



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

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

**BRIEF DESCRIPTION OF REQUEST**

I want to purchase the city parcel between 425/427 Pacific Ave. and 431 Pacific Ave. 87102

**APPLICATION INFORMATION**

Applicant: Julia La Riva Phone: 213-304-8942  
 Address: 427 Pacific Ave. Email: xicanewmx@sbcglobal.net  
 City: Albuquerque State: NM Zip: 87102  
 Professional/Agent (if any): Phone:  
 Address: Email:  
 City: State: Zip:  
 Proprietary Interest in Site: List all owners: City of Albuquerque

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

Lot or Tract No.: V-78-44 Block: Unit:  
 Subdivision/Addition: 002J A LEE ADD MRGCD Map No.: UPC Code:  
 Zone Atlas Page(s): K-14-Z Existing Zoning: Proposed Zoning Residential  
 # of Existing Lots: #1 # of Proposed Lots: #1 Total Area of Site (Acres): 0.08 of an acre

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: N/S Alley Off Pacific Ave. Between: 425/427 Pacific Ave and: 431 Pacific Ave.

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

File No. V-78-44, 11.22.78 (see attached document)

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: *Julia La Riva* Date: 9.20/2021  
 Printed Name: Julia La Riva  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? No if yes, indicate language: \_\_\_\_\_

X 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.

- X Zone Atlas map with the entire site clearly outlined and labeled
- X Letter describing, explaining, and justifying the request
- X Scale drawing of the proposed subdivision plat (7 copies, folded)
- X Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use (7 copies, folded)

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

Interpreter Needed for Hearing? \_\_\_\_\_ 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 (7 copies, 24" x 36" folded)
- \_\_\_\_ Design elevations & cross sections of perimeter walls (3 copies)
- \_\_\_\_ Copy of recorded IIA
- \_\_\_\_ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
- \_\_\_\_ DXF file and hard copy of final plat data for AGIS submitted and approved

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

Interpreter Needed for Hearing? \_\_\_\_\_ 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(K)
- \_\_\_\_ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-5(A)
- \_\_\_\_ Proposed Preliminary / Final Plat with property owner’s and City Surveyor’s signatures on the plat prior to submittal. (7 copies, folded)
- \_\_\_\_ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- \_\_\_\_ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- \_\_\_\_ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
- \_\_\_\_ Proposed Infrastructure List, if applicable
- \_\_\_\_ Required notice with content per IDO Section 14-16-4(K)
- \_\_\_\_ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives
- \_\_\_\_ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
- \_\_\_\_ DXF file and hard copy of final plat data for AGIS submitted and approved

