



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

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>	<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)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<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**

Requesting a vacation to part of an easement to build a new retaining wall on our property, which is located within the easement. This is due to the original retaining wall falling and is in close proximity to the home.

**APPLICATION INFORMATION**

Applicant: **Michael & Tiffany Mojarro** Phone: **(505)363-2643**

Address: **7504 Sky Court Circle NE** Email: **t.elizabeth4@yahoo.com**

City: **Albuquerque** State: **NM** Zip: **87110**

Professional/Agent (if any): Phone:

Address: Email:

City: State: Zip:

Proprietary Interest in Site: List all owners: **Michael & Tiffany Mojarro**

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

Lot or Tract No. **Lot 15** Block: **8** Unit:

Subdivision/Addition: **Zuni Addition** MRGCD Map No.: UPC Code: **101905922713530526**

Zone Atlas Page(s): **H-19-Z** Existing Zoning: **R-1C** Proposed Zoning **R-1C**

# of Existing Lots: **1** # of Proposed Lots: **1** Total Area of Site (Acres): **0.16 acres**

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: **Sky Court Circle NE** Between: **Arvada Avenue NE** and: **Pennsylvania Street NE**

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

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature: *Tiffany Mojarro* Date: **2/17/2021**

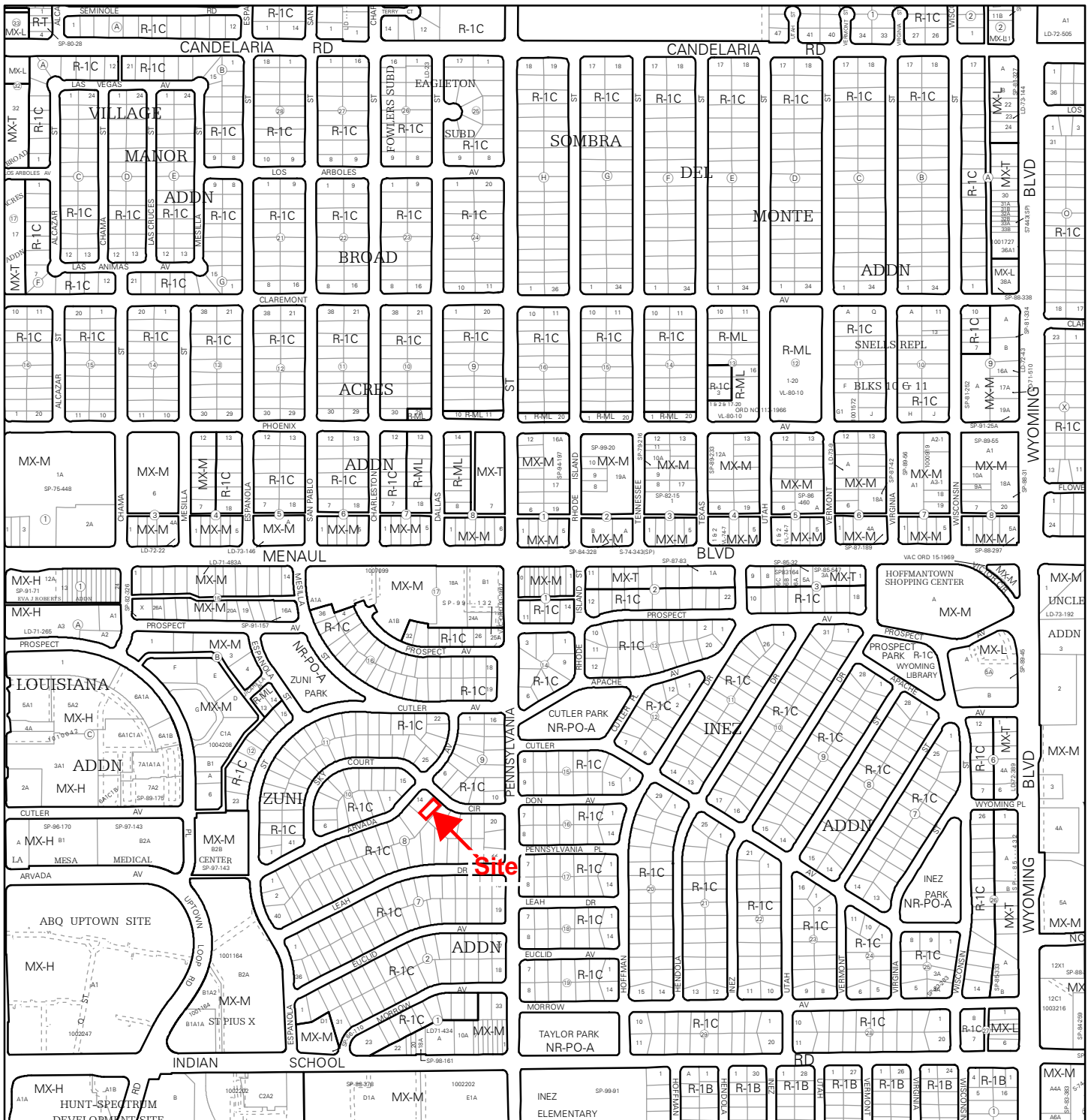
Printed Name: **Tiffany Mojarro**  Applicant or  Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees	Case Numbers	Action	Fees

