



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

MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	PRE-APPLICATIONS	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)	
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)	

BRIEF DESCRIPTION OF REQUEST

Revision to existing building envelope. Essentially rotating the envelope 20 degrees counterclockwise while retaining the same number of sides.

APPLICATION INFORMATION

Applicant/Owner: Brian and Laura Eby		Phone: 313-418-7333
Address: 37150 Broodstone Drive		Email: BrianEby@jackentertainment.com
City: Solon	State: Ohio	Zip: 44139
Professional/Agent (if any): Marcus Rasmussen - High Desert Architecture		Phone: 602-670-7674
Address: 255 Staab St.		Email: marcus@highdeserthome.com
City: Santa Fe	State: NM	Zip: 87501
Proprietary Interest in Site: Lot Owner	List <u>all</u> owners: Brian and Laura Eby	

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

Lot or Tract No.: Lot 50	Block:	Unit: 2
Subdivision/Addition: Desert Highlands at High Desert	MRGCD Map No.:	UPC Code: 102406215346620315
Zone Atlas Page(s): E-24-Z	Existing Zoning: R1-D (CPO-5 overlay)	Proposed Zoning R1-D (CPO-5 overlay)
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 1.6876

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 13715 Quaking Aspen NE Between: _____ and: _____

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:	Date: 01/12/2024
Printed Name: Marcus Rasmussen	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent Architect

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022**_ AMENDMENT TO INFRASTRUCTURE LIST**

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

_ INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

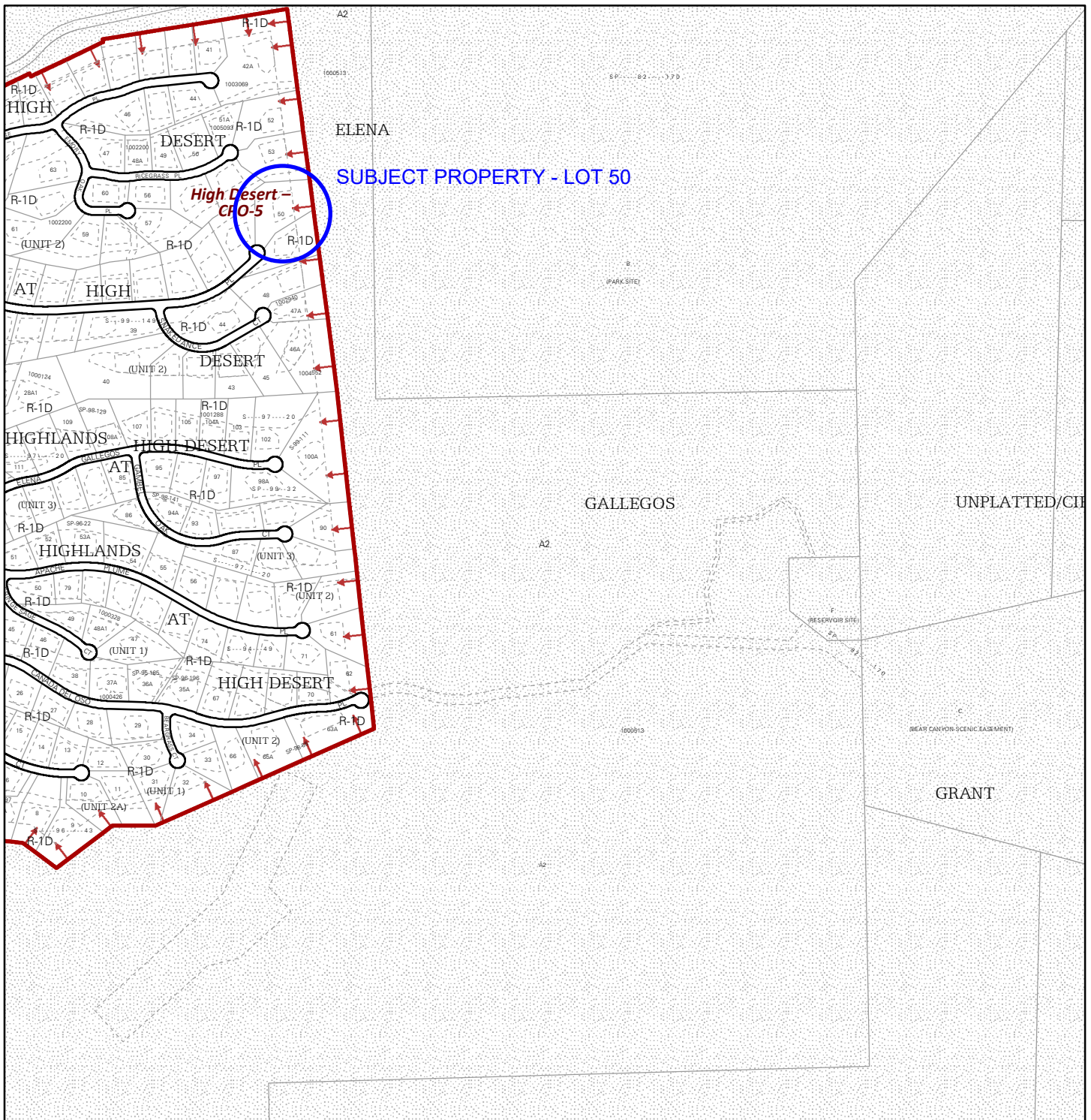
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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT


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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Letter describing, explaining, and justifying the request
- ___ 6) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

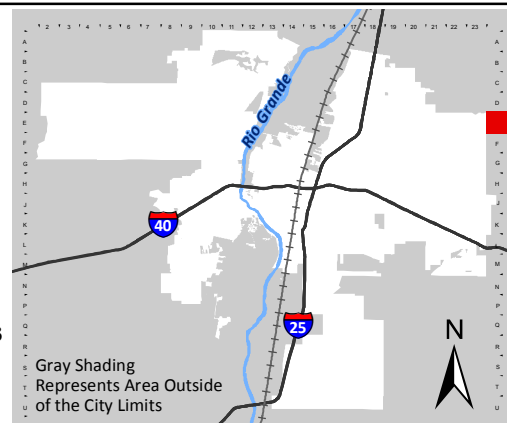


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



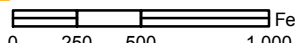
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
E-24-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



Eby Residence - Lot 50 Desert Highlands

January 12, 2024

Attention Development Facilitation Team:

The owners of Lot 50 Desert Highlands at High Desert, Brian and Laura Eby, would like to revise the recorded building envelope to maximize views to the Sandia ridgeline as well as provide more privacy from the existing trails adjacent to their backyard. The proposed envelope is rotated 20 degrees counterclockwise and retains the same number of sides as the recorded envelope with minor adjustments to lengths of sides as requested by the High Desert Committee. The total square footage of the proposed building envelope is 12,000 square feet.

We have reviewed this with the HOA and New Construction Committee (NCC) at High Desert. The NCC has approved our request for a variance to the building envelope. These documents will be included in the application email.

The surveyor, Precision Surveys, Inc., has created an exhibit showing the proposed envelope only and another showing both the proposed and the existing envelopes for reference. Both are included with the application.

I look forward to receiving feedback on the application. Feel free to reach me via email or at 602-670-7674 with any questions.

Best regards,

Marcus Rasmussen AIA
High Desert Architecture
255 Staab St.,
Santa Fe, NM 87501
marcus@highdeserthome.com

MOUNTAIN HIGHLANDS UNIT 2 AT HIGH DESERT
PLAT
(10/02/2003 2003C, 298)

LOT 53
MOUNTAIN HIGHLANDS UNIT 2 AT HIGH DESERT
PLAT
(10/02/2003 2003C, 298)

EXISTING EASEMENT (A PORTION OF
HIGHLANDS DENDRITIC ARROYOS)
GRANTED TO AMAFCA, HIGH DESERT
RESIDENTIAL OWNERS ASSOCIATION, INC.
& HIGH DESERT INVESTMENT
CORPORATION FILED JULY 1, 1996
(BK 96-18 PG 3732-3779)
DOC NO. 96073621

LOT 51
UNIT 2 DESERT HIGHLANDS AT HIGH DESERT
PLAT
(12/01/1999 99C, 322)

LOT 50
UNIT 2 DESERT HIGHLANDS AT HIGH DESERT
(12/01/1999 99C, 322)
AREA=1.6864 ACRES±
73,460 SQ. FT.±

LOT 49
UNIT 2 DESERT HIGHLANDS AT HIGH DESERT
PLAT
(12/01/1999 99C, 322)

TRACT A-2
TRACTS A-1 & A-2 OF A
PORTION OF THE ELENA
GALLEGOS GRANT
PLAT
(10/18/2000 2000C, 275)

EXISTING 100' BUILDING
SETBACK
(11/23/1993 93C, 325)

GENERAL NOTES

- REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION
- REFER TO SURVEY FOR ADDITIONAL INFORMATION

EXTERIOR LIGHTING SCHEDULE

- ⊖ "A" WALL SCONCE - MAXIM LIGHTING | AVENUE LED | S432ABZ - FINISH: ARCHITECTURAL BRONZE
- "B" STEP LIGHT - HINKLEY | TAPER DECK SCONCE WIDE HORIZON 1557BZ - FINISH: BRONZE
- "D" PATHWAY LIGHT - HAMPTON BAY | 12V | 30 LUMENS | FINISH: BRONZE

ALL EXTERIOR LIGHTS SHALL COMPLY WITH COUNTY OF SANTA FE ORDINANCES
REFER TO LIGHTING CUT SHEETS FOR ADDITIONAL INFORMATION



phone 505.363.6234
web www.highdeserthome.com

EBY RESIDENCE

LOT 50 DESERT HIGHLANDS AT HIGH DESERT
13715 QUAKING ASPEN PLACE NORTHEAST
ALBUQUERQUE, NM 87111

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF AND ARCHITECTURE AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, OR REPRODUCTION, REPLICATION BY ANY METHOD, IN WHOLE OR PART IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

