

Teresa McDowell  
809 Ridgecrest Dr SE  
Albuquerque, NM 87108  
[mcdowell.teresa@gmail.com](mailto:mcdowell.teresa@gmail.com)  
505-659-0786

December 21, 2021

To whom it may concern,

I am requesting a hearing to approve the combining of the two lots that compose my property, located at 809 Ridgecrest Dr. SE (and 809 Laurel Dr. SE). Since their inception, these two lots have been essentially a single one due to the beautiful low white adobe wall which encapsulates both and thereby defines the yard. And because these two lots have always been treated as a single lot with a single house and yard, it is unnecessarily burdensome both for general administration of the property and with respect to applications for construction permits I am submitting. Therefor, I am requesting that the two lots be joined legally into a single logical plot.

Parcel Number - 1 017 056 085 378 21605

Lot 20-A BLK 24 Parkland Hills Addition Plat of LTS 18A and 20A BLK 24 (A Repeat of Its 18 19 and 20 BKL 24 together with SWLY 7 Ft Vac Ridgecrest Dr SE adjoining said Lts)

Parcel Number - 1 017 056 092 376 21604

Lot 18-A BLK 24 Parkland Hills Addition Plat of LTS 18A and 20A BLK 24 (A repeat of Lts 18, 19 and 20 BLK 24 together with SWLY 7 Ft Vac Ridgecrest Dr. SE Adjoining said Lts)

Thank you for your consideration,

Teresa McDowell



**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"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Bulk Land 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"/> Extension of Preliminary Plat (Form S1)	<b>MISCELLANEOUS APPLICATIONS</b>	
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<b>SITE PLANS</b>		
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
To join the two lots into one		

<b>APPLICATION INFORMATION</b>		
Applicant: Teresa McDowell		Phone: 505-659-0786
Address: 809 Ridgecrest Dr. SE		Email: McDowell.Teresa@gmail.com
City: Albuquerque	State: New Mexico	Zip: 87108
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: (18-A) (20-A)	Block: # 24	Unit:
Subdivision/Addition: Parkland Hills Addition	MRGCD Map No.:	UPC Code: 101705608537821605 101705609237621604
Zone Atlas Page(s): L-17-Z	Existing Zoning: R-1D	Proposed Zoning
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (Acres):
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 809 Ridgecrest Dr. SE	Between: Laurel Dr. SE	and: Ridgecrest Dr. SE
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		

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: 12/11/2021
Printed Name: Teresa McDowell		<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>		
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: \_\_\_\_\_

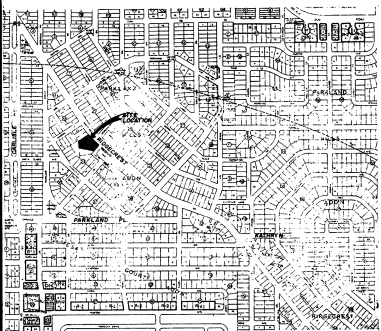
\_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall 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><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></p>	
<p>Signature: </p>	<p>Date: 12/11/2021</p>
<p>Printed Name: Teresa McDowell</p>	<p><input 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> </p>	<p>-</p>
<p> </p>	<p>-</p>
<p> </p>	<p>-</p>
<p>Staff Signature:</p>	
<p>Date:</p>	

SP 92-11-05-08590053



VICINITY MAP  
NOT TO SCALE  
SITE APPEARS ON ZONE ATLAS L-17 (CITY)

39017170 PART OF  
LOTS 18-A & 20-A, BLOCK 24  
PARKLAND HILLS ADDITION  
ALBUQUERQUE, NEW MEXICO

State of New Mexico, County of Bernalillo. This instrument shall be recorded in the office of the County Clerk of Bernalillo County, New Mexico, on November 15, 1992, together with the vacated Southwesterly 7 feet of Ridgecrest Drive S.E., adjacent to said lots, vacated by V-459, City Commission Ordinance No. 2480, filed February 17, 1984 in Book Misc. 45, Page 371.

