BARSTOW ST NE	ALBUQUERQUE NM 87122
HUTCHISON PROPERTIES LLC	PO BOX 90745	ALBUQUERQUE NM 87199-0745
SCANLAND MARIAN C	2150 W BOSQUE LP	BOSQUE FARMS NM 87068-9147
MASTER HOMECRAFTERS INC & HUTCHISON	5924 ANAHEIM AVE NE SUITE B	ALBUQUERQUE NM 87113-1878



Vicinity Map - Zone Atlas B-20-Z

N.T.S.

Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1708196 AND AN EFFECTIVE DATE OF DECEMBER 13, 2017.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 10, 1931 IN BOOK D, PAGE 121.
3. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 6, 2017, AS DOCUMENT NO. 2017116278.

Legal Description

LOT NUMBERED THIRTY-ONE (31) IN BLOCK NUMBERED SIXTEEN (16), IN TRACT NUMBERED ONE (1), UNIT NUMBERED THREE (3) OF NORTH ALBUQUERQUE ACRES, A SUBDIVISION OF TRACT OF LAND IN SCHOOL DISTRICTS THREE (3) AND FOUR (4), BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931.

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF AND GRANT ALL EASEMENTS AS SHOWN HEREON. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

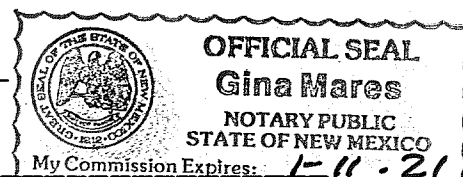
SAID OWNERS DO HEREBY DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON FOR GLENDALE AVE. N.E. TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

SCOTT W. HENRY, OWNER 9/16/2020
DATE

STATE OF NEW MEXICO }
COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 16, 2020
BY: SCOTT W. HENRY, OWNER

By: Gina Mares
NOTARY PUBLIC
MY COMMISSION EXPIRES 1-11-21



Indexing Information

Projected Section 8, Township 11 North, Range 4 East,
N.M.P.M. Elena Gallegos Grant
Subdivision: North Albuquerque Acres, Tract 3, Unit 1
Owner: Scott W. Henry
UPC #: 102006502406930202

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENT(S) AS SHOWN HEREON.
3. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 0.8864 ACRES
ZONE ATLAS PAGE NO.. B-20-Z
NUMBER OF EXISTING LOTS. 1
NUMBER OF LOTS CREATED. 2
MILES OF FULL-WIDTH STREETS. 0.0000 MILES
MILES OF HALF-WIDTH STREETS. 0.0000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.1133 ACRES
DATE OF SURVEY. JUNE 2020

Notes

1. FIELD SURVEY PERFORMED IN MAY 2015 AND MAY 2020.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 102006502406930202

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
Lot 31-A & 31-B, Block 16
North Albuquerque Acres,
Tract 1, Unit 3
Being Comprised of
Lot 31, Block 16, North
Albuquerque Acres, Tract 1, Unit 3
City of Albuquerque
Bernalillo County, New Mexico
June 2020

Project Number: _____

Application Number: _____

Plat Approvals:

PNM Electric Services 7/01/2020

Qwest Corp. d/b/a CenturyLink QC 7/13/2020

New Mexico Gas Company 7/9/20

Comcast

City Approvals:

Iron N. Rimbauer P.S. 7/2/2020
City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement

AMAFCA

City Engineer

DRB Chairperson, Planning Department

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr. 6/30/2020
N.M.R.P.S. No. 14271 Date

CSI-CARTESIAN SURVEYS INC.

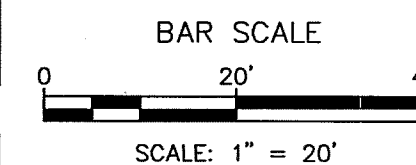
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
wplotnerjr@gmail.com

Sheet 1 of 2
200801

**Plat for
Lot 31-A & 31-B, Block 16
North Albuquerque Acres,
Tract 1, Unit 3
Being Comprised of
Lot 31, Block 16, North
Albuquerque Acres, Tract 1, Unit 3
City of Albuquerque
Bernalillo County, New Mexico
June 2020**

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (9/10/1931, D-121)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (12/23/2009, 2009C-182)
⊙	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED



ACS Monument "1-B20"
NAD 1983 CENTRAL ZONE
X=1550483.349*
Y=1524154.945*
Z=5477.179* (NAVD 1988)
G-G=0.999651137
Mapping Angle=-0°10'24.45"

