



October 6, 2020

To Whom it May Concern,

The applicant is in possession of two properties 1301 Iron Street SW and 711 13th street SW that abuts on the rear property line of 1301 Iron Street SW and the side property line of 711 13th Street SW. Both properties are zoned R-ML and both properties are developed. The applicant wishes to transfer 10' of the side portion of 711 13th street to the rear portion of 1301 Iron Street SE to accommodate a fence and a rear yard. The development at 1301 Iron Street SE sits 7.8' from the rear property line.

1301 Iron Street SW consist of a single family house with a lot size of 3550 sqft. 711 13th Street SW consists of duplex with a lot size of 3550 sqft.

The owner intents to sell the single family home and wishes to provide a rear yard.

This lot adjustment will bring the property at 1301 Iron Street into compliance with current zoning code rear setback requirements for R-1 of 15.' It will not impact the ability of 711 13th street to meet the side setback requirement of 5.' The property at 711 13th Street will not meet the lot size requirement and will need a variance.

Please feel free to contact me with any questions.

Thank you,

A handwritten signature in black ink, appearing to read "MN", is positioned above the typed name.

Michelle Negrette

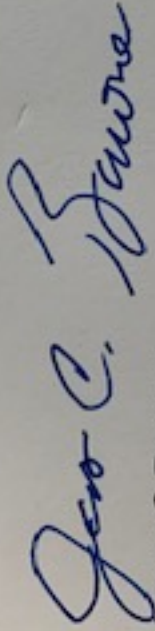
Strata Design, LLC
505.710.4221

October05,2020

To whom it may concern,

I James Clayton Barone, authorize Strata Design to act as my agent for the zone change request for 1301 Iron Ave SW and 711 13 th St. SW Albuquerque, NM 87102.

Sincerely,

A handwritten signature in blue ink that reads "James C. Barone". The signature is written in a cursive style with a large, stylized initial "J".

James C Barone

8 Dauphin

Dana Point CA 92629



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

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input checked="" 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

Owner request to remove portion of the rear of property at 711 13th street to add to rear of property at 1301 Iron Street SW. Owner owns both lots.

APPLICATION INFORMATION

Applicant: James Clayton Barone	Phone: 949.275.0124
Address: 8 Dauphin	Email: lillianaskincare@gmail.com
City: Dana Point	State: CA
Professional/Agent (if any): Strata Design, LLC	Phone: 505.710.4221
Address: 711 Amherst SE	Email: stratadesign.nm@gmail.com
City: Albuquerque	State: NM
Proprietary Interest in Site:	List all owners:

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

Lot or Tract No.: 12-A & 11-A	Block: 44	Unit:
Subdivision/Addition: Raynolds	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): K-13	Existing Zoning: R-ML	Proposed Zoning: N/A
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 1301 Iron SW/711 Iron SW 12th and 14th

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

Signature:	Date: October 6, 2020
Printed Name: Michelle Negrette	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting Date:	Fee Total:
Staff Signature:	Date:
	Project #

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- Interpreter Needed for Hearing? if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled

SKETCH PLAT REVIEW AND COMMENT

- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)

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

- Letter describing, explaining, and justifying the request
- Copy of recorded IIA
- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

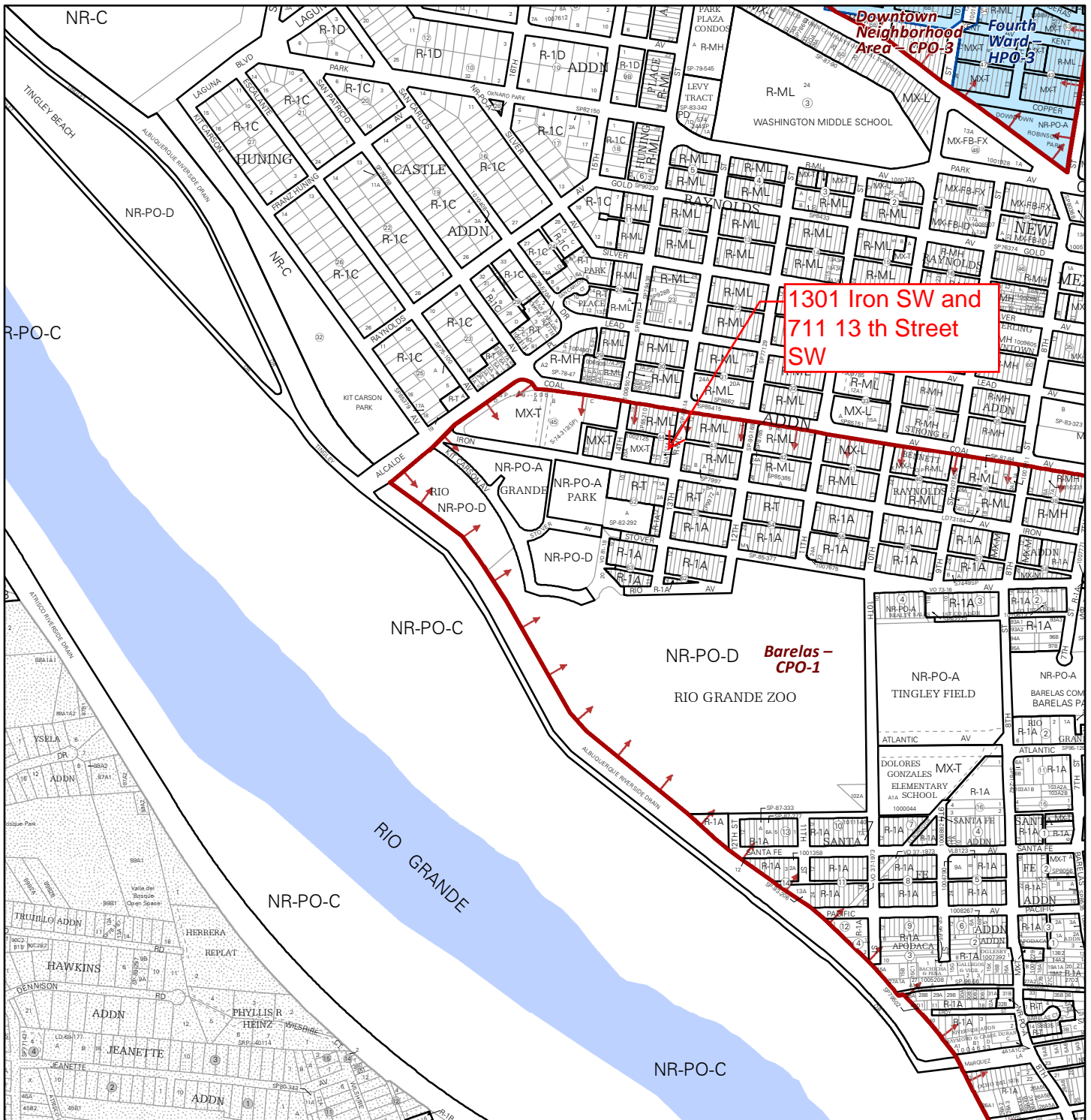
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Required notice with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination Public Notice Inquiry response
 - Proof of emailed notice to applicable Neighborhood Association representatives
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Proposed Infrastructure List, if applicable
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

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

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: <u>October 6, 2020</u></p>
<p>Printed Name: <u>Michelle Negrette</u></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>	



1301 Iron SW and
711 13th Street
SW


Downtown
Neighborhood
Area - CPO-3

Fourth
Ward
HPO-3

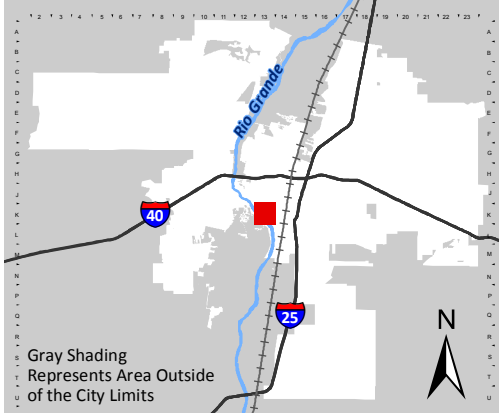
Barelas -
CPO-1

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

IDO Zone Atlas May 2018



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



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
K-13-Z

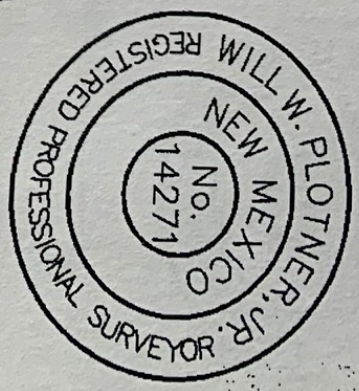
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

BACK OF CURB
FENCES APPEAR TO
BE INTO R/W BY
AS MUCH AS 1.11.0'

1301 IRON AVENUE S.W.
(60' R/W)

LEGAL DESCRIPTION
LOT NUMBERED TWELVE-A (12-A) IN BLOCK NUMBERED FORTY-FOUR (44), OF RAYNOLDS ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 14, 1982, IN PLAT BOOK B19, PAGE 108.



This is to certify:
To Title Company: STEWART TITLE

: To Underwriter: STEWART TITLE GUARANTY COMPANY

To Lender: N.M.R.P.S. No. 14271, made on inspection of the premises situated at 2017, 1, Will W. Plotner, Jr. BERNALILLO County, New Mexico briefly described as (Address if applicable): 1301 IRON AVENUE S.W.

SEE LEGAL DESCRIPTION

NOTE: The error of closure is less than one foot of error for every 10,000 feet along the perimeter of the legal description provided. Easements shown hereon are as listed in the Title Commitment No. 01147-40533 provided by the Title Company. Improvement location is based on previous property surveys. No monuments were set. This tract is subject to all easements, restrictions, and reservations of record which pertain. This report is not to be relied on for the establishment of fences, buildings or other future improvements.

THIS IS NOT A BOUNDARY SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE (THIS INCLUDES BUILDING PERMITS)
I further certify as to the existence of the following at the time of my last inspection:

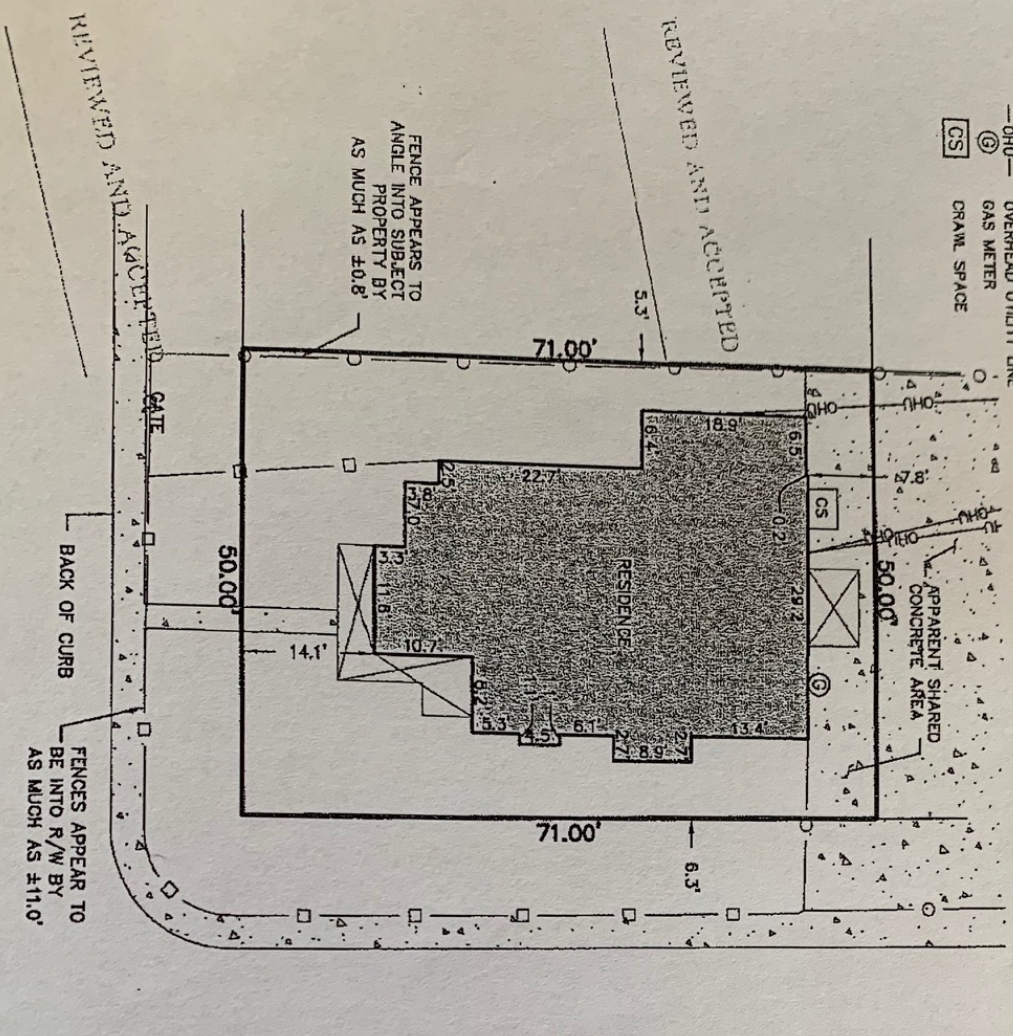
- Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas, or oil pipe lines on or crossing said premises (show location):
 - Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises:
 - Evidence of cemeteries or family burial grounds located on said premises (show location):
 - Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises (show location):
 - Joint driveways or walkways, joint garages, party walls or flights of support, steps or roots in common or joint garages: and serving other properties (show location) appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises, specify all such (show location):
 - Specific physical evidence of boundary lines on all sides: SEE ABOVE SKETCH
 - Is the property improved? (If structure appears to encroach on adjoining show approximate distances): YES
 - Indications of recent building construction, alterations or repairs: SEE ABOVE SKETCH
 - Approximate distance of structure from at least two lot lines must be shown: SEE ABOVE SKETCH
- NOT APPLICABLE, UNLESS INDICATED OTHERWISE ON THE ABOVE SKETCH
setback and setback violations are not shown hereon

DATE: 08/23/17
 SCALE: 1"=20'
 CREW: AR/RG
 DRAWN BY: CML
 JOB NO.: 171867

CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

IMPROVEMENT LOCATION REPORT
 LOT 12-A, BLOCK 44,
 RAYNOLDS ADDITION
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

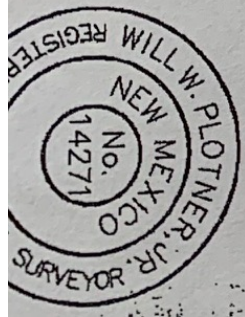
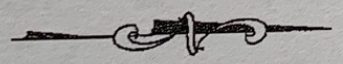
- LEGEND**
- COVERED AREA
 - CONCRETE
 - METAL FENCE
 - CHAINLINK FENCE
 - OVERHEAD UTILITY LINE
 - OHU
 - GAS METER
 - GRASS SPACE



13TH STREET S.W.
 (60' R/W)

NOTE: 1. BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANGE FLOOD, AS DETERMINED BY FEMA AND SHOWN ON FLOOD INSURANCE RATE MAP DATE AUGUST 16, 2012, MAP NO. 35001C0333M.

2. THIS LOT IS SUBJECT TO THE CONDITIONS OF TITLE AFFECTING THE INSURED PREMISES AS CONTAINED ON THE NOTES ON THE RECORDED PLAT.
3. THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE. THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE SURVEY EXCEPT FROM AN OWNER'S TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONTIGUOUS IN AREA, OR OTHER SHORTCOMINGS IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.



1301 IRON AVENUE S.W.
 (60' R/W)

REVIEWED AND ACCEPTED
 FENCE APPEARS TO ANGLE INTO SUBJECT PROPERTY BY AS MUCH AS ±0.8
 GATE
 BACK OF CURB
 FENCES APPEAR TO BE INTO R/W BY AS MUCH AS ±11.0'

BACK OF CURB

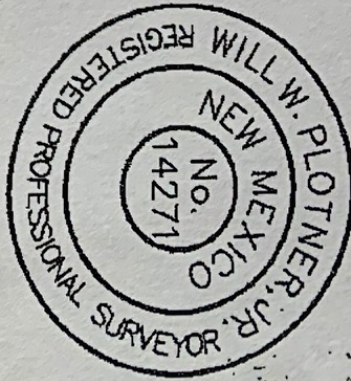
FENCES APPEAR TO BE INTO R/W BY AS MUCH AS ±11.0'

1301 IRON AVENUE S.W.
(60' R/W)

LEGAL DESCRIPTION

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Wm Plotner, Jr.
N.M.R.P.S. No. 14271



This is to certify: STEWART TITLE GUARANTY COMPANY
To the Company: STEWART TITLE : To Underwriter: STEWART TITLE GUARANTY COMPANY

To Lender: that on AUGUST 23RD 2017, I, WILL W. PLOTNER, JR.
N.M.R.P.S. No. 14271, made an inspection of the premises situated at LOT 12-A, BLOCK 44, RAYNOLDS ADDITION
BERNALILLO County, New Mexico briefly described as (Address if applicable): 1301 IRON AVENUE S.W.

Plat Reference: Bearings, distances and/or curve data are taken from the following plat (include filing information if plat is filed):
SEE LEGAL DESCRIPTION

NOTE: The error of closure is less than one foot of error for every 10,000 feet along the perimeter of the legal description provided. Easements shown hereon are as listed in the Title Commitment No. 01147-40533 provided by the Title Company. Improvement location is based on previous property surveys. No monuments were set. This tract is subject to all easements, restrictions, and reservations of record which pertain. This report is not to be relied on for the establishment of fences, buildings or other future improvements.

THIS IS NOT A BOUNDARY SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE (THIS INCLUDES BUILDING PERMITS)

I further certify as to the existence of the following at the time of my last inspection:

- Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas, or oil pipe lines on or crossing said premises (show location, if none visible, so indicate):
- Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises:
- Evidence of cemeteries or family burial grounds located on said premises (show location):
- Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location):
- Joint driveways or walkways, joint garages, party walls or rights of support, steps or roots in common or joint garages:
- Apparent encroachments. If the building, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises, specify all such (show location):
- Specific physical evidence of boundary lines on all sides: SEE ABOVE SKETCH
- Is the property improved? (if structure appears to encroach on adjoining show approximate distances): YES
- Indications of recent building construction, alterations or repairs: SEE ABOVE SKETCH
- Approximate distance of structure from at least two lot lines must be shown. SEE ABOVE SKETCH

NOT APPLICABLE, UNLESS INDICATED OTHERWISE ON THE ABOVE SKETCH
setback and setback violations are not shown hereon