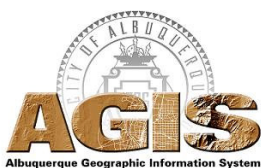
Meeting Date: Fee Total:

Staff Signature: Date: Project #

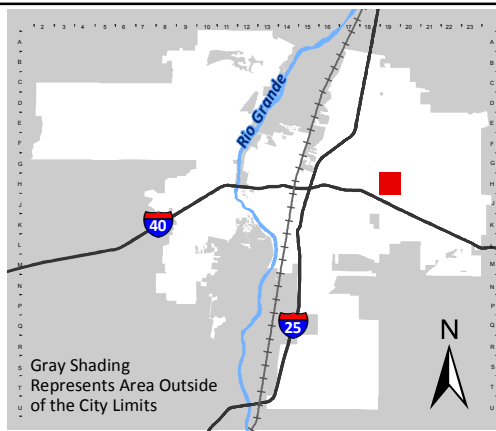


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

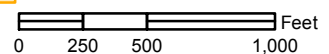


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**H-19-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



Hello,

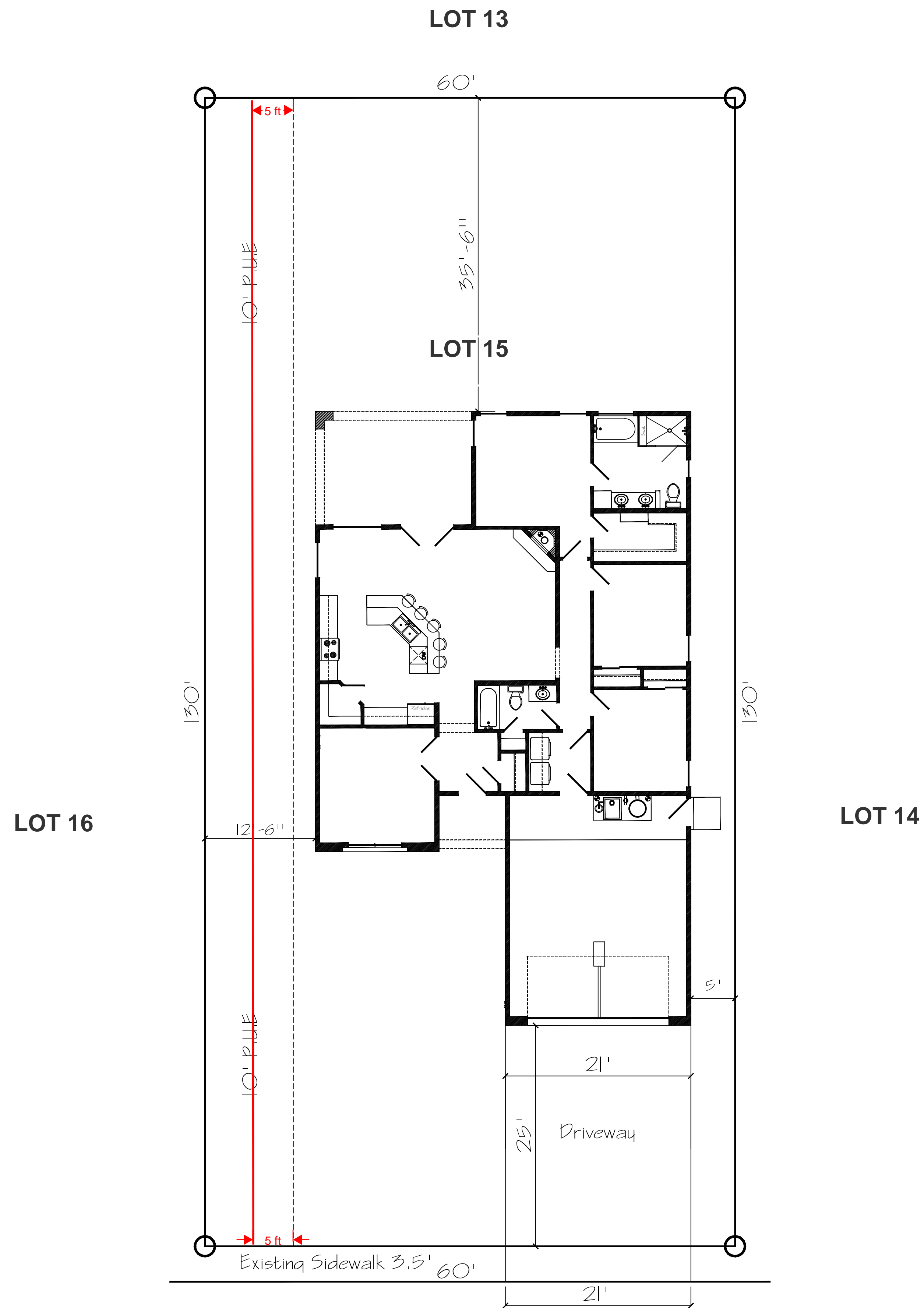
I am hoping to receive Vacation approval to a portion of an easement on the eastside of my lot, in order to obtain a permit to have a contractor build a new retaining wall. The new retaining wall will be on the east side of my house, adjacent to a utility easement that my property extends into by 10 feet.