*U.S. SURVEY FEET

Lot 31-A, Block 16
19,306 Sq. Ft.
0.4432 Acres

Lot 31-B, Block 16
19,304 Sq. Ft.
0.4432 Acres

Lot 30-A, Block 16
North Albuquerque Acres
Tract 1, Unit 3
(12/23/2009, 09C-182)

ACS Monument "7-B20"
NAD 1983 CENTRAL ZONE
X=1553078.775 *
Y=1524900.435 *
Z=5566.658* (NAVD 1988)
G-G=0.999646331
Mapping Angle=-0°10'06.48"

* U.S. SURVEY
FEET

**Dedicated Right-of-Way to
the COA in fee simple title
with warranty covenants**
4,934 Sq. Ft.
0.1133 Acres

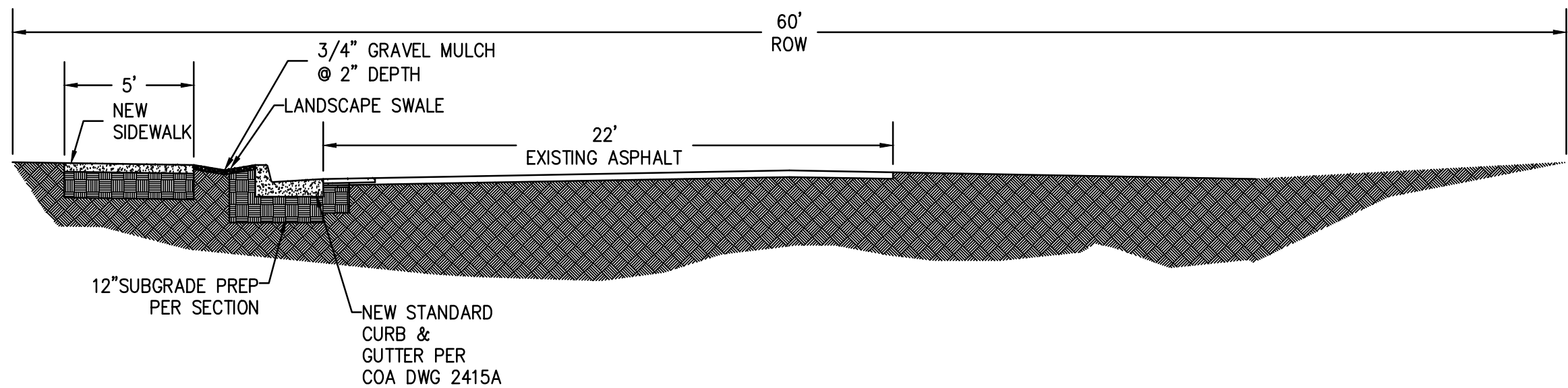
Easement Notes

- EXISTING 10' P.U.E. (12/23/2009, 2009C-182)
- 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

GLENDALE AVE.
60' ROW SECTION



Current DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

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

8320 Glendale Ave. Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 31 Block 3 Unit 2 Tract 2 of North Albuquerque Acres

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: **10/27/20**

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: **2020-0036661**

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		
							Private		City Cnst Engineer
							Inspector	P.E.	
		2' FE	Paving Res. Pvmnt. w/ Curb (North side frontage)	Glendale Ave.	East PL	West PL	/	/	/
		5'	Deferred Sidewalk (North side frontage)	Glendale Ave.	East PL	West PL	/	/	/
		3/4"	Water New Service Lines	Corners of Lots	31A	31B	/	/	/
		4"	Sanitary Sewer New Service Lines	Standard	31A	31B	/	/	/
		1/2 of 84"	Storm Drain Storm Drain (Deferred City Project)	Glendale Ave.	East PL	West PL	/	/	/
			ENGINEER'S CERTIFICATION GRADING & DRAINAGE				/	/	/
							/	/	/
							/	/	/
							/	/	/

listing. The Items listed below are subject to the standard SIA requirements.							Construction Certification		
Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
						Approval of Creditable Items:	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 Engineer's Certification for Grading & Drainage is required for release of Financial Guarantee.
- 2 _____
- 3 _____

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

Ron E. Hensley P.E.
NAME (print)

THE Group
FIRM

Ron E. Hensley **10/27/20**
SIGNATURE - date

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & GENERAL RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER