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PR-2019-002524 VA-2020-00150

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Mayor Timothy M. Keller

CITY OF ALBUQUERQUE

Albuquerque, New Mexico

Planning Department

INTER-OFFICE MEMORANDUM

June 26, 2020

TO: Pat Davis, President, City Council

FROM: Brennon Williams, Planning Director *BW*
BW 1 Jun 29, 2020 08:39 MDT

Subject: AC-20-7, BP-2020-07262 - PR-2019-002524/VA-2020-00150, John J. Campbell Esq., agent for Mike Gill & Sandy Levinson, appeals the Building Permit BP-2020-0726 for 7911 Kibo Dr. NW, Albuquerque NM, 87120.

OVERVIEW

The subject property, 7911 Kibo Dr. NW, is located in the Northwest Mesa Escarpment-VPO-2 Height Restrictions Sub-Area, View Protection Overlay Zone, IDO Section 14-16-3-6 and Volcano Mesa-CPO 12, Character Protection Overlay Zone, IDO Section 3-4(M). IDO Section 3-6(E)(3) regulates the height of any structure built in the zone and limits the height of the structure to 15 feet, measured from natural grade, without a variance. Section 3-6(E)(3)(b) provides that "For properties with undulating terrain that would require fill as part of site grading, the resulting building shall not be taller than the tallest abutting building located within the Height Restriction sub-area and shall not block views to or from the escarpment, as shown in view plane exhibits."

The following details the decision-making process for the zoning approval for the Building Permit BP-2020-0726 for 7911 Kibo Dr. NW, Albuquerque NM, 87120.

Pursuant to IDO Sections 1-3-(B) and 2-3(B), the purpose of the R-1D zone district is to provide for single-family homes on individual lots with a variety of lot sizes and dimensions. The lot in question, in its original state, cannot have a home built on it due to a life safety risk of flooding because the lot is located below street level. To abide by the IDO Sections 1-3-(B) and 2-3(B) and not precipitate a situation where development entitlements are denied, an administrative review process was created to allow for single-family residential development to occur on this lot and others in Special Assessment District (SAD) 228.

Pursuant to IDO §3-6(E)(3)(c) a property owner may request additional height through a Variance – EPC pursuant to Subsection 14-16-6-6(M). The SAD infrastructure, including the abutting street and drainage facilities constructed at a higher elevation than the subject lot, is not a fault of the owner of this land, therefore administrative relief is necessary for the subject lot to be developable. The same

consideration has been extended to every other property owner in the vicinity with a similar situation. Therefore, the property owner/applicant was given the right to build a home up to 15 feet from an acceptable grade that ensures proper and safe drainage into the City's storm drainage system.

The City created the hardship when the street was designed and installed higher than the natural grade of abutting lots that does not allow proper drainage of the properties. In this case, the owner has the right to apply for a Variance - EPC and request a building height not to exceed 19 feet in height, but chose to only build per the 15 foot height allowed by the IDO.

IDO Section 1-3(I) encourages the conservation and efficient use of water and other natural resources. Abiding with Hydrology's requirement of allowing water to be ponded on the lot and additional water to be directed into the gutter encourages water conservation and efficient use of natural resources. Hydrology and the IDO require a grading and drainage plan to ensure excess water is routed in a direction that minimizes any negative impact to land owner and surrounding neighbors.

Pursuant to IDO Section 1-8(A), [i]f two or more of the regulations in this IDO conflict with each other, the more restrictive provision shall prevail, unless specified otherwise, except that when the provisions of an Overlay zone conflict with any other regulation in this IDO, the provisions of the Overlay zone shall prevail regardless of whether the Overlay zone provisions are less or more restrictive than the other regulations. Per IDO §1-8(B), [i]f any regulation in this IDO conflicts with other applicable laws or regulations of the City, or conflicts with applicable state or federal law, the more restrictive provision shall prevail, unless the provisions of state or federal law, as interpreted by the courts, prevent that result. The Hydrology requirement to protect from flooding and ponding is clearly more restrictive and crucial for life safety than the IDO section meant to protect Character and Views. It is apparent that this section was placed in the IDO for cases such as this. The City in good faith must adhere first and foremost to any Code that protects life safety.

Furthermore, pursuant to IDO Section 6-5(C), all applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-5(C), the DPM, or Article 14-5 of ROA 1994 (Flood Hazard and Drainage Control). In case of a conflict with any standards in the IDO, the standards and procedures of the DPM or the Flood Hazard and Drainage Control Ordinance shall prevail. The language of this subsection is very clear that the DPM (Development Process Manual) or the Flood Hazard Drainage Control Ordinance *shall* prevail over the IDO if any conflict exists. A clear conflict does exist between the IDO and the Flood Hazard Drainage Control Ordinance. To abide by this section of the IDO and follow the law the Flood Hazard Drainage Control Ordinance shall prevail over the IDO. The City of Albuquerque would be in direct violation of its own ordinance if this case was handled any other way than what is written here.

APPEAL

Appeal procedures are found in IDO §14-16-6-4(U). The IDO's Criteria for Decision of an appeal [§14-16-6-4(U)(4)] is whether the decision-making body made one of the following mistakes:

- a) The decision-making body acted fraudulently, arbitrarily, or capriciously.
- b) The decision is not supported by substantial evidence.
- c) The decision-making body erred in applying the requirements of the IDO (or a plan, policy, or regulation referenced in the review and decision-making criteria for the type of decision being appealed).

Standing

Appellants Mike Gill and Sandy Levinson, are the owners of 7909 Kibo Dr. NW, Albuquerque, New Mexico 87120, which is within 100 feet of the subject property. Pursuant to IDO Table 6-4-3 and IDO Section 14-16-6-4(U)(2), the Appellants have standing based upon proximity to the subject property.

REASONS FOR APPEAL & RESPONSE

The following italicized items summarize the appellants' appeal arguments. Staff responses to the appellants' arguments follow each individualized appeal argument.

- 1. The Planning Department has approved a Building Permit for a house 15 feet in height measured from finished grade, which will make the maximum height of the house at an elevation of 5339.5 feet.*

Pursuant to Intergrated Development Ordinance (IDO) Sections 1-8(A) and 6-5(C), the City of Albuquerque must abide by the most restrictive regulation. In this case the Grading and Drainage Plan requires fill for proper drainage and that plan must be adhered to so the City is not in violation of its own regulations and DPM standards.

- 2. The natural grade of the subject property as shown on the Grading and Drainage Plan is 5321.4 feet. the maximum height of the house permitted by IDO 3-6(3) is 15 feet above natural grade or 5336.4 feet.*

The lot in question, in its original state could not have a home built on it due to a life safety risk of flooding because the lot is situated below street level and storm drainage facilities. In order to abide by the IDO and to protect the quality and character of this residential neighborhood, a process was created to allow a single-family home to be built on this lot. The owner of this property abided by Hydrology's requirement to add fill to ensure proper drainage per the DPM and the Drainage Ordinance. Zoning abided by the sections of the IDO that require the most restrictive regulation to prevail.

- 3. The tallest abutting building located within VPO-2 is Appellant's home which is 15 feet in height, measured from the street grade. Thus, the structure for which the Building Permit has been issued will exceed 15 feet in height, measured from the natural grade and will exceed the height of their home which is the only abutting building within the Height restriction sub-area.*

IDO Section 3-6(E)(3)(b) For properties with undulating terrain that would require fill as part of site grading, the resulting building shall not be taller than the tallest abutting building located within the Height Restriction sub-area and shall not block views to or from the escarpment, as shown in view plane exhibits.

The required fill on this lot was not due to undulating terrain but was required for compliance with grading and drainage requirements. Therefore, IDO Section 3-6(E)(3)(b) does not apply in this case.

- 4. IDO 3-6(E)(3) is more restrictive than the master drainage plan and should have prevailed.*

The explicit language of IDO §6-5(C) states that the DPM or the Flood Hazard Drainage Control Ordinance SHALL prevail over the IDO if a conflict exists. A conflict does exist between the IDO and the Flood Hazard Drainage Control Ordinance. To abide by IDO §6-5 (C) the Flood Hazard Drainage Control Ordinance shall prevail over the provisions of IDO.

IDO Section 6-5(C) GRADING, DRAINAGE, OR PAVING APPROVAL

All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-5(C), the DPM, or Article 14-5 of ROA 1994 (Flood Hazard and Drainage Control). In case of a conflict with any standards in this IDO, the standards and procedures of the DPM or the Flood Hazard and Drainage Control Ordinance shall prevail.

5. *The Planning Department's decision to approve a Building Permit administratively for a structure that exceeds the height limitations imposed in the Northwest Mesa Escarpment-VP0-2, View Protection Overlay Zone, without requiring a variance, is contrary to the requirements of IDO Section 14-16-3-6 (E)(3) and (E)(3)(b).*

In its original state, the subject lot is undevelopable for residential use due to a life safety risk of flooding because the lot is situated below street level and storm drainage facilities. Pursuant to IDO §3-6(E)(3)(c), additional height may be requested through a Variance-EPC pursuant to the procedures detailed in Subsection 14-16-6-6(M). It is the view of the Planning Director that the City of Albuquerque cannot cause the resident undue hardship and force them to apply for a variance for a condition that was not caused by them. The applicant/property owner maintains the right to apply for a variance EPC and request a building height not to exceed 19 feet in height but chose to only build to the allowed 15 foot height allowed by the City.