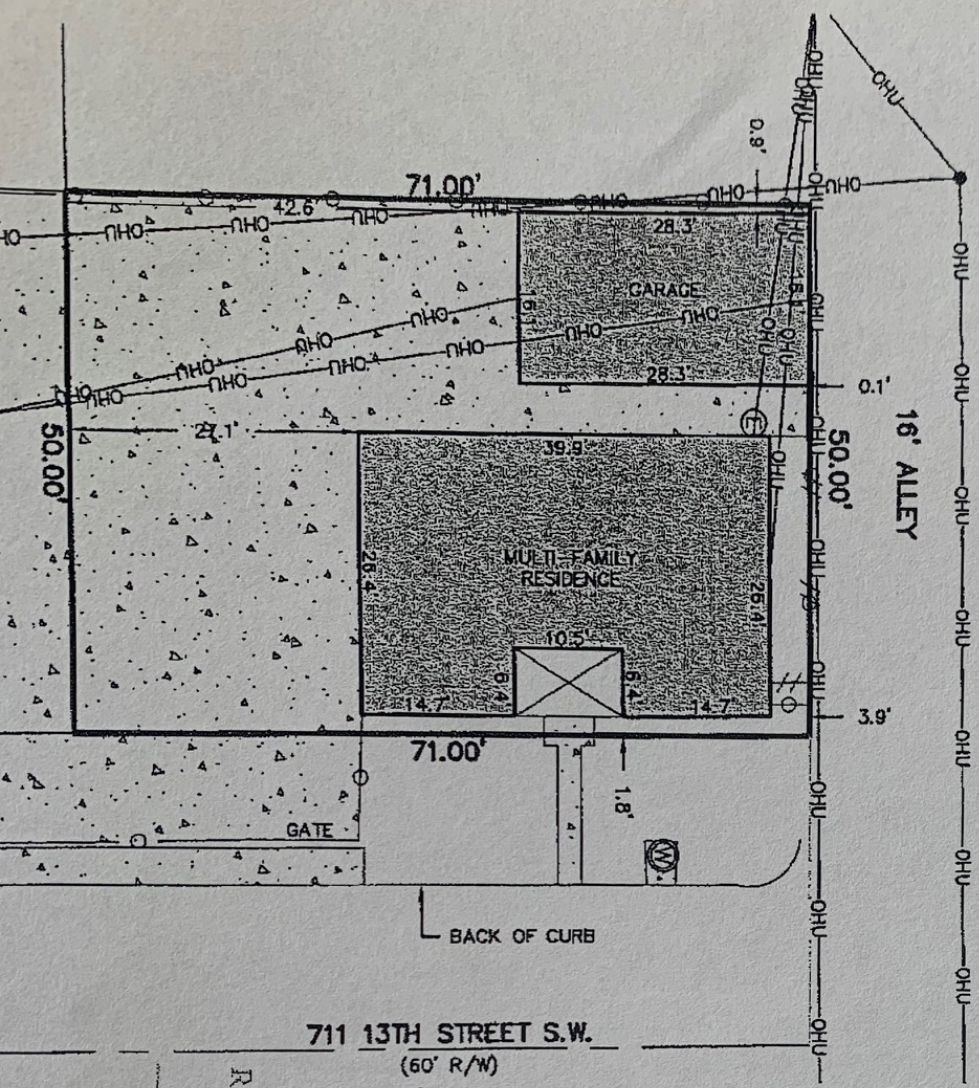
DATE: 08/23/17
 SCALE: 1" = 20'
 CREAM: AR/RG
 DRAWN BY: CML
 JOB NO.: 171668

CARTESIAN SURVEYS INC.

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

IMPROVEMENT LOCATION REPORT
 LOT 11-A, BLOCK 44,
 RAYNOLDS ADDITION
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

- LEGEND**
- COVERED AREA
 - CONCRETE
 - WOOD FENCE
 - CHAINLINK FENCE
 - UTILITY POLE
 - OVERHEAD UTILITY LINE
 - ELECTRIC METER
 - WATER METER



711 13TH STREET S.W.
 (60' R/W)

NOTE:

1. BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AS DETERMINED BY F.E.M.A. AND SHOWN ON FLOOD INSURANCE RATE MAP DATE AUGUST 16, 2012. MAP NO. 35001C0333H.
2. THIS LOT IS SUBJECT TO THE CONDITIONS OF TITLE AFFECTING THE INSURED PREMISES AS CONTAINED ON THE NOTES ON THE RECORDED PLAT.
3. THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE. THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE SURVEY EXCEPTION FROM AN OWNER'S TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.

