



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 P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary 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"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input checked="" type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (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**  
 Lot Line Adjustment between lots 8 & 9 to incorporate an accessory building onto Lot 9 and provide backyard access.

**APPLICATION INFORMATION**

Applicant: Yvette Ann Chavez Pena + Carmen Chavez Phone: 505 720 3041  
 Address: 2300 LA VISTA Ct. NW Email: yvettec@msn.com  
 City: Albuquerque State: NM Zip: 87120

Professional/Agent (if any): Phone:  
 Address: Email:  
 City: State: Zip:

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.: Eight (8) + Nine (9) Block: W Unit:  
 Subdivision/Addition: Lavaland MRGCD Map No.: UPC Code: 101105815820132909  
 Zone Atlas Page(s): J11 Existing Zoning: R-1 Proposed Zoning:  
 # of Existing Lots: 2 # of Proposed Lots: 2 Total Area of Site (Acres): .36

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 629 1/2 57th St Between: Coors and: Fortuna

**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: Yvette Ann Chavez Pena + Carmen Chavez Date: 10/1/2021  
 Printed Name: Yvette Chavez Pena + Carmen Chavez  Applicant or  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](mailto: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
  - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

- 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](mailto: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
  - Design elevations & cross sections of perimeter walls
  - 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? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- A *Single* PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 14-16-6-6(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.
  - 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
  - Sidewalk Exhibit and/or cross sections of proposed streets
  - 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, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
  - Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
  - 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

*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 / INFRASTRUCTURE LIST**

- 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](mailto: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
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan
  - 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.*


<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: <u>Lyvette Chavez Pena</u></p>	<p>Date: <u>10/12/21</u></p>
<p>Printed Name: <u>LYVETTE CHAVEZ PENA</u></p>	<p><input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Project Number: _____</p>	<p>Case Numbers: _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	



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

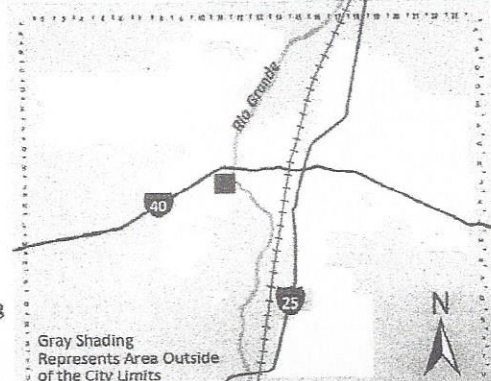


Albuquerque Geographic Information System

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:  
**J-11-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



Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet

September 1, 2021

To Whom it May Concern:

We are requesting approval from the Development Review Board (DRB) within the City of Albuquerque for a lot line adjustment between lots numbered eight (8) and nine (9) in block lettered "U" of the Lavaland Addition.

I Yvette Chavez Pena am currently purchasing lot eight (8) which is vacant but has a very old accessory building on it. My mother Carmen Chavez and I own lot nine (9) which has a small home approximately 1100 sq ft which is her primary residence.

I am currently a licensed realtor and am owner of Pena Properties LLC. The plan was to build a new home on the vacant lot as an investment to sell. Due to the high costs of building I decided to just sell it.

The reason for the lot line adjustment is to incorporate the accessory building and add backyard access to lot nine (9).

If you have any questions or need to discuss anything I can be reached at 505-720-3041. Thank you for your consideration.

Sincerely,

  
Yvette Chavez Pena & Carmen Chavez





Project Number 2021-005953  
 Application Number 2021-00106

PLAT OF  
**LOTS 8-A & 9-A, BLOCK "U"**  
**LAVALAND ADDITION**

A REPLAT OF LOTS 8 & 9, BLOCK "U", LAVALAND ADDITION  
 WITHIN PROJECTED SECTION 14, TOWNSHIP 10 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 TOWN OF ATRISCO GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER 2021

**PURPOSE**

The purpose of this plat is to re-locate the lot line between existing Lots 8 & 9, Block "U", Lavaland Addition.

**GENERAL NOTES**

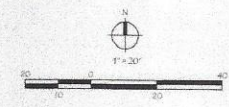
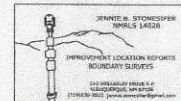
- 1) Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone, NAD 1983. Unless otherwise indicated, all distances shown are ground. Record bearings shown in parentheses, plat of LAVALAND ADDITION, records of Bernalillo County, New Mexico, May 15, 1946.
- 2) Unless otherwise indicated, all property corners are monumented by a No. 5 rebar with cap stamped NMRLS 1482B. Bearings shown in parentheses are per record plat.
- 3) Total acreage = 0.3719 acre.
- 4) Existing Lots = 2. Proposed Lots = 2.
- 5) There are no new publicly dedicated street rights of way granted by this plat.
- 6) Any underground structures not shown are not a part of this plat.
- 7) No property within the bounds of this plat 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 lots or parcels within the bounds of this plat. The foregoing requirement shall be a condition to the approval of this plat.
- 8) Water and Sewer Account for Lot 8A, Block "U" may be required and shall be coordinated with ABCWA, if necessary.
- 9) Grading & Drainage Plan for Lot 8A, Block "U" may be required as a condition of building permit approval.
- 10) The property is zoned R-1B.

**SURVEYOR'S CERTIFICATION**

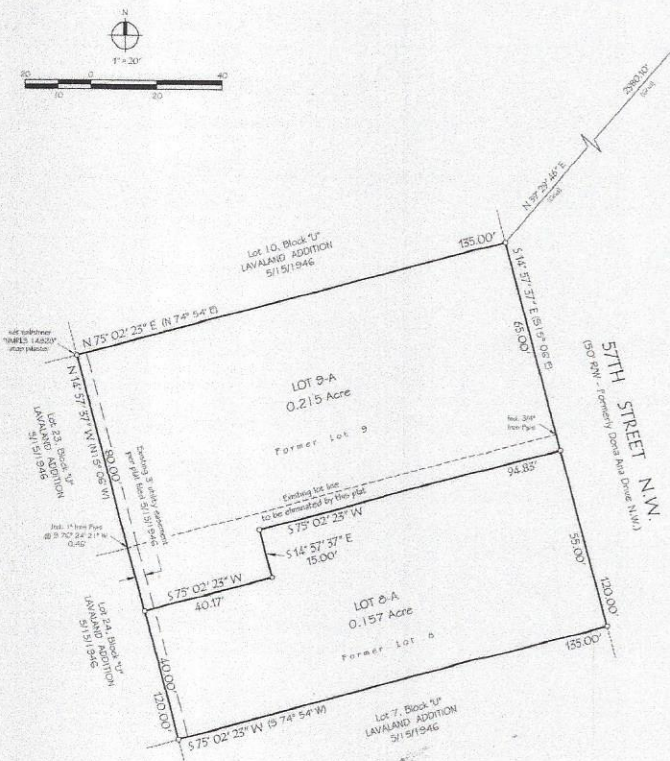
I, Jennie B. Stonespier, New Mexico Registered Land Surveyor No. 1482B, hereby certify that this Plat was prepared by me from notes of an actual field survey; that this plat and survey meet the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors; that it meets the applicable requirements of the City of Albuquerque Subdivision Ordinance; that all easements of record made known to the surveyor by the owners, utility companies and other interested parties are as shown and that the same are true and correct to the best of my knowledge and belief.



dated: 09/15/21  
 New Mexico Registered Land Surveyor No. 1482B  
 Job No. 101220



City of Albuquerque  
 Control Monument 20111  
 New Mexico State Plane  
 Central Zone  
 N = 1,491,770.862 (0.5 Survey Feet)  
 E = 1,506,437.513 (0.5 Survey Feet)  
 magnetic angle = 00° 12' 22"  
 ground to grid factor = 0.99960025  
 NAD 1983  
 Elev = 5094.032 (0.5 Survey Feet)  
 NAD 1988



### FINAL PLAT CHECKLIST

This checklist must be completed in black or blue ink by the Surveyor preparing the Plat and submitted with a copy of the Plat to the City Surveyor for final review and approval.