6. *The structure built pursuant to the Building Permit will be in violation of 14-16-6-9(B)(1) and (2) of the Integrated Development Ordinance (IDO).*

Pursuant to IDO Section §1-8(A), if two or more of the regulations in this IDO conflict with each other, the more restrictive provision shall prevail, unless specified otherwise, except that when the provisions of an Overlay Zone conflict with any other regulation in this IDO, the provisions of the Overlay zone shall prevail regardless of whether the Overlay zone provisions are less or more restrictive than the other regulations.

Pursuant to IDO §1-8(B), [i]f any regulation in this IDO conflicts with other applicable laws or regulations of the City, or conflicts with applicable state or federal law, the more restrictive provision shall prevail, unless the provisions of state or federal law, as interpreted by the courts, prevent that result.

IDO Section 6-5(C), all applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-5(C), the DPM, or Article 14-5 of ROA 1994 (Flood Hazard and Drainage Control). In case of a conflict with any standards in this IDO, the standards and procedures of the DPM or the Flood Hazard and Drainage Control Ordinance shall prevail.

Therefore, as detailed herewith, pursuant to IDO §1-8(A) and IDO §6-5(C), IDO sections 14-16-6-9(B)(1) and (2) do not apply in this case.

CONCLUSION

This is an appeal of the zoning approval for the Building Permit BP-2020-0726 for the property located at 7911 Kibo Dr. NW, Albuquerque NM, 87120. The decision is neither arbitrary or capricious, is supported by substantial evidence, and does not conflict with the most restrictive applicable regulations in effect at present. Therefore, zoning approval for BP-2020-0726 should be upheld to avoid a denial of development entitlements.

APPROVED:

A handwritten signature in black ink, appearing to read "J.M. Aranda", written in a cursive style.

James M. Aranda, MCRP
Deputy Director and Zoning Enforcement Officer (ZEO)
City of Albuquerque Planning Department

AC-20-7_Response_Memo_FINAL

Final Audit Report

2020-06-29

Created:	2020-06-29
By:	Lucinda Montoya (lucindamontoya@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAFNBWR3EejxfUWN9-w-eviWUGPFT0CqQr

"AC-20-7_Response_Memo_FINAL" History



Document created by Lucinda Montoya (lucindamontoya@cabq.gov)

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E-signature obtained using URL retrieved through the Adobe Sign API

Signature Date: 2020-06-29 - 2:39:16 PM GMT - Time Source: server- IP address: 143.120.133.65



Signed document emailed to BW (bnwilliams@cabq.gov) and Lucinda Montoya (lucindamontoya@cabq.gov)

2020-06-29 - 2:39:16 PM GMT



Adobe Sign



Residential Building Permit

Permit Number:* BP-2020-07262

June 1, 2020

Job Number: 110087917-001

Page 1 of 3

CITY OF ALBUQUERQUE

PO Box 1293
Albuquerque, New Mexico 87103

Applicant:

Matthew Langley - CU82527315
NE STN 6100 Seagull Suite B-210
Albuquerque, NM 87111
USA

Site Location:

7911 KIBO DR NW, Albuquerque, NM

Specific Location: 7911 KIBO DR NW

Site Information:

Type Of Structure:

Type Of Work: New Building

Work Description: SINGLE FAMILY RESIDENCE
W/GARAGE

Land Area:

Zoning Jurisdiction:

Zoning:

Zoning Approved: Yes

Flood: No

Owner/Tenant Information:

Name: SALEM ISLAR

Address: 6412 THUNDERBIRD

Phone: (505) 270-6783

City: ALBUQUERQUE, NM 87107

Occupancy Information:

Floor: 1 Square Feet: 4459 Finished: Yes Heated: Yes

Sprinklered: N/A Type Of Construction: 5-B Combustible Unprotected

Type Of Occupancy: R-3 Residential (1 or 2 Dwellings)

Floor: Garage Square Feet: 923 Finished: Yes Heated: Unknown

Sprinklered: N/A Type Of Construction: 5-B Combustible Unprotected

Type Of Occupancy: U - Utility and Miscellaneous

Floor: Porch Square Feet: 546 Finished: Yes Heated: Unknown

Sprinklered: N/A Type Of Construction: 5-B Combustible Unprotected

Type Of Occupancy: U - Utility and Miscellaneous

Contractor Information:

Name: OTERO CUSTOM HOMES LLC

Address:

License: ES03-83495, ES07-83495, GB98-83495

Phone: (505) 474-5535

Type: Building

Total Construction Cost:

\$583,570.00

This permit will expire if an inspection is not requested within 6 months or an entire required inspection is not passed within any 6 month period. No refunds will be given after expiration.

Building Safety
Phone: (505) 924-3320



CITY OF ALBUQUERQUE

PO Box 1293
Albuquerque, New Mexico 87103

Residential Building Permit

Permit Number:* BP-2020-07262

June 1, 2020

Job Number: 110087917-001

Page 2 of 3

Fee Information:

Fee Type: Hydrology Fee	Fee Amount: \$ 50.00
Fee Type: Zoning Fee	Fee Amount: \$ 45.00
Fee Type: Application Fee	Fee Amount: \$ 1,203.85
Fee Type: Facilitated Meeting Fee	Fee Amount: \$ 10.00
Fee Type: Posted Sign Fee	Fee Amount: \$ 10.00
Fee Type: Impact: Storm Drain-NW	Fee Amount: \$ 1,327.04
Fee Type: Impact: Road-Citywide	Fee Amount: \$ 1,399.00
Fee Type: Impact: Police-Citywide	Fee Amount: \$ 58.00
Fee Type: Impact: Parks-Trails	Fee Amount: \$ 49.00
Fee Type: Impact: Parks-OpenSpace	Fee Amount: \$ 449.00
Fee Type: Impact: Parks-NW	Fee Amount: \$ 902.00
Fee Type: Impact: Fire-Citywide	Fee Amount: \$ 133.00
Fee Type: Permit Fee	Fee Amount: \$ 1,852.08
Fee Type: Certificate of Occupancy	Fee Amount: \$ 50.00
	Total: \$ 7,537.97

This permit will expire if an inspection is not requested within 6 months or an entire required inspection is not passed within any 6 month period. No refunds will be given after expiration.

Building Safety
Phone: (505) 924-3320



CITY OF ALBUQUERQUE

PO Box 1293
Albuquerque, New Mexico 87103

Residential Building Permit

Permit Number:* BP-2020-07262

June 1, 2020

Job Number: 110087917-001

Page 3 of 3

NOTE: Final inspections are required on all permitted work whether a Certificate of Occupancy is required or not.

Certificate of Occupancy Required? Call (505) 924-3368

YES

NO

Signature

☐☐

Shell Certificate of Completion Required?

YES

NO

Signature

☐☐

Approvals for Certificate of Occupancy (Inspector's signature and date required)

Zoning

Date: _____ (505) 924-3463

Environmental Health - CHPD

Date: _____ (505) 924-3623

Environmental Health - ESD

Date: _____ (505) 768-2633

Solid Waste

Date: _____ (505) 681-2766

Transportation Development

Letter Required

Date: _____ (505) 924-3982

Hydrology

Letter Required

Date: _____ (505) 924-3982

Building Code

Date: _____ (505) 924-3320

Fire

Date: _____ (505) 924-3611

Plumbing

Date: _____ (505) 924-3320

Mechanical

Date: _____ (505) 924-3320

Electrical

Date: _____ (505) 924-3320

Boiler

Date: _____ (505) 924-3325

Elevator

Date: _____ (505) 924-3325

Fire Suppression

Date: _____ (505) 924-3320

This permit will expire if an inspection is not requested within 6 months or an entire required inspection is not passed within any 6 month period. No refunds will be given after expiration.

*Building Safety
Phone: (505) 924-3320*



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

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input checked="" type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: <u>Mike Gill + Sandy Levinson</u>		Phone: <u>977-3373</u>
Address: <u>7909 Kibo NW</u>		Email: <u>sandy@equilisttravel.com</u>
City: <u>Albuquerque</u>	State: <u>NM</u>	Zip: <u>87120</u>
Professional/Agent (if any): <u>JOHN S. CAMPBELL, ESQ.</u>		Phone: <u>910-4781</u>
Address: <u>5600 Eubank Blvd. NE, Suite 220</u>		Email: <u>jscampbell@latlamey.com</u>
City: <u>Albuquerque,</u>	State: <u>NM</u>	Zip: <u>87111</u>
Proprietary Interest in Site:		List all owners:

BRIEF DESCRIPTION OF REQUEST

Appeal of zoning decision in connection with issuance of Building Permit No. BP 2020-07262 (see Form A)

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

Lot or Tract No.: <u>7</u>	Block: <u>7</u>	Unit:
Subdivision/Addition: <u>Volcano Cliffs Unit 2</u>	MRGCD Map No.:	UPC Code: <u>1 010 062 088 202</u>
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning: <u>3082</u>
# of Existing Lots: <u>1</u>	# of Proposed Lots:	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street: <u>Kibo</u>	Between: <u>7911</u>	and:
----------------------------------	----------------------	------

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

Signature: <u>[Signature]</u>	Date: <u>6/3/20</u>
Printed Name: <u>JOHN S. CAMPBELL</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting/Hearing Date:			Fee Total:		
Staff Signature:			Date:		
			Project #		

FORM A: Appeals

Complete applications for appeals will only be accepted within 15 consecutive days, excluding holidays, after the decision being appealed was made.

