



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

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major - Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input checked="" type="checkbox"/> Minor - Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form 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 SNW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input checked="" 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		
Request 1) Final Plat Approval 2) Sidewalk Waiver Approval		

APPLICATION INFORMATION		
Applicant: Ann Cadier Kim & Patrick J. Magee		Phone: 505-415-1271
Address: P.O. Box 92372		Email: anncadierkim@gmail.com
City: Albuquerque	State: New Mexico	Zip: 87199
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List all owners: Ann Cadier Kim & Patrick J. Magee	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Lot 28 and Lot 27	Block: 6	Unit: 22
Subdivision/Addition: Volcano Cliffs Subdivision	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): D - 10 - Z	Existing Zoning: R - 1 D	Proposed Zoning: n/a
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (Acres): .5493
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 6201 & 6205 Papagayo NW		Between: Camino Alderete and: Petroglyphs \ National Monument
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
DRB Project Number: PR-2020-00004548 / PS-2020-00098		

Signature:	Date: March 17, 2021
Printed Name: Ann Cadier Kim & Patrick J. Magee	<input checked="" type="checkbox"/> Applicant or <input 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. Bring original Mylar or paper copy of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

- 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
 ___ 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

- Interpreter Needed for Hearing? NO if yes, indicate language: _____
 ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
 ___ Zone Atlas map with the entire site clearly outlined and labeled
 ___ Proposed Final Plat (7 copies, 24" x 36" folded)
 ___ Design elevations & cross sections of perimeter walls (3 copies)
 ___ Copy of recorded IIA
 ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
 ___ DXF file and hard copy of final plat data for AGIS submitted and approved

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

- Interpreter Needed for Hearing? NO if yes, indicate language: _____
 A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
 Zone Atlas map with the entire site clearly outlined and labeled
 Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-8(K)
 Sites 5 acres or greater Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
 Proposed Preliminary/ Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal.
 (7 copies, folded)
 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)
 Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
 Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
 Proposed Infrastructure List, if applicable
 Required notice with content per IDO Section 14-16-6-4(K)
 Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives
 Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
 DXF file and hard copy of final plat data for AGIS submitted and approved
Submit signatures after DRB meeting

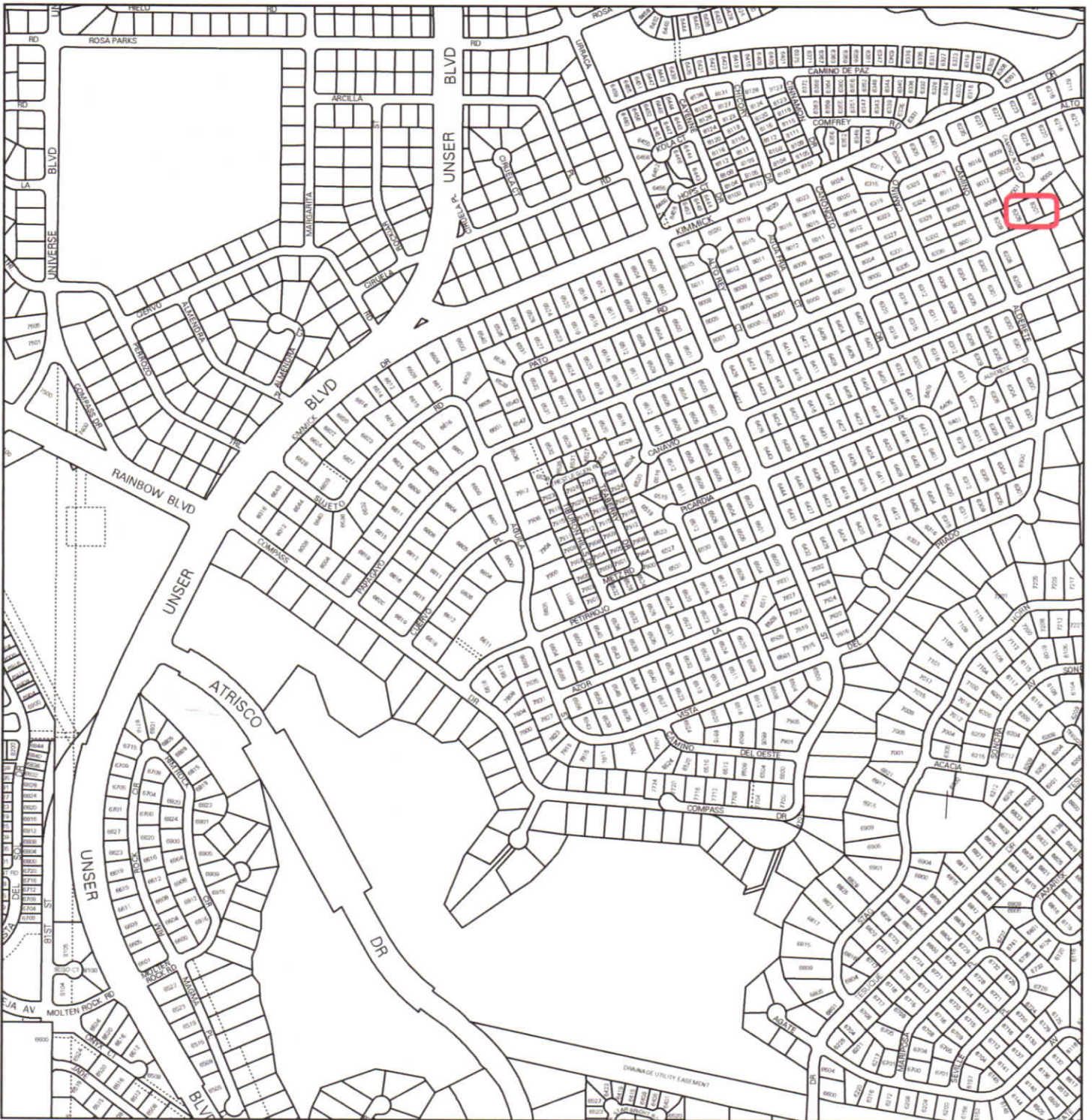
Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT

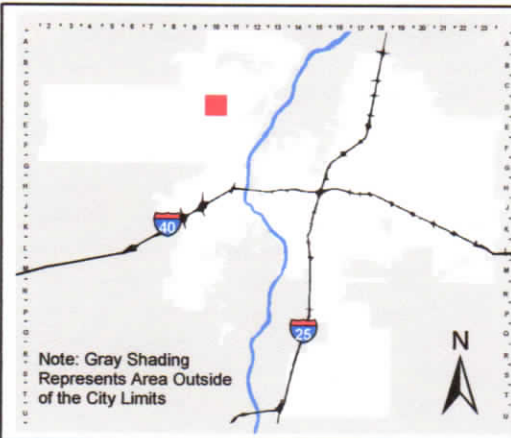
- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
 ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case 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
 ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
 ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
 ___ Infrastructure List, if applicable

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

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.	
Signature:	Date: March 17, 2021
Printed Name: Ann Cadier Kim & Patrick J. Magee	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



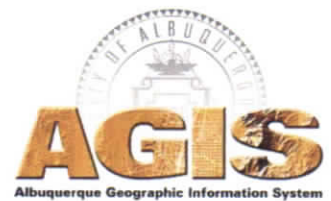
For more current information and details visit: www.cabq.gov/gis



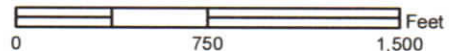
Address Map Page:

D-10-Z

Map Amended through:
3/17/2017



These addresses are for informational purposes only and are not intended for address verification.



Letter Justifying our Request to approve Final Plat- Per criteria in IDO Section 14-16-6-6(K):

Re: PR-2020-004548 / PS-2020-00098

Page 1 of 7

Property Owners: Ann Cadier Kim & Patrick J. Magee

Property Addresses:

6201 Papagayo Rd. NW, Albuquerque NM 87120—Lot 28, Block 6, Unit 22, Volcano Cliffs Subdivision

6205 Papagayo Rd. NW, Albuquerque NM 87120—Lot 27 Block 6, Unit 22, Volcano Cliffs Subdivision

We respectfully ask for approval from the DRB to eliminate the lot line between lot 27 and lot 28, block 6, unit 22, Volcano Cliffs Subdivision – in order to combine the 2 lots to form 1 lot.

Background:

My husband and I, along with our adult special needs son who lives with us, will build our 'forever home'. To accomplish this, we needed a single-story home of sufficient size.

Soon after we purchased our first lot, we discovered that the lot we purchased would not accommodate our needs due to special circumstances that do not apply generally to other property in the same vicinity, such as the topography; the grades were steep and varying. Such circumstances would lead to practical limitations on the 'usable' lot size. As such, we determined we needed to purchase the lot next to ours in order to achieve building a home that would adequately serve our family's needs well into the future.

Sketch Plat:

We had a Sketch Plat meeting on October 21, 2020. We received comments from the Development Review Board at that meeting. (****See Pg. 3 & 4: DRB –Each Departments comments & Our Response***)

Waiver Requested and Variance Approved:

Below is a summary of the comments that resulted in the need for additional city level approvals:

1. Code Enforcement Department Comments:

Action: Apply for a "**Variance**" of .0956 acres for Lot Size larger than contextual standards.

February 16, 2021: A meeting with the Zoning Department was held via zoom

March 2, 2021: The Zoning Department issued a "Notification of Decision":

"APPROVAL of a variance of .0956 acres to allow a lot larger than the allowable contextual standards". (*See Page 5,6,7 -Copy of "Notification of Decision")

2. Transportation Department Comments:

Action: Apply for a "**Waiver**" for extending the Sidewalk and around the cul-de-sac

There were a number of comments from Transportation. (****See Pg. 3 Item 2. Transportation Dept***). We worked with Ms. Jeanne Wolfenbarger to provide support and justification memos to satisfactorily resolve all of the comments. On December 8, 2020, we were advised to submit a "Sidewalk waiver" to DRB. DRB informed us we would need to finish the "Variance" before proceeding.

March 15, 2021: DRB accepted the Waiver submission.

Status: March 31, 2021- we have a DRB Meeting via Zoom to review our Waiver-Form V2.

Continued: Letter Justifying our Request to approve Final Plat (Per criteria in IDO Section 14-16-6-6(K):

Conclusion:

We believe our request for Final Plat combining our 2 lots into 1 lot does meet all the "Review and Decision Criteria" as outlined in Section 14-16-6-6(K):

6-6(K)(3)(a): The application complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

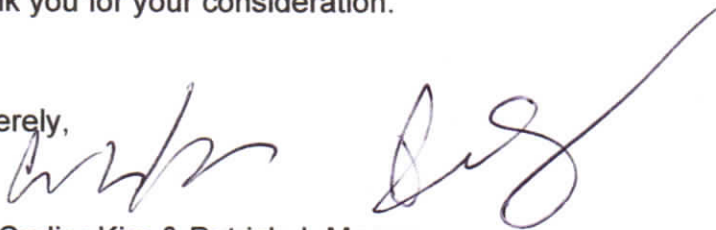
Our Response: We will comply with all the applicable provisions of the "Integrated Development Ordinance - Amended as of November 2020". Our lots are adjacent to Open Space / National Monument Land. We will build our home in accordance with all rules and regulations, including those that are applicable as outlined in Section 5-2(H), 5-2(H)(2), and 5-2(H)(2)(c). Additionally, we will comply with rules and regulations related to property within SAD 228, as well as all rules and regulations included in VCSDP Volcano Cliffs Sector Development Plan.

