



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 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)	MISCELLANEOUS APPLICATIONS	<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)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor - Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST

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

APPLICATION INFORMATION

Applicant: Yvette Ann Chavez Pena + Carmen L. Chavez	Phone: 505 720-3041
Address: 2300 La Vista Ct. NW	Email: yvettec@msn.com
City: Albuquerque	State: NM
Professional/Agent (if any):	Zip: 87120
Address:	Phone:
City:	Email:
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: U	Unit:
Subdivision/Addition: Lavaland	MRGCD Map No.:	UPC Code: 1011058/5820/32909
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: 629/631 57th St Between: UDOORS 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 Chavez Pena Carmen L. Chavez	Date: 9/1/2021
Printed Name: Yvette Chavez Pena Carmen L. Chavez	<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 #

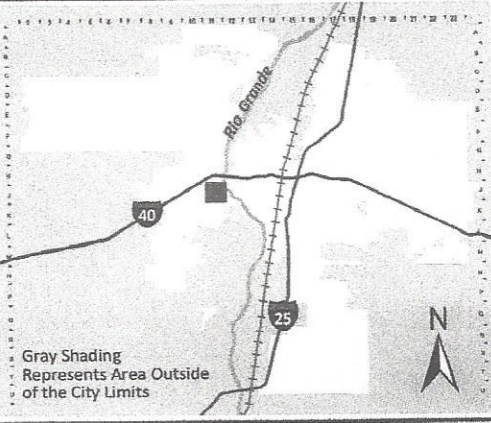


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
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.

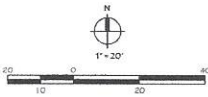
I am currently a licensed realtor and am owner of Pena Properties LLC. The plan was to build a new home on the vacant lot as an investment to sell. Due to the high costs of building I decided to just sell it.

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 _____
 Application Number _____

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 herein 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 14828. Bearings shown in parentheses are per record plat.
- 3) Total acreage = 0.3719 acres.
- 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 ASCWA, 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.

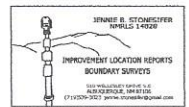
SURVEYOR'S CERTIFICATION

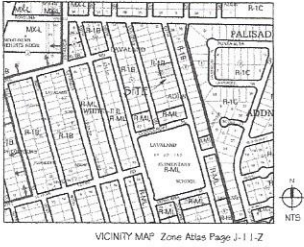
I, Jennie B. Stonestier, New Mexico Registered Land Surveyor No. 14828, hereby certify that this Plat was prepared by me from notes of an actual field survey; that this plat and survey meet the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional 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.



Jennie B. Stonestier
 New Mexico Registered Land Surveyor No. 14828

Job No. 101220





VICINITY MAP Zone Atlas Page J-11-Z

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

Project Number _____
 Application Number _____

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. 1946051946.

PLAT APPROVAL

City Approvals:

DRB Chairperson, Planning Department	_____	Date	_____
Real Property Division	_____	Date	_____
Environmental Health	_____	Date	_____
Traffic Engineering, Transportation Division	_____	Date	_____
ASOWIA	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
City Engineer	_____	Date	_____
A.M.A.P.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 (PSCN), a New Mexico Corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
 - B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
 - C. Qwest Corporation dba CenturyLink, LLC for the installation, maintenance and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communications services.
 - D. Consent for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, as the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon 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 trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, high pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for connecting any portions of the National Electrical Safety Code by operation of poles, decking, or any structures adjacent to or near easements shown on this plat. Easements for electrical transformers/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

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

Utility Approvals:

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

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 herein 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 herein.

Bobby C. Chavez, OO 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 LPC# _____
 and LPC# _____
 Property owner(s) of record _____
 County Treasurer _____ Date _____

SURVEYOR'S CERTIFICATION

I, Jennie B. Stonessper, 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.