- ☐ APPEAL OF A DECISION OF CITY PLANNING STAFF (HISTORIC PRESERVATION PLANNER) ON A HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR TO THE LANDMARKS COMMISSION (LC)
- ☐ APPEAL OF A DECISION OF CITY PLANNING STAFF ON AN IMPACT FEE ASSESSMENT TO THE ENVIRONMENTAL PLANNING COMMISSION (EPC)

☒ APPEAL TO CITY COUNCIL THROUGH THE LAND USE HEARING OFFICER (LUHO)

___ 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 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 A at the front followed by the remaining documents in the order provided on this form.

☒ Project number of the case being appealed, if applicable: BP-2020-07262

☒ Application number of the case being appealed, if applicable: _____


☒ Type of decision being appealed: Zoning Decision on Building Permit

☒ Letter of authorization from the appellant if appeal is submitted by an agent

☒ Appellant's basis of standing in accordance with IDO Section 14-16-6-4(U)(2) Attached

☒ Reason for the appeal identifying the section of the IDO, other City regulation, or condition attached to a decision that has not been interpreted or applied correctly, and further addressing the criteria in IDO Section 14-16-6-4(U)(4) Attached

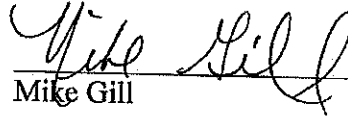
___ Copy of the Official Notice of Decision regarding the matter being appealed


<i>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.</i>	
Signature: <u>[Signature]</u>	Date: <u>6/3/20</u>
Printed Name: <u>JOHN S. CAMPBELL</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	

APPOINTMENT OF AGENT AND AUTHORIZATION

We hereby appoint John S. Campbell, Esq. of Resnick & Louis, P.C. to file an appeal of the decision of the Planning Department in connection with the issuance of Building Permit for 7911 Kibo Dr. NW, Albuquerque, New Mexico, and authorize him to act on our behalf in such proceedings.

Dated: June 2, 2020


Mike Gill


Sandy Levinson
7909 Kibo Dr. NW
Albuquerque, New Mexico 87120

BASIS OF STANDING AND REASON FOR APPEAL

This is an appeal of the Planning Department in connection with the issuance of a Building Permit, No. BP-2020-07262 for 7911 Kibo Dr. NW, Albuquerque, New Mexico 87120, attached as Exhibit 1.

Basis of Standing. Appellants, Mike Gill and Sandy Levinson, are the owners of 7909 Kibo Dr. NW, Albuquerque, New Mexico 87120, which is within 100 feet of the subject property. Appellants have standing based upon proximity to the subject property pursuant to IDO Table 6-4-3 and IDO Section 16-16-6-4(U)(2).

Reasons for Appeal the subject property is located in the Northwest Mesa Escarpment-VPO-2, View Protection Overlay Zone, IDO Part 14-16-3-6. Section 3-6(E)(3) regulates the height of any structure built in the zone and limits the height of the structure to 15 feet, measured from natural grade, without a variance. Section 3-6(E)(3)(b) provides that "For properties with undulating terrain that would require fill as part of site grading, the resulting building shall not be taller than the tallest abutting building located within the Height Restriction sub-area and shall not block views to or from the escarpment, as shown in view plane exhibits."

The Grading and Drainage Plan for the subject property, a copy of which is attached as Exhibit 2, provides that the elevation of the lot is to be raised from natural grade to an elevation of FF 5324.50. The natural grade as shown on the Grading and Drainage Plan is 5321.4.

The Planning Department has approved a Building Permit for a house 15 feet in height measured from finished grade, which will make the maximum height of the house at an elevation of 5339.5. See permitted plans attached as Exhibit 3.

The natural grade of the subject property as shown on the Grading and Drainage Plan is 5321.4. the maximum height of the house permitted by IDO 3-6(3) is 15 feet above natural grade or 5336.4. See Isaacson & Arfman Report dated June 2, 2020, attached as Exhibit 4.

The Building Permit thus permits the construction of a house whose height will be 18.1 feet above natural grade.

The tallest abutting building located within VPO-2 is Appellant's home which is 15 feet in height, measured from the street grade. Thus, the structure for which the Building Permit has been issued will exceed 15 feet in height, measured from the natural grade and will exceed the height of their home which is the only abutting building within the Height restriction sub-area.

The Planning Department, in a letter dated May 29, 2020, the Planning Department has advised that it made an administrative decision to approve the application for Building Permit for the subject property without requiring a variance. A copy of the Planning Department's May 29, 2020, letter is attached hereto as Exhibit 5. The basis of the decision is a conflict between the IDO requirements and the requirements of the master drainage plan for the area. See, Exhibit 6.

IDO Part 16-14-1-8(B) provides: "If any regulation in this IDO conflicts with other applicable laws or regulations of the City, or conflicts with applicable state or federal law, the more restrictive provision shall prevail, unless the provisions of state or federal law, as interpreted by the courts, prevent that result."

IDO 3-6(E)(3) is more restrictive than the master drainage plan and should have prevailed. The Planning Department's decision to approve a Building Permit administratively for a structure that exceeds the height limitations imposed in the Northwest Mesa Escarpment-VPO-2, View Protection Overlay Zone, without requiring a variance, is contrary to the requirements of IDO Part 14-16-3-6 (E)(3) and (E)(3)(b). The structure built pursuant to the Building Permit will be in violation of IDO, Part 14-16-6-9(B)(1) and (2).

EXHIBIT 1


[Contact Us](#)
[Home](#) | [Sign In](#)

Building Permit BP-2020-07262 (Issued)

Status: Issued
Application Date: Feb 20, 2020
Issue Date: Jun 1, 2020
Completed Date:
Expiration Date: Dec 1, 2020

Description: Residential - Single Family - New Building

[Details](#) [Inspections](#)

DETAILS

Type of Building Permit: Residential
Location: 7911 KIBO DR NW, Albuquerque, NM
Specific Location: 7911 KIBO DR NW
Work Description: SINGLE FAMILY RESIDENCE W/GARAGE
Type of Work: (None)
Type of Structure: Single Family **Number of Units:**
Other:

PARCELS

Parcel ID	Address	Net Acres
10-100-6208820830802	7911 KIBO DR NW, Albuquerque, NM	0.34
	Total Area:	0.34

OWNER / TENANT

Name: SALEM ISLAR

RESIDENTIAL

Type of Heat: (None)
Fireplace: (None)
Total Square Feet: 5,928

UTILITIES

Water Supply Type: (None)
Sewer Type: (None)
Septic Permit Number:
New Gas Service: ☐
New Power Service: ☐

ZONING

County Zoning: ☐
Zoning Code: (None)
Zoning Approved: ☐ **In Flood Zone:** ☐
Other Zoning Jurisdiction: (None)

RELATED INFORMATION

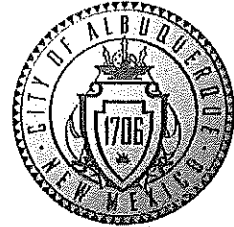
Type	Description
Building Occupancy	Occupancy: R-3 Residential (1 or 2 Dwellings) 4459 Sq. Ft.
Building Occupancy	Occupancy: U - Utility and Miscellaneous 546 Sq. Ft.
Building Occupancy	Occupancy: U - Utility and Miscellaneous 923 Sq. Ft.
Building Contractor	OTERO CUSTOM HOMES LLC Phone: (505) 474-5535, No License Numbers

Screen ID: 972087

EXHIBIT 2

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 23, 2020

David Soule, P.E.
Rio Grande Engineering
PO Box 93924
Albuquerque, New Mexico 87199

RE: **Lot 7 Block 7 S.A.D. 227 Unit 2**
7911 Kibo Dr. NW
Grading and Drainage Plan
Engineers Stamp Date 3/12/20 (E10D060)

Dear Mr. Soule,

Based upon the information provided in your submittal received 3/16/20, this plan is approved for Grading Permit. Please inform the builder/owner to attach a copy of this approved plan and letter into the construction sets in the permitting process prior to sign-off by Hydrology.

Reiterate to the Owner/Contractor that a separate permit for any garden/retaining wall must be obtained, with the approved G&D plan.