6-6(K)(3)(b): Any Waivers granted to Development Standards applicable to the subdivision in Section 14-16-5-3 (Access and Connectivity) or Section 14-16-5-4 (Subdivision of Land) and any deviations to other IDO standards granted within the thresholds established by Section 14-16-6-4(P) (Deviations) are **documented in the application.**

Our Response: This application and this "Letter Justifying our request" does outline the details of our "Approved Variance for Lot size" and our "Pending request for a Sidewalk Waive (Form V2)".

Thank you for your consideration.

Sincerely,



Ann Cadier Kim & Patrick J. Magee

DRB Sketch Plat Meeting (10.21.20)–List of Each Departments comments & Our Response

Project #:PR-2020-00004548

Application #:PS -2020-00098

1. Planning Dept.

Department Comments: Standard comments related to Standards and Requirements for our zone and Major Public Open Space.

Our Response:

Agreed. We have reviewed the sections of the IDO (amended November 2020) that relate to Major Public Open Space and Petroglyph National Monument. Our home designer as well as construction company are familiar with this, as well as the requirements for our Zone, and will comply with all requirements & rules, including those that are applicable as outlined in Section 5-2(H), 5-2(H)(2), and 5-2(H)(2)(c). Additionally, we will comply with rules and regulations related to property within SAD 228, as well as all rules and regulations included in VCSDP Volcano Cliffs Sector Development Plan.

2.Code Enforcement Department:

Department Comments:

1. Per contextual standards: 2. Smallest lot allowed is .2722 3. Largest lot allowed is .4537
4. Proposed lot .5493 requires Variances

Our Response: We have prepared the **Variance** and submitted to the Zoning Department. We had our hearing on February 16, 2021. On March 2, 2021, the Zoning Department issued a "Notification of Decision": **"APPROVAL"** (*See Page 5,6,7 -Copy of "Notification of Decision")

2.Transportation Department:

Department Comments:

1. Show distance between curb to property line and existing sidewalk width. A minimum 5-foot wide sidewalk is required.

Our Response: Yes, information has been provided via email to the Transportation Dept. and noted on Final Plat prepared by Terra Land Survey's, LLC.

2. The plat does not reflect Papagayo Road right-of-way that continues to the northeast. It appears to be drawn as an easement. Label right-of-way width.

Our Response: Information has been provided, and accepted by the Transportation Dept., that clarifies that our street, Papagayo, ends at the cul-de-sac that borders the Monument Land.

3. The adjacent road should be extended to north end of property including curb and sidewalk.

Our Response: Related to the road, information has been provided to the Transportation Dept to show that road did not need to be extended. The road ends in a cul-de-sac that is in front of the National Monument Land. Related to the sidewalk, information was provided to the Transportation Dept. and the Transportation Dept. found our explanation for not extending the sidewalk to the end of our lot and around the cul-de-sac was very reasonable. The Transportation Dept. sent an email to DRB and to us with instructions to submit a 'Waiver' to DRB. DRB informed us to wait until after the Variance was approved. **The Waiver Form V2 was accepted on March 15; we are on the DRB Meeting Calendar for March 31st.**

Continued: DRB Sketch Plat Meeting (10.21.20)–List of Each Departments comments & Our Response

4. Due to the combination of the temporary cul-de-sac length exceeding over 150 feet in length and the cul-de-sac not meeting standards, seek Fire Marshall Approval to keep current road layout.

Our Response: Yes, Fire Marshall granted approval and submitted to Transportation Dept. It was noted also that cul-de-sac at end of Papagayo, bordering the Monument Land, is not temporary, it is 'permanent'.

5. If future development is not going to be submitted to DRB, a TCL (Traffic Circulation Layout) will be required before building permit.

Our Response: Noted

4. Parks and Rec Department:

Department Comments:

Adjacent to Open Space and multi-purpose trail and therefore subject to IDO requirements adjacent to MPOS / Sensitive Lands, which will be updated slightly upon effectiveness of IDO update in November 2020

Our Response:

Agreed. We have reviewed the sections of the IDO (amended Nov. 2020) that relate to Sensitive Lands, Major Public Open Space and Petroglyph National Monument. Additionally, we will comply with rules and regulations related to property within SAD 228, and rules and regulations included in VCSDP Volcano Cliffs Sector Development Plan. Our home designer as well as construction company are familiar with all the rules for our Zone, and will comply with all requirements.

5. Hydrology Section / Department

Department Comments:

For Information. If future development exceeds 1000sf of building, 10000sf of paving, 500cy of grading or 1ac of grading, an approved grading and drainage plan may be required.

This property is within the SAD 228 boundaries and must follow all regulations established for this area.

Our Response:

Agreed. A grading and drainage plan has been submitted to the City for approval on November 17, 2020 by MCDOWELL ENGINEERING, INC.