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


**MINOR AMENDMENT TO PRELIMINARY PLAT**

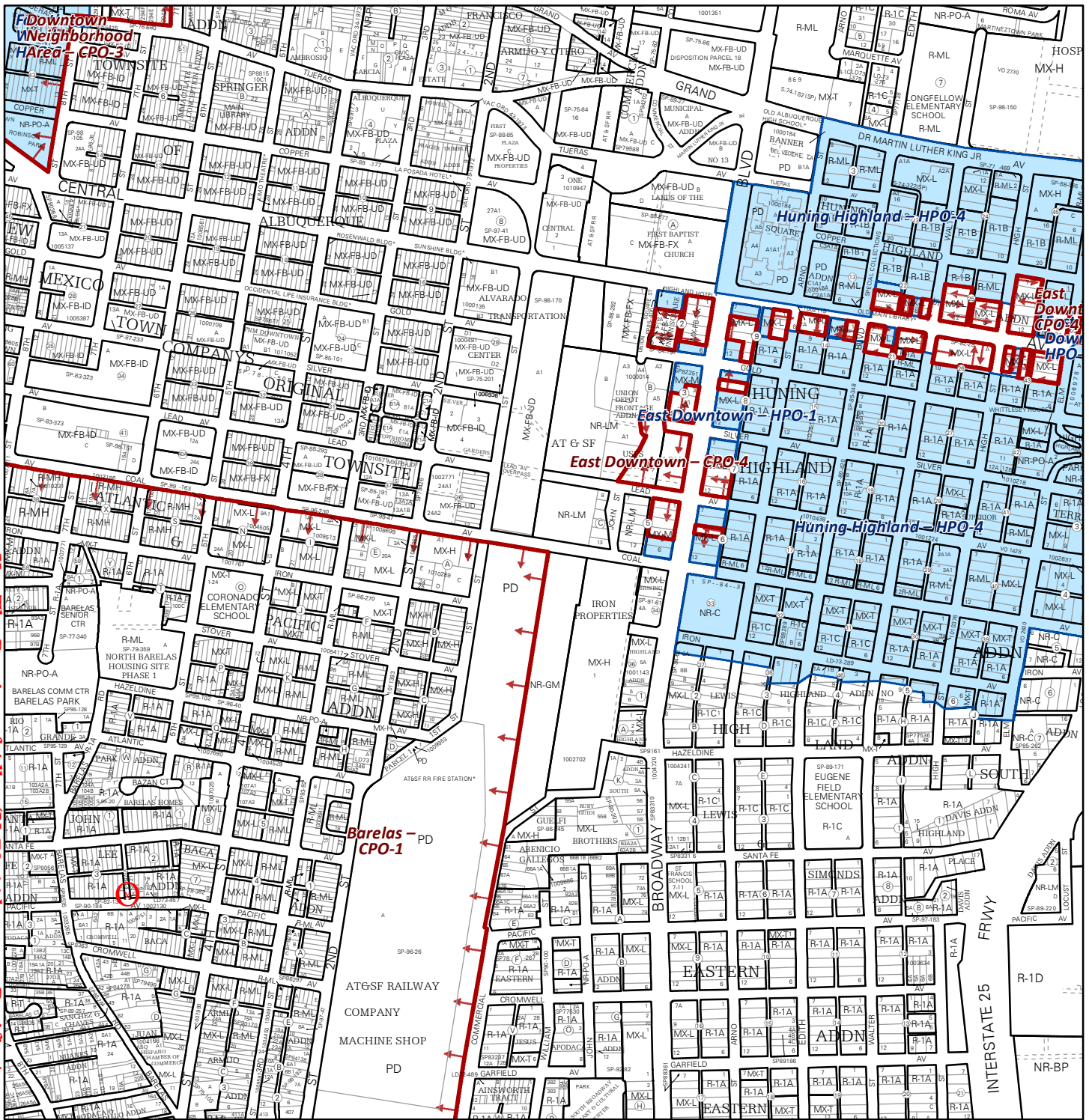
Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

\_\_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](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 14-16-4(X)(2)
- \_\_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- \_\_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- \_\_\_\_ Infrastructure List, if applicable

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


|   |   |
|---|---|
| <b>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.</b> |   |
| Signature: <u>Julia La Riva</u>   | Date: 9.20.2021   |
| Printed Name: Julia La Riva   | <input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent       |
| <b>FOR OFFICIAL USE ONLY</b>  |   |
| Project Number:   | Case Numbers  |
|   | -   |
|   | -   |
|   | -   |
| Staff Signature:  |  |
| Date:   |   |



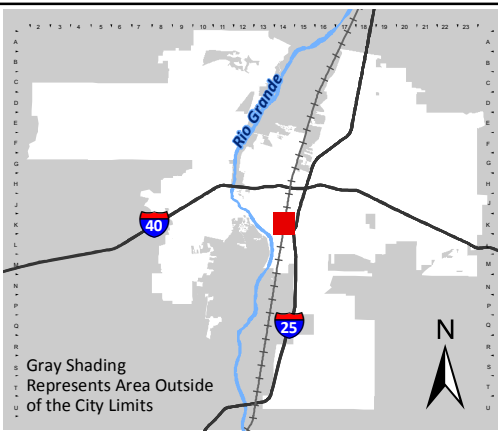
X = The Portion of Alley (V-78-44 between Pacific Av and Alley VO 76-18) being requested for purchase

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).