Prior to Building Permit approval, a **Pad Certification** will be required. Inform the contractor/owner not to pile dirt in the street as a ramp to climb the curb. If dirt is found in the street the pad cert. will be denied.

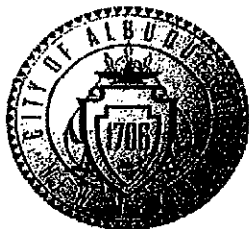
Prior to **Certificate of Occupancy release**, Engineer Certification per the DPM checklist of this plan will be required.

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Hydrology
Planning Department

RR/EA
C: File E10D060



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: 7911 KIBO Building Permit #: Hydrology File #: E10D060

DRB#: EPC#: Work Order#:

Legal Description: LOT 7 , BLOCK 7 VOLCANO CLIFFS UNIT 2

City Address: 7911 KIBO

Applicant: Phil Herrera Contact:

Address:

Phone#: Fax#: E-mail:

Other Contact: RIO GRANDE ENGINEERING Contact: DAVID SOULE

Address: PO BOX 93924 ALB NM 87199

Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: david@riograndeengineering.com

TYPE OF DEVELOPMENT: PLAT X RESIDENCE DRB SITE ADMIN SITE

Check all that Apply:

DEPARTMENT:

X HYDROLOGY/ DRAINAGE
TRAFFIC/ TRANSPORTATION

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

X BUILDING PERMIT APPROVAL
CERTIFICATE OF OCCUPANCY

TYPE OF SUBMITTAL:

ENGINEER/ARCHITECT CERTIFICATION
PAD CERTIFICATION
CONCEPTUAL G & D PLAN
X GRADING PLAN
DRAINAGE REPORT
DRAINAGE MASTER PLAN
FLOODPLAIN DEVELOPMENT PERMIT APPLIC
ELEVATION CERTIFICATE
CLOMR/LOMR
TRAFFIC CIRCULATION LAYOUT (TCL)
TRAFFIC IMPACT STUDY (TIS)
STREET LIGHT LAYOUT
OTHER (SPECIFY)
PRE-DESIGN MEETING?

PRELIMINARY PLAT APPROVAL
SITE PLAN FOR SUB'D APPROVAL
SITE PLAN FOR BLDG. PERMIT APPROVAL
FINAL PLAT APPROVAL

SIA/ RELEASE OF FINANCIAL GUARANTEE
FOUNDATION PERMIT APPROVAL
GRADING PERMIT APPROVAL
SO-19 APPROVAL
PAVING PERMIT APPROVAL
GRADING/ PAD CERTIFICATION
WORK ORDER APPROVAL
CLOMR/LOMR
FLOODPLAIN DEVELOPMENT PERMIT
OTHER (SPECIFY)

IS THIS A RESUBMITTAL?: X Yes No

REVISED FOOT PRINT DUE DO SET BACK REQUIREMENTS

DATE SUBMITTED: By:

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED:

FEE PAID:

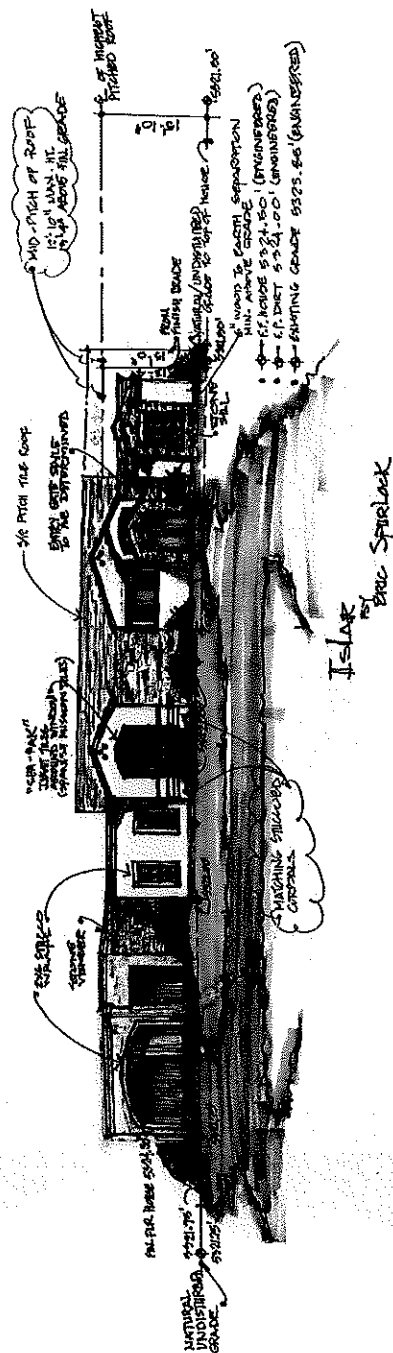
EXHIBIT 3



Eric Spurlock
Custom Home Design

ERIC SPURLOCK
6100 BRADSHAW LANE NE
SUITE B-210
ALBUQUERQUE, NM 87110
TEL: (505) 773-0789

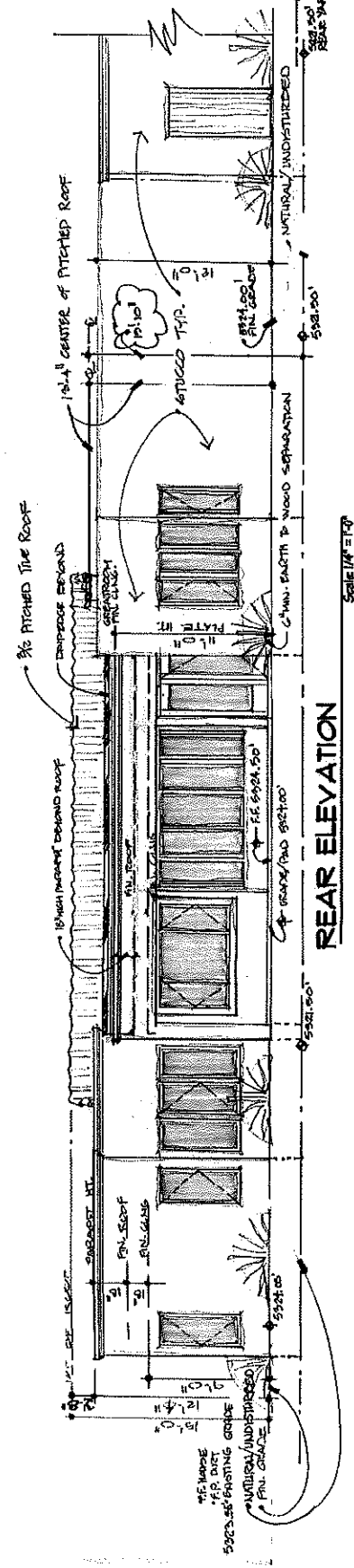
ES



FRONT ELEVATION

NOTES
(SEE SIDE/REAR ELEVATIONS FOR
HEIGHT BREAKDOWN'S TYP.)

ISLAR RESIDENCE
A CUSTOM RESIDENCE
7811 KIBBO DRIVE NW
ALBUQUERQUE, NM 87109



REAR ELEVATION

SCALE 1/4\"/>

ELEVATIONS

EXHIBIT 4



June 2, 2020

Sandra Levinson
7909 Kibo Dr. NW
Albuquerque, NM 87120

RE: 7911 KIBO DR. NW (7911)

Dear Ms. Levinson,

We have reviewed the following information relating to your concerns regarding the above referenced property:

- SAD 227 Unser Boulevard Middle Section Drainage Report. This report was prepared by Wilson & Company, Inc. dated June 2003 for the Volcano Cliffs Property Owner's Association. It was obtained from the CABQ Drainage Management Plans database. This drainage report identifies approximately 25% of your property and 75% of the adjacent property as part of SAD 227 Basin 5 which is to drain to Kibo Drive to enter the master planned storm drain system.
- CABQ Hydrology File E10D060 containing the approved Grading and Drainage Plan for the 7911 property.
- The documents you provided regarding the Northwest Mesa Escarpment View Protection Overlay District 2.