Agreed. We have reviewed the sections of the IDO (amended November 2020) that relate to Major Public Open Space and Petroglyph National Monument. Additionally, we will comply with rules and regulations related to property within SAD 228, as well as all rules and regulations included in VCSDP Volcano Cliffs Sector Development Plan. Our home designer as well as construction company are familiar with all the rules for our Zone, and will comply with all requirements.

6. Water utility Authority, Utility Development Section / Department

Department Comments: No Objection

Our Response: Thank you



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

Ann Cadier and Patrick Magee (Agent, Yolanda Montoya) request a variance of .0956 acres to allow a lot larger than the allowable contextual standards for Lot 28, Block 6, Volcano Cliffs Unit 22, located at 6201 Papagayo RD NW, zoned R-1D [Section 14-16-5-1(C)(2)(b)]

Special Exception No:..... VA-2020-00467
Project No: Project#2020-004548
Hearing Date: 02-16-21
Closing of Public Record: 02-16-21
Date of Decision: 03-02-21

On the 16th day of February, 2021, Yolanda Montoya, agent for property owners Ann Cadier and Patrick Magee (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of .0956 acres to allow a lot larger than the allowable contextual standards (“Application”) upon the real property located at 6201 Papagayo RD NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of .0956 acres to allow a lot larger than the allowable contextual standards.
2. The City of Albuquerque Integrated Development Ordinance, Section 14-16-6-6(N)(3)(a) (Variance-Review and Decision Criteria) reads: “... an application for a Variance-ZHE shall be approved if it meets all of the following criteria:
 - (1) *There are special circumstances applicable to the subject property that are not self-imposed and that do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid. Such special circumstances of the property either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property, or practical difficulties result from strict compliance with the minimum standards.*
 - (2) *The Variance will not be materially contrary to the public safety, health, or welfare.*
 - (3) *The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.*
 - (4) *The Variance will not materially undermine the intent and purpose of the IDO or the applicable zone district.*
 - (5) *The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.*”
3. The Applicant bears the burden of ensuring there is evidence in the record supporting a finding that the above criteria are met under Section 14-16-6-4(N)(1).

4. Applicant appeared and gave evidence in support of the application.
5. All property owners within 100 feet of the subject property and the affected neighborhood association were notified.
6. The subject property is currently zoned R-1D.
7. Based on evidence submitted by or on behalf of Applicant, there are special circumstances applicable to the Subject Property that are not self-imposed and that do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid, as required by Section 14-16-6-6(N)(3)(a)(1). Specifically, the topography, surroundings and location characteristics of the sit, are unique.
8. Based on evidence submitted by or on behalf of Applicant, the variance will not be contrary to the public safety, health and welfare of the community as required by Section 14-16-6-6(N)(3)(a)(2). Specifically, evidence was submitted supporting that, if granted approval, the Applicant intends to use the property in a manner that is consistent with the IDO and the Development Process Manual (DPM).
9. Based on evidence submitted by or on behalf of Applicant, the variance will not cause significant adverse material impacts on surrounding properties or infrastructure improvements in the vicinity as required by Section 14-16-6-6(N)(3)(a)(3). Specifically, the Agent submitted evidence that there would be no adverse material impacts on surrounding properties or infrastructure improvements, because the requested variance is minimal and consistent with existing and surrounding uses. The owner of the property next-door to the Subject Property appeared at the hearing and testified that he was satisfied that the Application would not cause significant adverse material impacts.
10. Based on evidence submitted by or on behalf of Applicant, the variance will not materially undermine the intent and purpose of the IDO or applicable zone district as required by Section 14-16-6-6(N)(3)(a)(4). Specifically, Applicant presented evidence that the intent of IDO will still be met in that the subject site will continue the existing use and the proposed variance would merely add to the functionality of the site.
11. Based on evidence submitted by or on behalf of Applicant, the variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties as required by Section 14-16-6-6(N)(3)(a)(5). Specifically, Applicant testified that any lower level of variance would be ineffective to develop the site, as shown in the Application. Thus, the applicant is not requesting more than what is minimally necessary for a variance.
12. City Transportation submitted a report stating no objection.
13. The proper "Notice of Hearing" signage was posted for the required time period as required by Section 14-16-6-4(K)(3).
14. The Applicant has authority to pursue this Application.

DECISION:

APPROVAL of a variance of .0956 acres to allow a lot larger than the allowable contextual standards.

APPEAL:

If you wish to appeal this decision, you must do so by March 17, 2021 pursuant to Section 14-16-6-4(U), of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed, or utilized.



Robert Lucero, Esq.
Zoning Hearing Examiner

cc:

ZHE File
Zoning Enforcement
Yolanda Montoya, londie.mo4@gmail.com
Ann Cadier Kim, anncadierkim@gmail.com

LEGAL DESCRIPTION

THAT CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTION 23, TOWNSHIP 11 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, BEING COMPRISED OF LOT 27 AND LOT 28, BLOCK 6, UNIT 22 OF VOLCANO CLIFFS SUBDIVISION AS SHOWN ON THE PLAT OF UNIT 22 VOLCANO CLIFFS SUBDIVISION FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 9, 1975 IN VOLUME D6, FOLIO 162. SAID TRACT OF LAND HEREIN DESCRIBED CONTAINS 0.5493 ACRES (23,929.59 SQ. FT.) MORE OR LESS.