(A REPLAT OF LOTS 18, 19 & 20, BLOCK 24 TOGETHER WITH SWLY. 7' VAC. RIDGECREST DR. S.E. ADJOINING SAID LOTS)

NOVEMBER, 1992

DESCRIPTION:

Lots numbered Eighteen (18), Nineteen (19) and Twenty (20) in Block numbered Twenty-four (24) of PARKLAND HILLS, an addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on November 15, 1926, together with the vacated Southwesterly 7 feet of Ridgecrest Drive S.E., adjacent to said lots, vacated by V-459, City Commission Ordinance No. 2480, filed February 17, 1984 in Book Misc. 45, Page 371.

FREE CONSENT, DEDICATION

The undersigned owners and proprietors of the property described hereon, do hereby consent to the replatting of said property as shown on this plat, and do hereby grant the public utility easements as shown on this plat, and do hereby dedicate to the City of Albuquerque, New Mexico the additional rights-of-way at the intersection of Ridgecrest Drive SE and Laurel Circle SE as shown on this plat, and the same is with their free consent and in accordance with their desires.

Francis C. Elkin, Owner  
Price B. Elkin, Mortgagee  
Rowena C. Elkin, Mortgagee  
Rowena C. Elkin, Mortgagee

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS

On this 15th day of November, 1992, the foregoing instrument was acknowledged before me by Francis C. Elkin, Owner and Price B. Elkin and Rowena C. Elkin, Mortgagees.

My commission expires 7-1-94

Notary Public

SUBDIVISION DATA

- 1. D.R.B. No.
2. Zone Atlas Index No. L-17 (City)
3. Gross Subdivision Acreage 0.7418
4. Total No. of Lots existing 3
5. Total No. of Lots created 2
6. No. streets were created or deleted by this plat
7. Date of Survey: October 15, 1992

NOTES

- 1. Bearings shown hereon are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Distances shown in parenthesis are per the Amended & Supplemental Plat of Parkland Hills filed 11-15-26, Bk. D1, Pg. 19.
4. All corners were found or set as shown on this plat.

DISCLOSURE STATEMENT

The purpose of this plat is to replat Lots 18, 19 & 20, Block 24, Parkland Hills together with the Southwesterly 7 feet of vacated Ridgecrest Drive S.E., adjacent to said lots, vacated by V-459, City Commission Ordinance No. 2480, filed 2-17-84, Bk. Misc. 45, Pg. 371, making 2 lots as shown on this plat.

EASEMENTS

This Plat shows all easements set forth on Commitment for Title Insurance Policy No. 128-010495, File No. 874120C, dated September 28, 1989, issued by Albuquerque Title Company and Commonwealth Land Title Insurance Company; and as reserved in 1-459, City Commission Vacation Ordinance No. 2480, filed 2-17-84, Bk. Misc. 45, Pg. 371 for utility easement.

PUBLIC UTILITY EASEMENTS:

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

The Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.

U.S. West for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.

Jones Intercable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, together with 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 (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 correcting any violations of National Electric or Safety Code caused by construction or pools, decking, or any structures adjacent to, within or near easements shown on this plat.

PWM DISCLAIMER

By approving this document, PWM does NOT waive or release any easements or easement rights which may have been granted by prior plat, replat or document.

SP-93-19
APPROVED AND ACCEPTED BY:
Subdivision No.
Planning Director
City Engineer
A.M.A.C.C.
Traffic Engineer
City Planning Development Dept.
Mayor
Public Service Company of New Mexico
U. S. West Communications
Jones Intercable
Real Property Division
2-11-93
2-9-93
2-9-93
2-9-93
2-11-93
01/3/93
2/9/93
1-7-93
1-7-93
1-21-93

THIS IS TO CERTIFY THAT FEES ARE CURRENT AND PAID ON UPD BY: 1-21-93 68922-21605
Francis C. Elkin
BERNALILLO COUNTY TREASURER'S OFFICE
A.O. NEEDY 2-19-93

SURVEYOR'S CERTIFICATION
I, Preston E. Hall, New Mexico Registered Professional Surveyor No. 10,042, do hereby certify that this plat was prepared by me or under my supervision, meeting the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and correct to the best of my belief and knowledge.