SUBDIVISION LOTS 8-A & 9-A, BLOCK "U" LAVALAND ADDITION

SUBDIVIDER Yvette A. Chevez - Pera & Carmen L. Chavez

SURVEYOR Jennise Stonesifer AGENT N/A PHONE \_\_\_\_\_

#### RESERVED FOR CITY STAFF USE

CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_ ACCEPTABLE  
\_\_\_\_ UNACCEPTABLE  
\_\_\_\_ ADDITIONAL INFORMATION REQUESTED

#### A. IDENTIFICATION

1. Title of Plat
2. Date of Plat
3. Scale, Equivalent and Graphic
4. North Arrow
5. Zone Atlas Index Number J-11-Z
6. Location Map. Scale and North Arrow
7. Reference to:
  - a. Federal Section N/A
  - b. Projected Section 14, T10N, R2E
  - c. Land Grant Town of Atrisco
  - d. Albuquerque Geodetic Reference System
8. Purpose of Plat
9. Solar note
10. Bulk Land Variance note N/A

**B. MONUMENTS**

- 1. Interior Subdivision Control Monumentation
  - a. Street Centerline Monumentation N/A
  - b. Letter of Assurance and 8 1/2" x 11" copy of final plat N/A
  
- 2. Tie(s) to Permanent Survey Monument (Albuquerque Geodetic Reference System)
  - a. Name of AGRS Monument(s) 20-311 ✓
  - b. X and Y Coordinates (NM Coordinate System NAD 83) ✓ ✓
  - c. NMCS Reference Zone ✓ ✓
  - d. Delta Alpha (mapping angle) ✓ ✓
  - e. Combined Ground to Grid Factor ✓ ✓
  - f. Reference to NAD 1983 datum ✓ ✓
  
- 3. Bench Marks
  - a. Name of AGRS Monuments(s) 20-311 ✓
  - b. NAVD 1988 elevation (orthometric height) ✓ ✓
  - c. Reference to NAVD 1988 datum ✓ ✓

**C. PERIMETER**

- 1. Written Description, Metes and Bounds ✓ ✓
- 2. Bearings in Degrees, Minutes and Seconds ✓ ✓
- 3. Distances in Feet and Hundredths of a Foot ✓ ✓
- 4. Record Distances and Bearings ✓ ✓
- 5. Total Gross Acreage of Subdivision ✓ ✓
- 6. Basis of Bearings : NMSP Grid or Rotation Factor to Grid ✓ ✓
- 7. Property Corners Found or Set ✓ ✓
- 8. Property Lines Eliminated Shown as Dashed Line ✓ ✓

**D. BLOCK AND LOT**

- 1. Block Identification ✓ ✓
- 2. Lot Identification ✓ ✓
- 3. Bearing of Non-Radial Lines N/A
- 4. Bearing of Non-Perpendicular Lines N/A
- 5. Lot Perimeter Distances ✓ ✓
- 6. Lot Area in Acres or Square Feet ✓ ✓



**E. ADJACENT LAND**

1. Location and Dimension of Streets Adjacent to or Intersecting Subdivision Boundary
2. Reference to Recorded Subdivision Plats or Adjoining Lands by Recorded Name, File, date or Book and page Number
3. Graphic Presentation by Dashed Lines of Lots Contiguous to Subdivision Boundary

**F. STREET RIGHT-OF-WAY**

1. Name of Street(s) 57<sup>th</sup>
2. Designation Street
3. Quadrant Northwest
4. Right-of-Way Width
5. Centerline Street Data, Tangent: Bearings and Distances N/A
6. Centerline Street Data, Curve: Radius, Delta, Arc Length N/A
7. Mileage of Streets Created: Total, Full-Width, Half-Width N/A
8. Street Vacation Application Number N/A
9. Private Street or Access Easement Designation N/A
10. Private Way or Street Documentation Describing Affected Lots and Maintenance Responsibility N/A

**G. EASEMENTS**

1. Definitive Statement Regarding Easements of Record, or Basis of Easements Shown on Plat
2. Location by Bearing and Distance N/A
3. Dimension
4. Purpose
5. Proposed: Dashed Lines and Labeled N/A
6. Existing: Dashed Lines and Labeled with Recording Data
7. Vacated: Ghost Lines and Labeled N/A
8. Apparent: Shown and Labeled N/A
9. Limitations

**H. DRAINAGE RIGHT-OF-WAY**

- 1. Location N/A
- 2. Dimension N/A

**I. PUBLIC AREAS**

- 1. Location N/A
- 2. Dimension N/A
- 3. Purpose N/A

**J. FREE CONSENT**

- 1. Statement that Subdivision is with Free Consent and in Accordance with Desires of the Owner(s)  
✓ ✓

**K. DEDICATION**

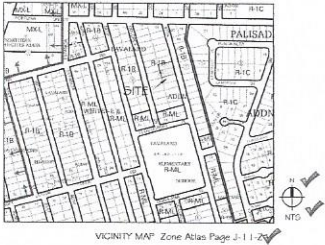
- 1. Signed statement by Owner Dedicating street and drainage right-of-way and other appropriate lands for public use in fee simple and granting required easements for public use  
N/A
- 2. Statement granting Private Ways (Streets) as Permanent Access Easement  
N/A

**L. ACKNOWLEDGMENT**

- 1. Acknowledged in the manner required for the acknowledgment of deeds  
✓ ✓

**M. SURVEYOR CERTIFICATION**

- 1. Certification by the Land Surveyor that the Subdivision meets the minimum requirements for monuments and surveys of the Albuquerque Subdivision Ordinance and that it complies with Surveying Standards as established by the State Board of Licensure for Engineers and Surveyors.  
✓ ✓



VICINITY MAP Zone Atlas Page J-11-2

PRELIMINARY PLAT  
**LOTS 8-A & 9-A, BLOCK "U"**  
**LAVALAND ADDITION**

A REPLAT OF LOTS 8 & 9, BLOCK "U", LAVALAND ADDITION  
 WITHIN PROJECTED SECTION 14, TOWNSHIP 10 NORTH, RANGE 2 EAST ✓  
 NEW MEXICO PRINCIPAL MERIDIAN ✓  
 TOWN OF ATRISCO GRANT ✓  
 CITY OF ALBUQUERQUE ✓  
 BERNALILLO COUNTY, NEW MEXICO ✓

SEPTEMBER 2021 ✓

**PURPOSE** ✓

The purpose of this plat is to re-locate the lot line between existing Lots 8 & 9, Block "U", Lavaland Addition.

**FREE CONSENT** ✓

This property is re-platted as shown hereon with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant that they hold complete and indefeasible title in fee simple to the land described hereon.

Bobby G. Chavez, QD Yvette A. Chavez-Pena (owner, Lot 8, Block "U") Date \_\_\_\_\_

**ACKNOWLEDGMENT** ✓

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) SS

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2021

Notary Public \_\_\_\_\_

Carmen L. Chavez and Yvette A. Chavez-Pena (owner Lot 9, Block "U") Date \_\_\_\_\_

**ACKNOWLEDGMENT** ✓

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2021

Notary Public \_\_\_\_\_

**TREASURER'S CERTIFICATION**

This is to certify that taxes are current and paid on UFGP 101108815620632910  
 (Lot 8, Block "U")

and UFGP 101108815620632910  
 (Lot 9, Block "U")

Property owner(s) of record: Carmen L. Chavez and Yvette A. Chavez-Pena

County Treasurer \_\_\_\_\_ Date \_\_\_\_\_

Project Number 2021-005953  
 Application Number 2021-00106

**LEGAL DESCRIPTION** ✓

Lots numbered Eight (8) and Nine (9), Block lettered "U", PLAT OF LAVALAND ADDITION, BLOCKS T, U, V, W, X, as the same are shown and designated on the Plat of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 15, 1946, Document No. 1946051546.