FREE CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOT 27 AND LOT 28, BLOCK 6, UNIT 22, VOLCANO CLIFFS SUBDIVISION, DO HEREBY CONSENT TO THE SUBDIVISION OF THE SAID TRACT OF LAND INTO THE LOTS AND BLOCKS SHOWN HEREON AND TO THE ISSUANCE OF THE PLAT OF UNIT 22 VOLCANO CLIFFS SUBDIVISION AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: *Ann Cader Kim*
ANN CADER KIM
OWNER, LOT 27 & LOT 28, BLOCK 6, UNIT 22 OF VOLCANO CLIFFS SUBDIVISION

BY: *Patrick J. Magee*
PATRICK J. MAGEE
OWNER, LOT 27 & LOT 28, BLOCK 6, UNIT 22 OF VOLCANO CLIFFS SUBDIVISION

ACKNOWLEDGMENT:

STATE of New Mexico)
COUNTY of Bernalillo)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 17 DAY OF March, 2021, BY ANN CADER KIM



ACKNOWLEDGMENT:

STATE of New Mexico)
COUNTY of Bernalillo)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 17 DAY OF March, 2021, BY PATRICK J. MAGEE



PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- A. PUBLIC SERVICE COMPANY OF NEW MEXICO (P.N.M.), A NEW MEXICO CORPORATION, (P.N.M. ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER 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 RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- C. QWEST CORPORATION D/B/A CENTURLINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. COMCAST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

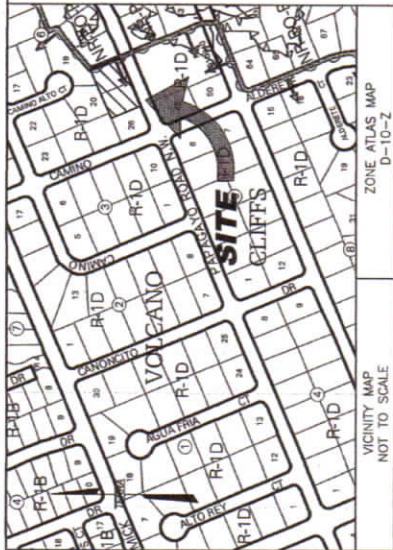
INCLUDED, IS THE RIGHT TO BUILD, REBUILD, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ALLOWING LANDS TO EXTEND SERVICES TO CUSTOMERS SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO FORTH, HEREIN, AND BUILDING, SIGN, POOL (ARCHITECTURE OR SAID EASEMENTS), NOR SHALL ANY WELL BE DRILLED OR OPENED THEREON. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (P.N.M.), NEW MEXICO GAS COMPANY (N.M.G.C.) AND QWEST CORPORATION D/B/A CENTURLINK DO NOT WAIVE OR RELEASE ANY EASEMENTS OR EXISTING RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAY OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

INDEXING INFORMATION FOR THE COUNTY CLERK:

OWNER: ANN CADER KIM & PATRICK J. MAGEE
LEGAL LOT 27-A, BLOCK 6, UNIT 22, VOLCANO CLIFFS
LOCATION: SECTION 23, T.11N., R.2E., N.M.P.M.



PURPOSE OF PLAT:
THE PURPOSE OF THIS REPLAT IS TO ELIMINATE THE LOT LINE BETWEEN LOT 27 AND LOT 28, BLOCK 6, UNIT 22, VOLCANO CLIFFS SUBDIVISION INTO ONE CONTIGUOUS LOT.

SUBMISSION DATA:
CITY CASE NO. 004648
ZONE ATLAS INDEX NO. D-10-Z
DATE OF SURVEY: JULY 2020
TOTAL NO. OF LOTS EXISTING: 2
TOTAL NO. OF LOTS CREATED: 1
GROSS SUBDIVISION ACREAGE: 0.5493 ACRES
CURRENT ZONING: R-1D
TOTAL MILEAGE OF STREETS CREATED: 0 MILES
TOTAL MILEAGE OF 1/2 WIDTH STREETS CREATED: 0 MILES

- NOTES:**
1. FIELD SURVEY PERFORMED IN JULY 2020.
 2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
 3. ALBUQUERQUE SURVEY CONTROL STATIONS USED:
 - A. USGSO SECTION CORNER MONUMENT 'S16, S15, S21, S22, T11N/R2E 1911' DATA. UNITED STATES GENERAL LAND OFFICE 2 1/2 INCH BRASS DISC FOUND TO A 2 INCH IRON PIPE SET IN A 12 INCH CONCRETE POST FLUSH WITH GROUND (FOUND IN PLACE)
HAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
ELEV = 5,330.151 US SURVEY FEET (NAD 1988)
GROUND TO GRID FACTOR = 0.99997170 DELTA ALPHA = (-.00163054")
 - B. USGSO SECTION CORNER MONUMENT 'S21, S22, S28, S27, T11N/R2E 1911' DATA. UNITED STATES GENERAL LAND OFFICE 2 1/2 INCH BRASS DISC FOUND TO A 2 INCH IRON PIPE SET IN A 12 INCH CONCRETE POST FLUSH WITH GROUND (FOUND IN PLACE)
HAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
ELEV = 5,330.151 US SURVEY FEET (NAD 1988)
GROUND TO GRID FACTOR = 0.99997170 DELTA ALPHA = (-.00163054")
 - C. BASIS OF BEARING - HAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 3. (50071715"W).
 - D. CORNERS IDENTIFIED AS "SET" ARE 1/2" BEARS WITH CAP STAMPED "CA MEDINA PS 15702", AND DEPICTED AS UNLESS OTHERWISE INDICATED.
 - E. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.

