



Effective 3/01/2022

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) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major - Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major - Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input checked="" 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 (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input checked="" type="checkbox"/> Minor - Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Vacate existing 25' Drainage Easement in rear of lot 3		

APPLICATION INFORMATION		
Applicant/Owner: Michael & Emily Sisneros	Phone: 505-385-4221	
Address: 8319 Petosky NW	Email: esisneros1972@comcast.net	
City: Albuquerque	State: NM	Zip: 87120
Professional/Agent (if any): Community Sciences Corporation	Phone: 505-897-0000	
Address: P.O. Box 1928	Email: tompatrick@communitysciences.com	
City: Corrales	State: NM	Zip: 87048
Proprietary Interest in Site: none	List all owners: Michael & Emily Sisneros	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: 3	Block: 12	Unit: 5
Subdivision/Addition: Volcano Cliffs	MRGCD Map No.: -	UPC Code: 1010062056A0620713
Zone Atlas Page(s): E-10-2	Existing Zoning: R-1D	Proposed Zoning: R-1D
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 0.3435
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 6508 Jade Dr. NW	Between: Emerald Dr. NW	and: B1st St. NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR 2022-00624, PS-2022-00024 (Sketch Plat)		

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:	Date: 5-17-2022
Printed Name: Tom Patrick	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM V: Vacations of Easements or Right-of-way- DRB

Please refer to the DRB meeting schedules for dates and deadlines. Your attendance is required.

VACATION OF RIGHT-OF-WAY – DRB

VACATION OF RIGHT-OF-WAY – COUNCIL

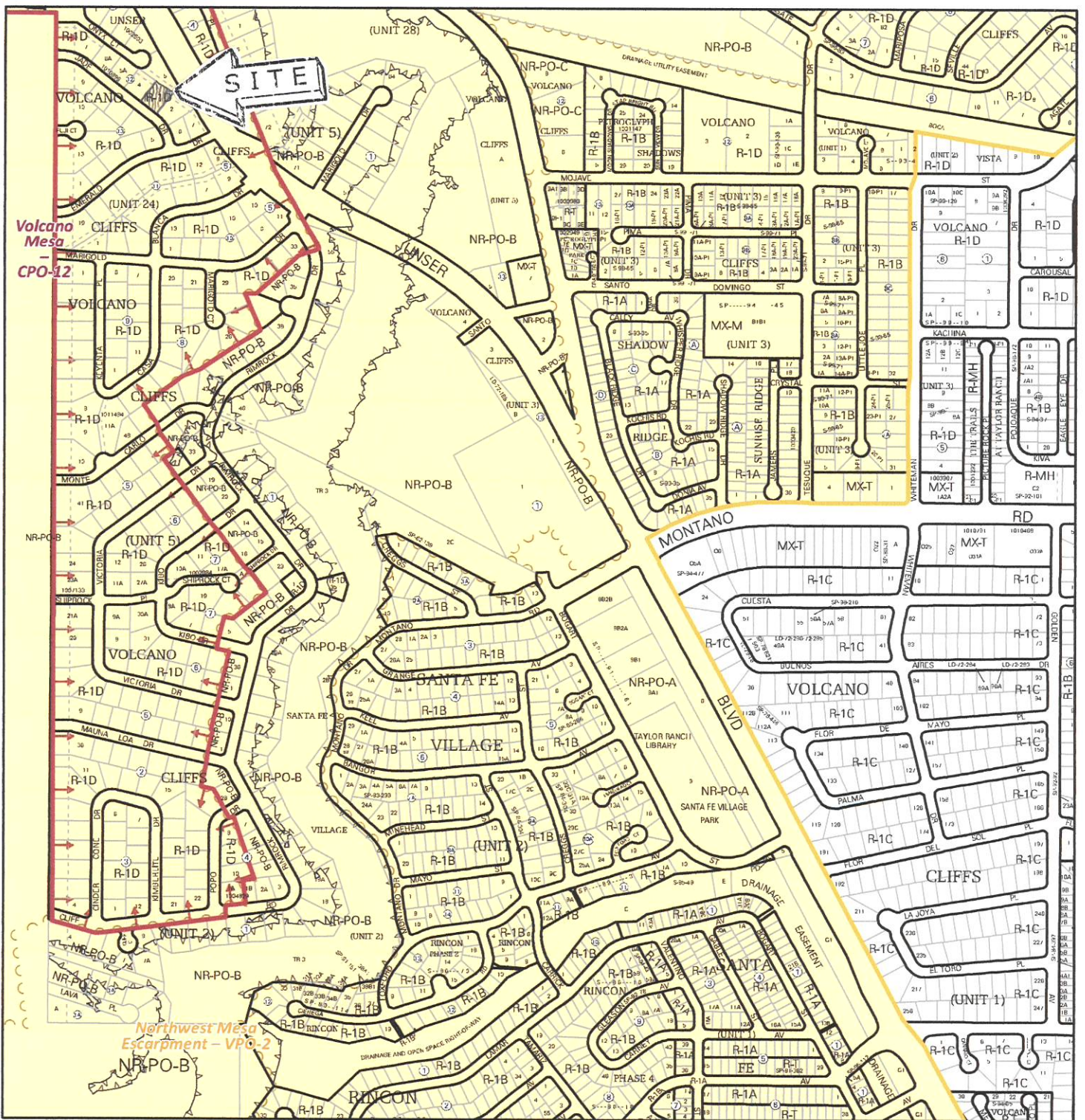
- Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form V 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 of authorization from the property owner if application is submitted by an agent
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- Copy of the complete document which created the easement(s)
Not required for City owned public right-of-way.
- Drawing showing the easement or right-of-way to be vacated
- If easements, list number to be vacated _____
- Square footage to be vacated (see IDO Section 14-16-6-6(M)) _____
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K) and DPM 2-9-(E)(3)
 - Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - Completed neighborhood meeting request form(s)
 - If a meeting was requested/held, copy of sign-in sheet and meeting notes
- Required notices with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination notice inquiry response
 - Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing
- Sign Posting Agreement - IDO Section 14-16-6-8(K)(4) is satisfied