**PLAT APPROVAL**

City Approval:

DRB Chairperson, Planning Department	Date _____
Real Property Division	Date _____
Environmental Health	Date _____
Traffic Engineering, Transportation Division	Date _____
ABCWA	Date _____
Parks and Recreation Department	Date _____
City Engineer	Date _____
A.M.A.F.C.A.	Date _____
Code Enforcement	Date _____
City Surveyor	Date _____

**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 service.
- B. New Mexico Gas Company for installation, maintenance, and removal of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. QWest Corporation dba CenturyLink QC for the installation, maintenance and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Comcast for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable services.

Included, in the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with those access to, from, and over said easements, with the right and privilege of going upon 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 Grantor, including sufficient working area space for electric transformers, with the right and privilege to use and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or belowground), hot tub, concrete or wood pool deck, 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 the National Electrical Safety Code by construction of poles, sections, or any structures adjacent to or near easements shown on this plat. Sections for electrical transformers/substations, as indicated, shall extend ten (10) feet in front of transformers/substations and ten (5) feet on each side.

**Disclaimer**  
 In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMG) and Qwest Corporation dba CenturyLink QC did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMG, and QWEST do not warrant or release any easement or easements which may have been granted by prior plat, replat or other document and which are not shown on the plat.

Utility Approvals:

PNM Electric Services	Date _____
New Mexico Gas Company	Date _____
QWest Corporation dba CenturyLink QC	Date _____
Comcast Inc.	Date _____

**SURVEYOR'S CERTIFICATION** ✓

I, Jennie B. Stonesifer, New Mexico Registered Land Surveyor No. 14828, hereby certify that this Plat was prepared by me from notes of an actual field survey; that this plat and survey meet the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors; that it meets the applicable requirements of the City of Albuquerque Subdivision Ordinance; that all easements of record made known to the surveyor by the owners, utility companies and other interested parties are as shown and that the same is true and correct to the best of my knowledge and belief.



dated: 09/18/21  
 New Mexico Registered Land Surveyor No. 14828

Job No. 101.220



PRELIMINARY PLAT

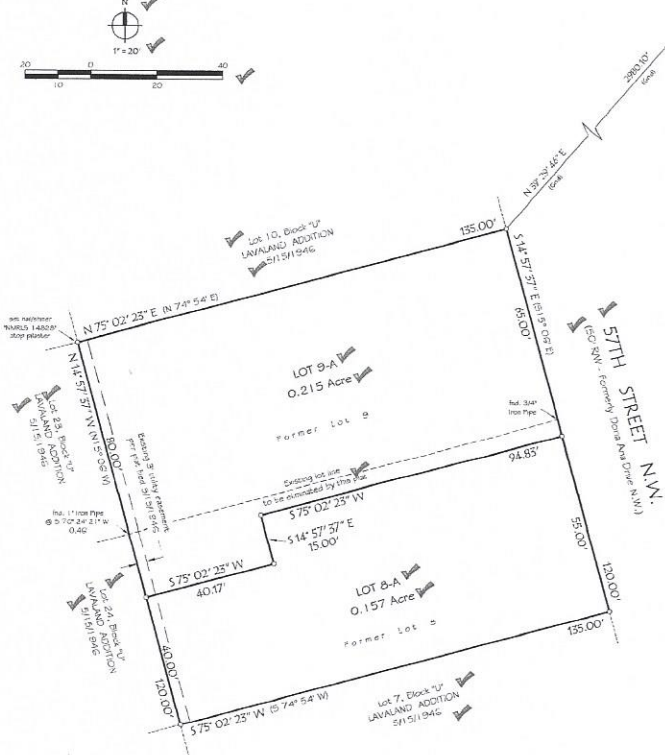
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NEW MEXICO PRINCIPAL MERIDIAN  
TOWN OF ATRISCO GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER 2021

Project Number 2021-005853  
Application Number 2021-00106



City of Albuquerque  
Control Monument 20 J 114  
New Mexico State Plane  
Central Zone  
N 1,491,770.002 (55 Survey Feet)  
E 1,806,437.513 (65 Survey Feet)  
magn. angle = -01° 10' 27.22"  
ground to grid factor = 0.99960025  
NAD 1983  
Elev. = 5094.032 (55 Survey Feet)  
NAVD 1988



**PURPOSE**

The purpose of this plat is to re-locate the lot line between existing Lots 8 & 9, Block "U", Lavaland Addition.

**GENERAL NOTES**

- 1) Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone, NAD 1983. Unless otherwise indicated, all distances shown are ground. Record bearings shown in parenthesis, plat of LAVALAND ADDITION, records of Bernalillo County, New Mexico, May 15, 1946.
- 2) Unless otherwise indicated, all property corners are monumented by a No. 5 rebar with cap stamped NMRLS 14626. Bearings shown in parenthesis are per record plat.
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- 4) Existing Lots = 2. Proposed Lots = 2.
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- 6) Any underground structures not shown are not a part of this plat.
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- 8) Water and Sewer Account for Lot 8A, Block "U" may be required and shall be coordinated with ASCOWA, if necessary.
- 9) Grading & Drainage Plan for Lot 8A, Block "U" may be required as a condition of building permit approval.
- 10) This property is zoned R-1B.

**SURVEYOR'S CERTIFICATION**

I, Jennie B. Stonewiser, New Mexico Registered Land Surveyor No. 14626, hereby certify that this Plat was prepared by me from notes of an actual field survey; that this plat and survey meet the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors; that it meets the applicable requirements of the City of Albuquerque Subdivision Ordinance; that all easements of record made known to the surveyor by the owners, utility companies and other interested parties are as shown and that the same is true and correct to the best of my knowledge and belief.



dated: 09/15/21  
New Mexico Registered Land Surveyor No. 14626  
Job No. 101220





VICINITY MAP Zone Atlas Page J-11-7

PRELIMINARY PLAT  
**LOTS 8-A & 9-A, BLOCK "U"**  
**LAVALAND ADDITION**

A REPLAT OF LOTS 8 & 9, BLOCK "U", LAVALAND ADDITION  
 WITHIN PROJECTED SECTION 14, TOWNSHIP 10 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 TOWN OF ATRISCO GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER 2021

**PURPOSE**

The purpose of this plat is to re-locate the lot line between existing Lots 8 & 9, Block "U", Lavaland Addition.

**FREE CONSENT**

This property is re-platted as shown hereon with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant that they hold complete and undivided title in fee simple in the land described herein.

Bobby C. Chavez, QO Yvette A. Chavez-Pena (owner, Lot 8, Block "U") Date \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) SS

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2021

Notary Public \_\_\_\_\_

Gárron L. Chavez and Yvette A. Chavez-Pena (owner Lot 9, Block "U") Date \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2021

Notary Public \_\_\_\_\_

**TREASURER'S CERTIFICATION**

This is to certify that taxes are current and paid on UFG# 101105815620C32910  
 (LOT 8, BLOCK "U")  
 and UFG# 101105815620132909  
 (LOT 9, BLOCK "U")

Property owner(s) of record: Gárron L. Chavez and Yvette A. Chavez-Pena

County Treasurer \_\_\_\_\_ Date \_\_\_\_\_

Project Number 2021-005953  
 Application Number 2021-00106

**LEGAL DESCRIPTION**

Lots numbered Eight (8) and Nine (9), Block lettered "U", PLAT OF LAVALAND ADDITION, BLOCKS U, V, W, X, as the same are shown and designated on the Plat of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 15, 1946, Document No. 1246051546.