Regarding the proposed 7911 finish floor elevation (5324.50) and building height:

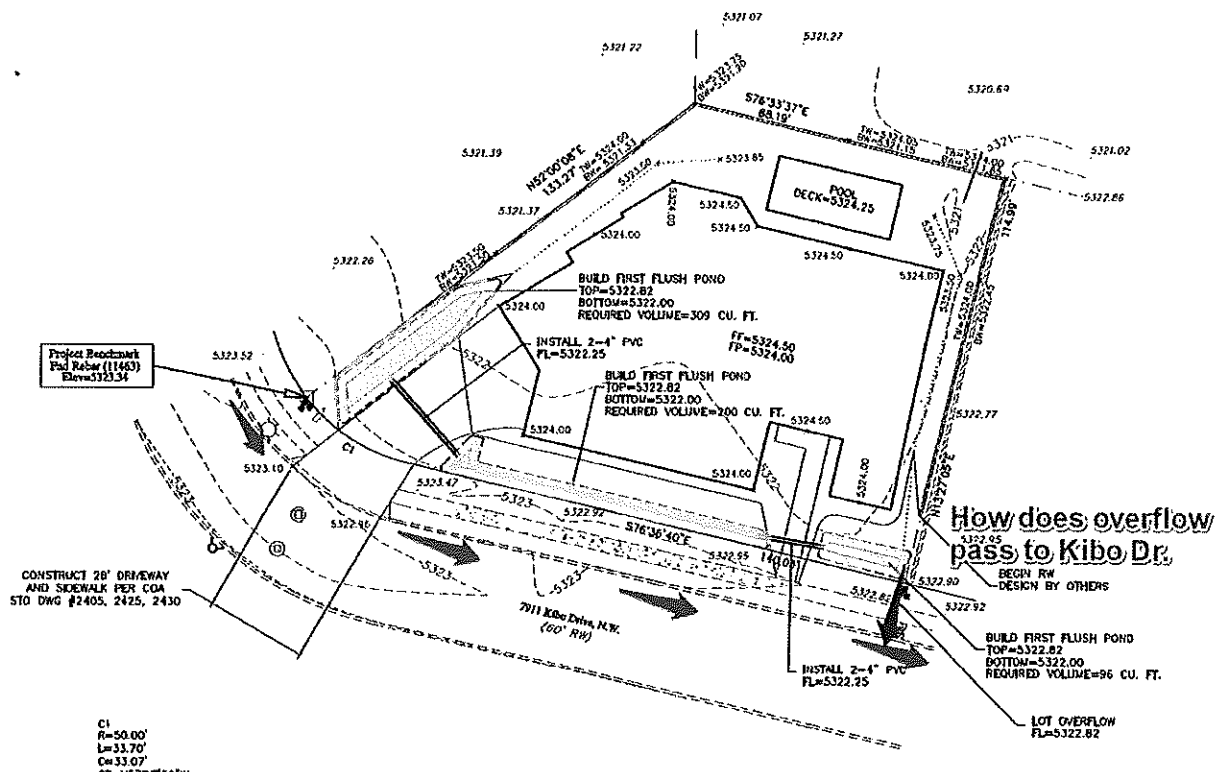
- Kibo Drive slopes from west to east. Street flow enters a storm drain inlet on the east side of your cul-de-sac.
- Based on the SAD 227 Drainage Report, the majority of the 7911 property is located within drainage basin 5 which is supposed to drain to Kibo Drive to enter the storm drain system.
- Based on the survey information provided on the Engineer's plan, the street flowline grade at the west side of the property appears to be 5323.1. This implies the finish grade at the property line to be 5324.1 based on 8" (curb height) +2% slope within the right-of-way (another 0.3'±).
- The site historically slopes to the north where the low point is at the NE corner of 7911 at 5321±.
- In order to drain the property to the street as intended by the SAD 227 plan, the property would need to be elevated.
- With a proposed FF elevation of 5324.50, the grades around the building and at the garage entry point would, typically, be 0.5' below FF elevation (5324.0). We believe that the proposed FF elevation of 5324.0 is acceptable in order to drain the property to the street.

We don't have access to your property Grading & Drainage Plan to compare the building FF elevations but your property is located at the low point of the street so it would make sense that the property to your west would be at a higher elevation.

There are two points of concern we would like to identify:

1. The SAD 227 Drainage Report notes that the Basin 5 allowable discharge is based on the following land treatments: 12%A, 15%B, 39%C and 34%D. Therefore, the required ponding (based on 100-year 24-hour Drainage Design Criteria for City of Albuquerque Section 22.2 DPM Vol. 2) would be 740 CF.
2. The three ponds fronting the 7911 property are equalized with two 4" dia. pipes to act as a single pond. Once this pond fills with storm water, it is required to overflow all developed storm water to Kibo Drive. There are no existing / as-built / proposed spot elevations that clearly show that this will occur. Instead, the alternative would be that the ponds overflow at the property corner and turn to drain through your property.

The pond volume may need to be increased and there should be a clear path for 7911 stormwater to discharge to the street so that they don't enter into your property.



Regarding the maximum building height for 7911 Kibo Dr., the City of Albuquerque Integrated Development Ordinance (IDO) restricts the building heights to 15 above natural grade per Part 14-16-3: Overlay Zones: Northwest Mesa Escarpment – View Protection Overlay Zone VPO-2. Section 3-6[E](3):

Structure Height

The following standards apply in the Height Restrictions Sub-area shown on the map above (attached).

3-6[E] is accepted as the lowest point around the perimeter of the structure. From interpolation of the natural grades found on the 7911 Kibo grading plan, the natural grade would be established as 5321.4. The highest point of the structure would be 15 higher or an elevation of 5336.4.

Sincerely,
Isaacson & Arfman, Inc.

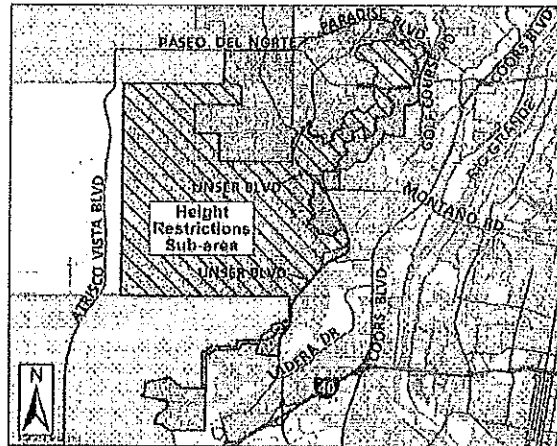

Fred C. Arfman, PE

attachment

3-6(E) NORTHWEST MESA ESCARPMENT – VPO-2

3-6(E)(1) Applicability

The VPO-2 standards apply in the following mapped area. Where the VPO-2 boundary crosses a lot line, the entire lot is subject to these standards.



3-6(E)(2) Protected Views

Views protected by this VPO-2 are looking to and from the Petroglyph National Monument, Volcanic Escarpment, and Volcano Mesa.

3-6(E)(3) Structure Height

The following standards apply in the Height Restrictions Sub-area shown in the map above.

3-6(E)(3)(a) Structure height shall not exceed 15 feet, as measured from natural grade.

3-6(E)(3)(b) For properties with undulating terrain that would require fill as part of site grading, the resulting building shall not be taller than the tallest abutting building located within the Height Restriction sub-area and shall not block views to or from the escarpment, as shown in view plane exhibits.

3-6(E)(3)(c) Additional height may be requested through a Variance – EPC pursuant to Subsection 14-16-6-6(M).

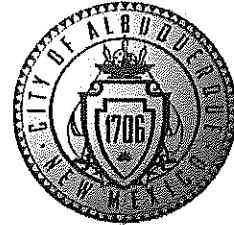
1. No structure shall exceed 19 feet in height from the finished grade, inclusive of any Variance granted.
2. When a Variance is requested for structure height, the visual impact of additional structure height on views to and from the escarpment shall be minimized through at least 1 of the following techniques:
 - a. Height/Slope
An increase in height in response to slope to produce a stepped-down effect and a smooth transition in scale. For example, 1 foot of additional structure height may be granted for every 3 feet to 4 feet of drop in ground elevation from a base elevation established at the

EXHIBIT 5

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

Plaza Del Sol Building, Suite 300
600 2nd Street NW
Albuquerque, New Mexico 87102



Timothy M. Keller, Mayor

May 29, 2020

VIA EMAIL, icampbell@rlattorneys.com

John Campbell
Resnick & Louis, P.C.
5600 Eubank Blvd NE, Suite 220
Albuquerque, New Mexico 87111

Re: Building permit for 7911 Kibo Dr. NW

Dear Mr. Campbell,

This correspondence pertains to your May 4th letter to our Building Safety Division regarding the building permit application for 7911 Kibo Dr. NW.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

This property is located within an area where a master drainage plan requires fill to build any structure. Taken together, the fill requirement and the standards of the Integrated Development Ordinance (IDO), including the Northwest Mesa Escarpment View Protection Overlay District 2 (VPO-2), Section 14-16-3-6(E), and variances for height restrictions in VPO-2, Section 14-16-6-6(M)(1)(c), inadvertently prevents the property owner from building a home on the site. In examining the totality of the circumstances, the Planning Department has made an administrative decision to grant a building permit to 7911 Kibo Dr. NW (BP-2020-07262) because the conflict between these requirements would otherwise render the property effectively unusable.