VACATION OF PRIVATE EASEMENT

VACATION OF PUBLIC EASEMENT

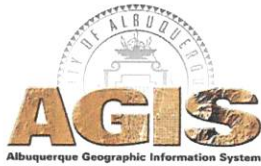
- Interpreter Needed for Meeting? NO if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form V 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 of authorization from the property owner if application is submitted by an agent
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- Copy of the complete document which created the easement(s)
- Drawing showing the easement to be vacated
- List number to be vacated 1
- Proof of Pre-Application meeting (Sketch Plat)

The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.

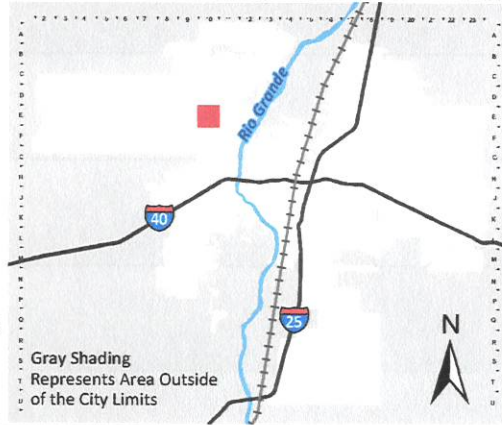


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
E-10-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

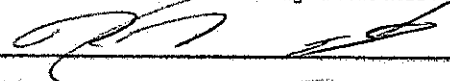
0 250 500 1,000 Feet

Letter of Authorization

To: City of Albuquerque Development Review Authority

RE: Vacation of drainage easement in Lot 3, Block 12, Volcano Cliffs Unit 5

We, Michael and Emily Sisneros, hereby authorize Community Sciences Corporation to act as our agent in that DRB vacation of an existing 25 foot wide Public Drainage Easement Located in said Lot 3.