**PLAT APPROVAL**

City Approvals:

City Approvals: \_\_\_\_\_ Date \_\_\_\_\_

City Approvals: \_\_\_\_\_ Date \_\_\_\_\_

City Approvals: \_\_\_\_\_ Date \_\_\_\_\_

City Approvals: \_\_\_\_\_ Date \_\_\_\_\_

City Approvals: \_\_\_\_\_ Date \_\_\_\_\_

City Approvals: \_\_\_\_\_ Date \_\_\_\_\_

City Approvals: \_\_\_\_\_ Date \_\_\_\_\_

City Approvals: \_\_\_\_\_ Date \_\_\_\_\_

City Approvals: \_\_\_\_\_ Date \_\_\_\_\_

City Approvals: \_\_\_\_\_ Date \_\_\_\_\_

City Approvals: \_\_\_\_\_ Date \_\_\_\_\_

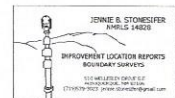
**SURVEYOR'S CERTIFICATION**

I, Jennie B. Stoniesfer, New Mexico Registered Land Surveyor No. 14826, hereby certify that this Plat was prepared by me from notes of an actual field survey; that this plat and survey meet the standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors; that it meets the applicable requirements of the City of Albuquerque Subdivision Ordinance; that all easements of record made known to the surveyor by the owners, utility companies and other interested parties are as shown and that the same are true and correct to the best of my knowledge and belief.



\_\_\_\_\_ dated 9/1/2021  
 New Mexico Registered Land Surveyor No. 14826

Job No. 101220



**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 (PSCN), a New Mexico Corporation, (PSCN 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. Quest Corporation dba CenturyLink CO for the installation, maintenance and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communications services.
- D. Comcast for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable services.

hereby, in the right to install, rebuild, connect, reconstruct, locate, relocate, change, remove, replace, renew, operate and maintain facilities for purposes described above, together with here access to, from, and over said easements, with the right and privilege of going upon and across adjoining lands of owner for the purposes set forth herein and with the right to strip the right of way and easement to install services to customers of Grantco, 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, driveway 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 the National Electrical Safety Code by construction of pools, decks, or any structures adjacent to or near easements shown on this plat. Consents for electrical transmission facilities, as installed, shall extend ten (10) feet in front of transmission/tower/structure and ten (5) feet on each side.

In approving this plat, Public Service Company of New Mexico (PSCN), New Mexico Gas Company (NMG) and Quest Corporation dba CenturyLink (QWEST) did not conduct a Title Search of the property other than to determine if PSCN, NMG and QWEST do not have 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.

**Utility Approvals:**

PSCN Electric Services \_\_\_\_\_ Date \_\_\_\_\_

New Mexico Gas Company \_\_\_\_\_ Date \_\_\_\_\_

QWest Corporation dba CenturyLink CO \_\_\_\_\_ Date \_\_\_\_\_

Comcast Inc. \_\_\_\_\_ Date \_\_\_\_\_

Project Number 2021-005953  
 Application Number 2021-00166

PRELIMINARY PLAT

LOTS 8-A & 9-A, BLOCK "U"  
 LAVALAND ADDITION

A REPLAT OF LOTS 8 & 9, BLOCK "U", LAVALAND ADDITION  
 WITHIN PROJECTED SECTION 14, TOWNSHIP 10 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 TOWN OF ATRISCO GRANT

CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER 2021

PURPOSE

The purpose of this plat is to re-locate the lot line between existing Lots 8 & 9, Block "U", Lavaland Addition.

GENERAL NOTES

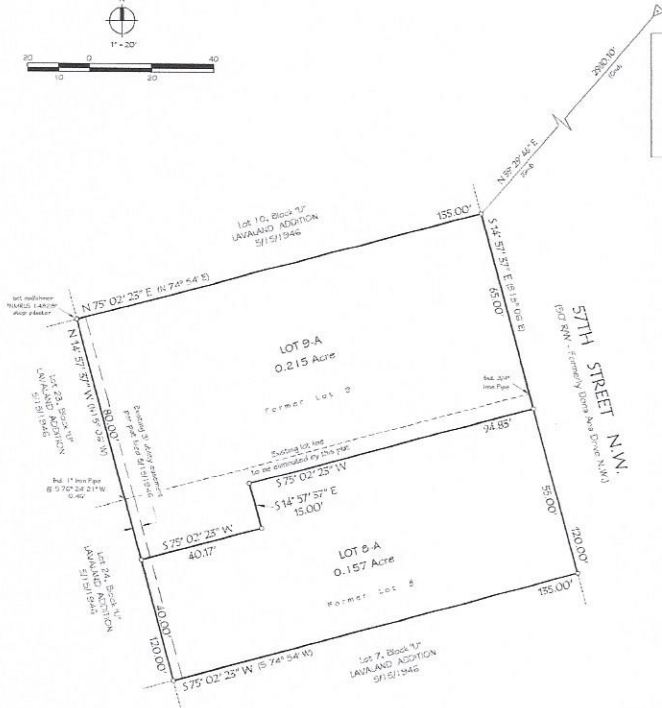
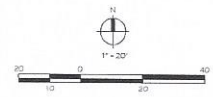
- 1) Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone, NAD 1983. Unless otherwise indicated, all distances shown are ground. Record bearings shown in parenthesis, plat of LAVALAND ADDITION, records of Bernalillo County, New Mexico, May 15, 1946.
- 2) Unless otherwise indicated, all property corners are monumented by a No. 5 rebar with cap stamped NMRIS 14828. Bearings shown in parenthesis are per record plat.
- 3) Total acreage = 0.3719 acre.
- 4) Existing lots = 2. Proposed lots = 2.
- 5) There are no new publicly dedicated street rights of way granted by this plat.
- 6) Any underground structures not shown are not a part of this plat.
- 7) No property within the bounds of this plat shall at any time be subject to a deed restriction, covenant, or building agreement prohibiting solar collection from being installed on buildings or erected on lots or parcels within the bounds of this plat. The foregoing requirement shall be a condition to the approval of this plat.
- 8) Water and Sewer Access for Lot 8A, Block "U" may be required and shall be coordinated with ABCWUA, if necessary.
- 9) Grading & Drainage Plan for Lot 8A, Block "U" may be required as a condition of building permit approval.
- 10) This property is zoned R-1B.

SURVEYORS CERTIFICATION

I, Jennie B. Stonesifer, New Mexico Registered Land Surveyor No. 14828, hereby certify that this Plat was prepared by me from notes of an actual field survey; that this plat and survey meet the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors; that it meets the applicable requirements of the City of Albuquerque Subdivision Ordinance; that all elements of record made known to the surveyor by the owners, utility companies and other interested parties are shown and that the same is true and correct to the best of my knowledge and belief.



