

DEVELOPMENT REVIEW BOARD  
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on 2022 agenda – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR 2021-006008

Application No. SD 2022-00202

TO:

Planning Department/Chair

Hydrology

Transportation Development

Albuquerque/ Bernalillo Co. WUA

Code Enforcement

\*(Please attach this sheet with each collated set for each board member)

**NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.**

DRB SCHEDULED HEARING DATE: DEC. 14, 2022 HEARING DATE OF DEFERRAL: \_\_\_\_\_

SUBMITTAL

DESCRIPTION: \_\_\_\_\_

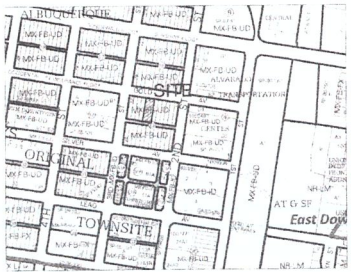
**PLANNING: 1) UPDATED PLAT WITH APPLICATION NUMBER; 2) AGIS APPROVAL EMAIL**

**TRANSPORTATION/PLANNING: DRB DETERMINATION (WAIVER) TO EXISTING SIDEWALK WIDTH ON GOLD AVENUE**

CONTACT NAME: DERRICK ARCHULETA

TELEPHONE: 505-980-8365 EMAIL: arch.plan@comcast.net

PLAT OF LOTS 7-A AND 8-A, BLOCK 23  
 NEW MEXICO TOWN COMPANY'S  
 ORIGINAL TOWNSITE OF ALBUQUERQUE  
 (REPLAT OF LOTS 7-8, BLOCK 23)  
 SECTION 27, T. 10N., R. 3E., N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY 2022



LOCATION MAP  
 ZONE ATLAS MAP NO. K-14-Z

LEGAL DESCRIPTION

LOTS NUMBERED SEVEN (7) AND EIGHT (8) IN BLOCK NUMBERED TWENTY-THREE (23) OF NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE OF ALBUQUERQUE, NEW MEXICO, AS SAID LOTS ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 29, 1882, IN PLAT BOOK D, PAGE 140.

PURPOSE OF THE PLAT

THE PURPOSE OF THIS PLAT IS TO MOVE EXISTING LOT LINE BETWEEN TWO LOTS TO ELIMINATE EXISTING 1.5' ENCROACHMENT OF BUILDING LOCATED ON LOT 8 INTO LOT 7.

SOLAR NOTE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

SUBDIVISION DATA

- PROJECT #2021-006008
- ZONE ATLAS INDEX NO.: K-14
- GROSS SUBDIVISION ACREAGE: 0.1630 ACRE
- TOTAL NUMBER OF EXISTING LOTS: 2
- TOTAL NUMBER OF PROPOSED LOTS: 2
- DATE OF SURVEY: JANUARY 2022

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC), and Quest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive 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.

FREE CONSENT

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LANDS SUBDIVIDED. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS PLAT IS THEIR FREE ACT AND DEED.

NOTES

- BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM, AND ARE BASED ON GPS OBSERVATIONS. DISTANCES ARE GROUND, FIELD AND RECORD DATA. NO RECORD BEARINGS ARE SHOWN ON THE SUBDIVISION PLAT FOR THE SUBJECT PROPERTY
- PROPERTY CORNERS NOT SHOWN AS FOUND WILL BE SET WITH 1/2" REBAR AND CAP MARKED "NMPS 10464". "MAG" NAIL & ID DISK MARKED "NMPS 10464" OR CHISELED "X" IN CONCRETE, UNLESS SHOWN OTHERWISE.
- THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
- NO EASEMENTS ARE SHOWN ON THE RECORDED PLAT OF THE SUBDIVISION, AND NO EASEMENT DOCUMENTS WERE PROVIDED BY THE PROPERTY OWNERS.
- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35001C0334G DATED 9/26/2008.

MRGCD APPROVAL

Approved on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights-of-way, assessments and liens are fully reserved to said District and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.

UTILITY APPROVALS:

PNM: [Signature] DATE 2-11-22  
 NMGC: [Signature] DATE 3/9/2022  
 CENTURYLINK: [Signature] DATE 3-9-22  
 COMCAST: [Signature] DATE 2/2/22



FOR LOT 7-A, RICARDO CHAVES DATE 2/1/22

ACKNOWLEDGEMENT  
 COUNTY OF Bernalillo

STATE OF New Mexico

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2/1/2022

BY Christine V. Chaves

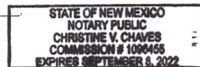
FOR LOT 8-A, PATRICIA I. HARRELL HOECH DATE 2/1/2022

ACKNOWLEDGEMENT  
 COUNTY OF Bernalillo

STATE OF New Mexico

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2/1/2022

BY Christine V. Chaves



APPROVED AND ACCEPTED BY:

DRB NO. 2021-006008  
 CASE NO. SD 2022-00202

DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CITY ENGINEER	DATE
PARKS AND RECREATION DEPARTMENT	DATE
ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
<u>[Signature]</u> A.M.A.F.C.A.	<u>3/7/2022</u> DATE
CODE ENFORCEMENT	DATE
<u>[Signature]</u> MRGCD	<u>3/15/2022</u> DATE
<u>[Signature]</u> CITY SURVEYOR	<u>2/2/2022</u> DATE

TREASURER'S CERTIFICATION

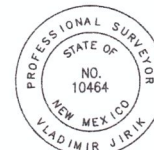
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:  
 LOT 7, BLOCK 23 - UPC 101405721337222608  
 LOT 8, BLOCK 23 - UPC 101405721137322609  
 PROPERTY OWNERS OF RECORD  
 LOT 7: CHAVES RICARDO; LOT 8: HARRELL HOECH PATRICIA I

BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_

SURVEYOR'S CERTIFICATION

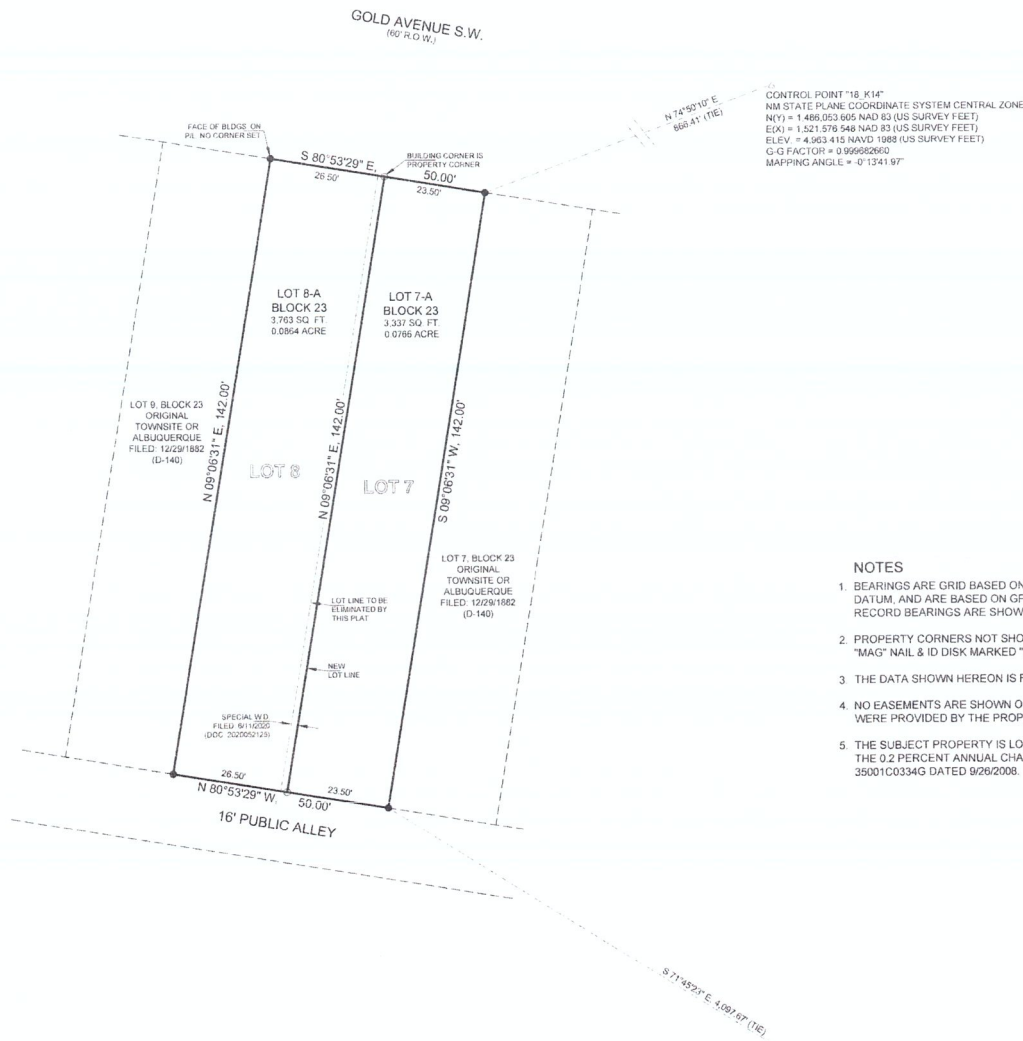
I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature] 2/2/2022  
 VLADIMIR JIRIK, NMPS NO. 10464 DATE  
 PROFESSIONAL SURVEYING LLC  
 P.O. BOX 94565, ALBUQUERQUE, NM 87199  
 OFFICE 505.892.4597, CALL 505.620.4228  
 PROFESSIONAL.SURVEYING@COMCAST.NET



PLAT OF LOTS 7-A AND 8-A, BLOCK 23  
 NEW MEXICO TOWN COMPANY'S  
 ORIGINAL TOWNSITE OF ALBUQUERQUE

(REPLAT OF LOTS 7-8, BLOCK 23)  
 SECTION 27, T. 10N., R. 3E., N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY 2022



CONTROL POINT '16\_K14'  
 NM STATE PLANE COORDINATE SYSTEM CENTRAL ZONE  
 N(Y) = 1,486,053,605 NAD 83 (US SURVEY FEET)  
 E(X) = 1,521,576,548 NAD 83 (US SURVEY FEET)  
 ELEV. = 4,963.415 NAVD 1988 (US SURVEY FEET)  
 G-G FACTOR = 0.99982660  
 MAPPING ANGLE = 0°13'41.97"

NOTES

1. BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM, AND ARE BASED ON GPS OBSERVATIONS. DISTANCES ARE GROUND, FIELD AND RECORD DATA. NO RECORD BEARINGS ARE SHOWN ON THE SUBDIVISION PLAT FOR THE SUBJECT PROPERTY.
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CONTROL POINT '1\_25\_27'  
 NM STATE PLANE COORDINATE SYSTEM CENTRAL ZONE  
 N(Y) = 1,484,404,468 NAD 83 (US SURVEY FEET)  
 E(X) = 1,524,008,553 NAD 83 (US SURVEY FEET)  
 ELEV. = N/A  
 G-G FACTOR = 0.999678736  
 MAPPING ANGLE = 0°13'20.89"



FW: PR 2021-006008

To Derrick Archuleta <arch.plan@comcast.net>

---

Hi Derrick,  
See below from the city.  
Thanks.  
Vlad

Vladimir Jirik, NMPS 10464  
Professional Surveying LLC  
PO Box 94595  
Albuquerque, NM 87199  
505.620.4228  
Email: [professional.surveying@comcast.net](mailto:professional.surveying@comcast.net)

**From:** Muzzey, Devin P. <[dmuzzey@cabq.gov](mailto:dmuzzey@cabq.gov)>  
**Sent:** Tuesday, December 6, 2022 8:58 AM  
**To:** [professional.surveying@comcast.net](mailto:professional.surveying@comcast.net); Planning Plat Approval <[platgisreview@cabq.gov](mailto:platgisreview@cabq.gov)>  
**Cc:** Rodenbeck, Jay B. <[jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)>  
**Subject:** RE: PR 2021-006008

Good Morning Vlad,

The DXF for pr-2021-006008 – New Mexico Town Company’s Original Townsite of Albuquerque, Lots 7-A and 8-A, Block 23 – has been approved. This email will notify the DRB office.