Michael Sisneros 5/16/22
Date



Emily Sisneros 5-16-22
Date

Title: Property Owners, Lot 3, Block 12, Volcano Cliffs Unit 5

Community Sciences Corporation

Professional Land Surveying & Planning

505.897.0000

505.898.5195 Fax

www.communitysciences.com

May 17, 2022
Development Review Board
City of Albuquerque

RE: Request for Vacation of Public Drainage Easement
Lot 3, Block 12, Volcano Cliffs Unit 5

To: Chair and Board Members,
Community Sciences Corporation (CSC) is acting as the agent for Michael and Emily Sisneros, the owners of Lot 3.

There is an existing twenty-five (25) foot wide Public Drainage Easement across the rear of Lot 3. This easement was granted by the plat of Volcano Cliffs Unit 5, recorded November 1, 1967 in Volume D3, Folio 175, Bernalillo County Records.

There is no existing drainage structure or facility within this easement. The easement is unused for drainage purposes. Other sections of this easement have been vacated by public action in nearby lots (for example see Lots 5-A and 6-A, Book 2016C, Page 0004). This easement, which was granted across Lots 1 through 7, Block 12, is thus no longer continuous and cannot be used for drainage purposes.

We request, therefore, that the portion of this 25 foot wide easement lying entirely within Lot 3 be vacated by the action of this Board. We understand that a plat showing this vacation must be approved by this Board and recorded with the Bernalillo County Clerk within one year of the vacation action.

CSC submits this application to the Development Review Board for review and approval of the proposed vacation action.

Respectfully,



Thomas W. Patrick
New Mexico Professional Surveyor No.12651

Post Office Box 1328
Corrales, New Mexico 87048

DEVELOPMENT REVIEW BOARD
Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Jeff Palmer-Senior Code Enforcement Specialist
Planning Department
jppalmer@cabq.gov

DATE: 3/2/2022

AGENDA ITEM NO: 22

DRB PROJECT NUMBER:

PR-2022-006614

PS-2022-00024 – SKETCH PLAT

*These were the only comments provided.
Sketch plat meeting in lieu of
Pre-Application meeting.*

PROJECT NAME: DOTORE CUSTOM HOMES agent for MICHAEL & EMILY CISNEROS requests the aforementioned action(s) for all or a portion of: LOT 3 BLOCK 12 UNIT 5, VOLCANO CLIFFS SUBDIVISION zoned X, located at 6508 JADE DR between MOLTON ROCK and UNSER containing approximately 0.34 acre(s). (X)