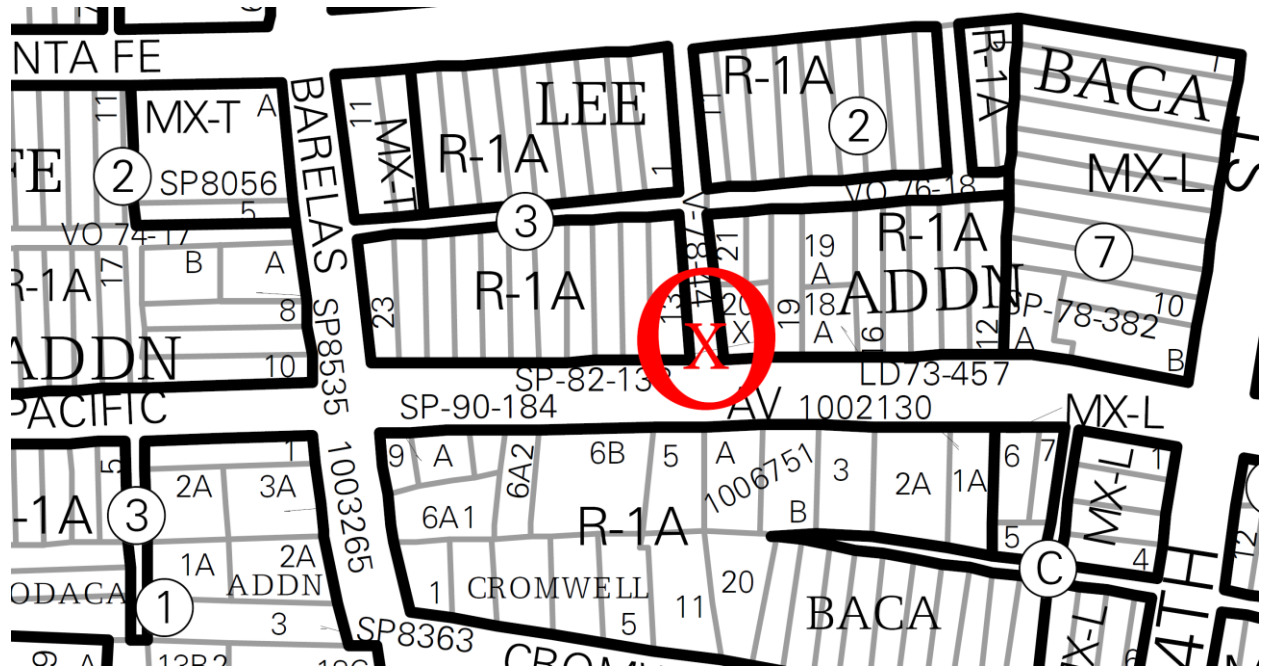


Zone Atlas Page:  
**K-14-Z**

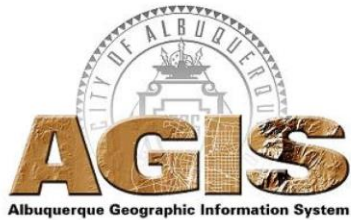
-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

0    250    500    1,000  
 Feet





# 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).



September 15, 2021

To: Development Review Board

From: Julia La Riva, Homeowner 427 Pacific Ave. SW, Albuquerque, NM., 87102

Re: Purchase of City owned, parcel V-78-44 between 425/427 Pacific and 431 Pacific

I would like to purchase the city property V-78-44 that is adjacent to my property at 427 Pacific. I am a back house, with another home that is in front of mine which is located to my south and has direct Pacific Avenue access. My home has been increasingly isolated in back, with this city owned property being my only access to my home. My home is the only property that uses this city parcel as a right of way to access its property.

I have several reasons for needing to purchase the property adjacent to my property.

1. It is my only access to my property from Pacific Avenue
2. The alley is directly in front of my front door, 6 feet
3. I am landlocked as a back house, as the city has built around me
4. The neighbors to the west have continued to encroach on my property and the adjacent city property
5. My water and sewer are the only utilities that run on the city parcel, and I will need permanent access
6. I solely maintain the city property

Background:

This City parcel is unique. The back portion of the city land parcel has been vacated. This vacation, (see attached document) runs at the back end of my property. The vacation was put in place in 1979, due to heavy use, crime and safety. This vacation, means that the Pacific entrance is my sole ingress and egress. The property directly in front, at 425 Pacific, has direct street access, a driveway in the front of their property, and has a house set back far enough so that they easily park their 3 additional cars, plus a 25' trailer home that straddles the city property. Any current legal use of the city parcel as an easement by 425 Pacific, if my purchase is granted, will be honored. The property to the west at 431 Pacific is a full size lot and does not use or have a legal right to use city parcel as a right of way.

The city parcel is directly 6 feet from my property. My home is over 100 years old, and is well maintained and upgraded, however, being the oldest neighborhood in Albuquerque, the City property, which was once a small road, has left my property surrounded by potential heavy traffic, cars, lack of privacy, invasive situations, and extremely crowded and unsafe conditions. The city parcel has been solely maintained by my family, including removal of debris, weed, brush and tree removal, and gravel replacement. The City has not maintained the parcel as long as our family can remember.