Unfortunately, my current retaining wall, which sits 2.5 feet from my house, is failing. While working on getting it rebuilt (with a licensed contractor), I was hoping to find out if the new wall can be built 5 feet out from the existing wall since the current wall sits very close to the house. This will also enhance the security of my home as it will add a buffer between my house and the easement, which people often walk through and are able to come close to the house. I believe the total width of the easement (with the neighbor's portion also considered) is about 15 feet wide, which will leave 10 feet for the easement if we receive approval for the Vacation. The utility easement ditch has lacked use over the years since storm drains are now located in the street on each side of it. These improvements were confirmed by John Willis at AMAFCA.

Thank you for your time and consideration,

Michael & Tiffany Mojarro

Minimum 10' Between Buildings



Sky Court Circle N.E.

Legal Description	
Lot	_____
Block	_____
Subdivision	_____
County	_____

Curb Cut Required?  Yes  No

Separate Curb Cut Permit Required To Be Permitted by Others

Site Plan

Scale 1/8" = 1'

Tiffany S. Mac Moore 505-240-5  
tmacmoore@att.net 505-240-5  
tmacmoore@gmail.com

Final Drawing Checked By:	Sheet
1. R. Montoya	
2. M. Rodriguez	
3.	Of 10 Sheets

Mojarro Custom Home  
Albuquerque New Mexico  
Dec. 1, 2014  
Site Plan

Ron Montoya Custom Designs  
Residential Design and Drafting Services Fax 823-6487  
8724 Alameda Park Drive N.E., Suite G Albuquerque  
(505) 823-6474 Cell. (505) 823-6777



330 Louisiana Blvd., N.E. Albuquerque, NM 87108 Phone: (505) 255-2052 Fax: (505) 255-2887

IMPROVEMENT LOCATION REPORT

Job No.: ILR-6-13-2013

Buyer: MOJARRO/KOEBEL

THIS IS TO CERTIFY,

To the Title Company: Fidelity National Title Company

To the Underwriter: Fidelity National Title Insurance Company

To the Lender:

That on June 6, 2013, I made an inspection of the premises situated at Albuquerque, Bernalillo County, New Mexico, briefly described as 7504 Sky Court Circle, NE

PLAT REFERENCE/ LEGAL DESCRIPTION: Bearings, distances, and/or curve data are taken from the following plat and/or legal description of property. The error of closure is one foot for every 15,000 feet along the perimeter of the legal description provided. Easements shown hereon are as listed in the Title Commitment No. FT000137397-PrueW provided by the Title Company.

Lot numbered Fifteen (15) in Block numbered Eight (8) of the ZUNI ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 11, 1950, in Plat Book D, Page 104.

Flood Certification: It is hereby certified that the above-described property is not located in a 100-year flood hazard boundary in accordance with current HUD Federal Administration Flood Insurance Rate Maps dated August 16, 2012 (ZONE X, PANEL 350002 0356 H).

I FURTHER CERTIFY as to the existence of the following at the time of my last inspection:

1. Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas or oil pipelines on or crossing said premises: NONE X OTHER

2. Springs, streams, rivers, ponds or lakes located, bordering on or through said premises: NONE X OTHER

3. Evidence of cemeteries or family burial grounds located on said premises: NONE X OTHER

4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties except service lines (location shown on sketch):

NONE X Overhead Lines Overhead Poles Anchors Pedestals: CATV Elec. Tele. Other

5. Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs used in common or joint garages: NONE X OTHER

6. Apparent encroachments: NONE X SEE SKETCH

7. Specific physical evidence of boundary lines on all sides: Block Wall X Chain Link Fence X Wood Fence X

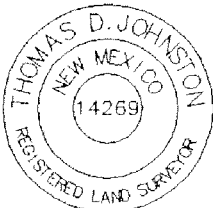
Curb X Rail Fence Property Corners Building at Property Line Wire Fence (type)

Other

8. Is the property improved?: YES NO X Approximate distance of structures from at least two property lines are shown on sketch.