DOCUMENTS USED:
1. PLAT ENTITLED "UNIT NO. 22 VOLCANO CLIFFS SUBDIVISION" FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 22, 2016 IN VOL. D6, FOLIO 162.

SOLAR COLLECTOR NOTE:
NO PROPERTY WITHIN THE AREA OF THIS PLATING SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTIONS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT.

SURVEYOR'S CERTIFICATE:
I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR A PROFESSIONAL SURVEY AS SET FORTH IN THE PROFESSIONAL SURVEYOR ACT AND RULES. I SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE JULY 24, 2016; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Christopher A. Medina
CHRISTOPHER A. MEDINA, NIPLS NO. 15702
MARCH 17, 2021
DATE

FINAL PLAT OF LOT 27-A
UNIT 22 VOLCANO CLIFFS SUBDIVISION
BLOCK 6, UNIT 22
SITUATE WITHIN
SECTION 23, T. 11 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH 2021

PROJECT NUMBER: 004548	DATE
APPLICATION NUMBER:	DATE
UTILITY APPROVALS:	DATE
PUBLIC SERVICE OF NEW MEXICO	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURY LINK	DATE
COMCAST	DATE
CITY APPROVALS:	DATE
<i>Lower N. Resendez, P.S.</i> CITY OF ALBUQUERQUE SURVEYOR	3/17/2021
N/A	DATE
REAL PROPERTY DIVISION	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ALBUQUERQUE BERNALILLO COUNTY WATER MUNICIPALITY AUTHORITY	DATE
PARKS & RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPT.	DATE
CODE ENFORCEMENT	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UNIFORM PROPERTY CODE:
PROPERTY OWNER OF RECORD: ANN CADER KIM & PATRICK J. MAGEE
BERNALILLO COUNTY TREASURER'S OFFICE:



TERRA LAND SURVEYS, LLC
P.O. BOX 2352 • COBRALILES, NM 87048 • (505) 792-6813

**FINAL PLAT OF
LOT 27-A
UNIT 22 VOLCANO CLIFFS SUBDIVISION
BLOCK 6, UNIT 22
SITUATE WITHIN
SECTION 23, T. 11 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH 2021**

LEGEND

- ▲ CONTROL MONUMENT (AS NOTED)
- SET 1/2 INCH REBAR W/CAP "CA MEDINA PS 15702"
- FOUND REBAR (AS NOTED)
- FOUND BRASS CAP (AS NOTED)
- ◆ FOUND CHISELED "X"

LOT 19, BLOCK 6
UNIT NO. 22
VOLCANO CLIFFS SUBDIVISION
07/09/1975
VOL. D6, FOLIO 162

LOT 20, BLOCK 6
UNIT NO. 22
VOLCANO CLIFFS SUBDIVISION
07/09/1975
VOL. D6, FOLIO 162

LOT 25, BLOCK 6
UNIT NO. 22
VOLCANO CLIFFS SUBDIVISION
07/09/1975
VOL. D6, FOLIO 162

LOT 26, BLOCK 6
UNIT NO. 22
VOLCANO CLIFFS SUBDIVISION
07/09/1975
VOL. D6, FOLIO 162

LOT 29, BLOCK 6
UNIT NO. 22
VOLCANO CLIFFS SUBDIVISION
07/09/1975
VOL. D6, FOLIO 162

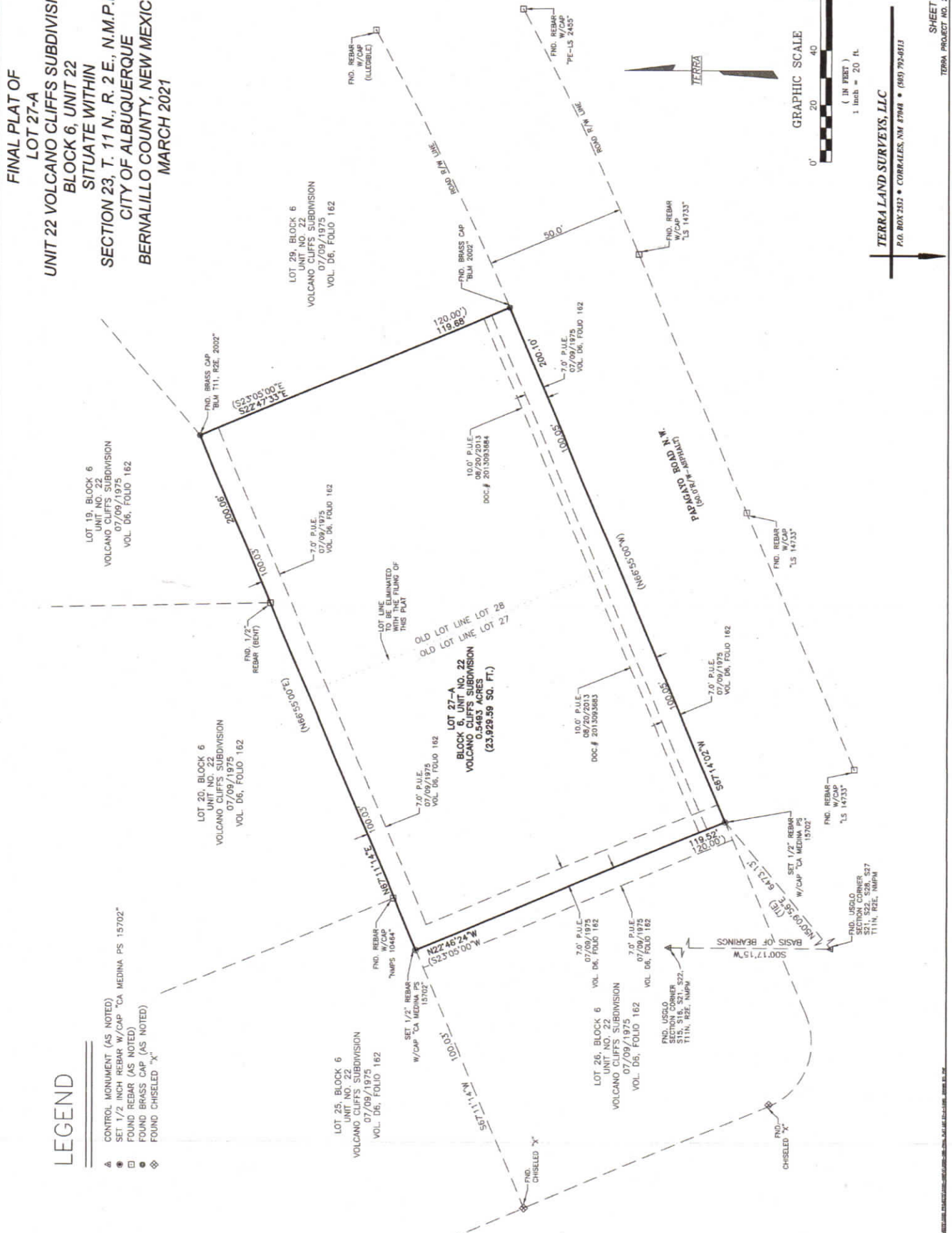
LOT 27-A
BLOCK 6, UNIT NO. 22
VOLCANO CLIFFS SUBDIVISION
0.5463 ACRES
(23,929.59 SQ. FT.)