This property has had an informal respectful use for many decades, but in the last few years, with the arrival of "new" neighbors, abuses and overuse have brought much strife and lack of enjoyment and peaceful co-existence. I have had to contact repeatedly, in the last several years Parking Enforcement, Albuquerque Police Department, Code Enforcement, and other agencies.

The various city departments have been called out many times, and have assisted to try to alleviate the ongoing issues. One of the last things they've done has been to erect No Parking Signs on the west side of the city property, adjacent to the neighbor's property at 431 Pacific. These No Parking signs run along the full size lot of the property at 431 Pacific which demonstrates that the city parcel is not a right of way for 431 Pacific.

The need for safe, unencumbered access to my property must be made permanent. Though the city has erected No Parking signs and has come out to issue citations and communicate violations with neighbors, the aggressive, invasive behaviors continue. While using the parcel to access my property, other individuals are encroaching on my property not out of necessity but because they can. The City has demonstrated the need to allow me unencumbered access to my property, by erecting the No Parking signs on the west side of the parcel and getting city officials involved, but this has not been enough, and I am still experiencing lack of access, encroachment, and highly aggressive behavior for individuals.

The city parcel I wish to purchase represents no significance to the other properties as far as legal access but rather, is a dumping ground for non-operational cars and trailers that pack the parcel, as you will see when following the link to exhibits. This has become a daily impediment for me and anyone wishing to come to my home.

Because my property is a back half parcel, which is surrounded by city property, and privately owned property I do not have safe ingress and egress and have been often blocked by vehicles. If I am allowed to purchase the property this will alleviate my access issues, and solve other problems mentioned.

The changes over time to the city parcel have changed, and many of those changes occurred prior to adherence to City Codes, such as building and safety, zoning, and my property has unjustly been affected.

Note 1: Mapping submittal included with document. Please see following pages.

Note 2: Additional document provided separately. Please see exhibit file of photos and videos of abusive parking which has limited accessing my home for myself, guests and perhaps as importantly fire and other life safety vehicles in the event of emergency.

Respectfully Submitted,

Julia La Riva, Esq.



# OFFICIAL NOTICE

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Box 1293, Albuquerque, NM 87103

Date November 22, 1978

## NOTIFICATION OF DECISION

File: V-78-44  
Location: Vacation of a portion of the north/  
south alley between Blocks 2 & 3,  
Lee Addition

On November 17, 1978, the EPC Land Controls Board approved the above-mentioned request as amended, thereby vacating a three foot wide portion of the north/south alley extending from the north property line of Lot 21, Block 2, east to the north property line of Lot 13, Block 3, Lee Addition, subject to retention of Utility easements and final disposition of the vacated right-of-way to be discussed with the City Real Estate Officer.

When disposition of the vacated right-of-way has been determined, the Planning Department will prepare the required resolution which must be filed in the office of the Bernalillo County Clerk. Please note that the vacation is not final until said resolution has been recorded, a copy of which will be mailed to the adjacent property owners.

If you wish to appeal this decision, you may do so by 12-4-78 in the manner described below. A non-refundable filing fee of \$40 is required at the time of application.

- A. Appeal to Planning Commission. Any person aggrieved with any determination of the City staff acting under the Subdivision Ordinance may appeal to the Planning Commission by submitting written application on the Planning Department form to the Planning Department within 15 days after the date of the staff's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard and decided by the Planning Commission within 60 days of its filing.
- B. Appeal to City Council. Any person aggrieved with any determination of the Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision (such 15 day period to be determined as in A. above). The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinance have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

You will receive notice if another person files an appeal. If there is no appeal you can receive building permits any time after the appeal deadline quoted above provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the referenced application(s).

Sincerely,

*Jill Danforth*  
Jill Danforth  
Board Secretary

cc: I. Pena, 511 13th St. SW; 87102  
J. Cordova, 436 Santa Fe SW; 87102  
J. Baca, 522 Atlantic SW; 87102  
L. Pohl, 431 Pacific SW  
I. Anaya, 439 Santa Fe SW  
A. Bazon, 431 Santa Fe SW  
A. Montoya, 428 Santa Fe SW  
City Real Estate Officer

Letter of  
Advice





# City of Albuquerque



## Alley Size and Proximity to Structures



### Legend

- Bernalillo County Parcels
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED

### Notes

89 0 44 89 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
9/9/2021 © City of Albuquerque

1: 534

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



# City of Albuquerque



**Item 4: Area of proposed Subdivision plat**



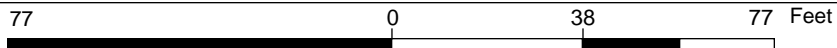
Alley  
plat purchase  
Area of Proposed  
Alley