Thank you,  
Devin Muzzey



**Devin Muzzey**  
gis specialist  
e [dmuzzey@cabq.gov](mailto:dmuzzey@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

**From:** [professional.surveying@comcast.net](mailto:professional.surveying@comcast.net) <[professional.surveying@comcast.net](mailto:professional.surveying@comcast.net)>  
**Sent:** Monday, December 5, 2022 4:42 PM  
**To:** Planning Plat Approval <[platgisreview@cabq.gov](mailto:platgisreview@cabq.gov)>; Derrick Archuleta <[arch.plan@comcast.net](mailto:arch.plan@comcast.net)>  
**Subject:** PR 2021-006008

**ARCH+PLAN**  
**LAND USE CONSULTANTS**  
**ALBUQUERQUE NM**

December 15, 2022

Mr. Ernest Armijo, P.E.  
Transportation Development  
600 Second Street NW  
Albuquerque NM 87102

**RE: A request for DRB determination to maintain existing sidewalk width on Gold Avenue.  
PR 2022-006008 / SD 2022-00202**

Mr. Armijo,

ARCH+PLAN Land Use Consultants, agent for Ricardo Chaves and Patricia Harrell Hoech respectfully request your review and consideration to maintain the existing sidewalk width along Gold Avenue at nine (9) feet from the required standard of ten (10) feet.

The intent of the subject application is an interior lot line adjustment between existing Lots 7 and 8, Block 23, New Mexico Town Company's Original Townsite. The existing building on Lot 7 encroaches onto Lot 8 by 1.5 feet. This is the sole intent of the subject application, an effort to fully capture the existing building on one legal lot of record as an opportunity to eliminate this issue. The land use on Lot 7 is a commercial parking lot with an antique store on Lot 8 known as Patrician Design.

Subject to §14-16-6-6(P)(3)(a) of the Integrated Development Ordinance, the request meets the Review and Decision and Criteria in the following manner:

1. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, man-made obstructions, or utility lines.  
**Response: *This portion of Gold Avenue is developed with mature trees, planters, street lights including off-street parking which cannot be easily or economically altered just to accommodate a 1 foot deficiency in sidewalk width. Existing infrastructure and the pre-existing condition does not support the economics of compliance.***
2. The area or site has been recognized as having historical, archaeological, and/or architectural significance by the City, State or federal government, and a Waiver is needed and appropriate to maintain such historical, archaeological, and/or architectural significance.  
**Response: *Although the existing building on-site is not designated as having a recognized significance, it is attached to a registered historic building known as the Hope Building built in 1894. The structure is the only surviving 19<sup>th</sup> century building in Downtown Albuquerque. All buildings between 2<sup>nd</sup> and 3<sup>rd</sup> streets are attached which include the existing building on the subject property and the Hope Building. The requested waiver will support and maintain the significance of all buildings through consistency including the current sidewalk width at 9 feet.***
3. The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.  
**Response: *The properties lies within the New Mexico Town Company's Original Townsite of Albuquerque which was platted in 1882 which is one of the first platted subdivisions in downtown Albuquerque. Lots were platted at 25 feet wide and 142 feet in length establishing***

*character of the lot patterns in many older subdivisions of the time, including the subject lots. Many have remained unchanged for 140 years. In addition, there is existing and mature landscaping along Gold Avenue including planters along the 50 foot frontage of the subject properties. Compliance with the 10 foot standard would pose a challenge to the existing brick sidewalks at 9 feet in width. Application of existing technical standards for the 50 foot frontage would not be in the public interest.*

4. Varying the normal requirements and standards will encourage flexibility, economy, effective use of open space or ingenuity in design of a subdivision, in accordance with the accepted principles of site planning.

**Response: *Varying the normal requirements and standards would be appropriate in this case because the waiver request is for 1 foot of sidewalk at a length of 50 feet along Gold Avenue. Compliance does not support nor encourage flexibility and economy (cost).***

The existing sidewalk functions effectively at 9 feet wide while maintaining consistency at this width throughout the block along Gold Avenue.

Approval of the waiver (determination) will allow the applicant's to complete the lot line adjustment and proceed with correcting and encroachment which has existed for many years.

We respectfully request your review and approval of this request.

Sincerely,

A handwritten signature in blue ink that reads "Derrick Archuleta". The signature is written in a cursive, flowing style.