LOT 28, BLOCK 6
UNIT NO. 22
VOLCANO CLIFFS SUBDIVISION
07/09/1975
VOL. D6, FOLIO 162

LOT 29, BLOCK 6
UNIT NO. 22
VOLCANO CLIFFS SUBDIVISION
07/09/1975
VOL. D6, FOLIO 162

LOT 30, BLOCK 6
UNIT NO. 22
VOLCANO CLIFFS SUBDIVISION
07/09/1975
VOL. D6, FOLIO 162

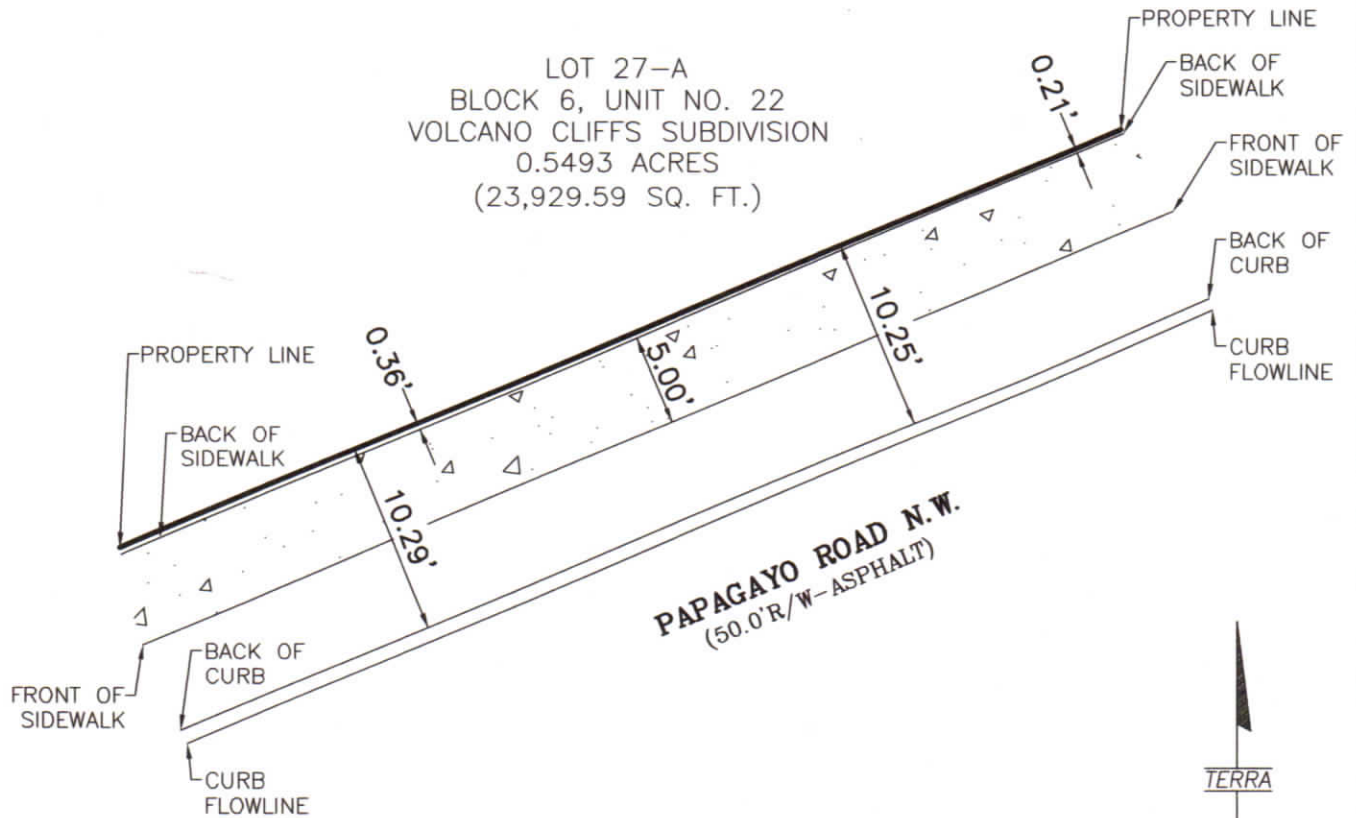
LOT 31, BLOCK 6
UNIT NO. 22
VOLCANO CLIFFS SUBDIVISION
07/09/1975
VOL. D6, FOLIO 162