Preston E. Hall
Preston E. Hall, N.M.P.S. No. 10,042

SHEET 1 OF 2
HALL SURVEYING CO.
12805 Menaul Blvd. N.E.
Albuquerque, New Mexico 87112
Phone: (505) 282-6727
S-5234 FB 92-1 1/1/4 7/92
Client: Francis Elkin

SCALE: 1" = 30'

PLAT OF  
 LOTS 18-A & 20-A, BLOCK 24  
 PARKLAND HILLS ADDITION  
 ALBUQUERQUE, NEW MEXICO  
 (A REPLAT OF LOTS 18, 19 & 20, BLOCK 24  
 TOGETHER WITH SWLY 7' VAC RIDGECREST DR.  
 S.E. ADJOINING SAID LOTS)  
 NOVEMBER, 1992

State of New Mexico ) SS:  
 County of Bernalillo )  
 This instrument was filed for record on

FEB 19 1993  
 RECEIVED IN THE  
 OFFICE OF THE COUNTY CLERK  
 OF RECORDS OF SALT COUNTY FILE NO. 45  
 County Clerk & Recorder  
 Apply Clerk

CURVE DATA

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD	CHORD BRG.
C - 1	1070.00'	08°41'21"	162.27'	162.11'	S44°27'10"E
C - 2	25.00'	91°36'51"	39.97'	35.85'	S02°59'25"E
C - 3	1070.00'	04°56'45"	92.36'	92.33'	S4°34'53"E
C - 4	1070.00'	03°44'36"	69.91'	69.89'	S46°55'38"E

NAD 1927  
 ACS ALUMINUM CAP STATION 14-117  
 NEW MEXICO STATE PLANE GRID  
 COORDINATES (CENTRAL ZONE)  
 X = 194,145.21  
 Y = 1480,137.66  
 ELEVATION = 5316.669  
 MK = -00512.17  
 GROUND TO GRID FACTOR =  
 0.9995853

**SURVEYOR'S CERTIFICATION**  
 I, Preston E. Hall, New Mexico Registered Professional Surveyor No. 10,042, do hereby  
 certify that this plat was prepared by me or under my supervision, meeting the minimum  
 requirements for monumentation and surveys contained in the Albuquerque Subdivision  
 Ordinance, and is true and correct to the best of my belief and knowledge.