Sincerely,

Brennon Williams
Planning Director

cc: Robert Griego, Deputy Director, Planning Department
Angelo Metzgar, Code Compliance Manager
Shahab Biazar, City Engineer
Nicole Sanchez, Assistant City Attorney

EXHIBIT 6

SITE PLAN ADMINISTRATIVE REVIEW
1-8(B) IDO Height restriction conflicts with other regulation
BP# 2020 07262

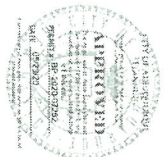
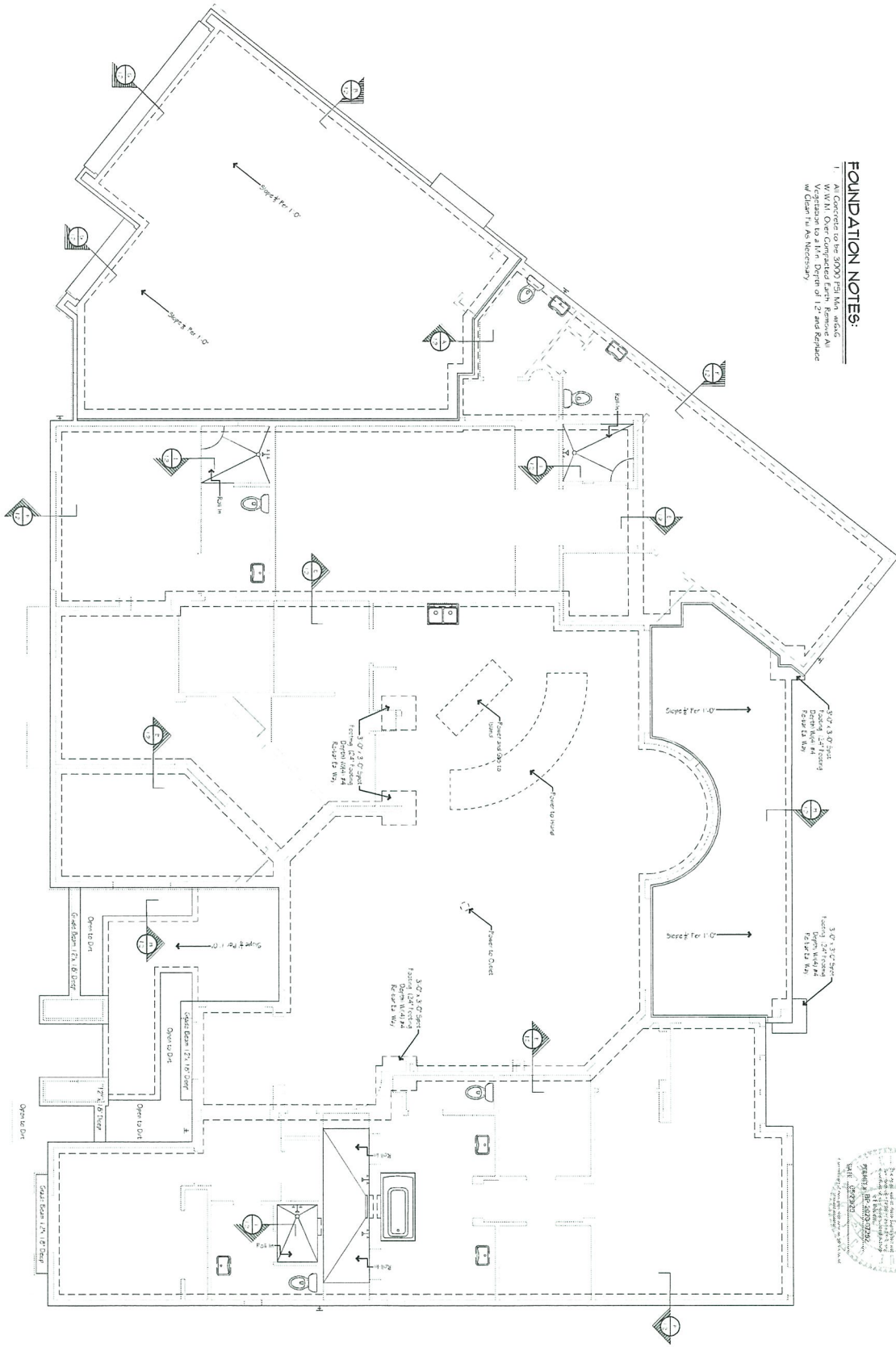
APPLICATION INFORMATION			
Date:	4.27.20		Received By:
Address of request:	7911 KIBO DR. NW		
City/State/Zip:	ALBUQUERQUE NM 87120		
PROPERTY OWNER INFORMATION			
Property Owner Name:	SALEM ISLAR		
Address:	7911 KIBO DR. NW		
City/State/Zip:	ALBUQUERQUE NM 87120		
Phone:		Email:	
APPLICANT/AGENT INFORMATION			
Applicant/Agent Name (Owner letter of Authorization required):	SALE ISLAR/SPURLOCK		
Business Name:	ERIC SPURLOCK CUSTOM HOME DESIGN, LLC		
Address:	6100 SEAGULL LANE NE, SUITE B-210		
City/State/Zip:	ABQ NM 87109		
Phone:	505.275.6783	Email:	ESPURLOCK@ERICSPURLOCK.COM
HEIGHT REQUEST (Include approved grading and drainage plan)			
1) Elevation at street edge:	5323.00	5) Elevation at lowest point of natural grade:	5322.00
2) Elevation of fill at highest point front of lot:	24.756	6) Elevation at finished pad:	5325.25
3) Elevation of fill at highest point rear of lot:	24.757	7) Building height from finished grade:	15'-0"
4) Elevation of fill at highest point on lot:	5323.85		
APPLICANT-OWNER SIGNATURE			
By signing below I confirm that I am the owner or agent (with owner's letter of authorization) of above-listed address and all information contained in this application is true and correct to the best of my knowledge and only minimum fill will be added to comply with Hydrology's approved Grading and Drainage Plan.			
Owner/Agent Signature:			Date:
			4.27.20
OFFICIAL USE ONLY			
UPC Number:			
Lot:	Block:	Zone:	Map Page:
Previous zone:	Landfill buffer: Yes No		
Subdivision:			
APO:	CPO:	HPO:	VPO:
Mapped Area:	Master Dev Plan: Yes No		Site Dev. Plan: Yes No
UC - AC - MS - PT - MT - MX-FB: Yes No			
List any current or prior project and case history numbers:			
ACTION TAKEN			
Per section 1-8 of the IDO, conflict with other regulation additional height			
Hydrology (Print name):	Signature:	Date:	APPROVED DISAPPROVED
Planning (Print name):	Signature:	Date:	

4/6/2020



1 d 11

1. All Concrete to be 3000 PSI Min w/6% W W M. Over Compacted Earth Remove All Vegetation to a 1/4" Depth of 1'± and Replace w/ Clean Fill As Necessary.



Scale: 1/4" = 1'-0"

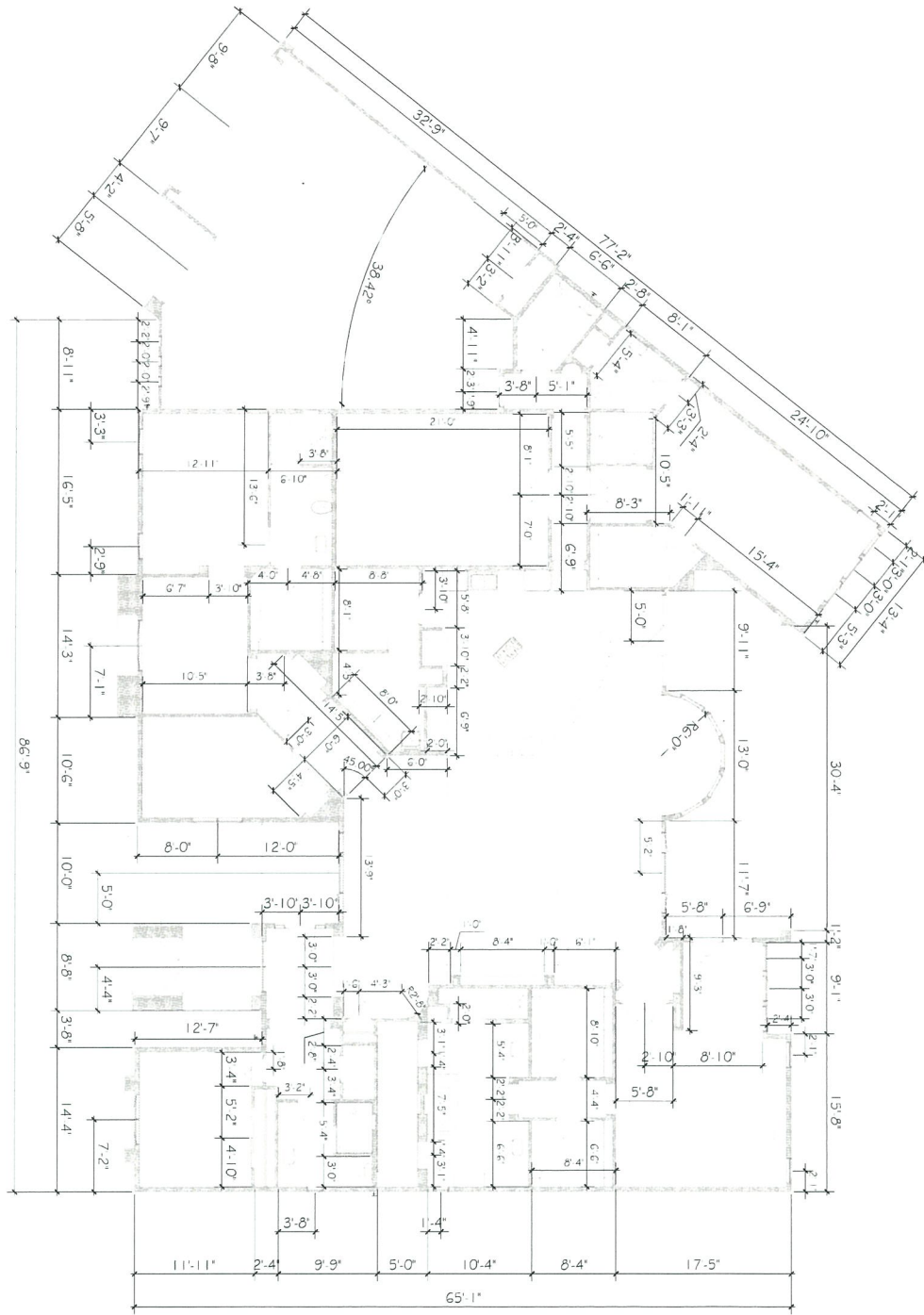
drawn by	E.F.
reviewed by	E.S.
date	07/02/14
project #	BARREBENCK
drawing name	FOUNDATION PLAN