Derrick Archuleta, MCRP

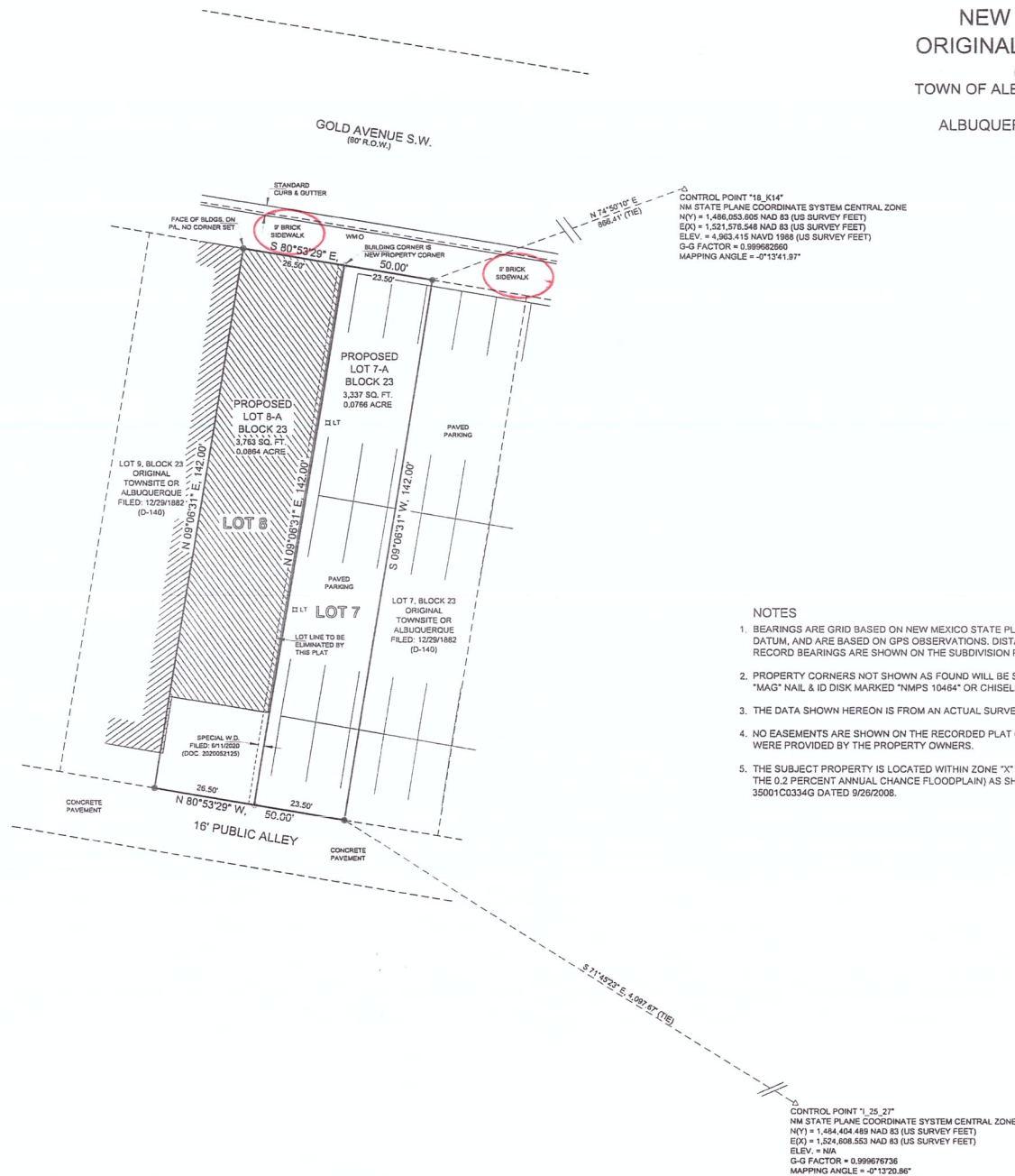


# SITE PLAN / SIDEWALK EXHIBIT

SKETCH PLAT OF LOTS 7-A AND 8-A, BLOCK 23  
 NEW MEXICO TOWN COMPANY'S  
 ORIGINAL TOWNSITE OF ALBUQUERQUE  
 (REPLAT OF LOTS 7-8, BLOCK 23)  
 TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 27  
 T.10N., R.3E., N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JANUARY 2022



LEGEND OF SYMBOLS  
 □ LT LIGHT STAND  
 ○ WM WATER METER



## NOTES

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