*Preston E. Hall*  
 Preston E. Hall, N.M.P.S. No. 10,042

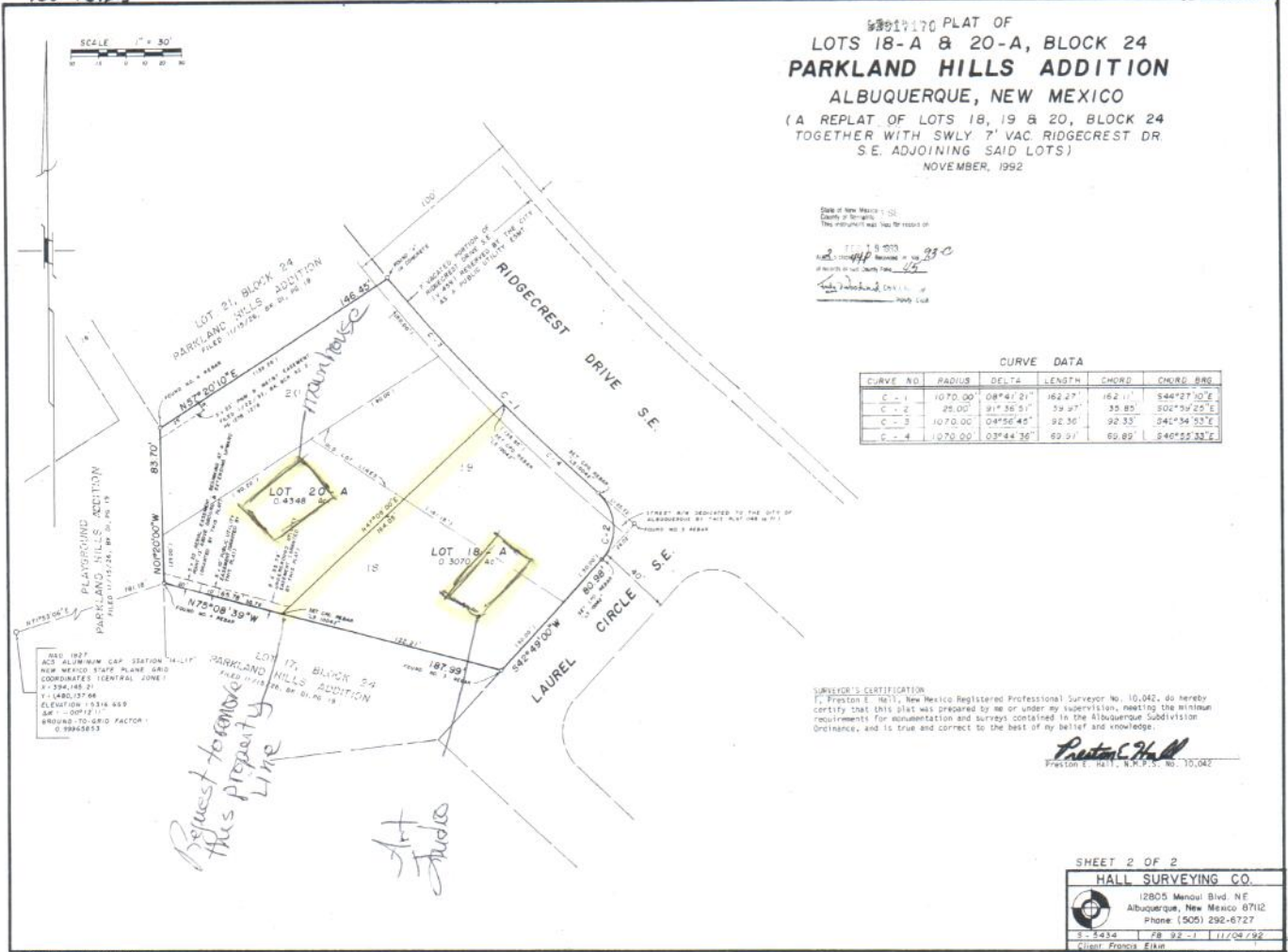
SHEET 2 OF 2

**HALL SURVEYING CO.**  
 12805 Menaul Blvd. N.E.  
 Albuquerque, New Mexico 87112  
 Phone: (505) 292-6727

S - 3434	TS - 92 - 1	11/02/92
Client: Francis Elkin		

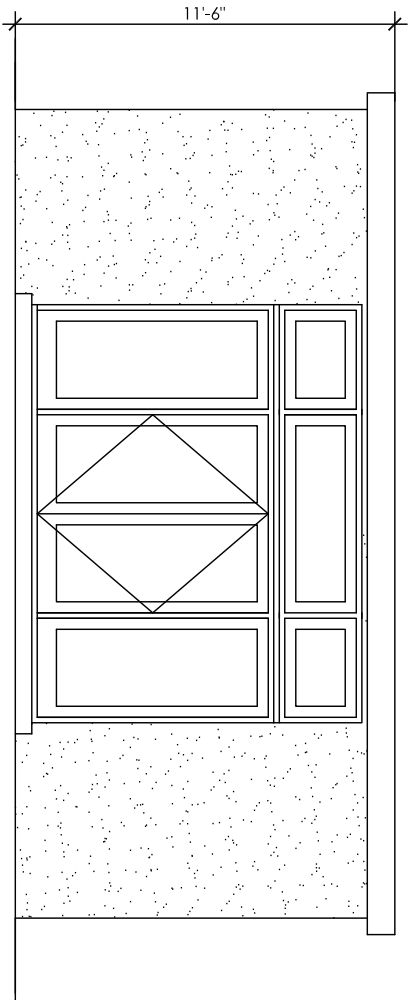




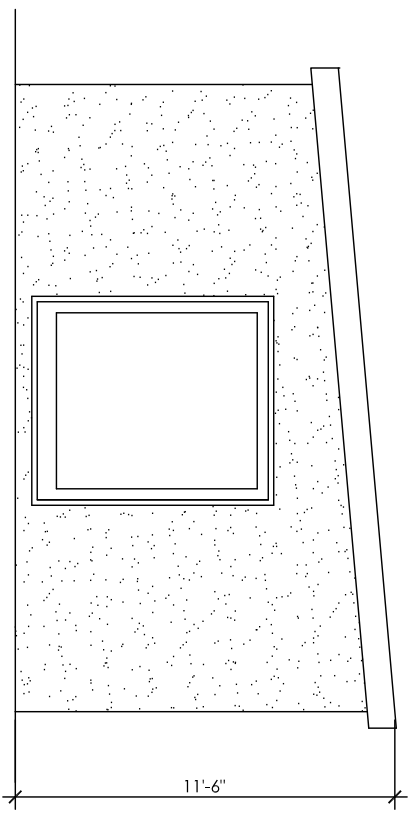


Main house to property line is approximately 30ft  