REVIEWED AND ACCEPTED

REVIEWED AND ACCEPTED

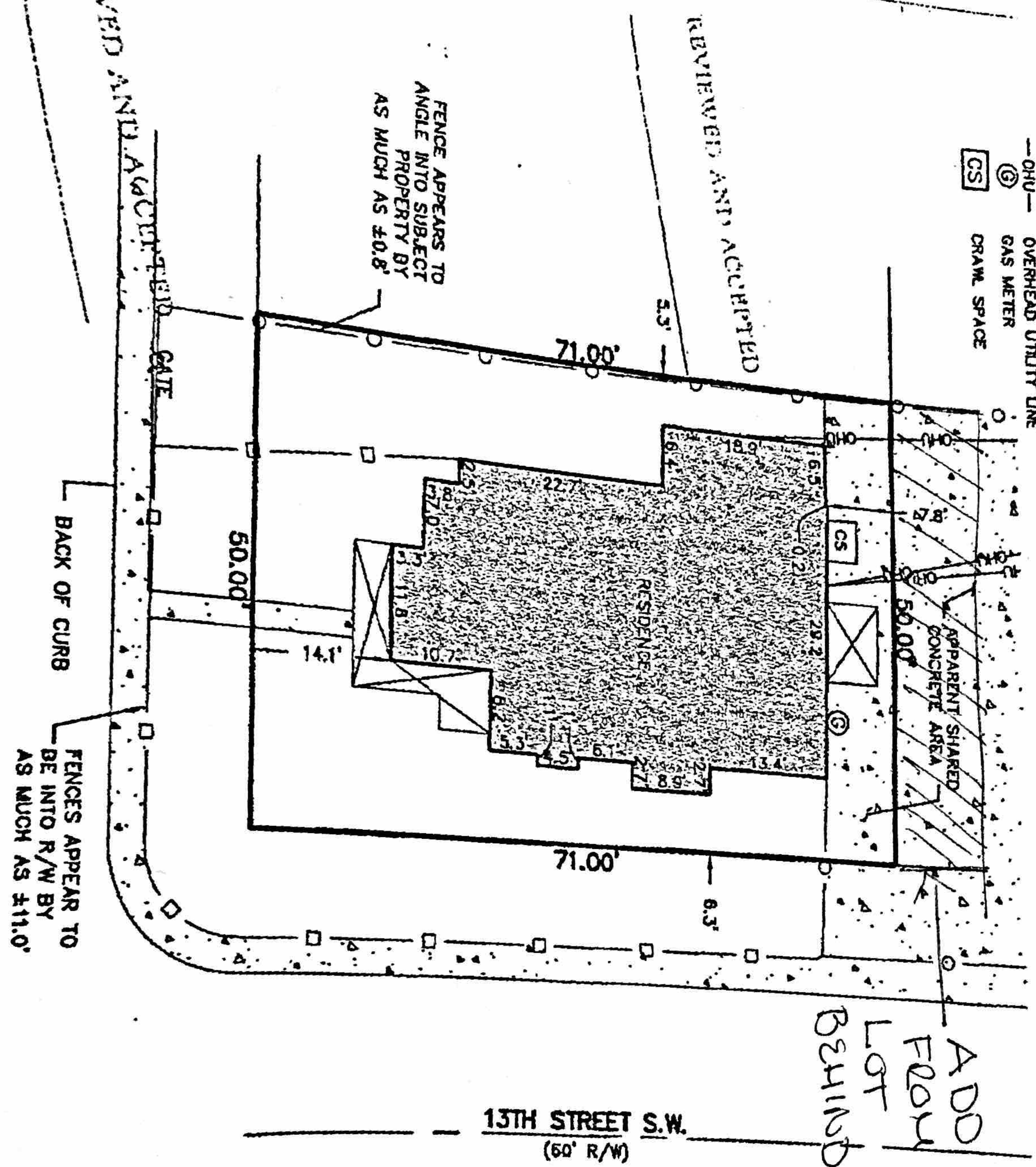
W. PLOTNER

DATE: 08/23/17
 SCALE: 1"=20'
 CREW: AR/RG
 DRAWN BY: CML
 JOB NO.: 171667

CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87114
 Phone (505) 896-3050 Fax (505) 891-0244

IMPROVEMENT LOCATION REPORT
 LOT 12-A, BLOCK 44,
 RAYNOLDS ADDITION
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

LEGEND
 [Hatched Box] COVERED AREA
 [Stippled Box] CONCRETE
 [Dashed Line] METAL FENCE
 [Dotted Line] CHAINLINK FENCE
 [Line with 'O'] OVERHEAD UTILITY LINE
 [Line with 'G'] GAS METER
 [Line with 'CS'] DRAW SPACE



NOTE 1. BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AS DETERMINED BY F.E.M.A. AND SHOWN ON FLOOD INSURANCE RATE MAP DATE AUGUST 16, 2012, MAP NO. 35001C0333H.