**Red bar illustrates trailer permanently parked straddling alley / P/L See Goggle street image provided.**

## Legend

- Easements
- Bernalillo County Parcels
- Municipal Limits**
  - Corrales
  - Edgewood
  - Los Ranchos
  - Rio Rancho
  - Tijeras
  - UNINCORPORATED
- World Street Map

## Notes

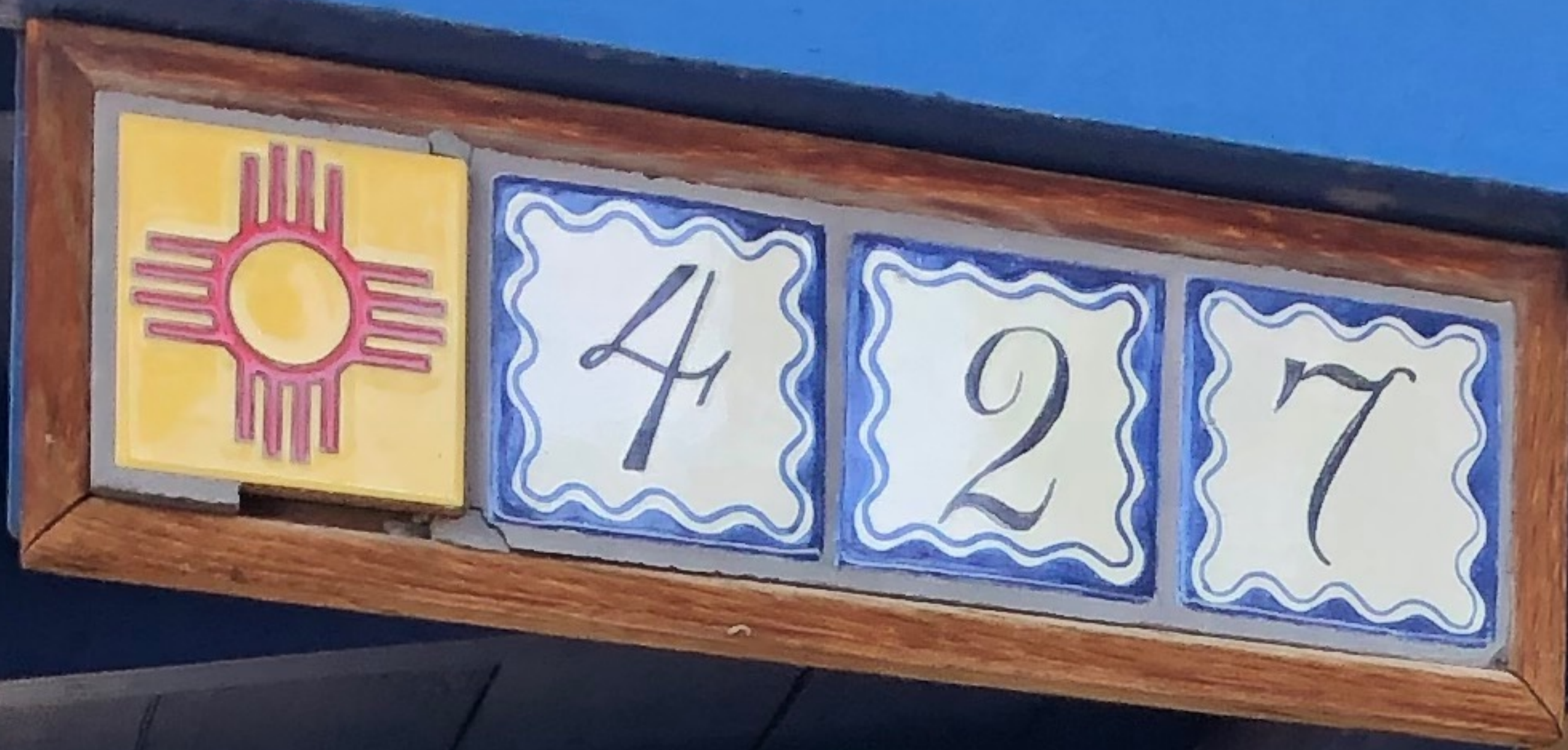




DO NOT  
BLOCK  
DRIVEWAY  
24 HOUR  
ACCESS  
REQUIRED

427 Pacific Ave. and  
City Parcel





**427 Front Door & Distance from city parcel**



• LIVE



Sample of human and vehicle traffic of non-residents at my front door