Dates
12/26/2023

Drawn and Designed By
R. MARTINEZ, AIA, NCARB
Project Number
HD50
Drawing Number

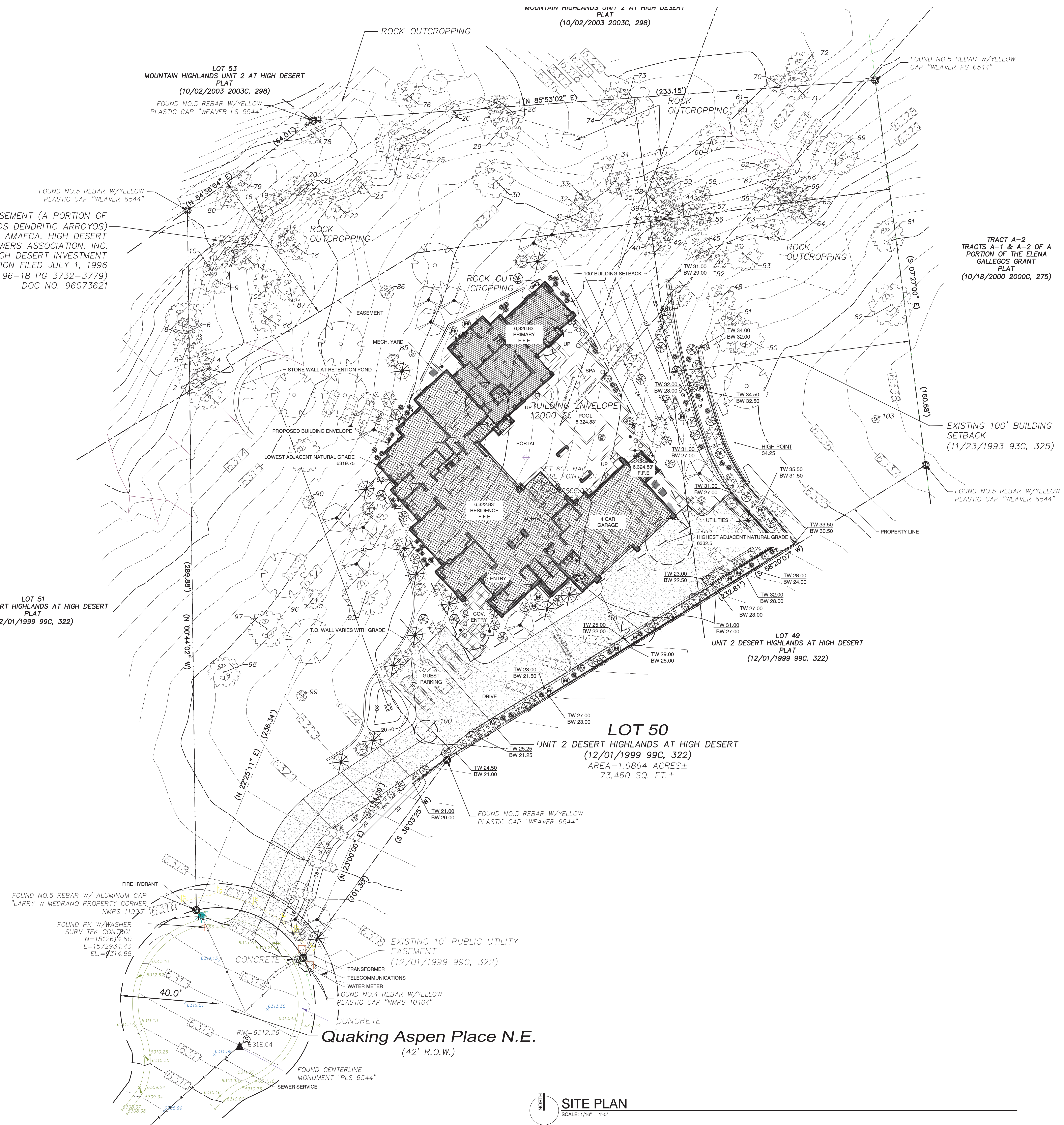
SITE PLAN

A1.1

C:\Users\marm\Documents\High Desert Architecture\Eby Residence\CAD\Eby Residence CD Set 30x42.dwg

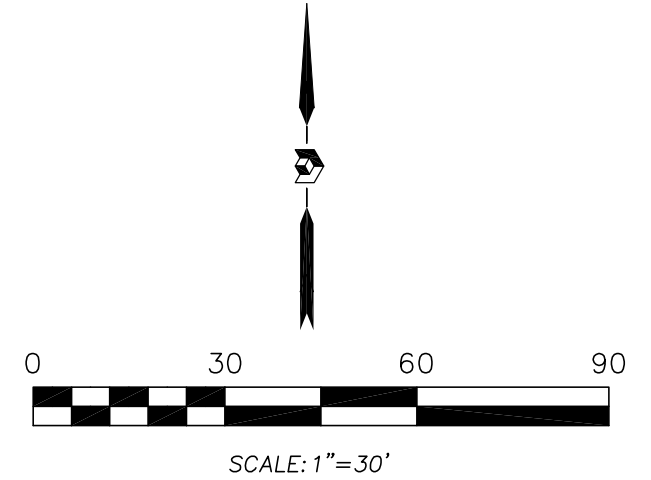
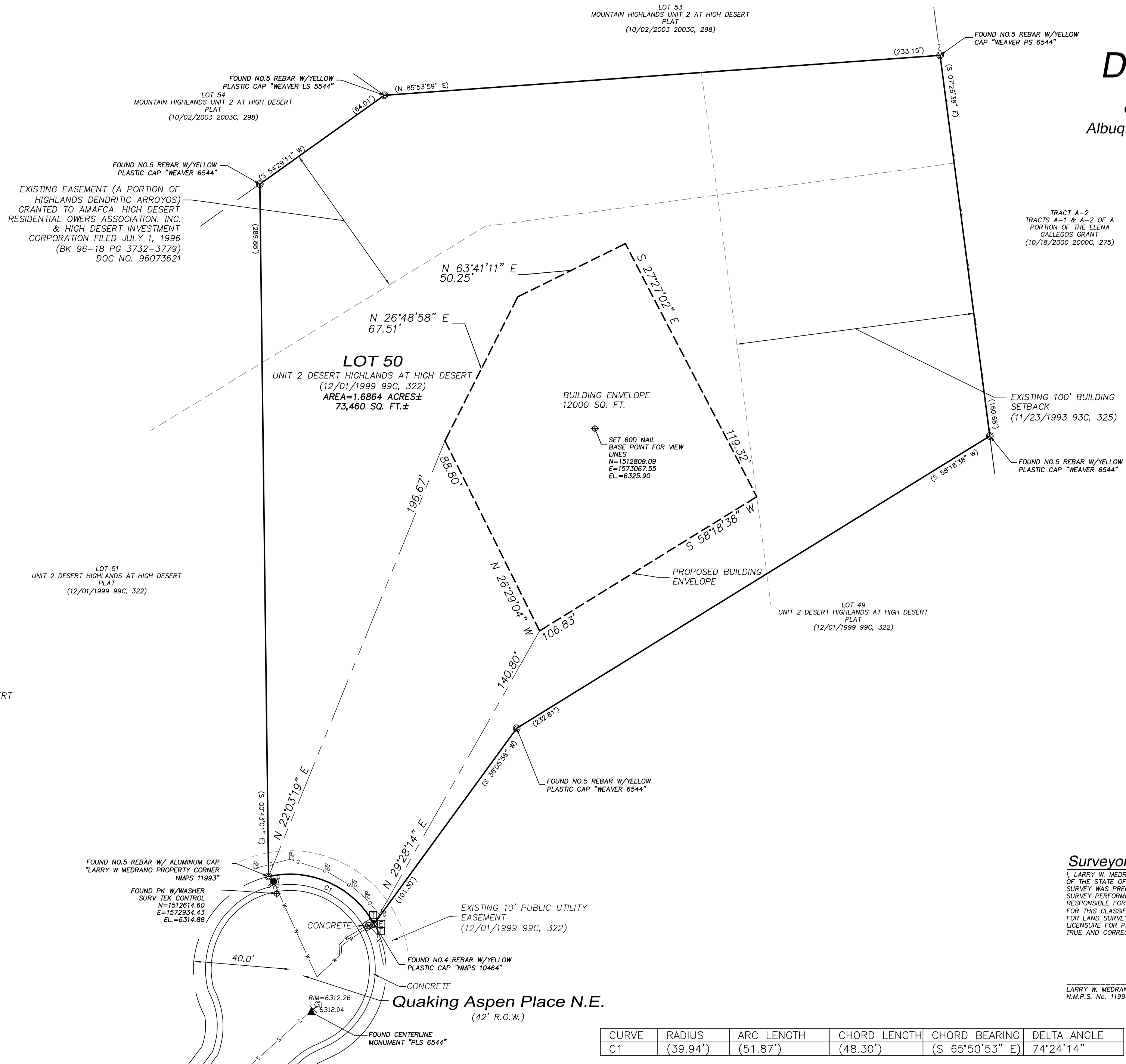
12/27/2023