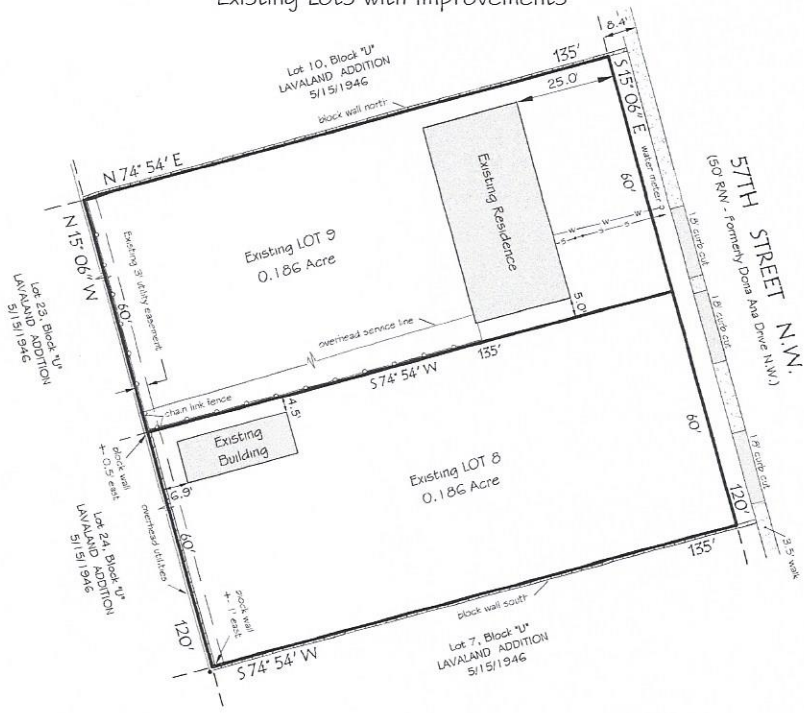
dated: 9/19/21  
 New Mexico Registered Land Surveyor No. 14828  
 Job No. 101220



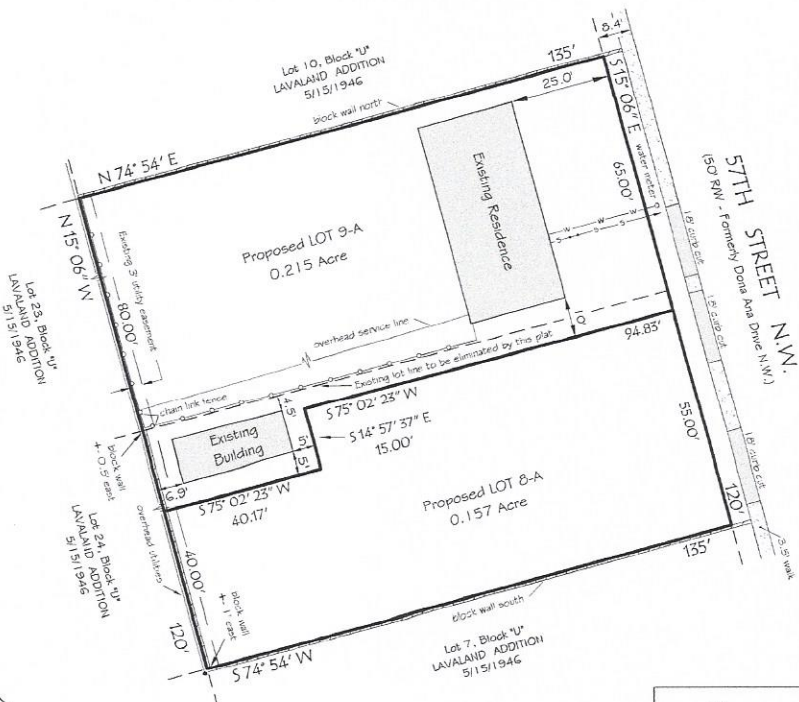
City of Albuquerque  
 Control Monument 20, J11  
 New Mexico State Plane  
 Central Zone  
 N = 1,491,770.000 (35 Survey Feet)  
 E = 1,500,437.513 (35 Survey Feet)  
 magnetic angle = 00° 13' 27.20"  
 ground to grid factor = 0.999400829  
 NAD 1983  
 Elev. = 5094.038 (35 Survey Feet)  
 NAVD 1988

EXISTING IMPROVEMENTS  
 LOTS 8 & 9, BLOCK "U"  
 LAVALAND ADDITION

Existing Lots with Improvements



Proposed Lots with Improvements



*JBS*  
 dated: 9/30/21  
 New Mexico Registered Land Surveyor No. 14828  
 Job No. 101220

JENNIE B. STONESIFER  
 NMRLS 14828

IMPROVEMENT LOCATION REPORTS  
 BOUNDARY SURVEYS

510 WELLESLEY DRIVE S.E.  
 ALBUQUERQUE, NM 87106  
 (719)539-3023 jennie.stonesifer@gmail.com

**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: 629 57th St Minor Subdivision

AGIS MAP # J-11

LEGAL DESCRIPTIONS: Lot numbered Eight (8) in block lettered "U" of the Lowland Blvd designated on the plat of blocks, T, U, V, W, X, Y of Lowland Blvd.

     **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 (2<sup>nd</sup> /Ground Floor, Plaza del Sol) on \_\_\_\_\_ (date).

Yvette Chavez Pena  
Applicant/Agent

8/26/2021  
Date

Ernest Armijo  
Hydrology Division Representative

8/26/2021  
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 (2<sup>nd</sup>/Ground floor, Plaza del Sol) on \_\_\_\_\_ (date).