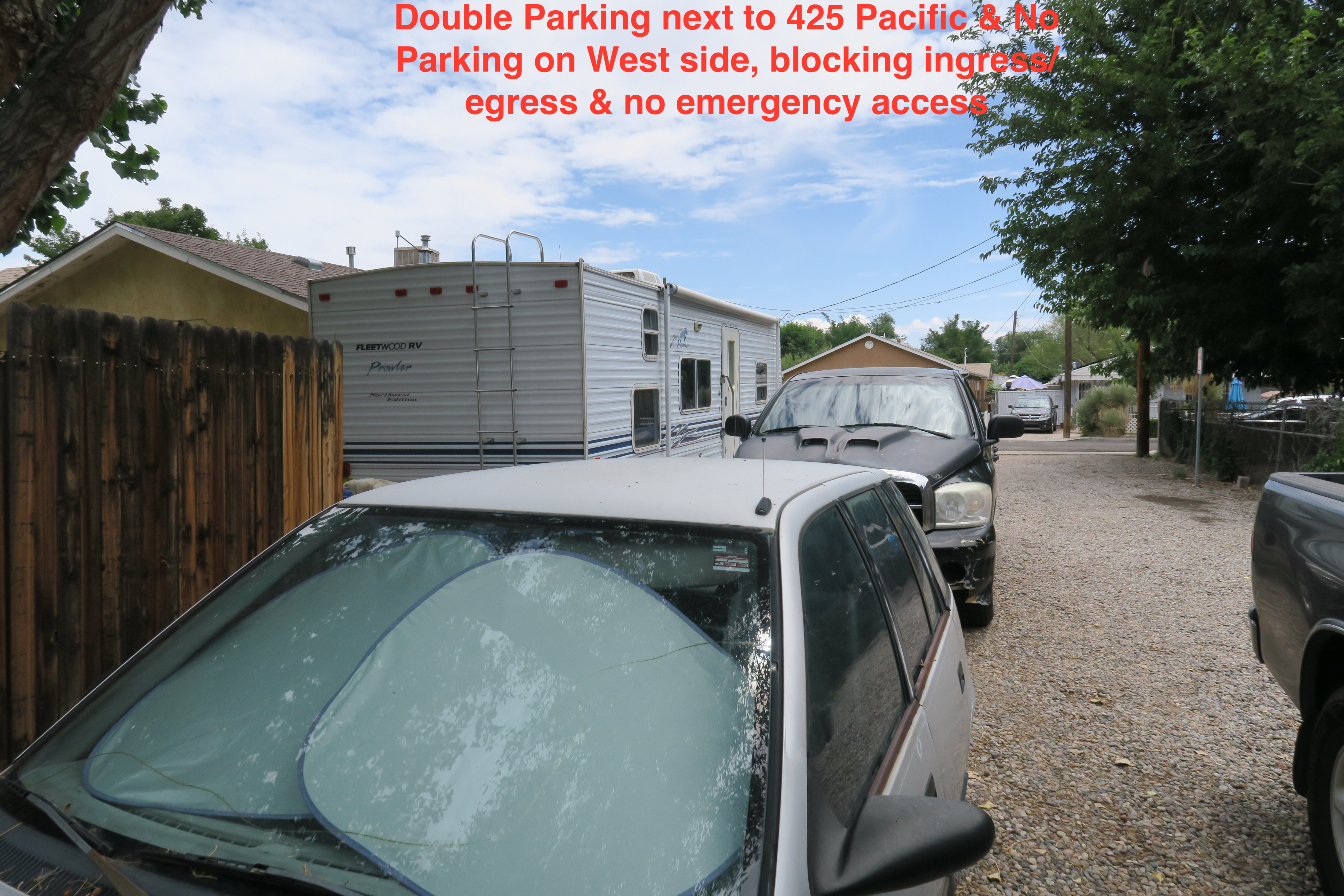




**Double parking on city property, my home buried in back**



**Double Parking next to 425 Pacific & No  
Parking on West side, blocking ingress/  
egress & no emergency access**





**Double parking alongside 425 Pacific, blocking safe ingress/  
egress**







**Double parking alongside 25ft trailer parked on city parcel blocks 427 Pacific ingress/egress/access.**





NO  
PARKING  
DO NOT  
BLOCK  
GATE

**Brush on city parcel before cleared by my household at 427 Pacific**