034



EricSpurlock
Custom Home Design

ERIC SPURLOCK
6100 SEAGULL LANE NE
SUITE B-210
ALBUQUERQUE, NM 87109
TEL: (505) 275-6783



DIMENSIONED PLAN

Scale 3/16" = 1'-0"



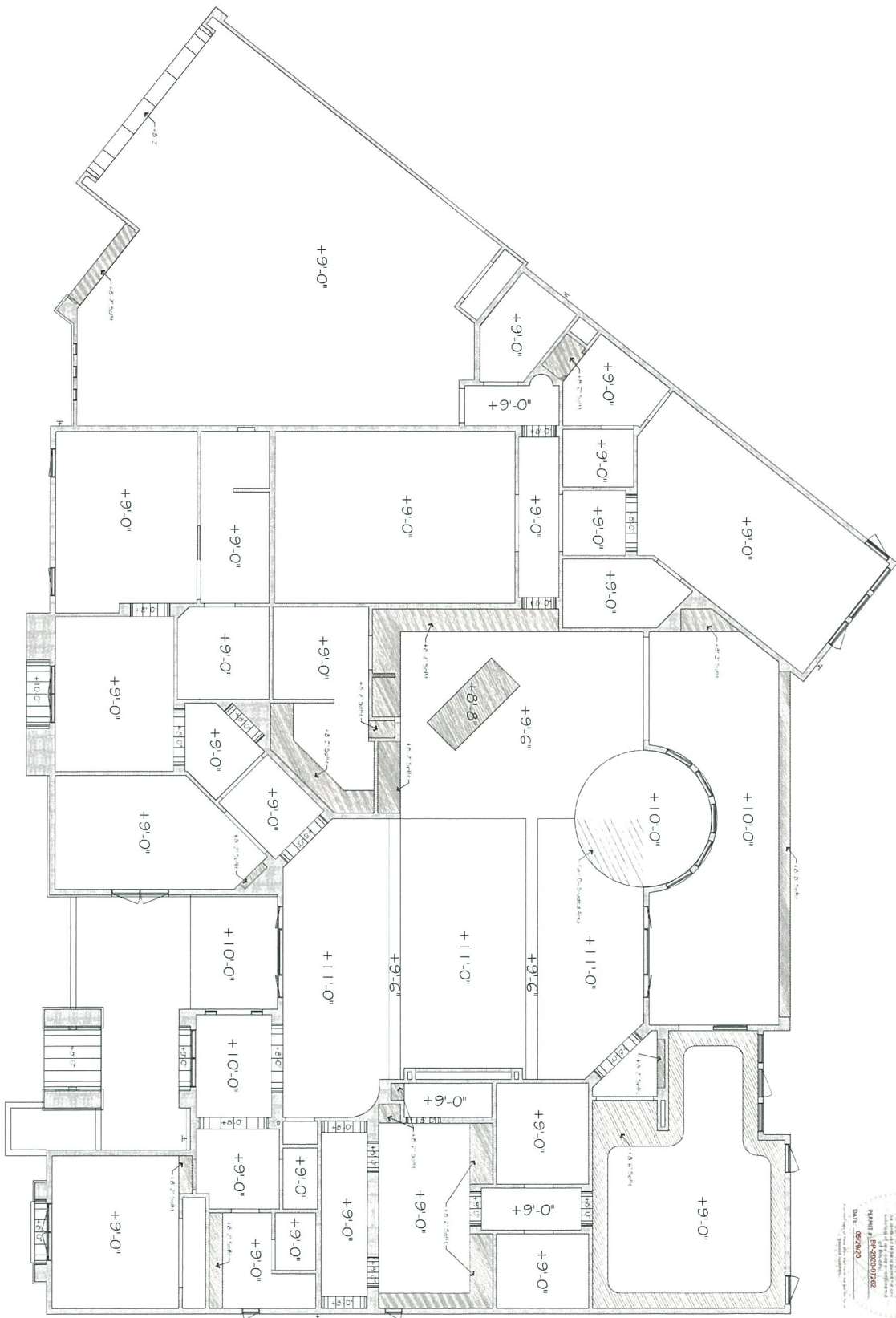
ISLAR RESIDENCE
A CUSTOM RESIDENCE
7911 KIBO DRIVE NW
ALBUQUERQUE, NEW MEXICO 87120



ERIC SPURLOCK
6100 SEAGULL LANE NE
SUITE 8-210
ALBUQUERQUE, NM 87109
TEL: (505) 275-6783

OWNER	ERIC SPURLOCK
DESIGNED BY	ERIC SPURLOCK
DRAWN BY	ERIC SPURLOCK
DATE	07/02/18
PROJECT #	ISLAR RESIDENCE
ISSUED FOR	PERMITS

Scale: 1/4" = 1'-0"



CITY OF ALBUQUERQUE
PLANNING

*Without a Seal, This Document
Has no Legal Standing and is Null.*

APPROVED

*This Approval of the Planning Board
is subject to the City Council's final
approval of the proposed City
Ordinance.*

PREFECT **BP-2020-07662**

DATE: **06/28/20**

A second copy of these plans shall remain on file for the use
of the City of Albuquerque.

△	
△	
△	
△ 194-10-3-R	
RESERVED FOR THE FUTURE	
<hr/>	
drawn by	E. S.
reviewed by	E. S.
date	07/02/11
project #	BAY RESIDENCE
drawing name	

REFLECTED CEILING PLAN

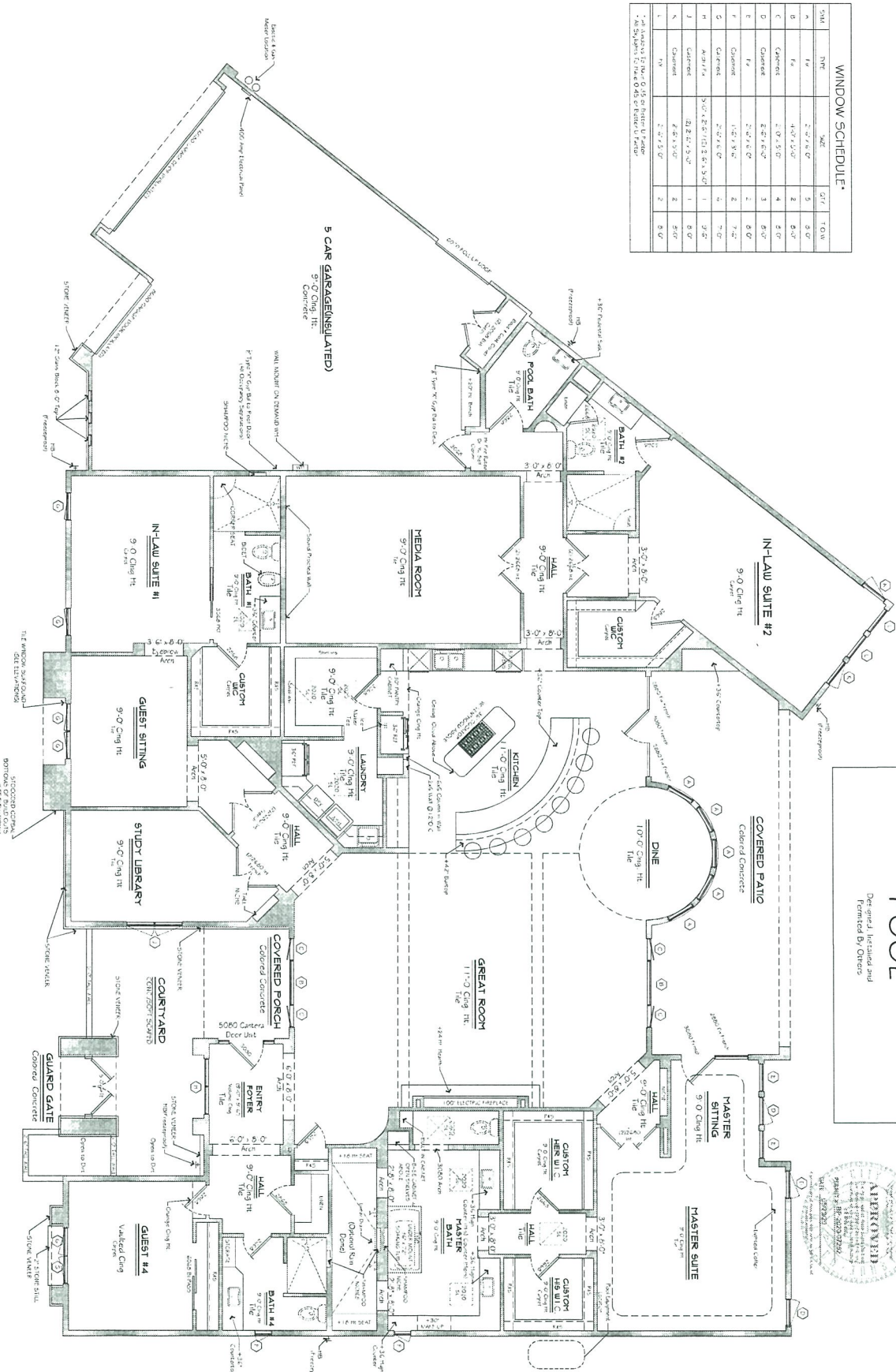
ISLAR RESIDENCE
A CUSTOM RESIDENCE
7911 KIBO DRIVE NW
ALBUQUERQUE, NEW MEXICO 87120