Yvette Chavez Pena  
Applicant/Agent

8/26/2021  
Date

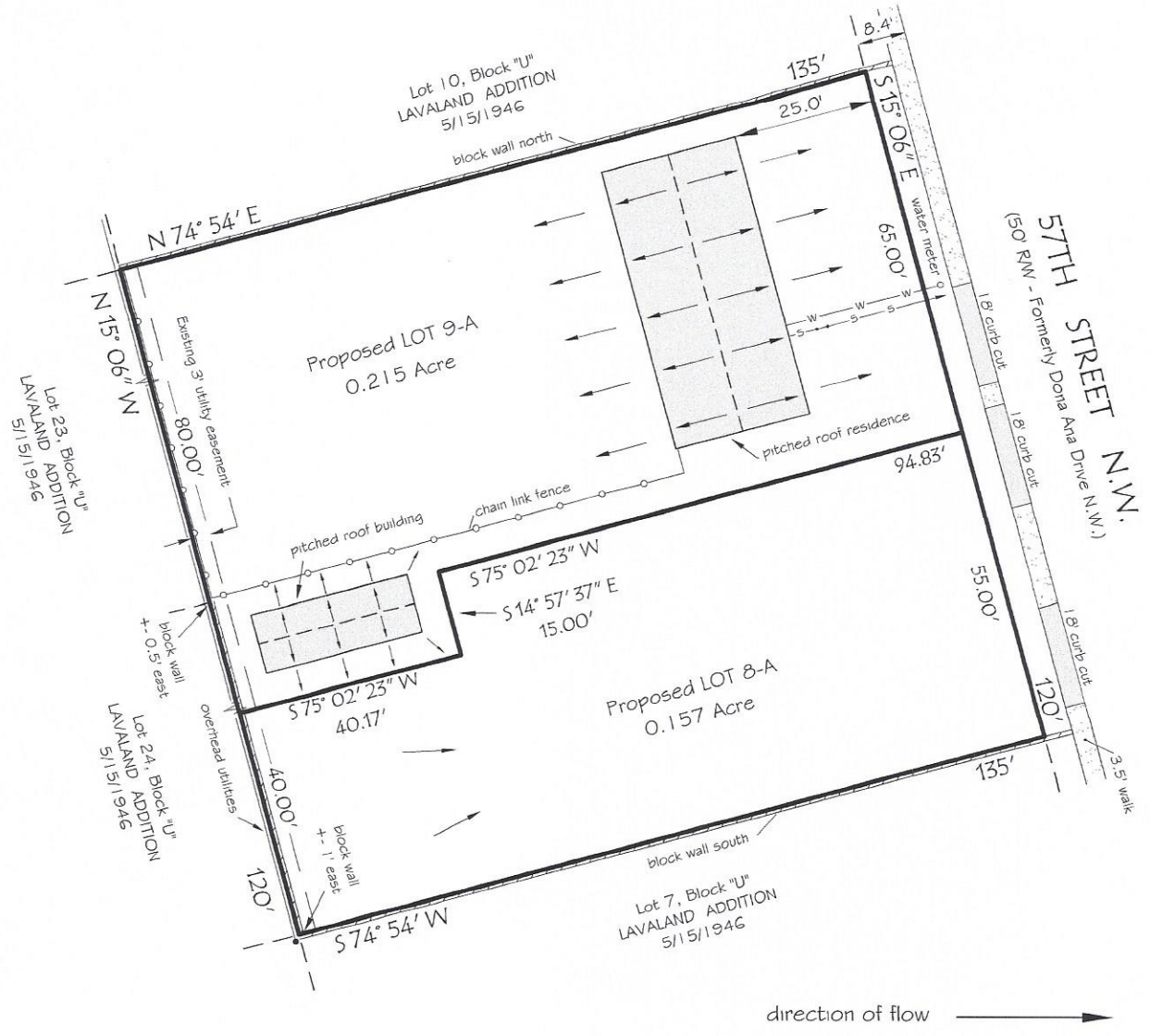
Edwin Bergeron  
ABCWUA Representative

8/26/2021  
Date

**PROJECT #** \_\_\_\_\_



EXISTING DRAINAGE  
 PROPOSED LOTS 8-A & 9-A, BLOCK "U"  
 LAVALAND ADDITION



direction of flow →



1" = 30'



*Jennie B. Stonesifer*  
 dated: 9/30/21  
 New Mexico Registered Land Surveyor No. 14828  
 Job No. 101220

**From:** [Yvette C](#)  
**To:** [Rodenbeck, Jay B.](#)  
**Subject:** DRB Project No. 2021-005953  
**Date:** Wednesday, October 13, 2021 11:46:13 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

Good morning Jay, per our conversation yesterday, this is the email I got from the Neighborhood Coordination but when I print this out it cuts off. Are you able to use this email?

Yvette Chavez-Pena, Qualifying Broker  
**Sunrise Realty LLC**  
 1528 Northern Trl. NW  
 Albuquerque, NM 87120  
 505-720-3041  
[yvetteac@msn.com](mailto:yvetteac@msn.com)  
[www.yvettesellsabq.com](http://www.yvettesellsabq.com)  
<https://www.facebook.com/yvettesellsabghomes/>

**From:** Carmona, Dalaina L. <dcarmona@cabq.gov>  
**Sent:** Wednesday, August 25, 2021 11:32 AM  
**To:** yvetteac@msn.com  
**Subject:** 629 57th St. NW Public Notice Inquiry

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
West Mesa NA	Dee	Silva	<a href="mailto:ddee4329@aol.com">ddee4329@aol.com</a>	313 63rd Street NW	Albuquerque	NM	87105	5053627737	
West Mesa NA	Steven	Budenski	<a href="mailto:stevenbudenski@gmail.com">stevenbudenski@gmail.com</a>	5732 La Anita Avenue NW	Albuquerque	NM	87105	5054891218	
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	<a href="mailto:luis@wccdg.org">luis@wccdg.org</a>	5921 Central Avenue NW	Albuquerque	NM	87105		
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	<a href="mailto:jgallegoswccdg@gmail.com">jgallegoswccdg@gmail.com</a>	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	<a href="mailto:ekhaley@comcast.net">ekhaley@comcast.net</a>	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Westside Coalition of Neighborhood Associations	Rene	Horvath	<a href="mailto:aboard111@gmail.com">aboard111@gmail.com</a>	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114

**PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

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>. 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.

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>

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334

[dcarmona@cabq.gov](mailto:dcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://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.

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**From:** [webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) [<mailto:webmaster=cabq.gov@mailgun.org>] **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)

**Sent:** Wednesday, August 25, 2021 8:43 AM

**To:** Office of Neighborhood Coordination <[yvetteac@msn.com](mailto:yvetteac@msn.com)>

**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto: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

Yvette Chavez Pena

Telephone Number

5057203041

Email Address

[yvetteac@msn.com](mailto:yvetteac@msn.com)

Company Name

Company Address

2300 La Vista Ct. NW

City

Albuquerque

State

NM

ZIP

87120

Legal description of the subject site for this project:

Lot numbered eight 8 in block lettered "u" of the Lavaland Addition, as the same are shown and designated on the plat of blocks T,U,V,W,X of Lavaland addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 15, 194.

Physical address of subject site:

629 57th St. NW

Subject site cross streets:

Fortuna and 57th St NW

Other subject site identifiers:

This site is located on the following zone atlas page:

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: 9/24/2021

This notice of an application 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)\*: West Mesa NA

Name of NA Representative\*: Dee Silva

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: ddee4329@aol.com

**Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 629/631 57th St NW 87105  
Location Description Fortuna & 57th St NW
2. Property Owner\* Yvette Chavez Pena & Carmen Chavez
3. Agent/Applicant\* [if applicable] Yvette Chavez Pena
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 (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>:

Lot line adjustment between lots 8 & 9 to incorporate an existing accessory building onto lot 9 and to provide backyard access.

<sup>1</sup> 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.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: 9/24/2021

This notice of an application 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)\*: Southwest Alliance of Neighborhoods

Name of NA Representative\*: Luis Hernandez Jr.

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: luis@weedg.org

**Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 624/631 57th St NW 87105  
Location Description Fortuna & 57th St NW
2. Property Owner\* Yvette Chavez Pena & Carmelo Chavez
3. Agent/Applicant\* [if applicable] Yvette Chavez Pena
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 (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>:

Lot line adjustment between lots 8 & 9 to incorporate an existing accessory building onto lot 9 and to provide backyard access.

<sup>1</sup> 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.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: 9/24/2021

This notice of an application 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)\*: SW Alliance of Neighborhoods SWAN

Name of NA Representative\*: Jerry Gallegos

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: jgallegoswreed@gmail.com

**Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 624/631 57th St NW 87105  
Location Description Fortuna & 57th St NW
2. Property Owner\* Yvette Chavez Pena & Carmen Chavez
3. Agent/Applicant\* [if applicable] Yvette Chavez Pena
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 (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_

Lot line adjustment between lots 8 & 9 to incorporate an existing accessory building onto lot 9 and to provide backyard access.

<sup>1</sup> 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.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: 9/24/2021

This notice of an application 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)\*: Westside Coalition of NA

Name of NA Representative\*: Elizabeth Haley

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: ekhaley@comcast.net

**Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 624/631 57th St NW 87105  
Location Description Fortuna & 57th St NW
2. Property Owner\* Yvette Chavez Pena & Carmen Chavez
3. Agent/Applicant\* [if applicable] Yvette Chavez Pena
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 (Minor or Major)
- Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>:

Lot line adjustment between lots 8 & 9 to incorporate an existing accessory building onto lot 9 and to provide backyard access.

<sup>1</sup> 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.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: 9/24/2021

This notice of an application 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)\*: Westside Coalition of AA

Name of NA Representative\*: Rene Horvath

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: aboard111@gmail.com

**Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 624/631 57th St NW 87105  
Location Description Fortuna & 57th St NW
2. Property Owner\* Yvette Chavez Pena & Carmel Chavez
3. Agent/Applicant\* [if applicable] Yvette Chavez Pena
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 (Minor or Major)
- Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>:

Lot line adjustment between lots 8 & 9 to incorporate an existing accessory building onto lot 9 and to provide backyard access.

<sup>1</sup> 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.

<sup>2</sup> Attach additional information, as needed to explain the project/request.