9. Indications of recent building construction, alterations or repairs: NONE X New Construction Building Addition

Building Demolition



Handwritten signature of Thomas D. Johnston

THOMAS D. JOHNSTON

NMPLS 14269

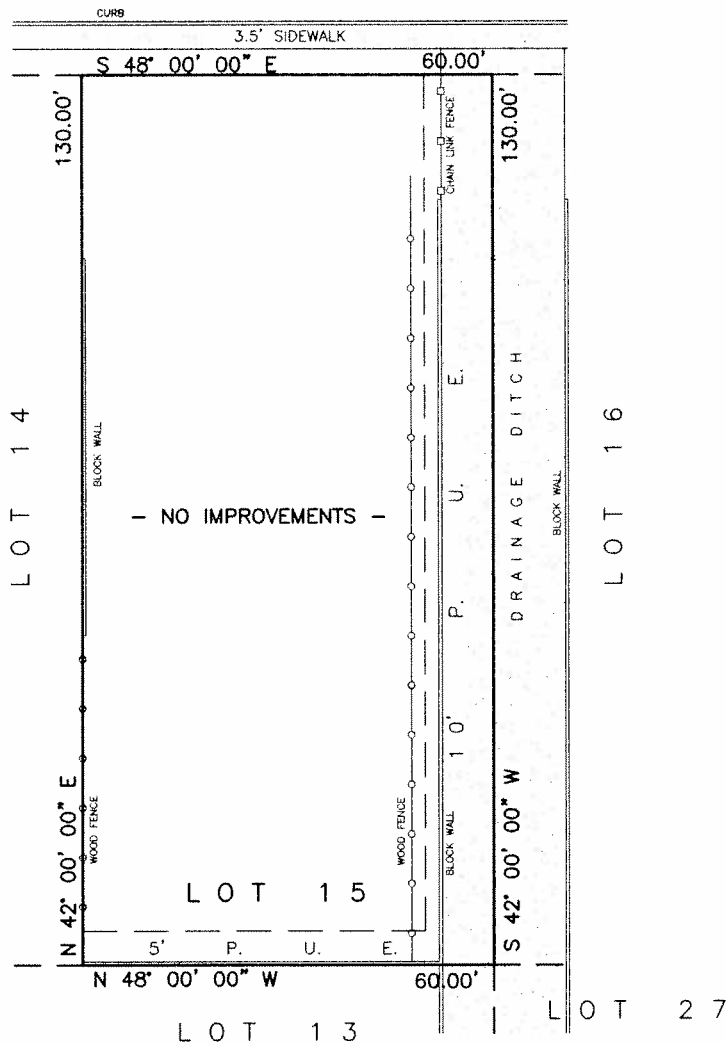
SEE ATTACHED SHEET FOR SKETCH

Page 1 of 2

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 removal of 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.


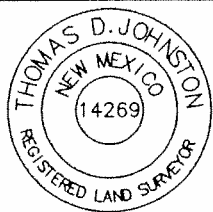
THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE.

7504 SKY COURT CIRCLE, N. E.  
(5' R. O. W.)



NOTE: THERE ARE ENCROACHMENT AGREEMENTS RECORDED 5/21/1986 IN BOOK MISC. 354A, P. 460 AND 6/24/1986 IN BOOK MISC. 365A, P. 168. ENCROACHMENTS PERTAIN TO LOT 14, BLOCK 8, ZUNI ADD.

IMPROVEMENT LOCATION REPORT SKETCH

JOB NO.:	ILR-6-13-2013	BUYER:	MOJARRO/KOEBEL	SCALE:	1" = 20'
 <b>WAYJOHN SURVEYING</b> INC	LOT:	15			
	BLOCK:	8			
	SUBDIVISION:	ZUNI ADDITION			
	TITLE CO.:	FIDELITY			
	GF NO.:	FT000137397-PRUEW			
DATE:	6/06/2013				
DRAWN BY:	TDJ				
PAGE NO.:	2 OF 2				
330 Louisiana Blvd., NE Albuquerque, NM 87108 Phone: (505) 255-2052 Fax: (505) 255-2887					

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 REMOVAL OF 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.