 The Art Studio will be 20ft from the Laurel sidewalk  
 and approximately 40ft from the Ridgecrest sidewalk  
 No Plumbing or Electric will be in the studio

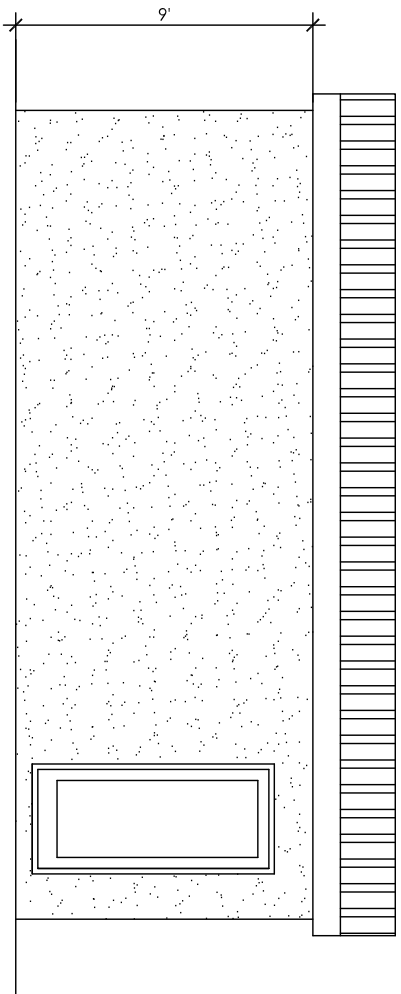




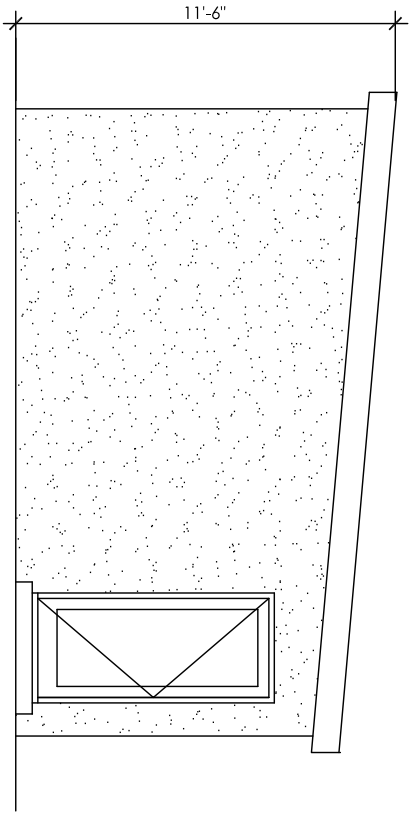
ART STUDIO NORTH-ISH ELEVATION



ART STUDIO EAST-ISH ELEVATION



ART STUDIO SOUTH-ISH ELEVATION



ART STUDIO WEST-ISH ELEVATION