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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: 9/24/2021

This notice of an application 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)\*: West Mesa NA

Name of NA Representative\*: Steven Budenski

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: stevebudenski@gmail.com

**Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 624/631 57th St NW 87105  
Location Description Fortuna & 57th St NW
2. Property Owner\* Yvette Chavez Pena & Carmen Chavez
3. Agent/Applicant\* [if applicable] Yvette Chavez Pena
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 (Minor or Major)
- Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>:

Lot line adjustment between lots 8 & 9 to incorporate an existing accessory building onto lot 9 and to provide backyard access.

<sup>1</sup> 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.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

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

5. This application will be decided at a public meeting or hearing by\*:

- Zoning Hearing Examiner (ZHE)
- Development Review Board (DRB)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

Date/Time\*: 10/20/2021 TUN: TBD

Location\*<sup>3</sup>: Via Zoom

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Contact owner Yvette Chauy Pena at 505-720-3041

**Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>5</sup> J-11-Z
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 have been requested for this project\*:

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

Explanation\*:

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4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:  Yes  No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

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<sup>3</sup> Physical address or Zoom link

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

<sup>5</sup> 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 [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] 32
  2. IDO Zone District R-1B
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] vacant + residential

**NOTE:** Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

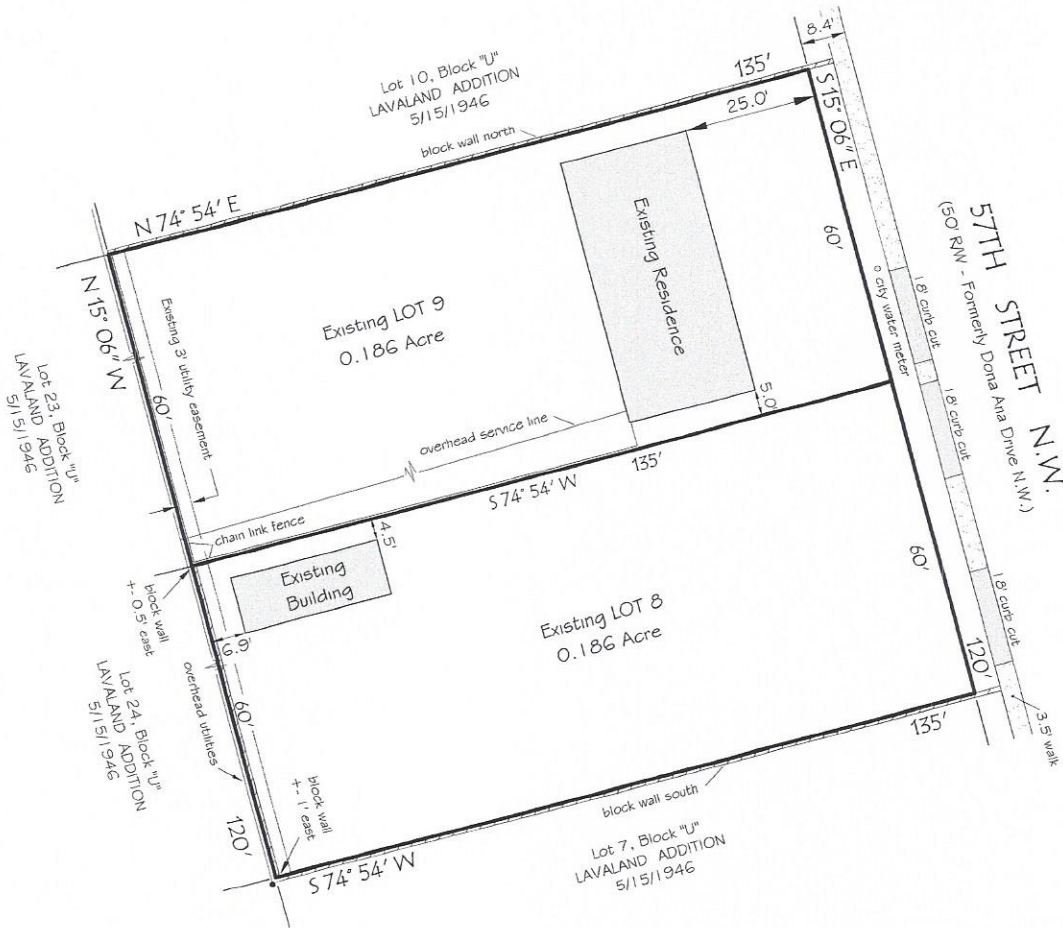
**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

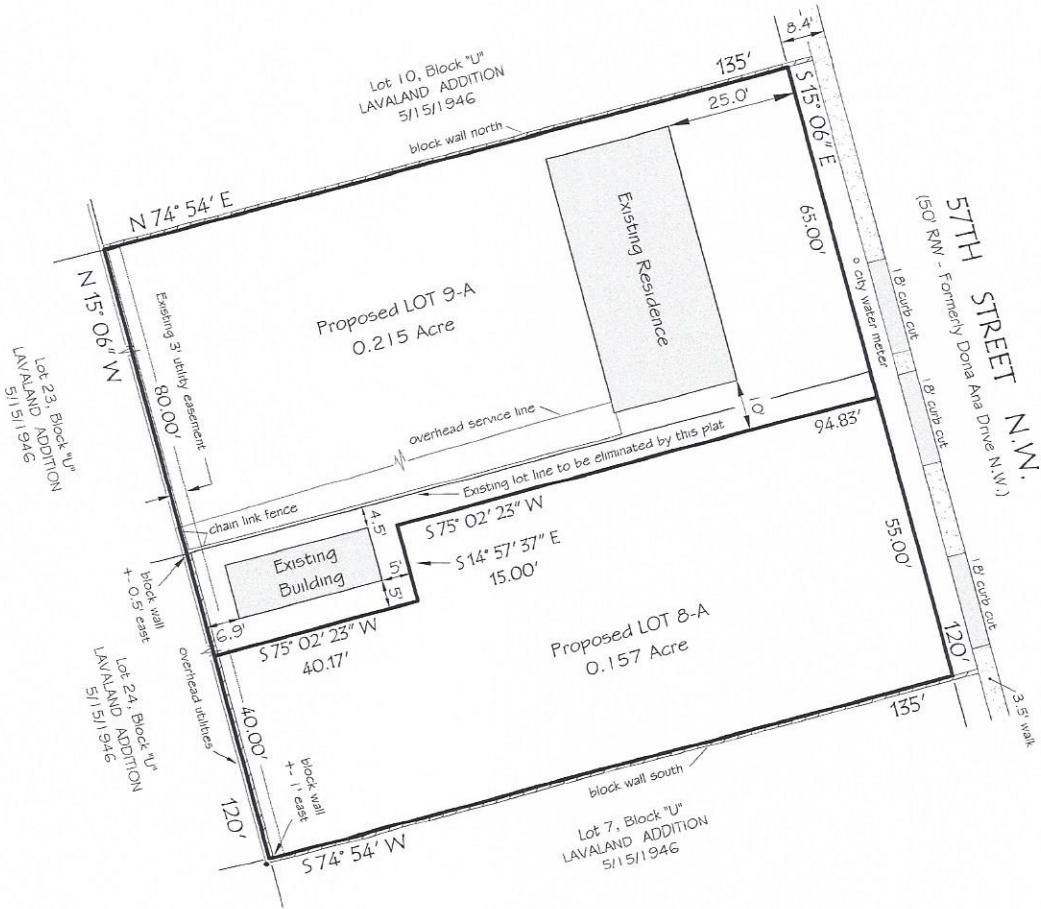
Cc: \_\_\_\_\_ [Other Neighborhood Associations, if any]

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

Original



Proposed



**yvetteac@msn.com**

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**From:** Yvette C  
**Sent:** Tuesday, September 28, 2021 8:59 AM  
**To:** ddee4329@aol.com  
**Subject:** DRB Project No. 2021-005953  
**Attachments:** NA Letter 1.pdf

Good morning Ms. Silva, this is Yvette Chavez Pena, I currently own properties at 629 and 631 57<sup>th</sup> St NW which are located in the West Mesa Neighborhood Association. Attached is an official notification of our request for a lot line adjustment between both properties. The DRB hearing is scheduled October 20, 2021 which will be taking place remotely via Zoom and will not be taking place in the hearing room at 600 2<sup>nd</sup> St. NW. If you have any questions or concerns you are well to contact me at 1-505-720-3041 to discuss. Thank you for your time.