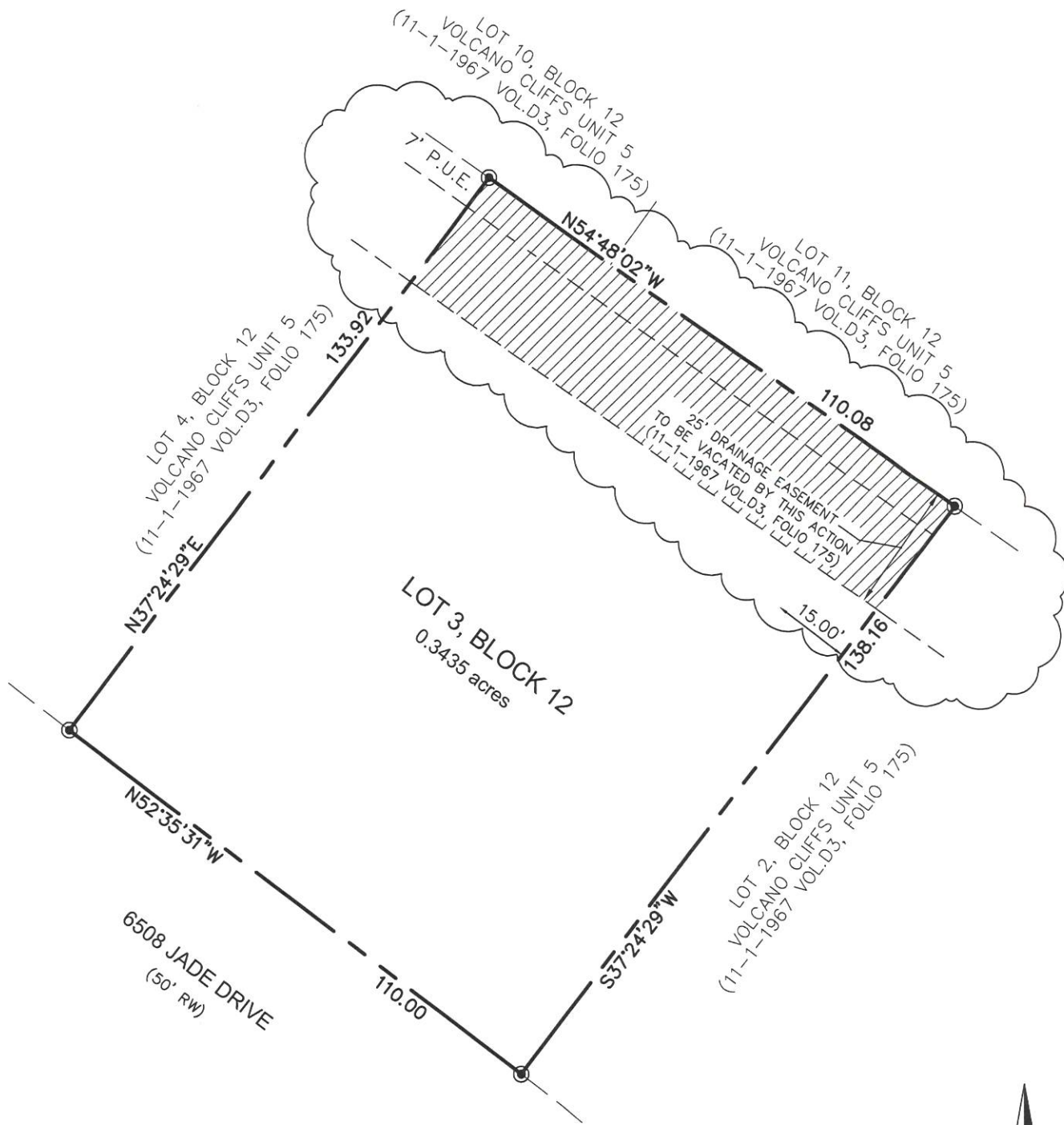
PROPERTY OWNER: X

REQUEST: VACATION OF 25' PUBLIC DRAINAGE EASEMENT

COMMENTS:

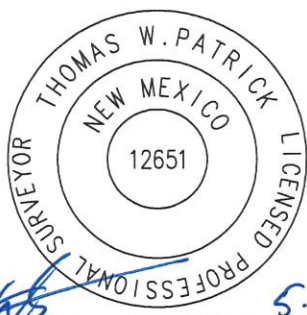
1. Property is zoned R-1D and is located in an Area of Consistency. Must meet all Dimensional Standards as per IDO Table 5-1-1 and section 5-1(C).
2. Property is within CPO-13 (Volcano Mesa Protective Overlay) and VPO-2 (Northwest Mesa Escarpment View Protection Overlay). All standards and requirements of these areas must be followed, in addition to all other sections of the IDO, DPM, and other adopted City regulations.
3. Located within the VPO-2 Height Restrictions Sub-Area, IDO 3-6(E), limiting of building and/or structure height to 15 feet from natural grade. Additional VPO-2 standards include, color restrictions, reflectivity, and screening of equipment from view.
4. CPO-13 standards include Setback Standards, Façade Design, Building Design, Residential Garage Access and Design. Review IDO 3-4(N) for full details of these standards/requirements.
5. CPO-13 minimum Setback Standards for lots larger than 10,000 sq ft are: Front 25 ft; Side 15 ft; Rear 15 ft.

Exhibit A
 Vacation of Drainage Easement
 Lot 3, Block 12
 Volcano Cliffs Unit 5
 6508 Jade Drive N.W.
 City of Albuquerque, Bernalillo County, New Mexico



Description

25' DRAINAGE EASEMENT OF LOT 3, BLOCK 12 TO BE VACATED BY THIS ACTION.



THW Patrick 5.17.2022

THOMAS W. PATRICK
 NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651