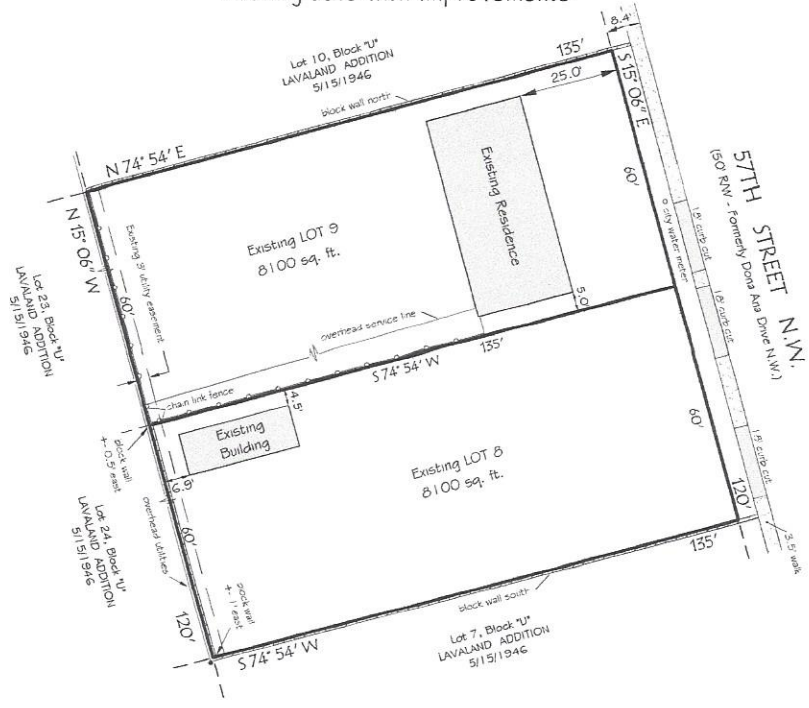


_____ dated: 09/21
 New Mexico Registered Land Surveyor No. 14828
 Job No. 101220

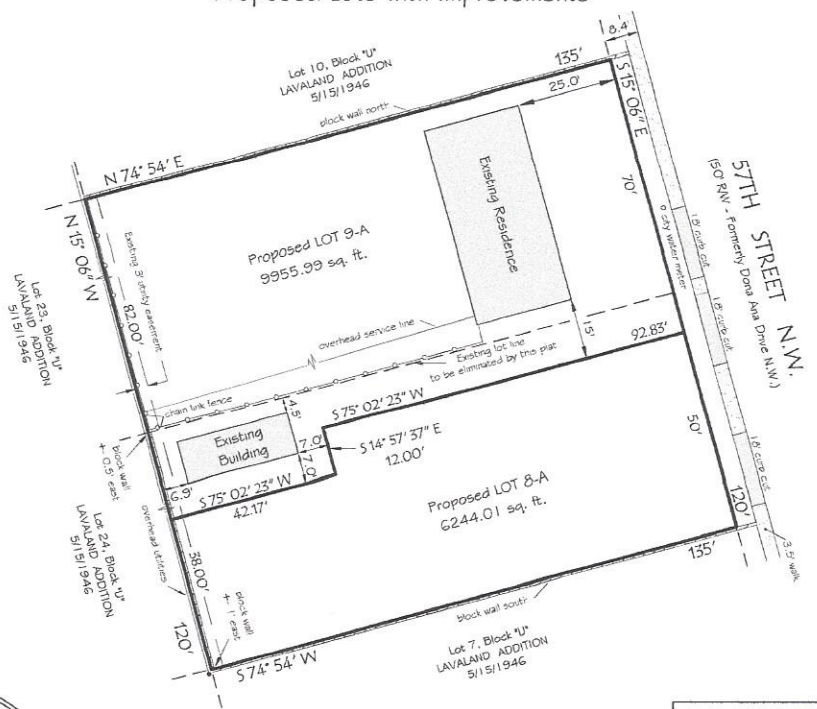


EXISTING IMPROVEMENTS
 LOTS 8 & 9, BLOCK "U"
 LAVALAND ADDITION

Existing Lots with Improvements



Proposed Lots with Improvements



Jennie B. Stonesifer
 dated: 8/19/21
 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