Yvette Chavez-Pena  
2300 La Vista Ct. NW  
Albuquerque, NM 87120  
505-720-3041

**yvetteac@msn.com**

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**From:** Yvette C  
**Sent:** Tuesday, September 28, 2021 10:59 AM  
**To:** luis@wccdg.org  
**Subject:** FW: DRB Project No. 2021-005953  
**Attachments:** NA Letter 2.pdf

Good morning Mr. Hernandez, this is Yvette Chavez Pena, I currently own properties at 629 and 631 57<sup>th</sup> St NW which are located in the SW Alliance Neighborhood Association. Attached is an official notification of our request for a lot line adjustment between both properties. The DRB hearing is scheduled October 20, 2021 which will be taking place remotely via Zoom and will not be taking place in the hearing room at 600 2<sup>nd</sup> St. NW. If you have any questions or concerns you are well to contact me at 1-505-720-3041 to discuss. Thank you for your time.

Yvette Chavez-Pena  
2300 La Vista Ct. NW  
Albuquerque, NM 87120  
505-720-3041

**yvetteac@msn.com**

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**From:** Yvette C  
**Sent:** Tuesday, September 28, 2021 11:02 AM  
**To:** jgallegoswccd@gmail.com  
**Subject:** DRB Project No. 2021-005953  
**Attachments:** NA Letter 3.pdf

Good morning Mr. Gallegos, this is Yvette Chavez Pena, I currently own properties at 629 and 631 57<sup>th</sup> St NW which are located in the SW Alliance Neighborhood Association. Attached is an official notification of our request for a lot line adjustment between both properties. The DRB hearing is scheduled October 20, 2021 which will be taking place remotely via Zoom and will not be taking place in the hearing room at 600 2<sup>nd</sup> St. NW. If you have any questions or concerns you are well to contact me at 1-505-720-3041 to discuss. Thank you for your time.

Yvette Chavez-Pena  
2300 La Vista Ct. NW  
Albuquerque, NM 87120  
505-720-3041



**yvetteac@msn.com**

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**From:** Yvette C  
**Sent:** Tuesday, September 28, 2021 9:09 AM  
**To:** ekhaley@comcast.net  
**Subject:** DRB Project No. 2021-005953  
**Attachments:** NA Letter 4.pdf

Good morning Ms. Haley, this is Yvette Chavez Pena, I currently own properties at 629 and 631 57<sup>th</sup> St NW which are located in the Westside Coalition of Neighborhood Association. Attached is an official notification of our request for a lot line adjustment between both properties. The DRB hearing is scheduled October 20, 2021 which will be taking place remotely via Zoom and will not be taking place in the hearing room at 600 2<sup>nd</sup> St. NW. If you have any questions or concerns you are well to contact me at 1-505-720-3041 to discuss. Thank you for your time.

Yvette Chavez-Pena  
2300 La Vista Ct. NW  
Albuquerque, NM 87120  
505-720-3041

**yvetteac@msn.com**

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**From:** Yvette C  
**Sent:** Tuesday, September 28, 2021 9:12 AM  
**To:** 'aboard111@gmail.com'  
**Subject:** DRB Project No. 2021-005953  
**Attachments:** NA Letter 5.pdf

Good morning Ms. Horvath, this is Yvette Chavez Pena, I currently own properties at 629 and 631 57<sup>th</sup> St NW which are located in the Westside

Coalition Neighborhood Association. Attached is an official notification of our request for a lot line adjustment between both properties. The DRB hearing

is scheduled October 20, 2021 which will be taking place remotely via Zoom and will not be taking place in the hearing room at 600 2<sup>nd</sup> St. NW.

If you have any questions or concerns you are well to contact me at 1-505-720-3041 to discuss. Thank you for your time.

Yvette Chavez-Pena  
2300 La Vista Ct. NW  
Albuquerque, NM 87120  
505-720-3041

**yvetteac@msn.com**

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**From:** Yvette C  
**Sent:** Tuesday, September 28, 2021 9:14 AM  
**To:** 'stevebudenski@gmail.com'  
**Subject:** DRB Project No. 2021-005953  
**Attachments:** NA Letter 6.pdf

Good morning Mr. Budenski, this is Yvette Chavez Pena, I currently own properties at 629 and 631 57<sup>th</sup> St NW which are located in the West Mesa Neighborhood Association. Attached is an official notification of our request for a lot line adjustment between both properties. The DRB hearing is scheduled October 20, 2021 which will be taking place remotely via Zoom and will not be taking place in the hearing room at 600 2<sup>nd</sup> St. NW. If you have any questions or concerns you are well to contact me at 1-505-720-3041 to discuss. Thank you for your time.

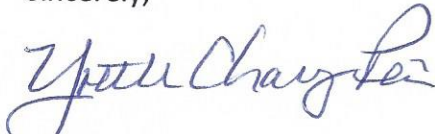
Yvette Chavez-Pena  
2300 La Vista Ct. NW  
Albuquerque, NM 87120  
505-720-3041

October 1, 2021

City of Albuquerque-DRB  
c/o Transportation Development  
RE: DRB Project No: 2021-005953-Preliminary/Final plat

This is in reference to comments made by the Transportation Development department relating to my submittal. Current code requires sidewalks width to be 5ft. This subdivision has been in existence since the early 1970s where sidewalk width is 3.5ft, therefore I ~~am~~ request this requirement be waived.

Sincerely,

A handwritten signature in blue ink that reads "Yvette Chavez Pena". The signature is written in a cursive, flowing style.

Yvette Chavez Pena  
505-720-3041

October 1, 2021

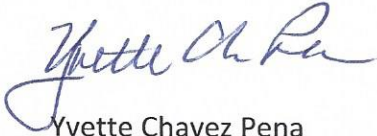
City of Albuquerque-DRB

c/o Water Authority

RE: DRB Project No: 2021-005953-Preliminary/Final plat

This is in reference to comments made by the Water Authority relating to my submittal. For clarification, the water and sewer lines from the accessory building will be removed and eventually new lines will be installed and connected to the existing lines to the main house at 631 57<sup>th</sup> St. NW. Any question I can be reached t 505-720-3041/

Sincerely,

A handwritten signature in blue ink that reads "Yvette Chavez Pena". The signature is written in a cursive style with a large initial "Y".

Yvette Chavez Pena

505-720-3041

October 1, 2021

City of Albuquerque-DRB  
c/o Code Enforcement  
RE: DRB Project No: 2021-005953-Preliminary/Final plat

This is in reference to comments made by Code Enforcement relating to the height of the accessory building in relation to the main home. After measuring both buildings the main house is 12ft tall and the accessory is 10.5 ft. If you have any questions I can be reached at 505-720-3041.

Sincerely,

A handwritten signature in cursive script that reads "Yvette Chavez Pena". The signature is written in dark ink and is positioned above the printed name and phone number.

Yvette Chavez Pena  
505-720-3041