TERRA LAND SURVEYS, LLC
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-6513

SIDEWALK EXHIBIT

LOT 27-A
UNIT 22 VOLCANO CLIFFS SUBDIVISION
BLOCK 6, UNIT 22
SITUATE WITHIN
SECTION 23, T. 11 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2020



(IN FEET)
1 inch = 10 ft.

TERRA LAND SURVEYS, LLC

P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

SHEET 1 OF 1

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: 6201 & 6205 Papagayo Rd. NW, Albuquerque NM 87120

AGIS MAP # D-10-Z

LEGAL DESCRIPTIONS: Lot 28 & 27, Block 6, Unit 22, Volcano Cliffs Subdivision

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 November 17, 2020 (date).


Applicant/Agent

3-5-2021
Date

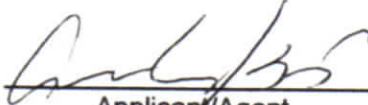
Ernest Armijo
Hydrology Division Representative

3/11/2021
Date

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

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2nd /Ground floor, Plaza del Sol) on March 5, 2021 (date).


Applicant/Agent

3-5-2021
Date

Chris Gustafson
ABCWUA Representative

03/12/2021
Date

PROJECT # DRB PR-2020-00004548 / PS-2020-00098

Ann Cadier Kim
anncadierkim@gmail.com

On Mar 11, 2021, at 12:23 PM, Carmona, Dalaina L. <dlcarmona@cabq.gov> wrote:

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application 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.

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

<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Once you have e-mailed the listed contacts 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 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 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: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, 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,

<image001.png>

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

Rene' Horvath

Tue, Mar 9, 2:05 PM (3 days

to me

Dear Ms. Kim,

WSCONA will not be requesting a meeting. Thank you for the notice.

Rene'

On Fri, Mar 5, 2021 at 8:39 AM Ann Cadier Kim <anncadierkim@gmail.com> wrote:

TO: Westside Coalition of Neighborhood Associations:

Date:3.5.21

Elizabeth Haley and **Rene Horvath**
ekhaley@comcast.net aboard111@gmail.com

Subject: Offer of Neighborhood Meeting to discuss -combine 2 lots to form 1 lot.

Property Owner: Ann Cadier Kim & Patrick J. Magee

Property Address: 6201 & 6205 Papagayo Rd. NW, Albuquerque NM 87120

Lot or Tract no: Lot 28 and Lot 27 **Block:** 6 **Unit:** 22

Subdivision/Addition: Volcano Cliffs Subdivision **MRGCD Map No:** D10

Zone Atlas Page(s): D-10 z Existing Zoning: R – 1 D

Summary of request:

We purchased 2 lots side by side. We need to combine to form 1 lot. Prior notice has been sent to you in prior months regarding lot larger than cc 3.3.21) and a sidewalk waiver.

Please let me know if you need additional information.

Please email back to anncadierkim@gmail.com to acknowledge receipt of email.

Attachments - Zone Atlas Page, Topo Survey with elevations, Neighborhood Meeting request form.



ReplyForward

Ann Cadier Kim <anncadierkim@gmail.com>

Fri, Mar 5, 8:37 AM (12 days ago) Reply

to ekhaley, bcc: me

TO: Westside Coalition of Neighborhood Associations:

Date:3.5.21

Elizabeth Haley and Rene Horvath
ekhaley@comcast.net aboard111@gmail.com

Subject: Offer of Neighborhood Meeting to discuss -combine 2 lots to form 1 lot.

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Subdivision/Addition: Volcano Cliffs Subdivision **MRGCD Map No:** D10

Zone Atlas Page(s): D-10 z **Existing Zoning:** R – 1 D

Summary of request:

We purchased 2 lots side by side. We need to combine to form 1 lot. Prior notice has been sent to you in prior months regarding lot larger than contextual standards (approved by Zoning on 3.3.21) and a sidewalk waiver.

Please let me know if you need additional information.

Please email back to anncadierkim@gmail.com to acknowledge receipt of email.

Attachments - Zone Atlas Page, Topo Survey with elevations, Neighborhood Meeting request form.

3 Attachments

Re: PR-2020-004548 / PS-2020-00098

Page 1 of 7

Property Owners: Ann Cadier Kim & Patrick J. Magee

Property Addresses:

6201 Papagayo Rd. NW, Albuquerque NM 87120—Lot 28, Block 6, Unit 22, Volcano Cliffs Subdivision

6205 Papagayo Rd. NW, Albuquerque NM 87120—Lot 27 Block 6, Unit 22, Volcano Cliffs Subdivision

Re: Final Plat

DXF FILE INCLUDED IN EMAIL TRANSMISSION TO DRB