marm



SITE PLAN
SCALE: 1/16" = 1'-0"

Exhibit Showing Proposed Building Envelope
 Lot 50, Unit 2
Desert Highlands at High Desert
 Albuquerque, Bernalillo County, New Mexico
 October 2023



Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
⊕	CONTROL POINT SET THIS SURVEY
⊞	ELECTRIC BOX
⊞	TELEPHONE PEDESTAL
⊞	WATER METER
⊞	FIRE HYDRANT
⊞	SANITARY SEWER MANHOLE
⊞	GAS PIN FLAG
—X—	BARBED WIRE FENCE
—C—	GAS LINE
—S—	SILT FENCE
—W—	WATER LINE

Notes

- PLAT REFERENCES:
 - UNIT 2 DESERT HIGHLANDS AT HIGH DESERT (12/01/1999 99C, 322)

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS EXHIBIT FOR EASEMENT SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR THIS CLASSIFICATION OF (EASEMENT) SURVEY AS PER THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LARRY W. MEDRANO
 N.M.P.S. No. 11993

DATE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	(39.94')	(51.87')	(48.30')	(S 65°50'53" E)	74°24'14"

COORDINATE AND DIMENSION INFORMATION			PLSS INFORMATION				PROPERTY INFORMATION		PROJECT INFORMATION	
STATE PLANE ZONE: NM-C	GRID / GROUND COORDINATES: GRID	GEOID: 18	LAND GRANT ELENA GALLEGOS GRANT				PROPERTY OWNER BRIAN & LAURA EBY		CREW/TECH: MC	DATE OF SURVEY 06/07-07/06/2023
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	UNITS: U.S. SURVEY FEET	SECTION 25	TOWNSHIP 11 NORTH	RANGE 4 EAST	MERIDIAN NMPM	SUBDIVISION NAME DESERT HIGHLANDS AT HIGH DESERT		DRAWN BY: KM	CHECKED BY: LM
ALBUQUERQUE GEODETIC REFERENCE SYSTEM			CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM	UPC 102406215346620315	OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113		PSI JOB NO. 232183EX	SHEET NUMBER 1 OF 1
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000396684871 GROUND TO GRID: 0.999603472560			ROTATION ANGLE: 0° 00' 00.00"		MATCHES DRAWING UNITS: YES		505.856.5700 PHONE			
DISTANCE ANNOTATION: GROUND			BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0		ELEVATIONS VALID: NO					
BEARING ANNOTATION: GRID			ELEVATION TRANSLATION: ±0.00'							