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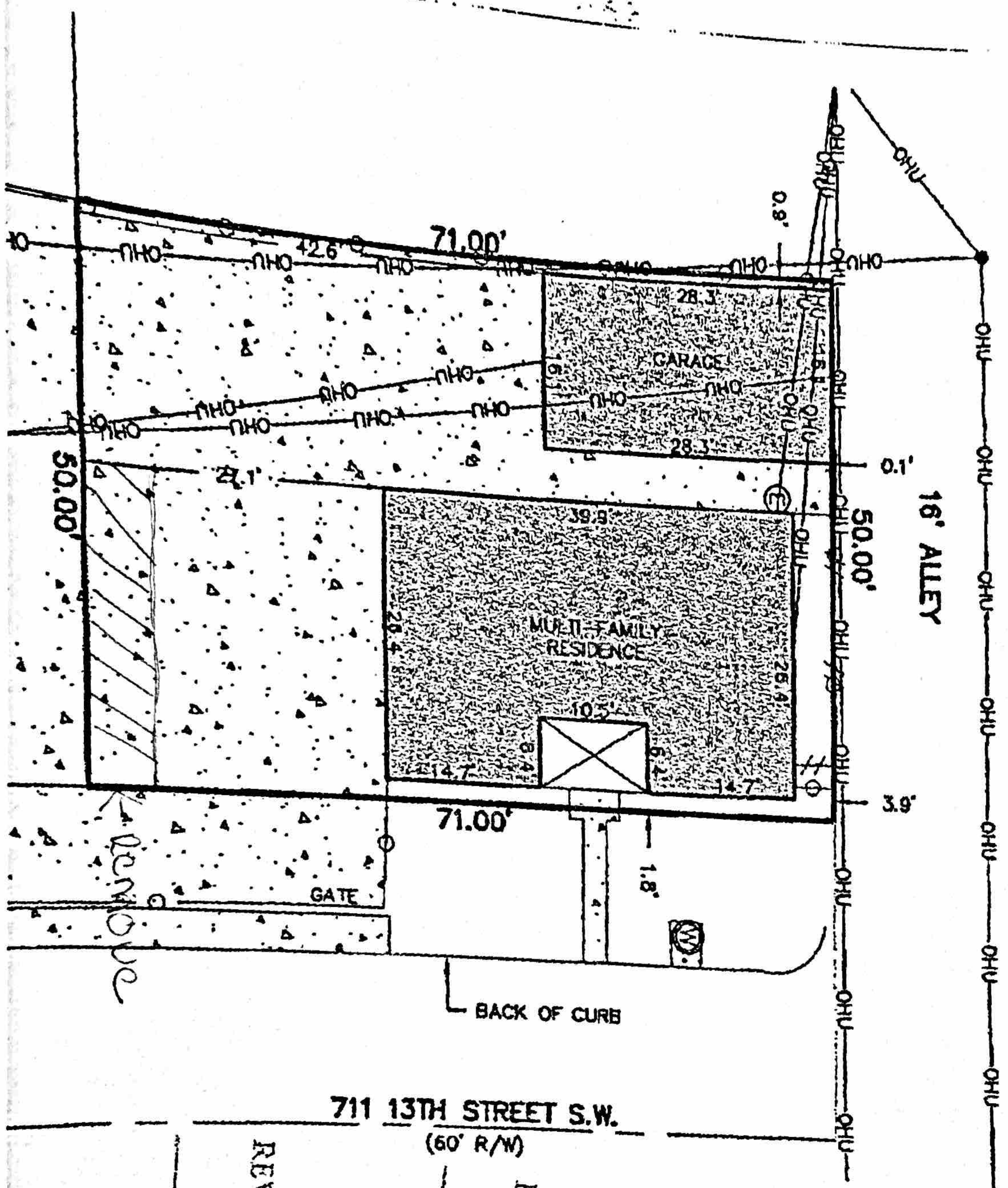
1 = 20
 CREW: AR/RG
 DRAWN BY: CML
 JOB NO.: 171668

SURVEYS INC.

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

LOT 11-A, BLOCK 44,
 RAYNOLDS ADDITION
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

- LEGEND**
- COVERED AREA
 - CONCRETE
 - WOOD FENCE
 - CHAINLINK FENCE
 - UTILITY POLE
 - OVERHEAD UTILITY LINE
 - ELECTRIC METER
 - WATER METER



711 13TH STREET S.W.
 (60' R/W)

REVIEWED AND ACCEPTED
 REVIEWED AND ACCEPTED

W. PLOTNER

- NOTE: 1.** BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANGE; AREA OF 1% ANNUAL CHANGE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANGE FLOOD, AS DETERMINED BY F.E.M.A. AND SHOWN ON FLOOD INSURANCE RATE MAP DATE AUGUST 16, 2012. MAP NO. 35001C033H.
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