ERIC SPURLOCK
6100 SEAGULL LANE NE
SUITE B-210
ALBUQUERQUE, NM 87109
TEL. (505) 275-6783

WINDOW SCHEDULE*				
NO.	TYPE	SIZE	QTY	T.O.A.
A	FR	2'-0" x 6'-0"	5	3'-0"
B	FR	4'-0" x 5'-0"	2	8'-0"
C	Casement	1'-0" x 5'-0"	4	8'-0"
D	Casement	2'-0" x 6'-0"	3	8'-0"
E	FR	2'-0" x 6'-0"	2	8'-0"
F	Casement	1'-0" x 5'-0"	2	7'-0"
G	Casement	2'-0" x 6'-0"	2	7'-0"
H	FR	3'-0" x 2'-0" (10.5' x 1.5' x 1.5')	1	3'-0"
I	Casement	2'-0" x 5'-0"	1	8'-0"
J	Casement	2'-0" x 5'-0"	2	8'-0"
K	FR	2'-0" x 5'-0"	2	8'-0"

* All Windows 1/2" Thick, 0.55 lb. Per Sq. Ft. Max. Weight
 ** All Windows 1/2" Thick, 0.45 lb. Per Sq. Ft. Max. Weight



NOTED FLOOR PLAN

Scale 1/4" = 1'-0"

AREA CALC.

Heated Living Area	4,459 SF
Garage/Storage	923 SF
Covered Porches	546 SF
Total Heated Area	4,459 SF
Total Finished Area	5,920 SF

NOTED FLOOR PLAN

DATE	07/20/18
BY	ERIC SPURLOCK
PROJECT	ISLAR RESIDENCE
CLIENT	ERIC SPURLOCK

ISLAR RESIDENCE
 A CUSTOM RESIDENCE
 7911 KIBO DRIVE NW
 ALBUQUERQUE, NEW MEXICO, 87120

EricSpurlock
 Custom Home Design

ERIC SPURLOCK
 6100 SEAGULL LANE NE
 SUITE B-210
 ALBUQUERQUE, NM 87109
 TEL: (505) 275-6763



17th APR 1962
LONDON

Mr. A. Brown
The Editor
The Times
1, Abchurch Lane
London, E.C. 4
England

PLEASE PRINT NAME AND ADDRESS IN FULL

WILLIAMS

APPROVED

STANDARD NO. 2020-07502

DATE: 07/02/20

ERIC SPURLOCK
6100 SEAGULL LANE NE
SUITE B-210
ALBUQUERQUE, NM 87105
TEL: (505) 275-6783

1. All Material Connections to be Specified by Trade Designer.
2. All Material During Openings or Joints (2) 2x4 Headers, Unless Otherwise Indicated.
3. All Load Bearing Openings to Have (2) 2x4 Headers, Unless Otherwise Indicated.
4. All Rippers Applied to Joists to be Disposed When Height of Rippers Exceeds 3'-6" or 24" o.c. Staggered.
5. Sheath all Interior Walls with 1/2" OSB with the Nails at 6" O.C. Sheath all 2" O.C. Field or 16 Gauge 1" x 12" Joists at 4" O.C. Edge and 12" O.C. Field unless NOTED Otherwise by the Structural Steel Designer.
6. All 1/2" OSB Conditioned in Per DOD CDO 1.2 Part 5.
7. All 1/2" 3-ANMBH2(C) Or Approved Site Development Plan



Sheet number

8 of 12

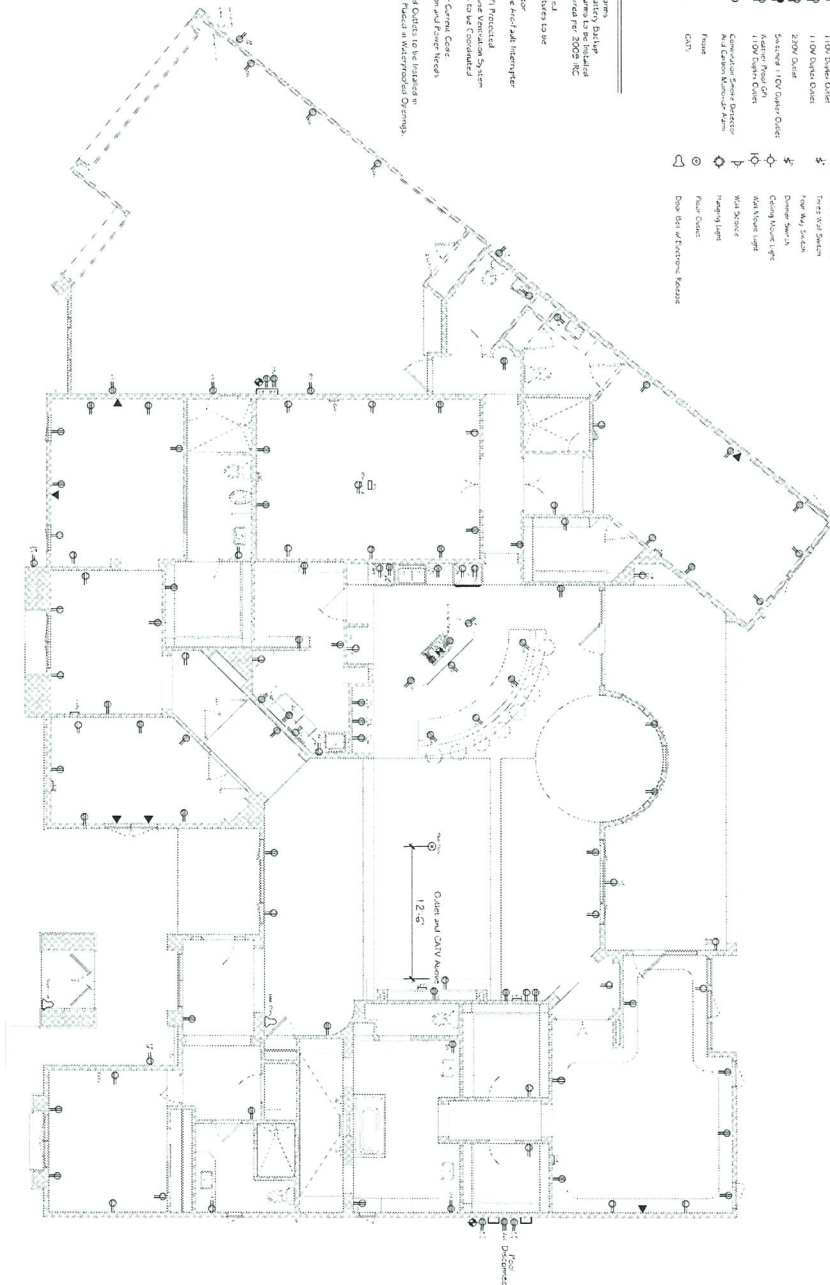
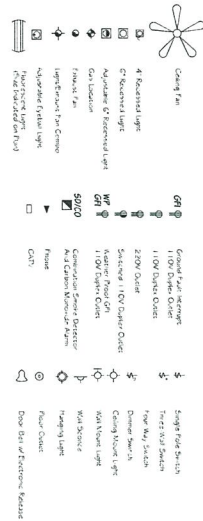
038



EricSpurlock
Custom Home Design

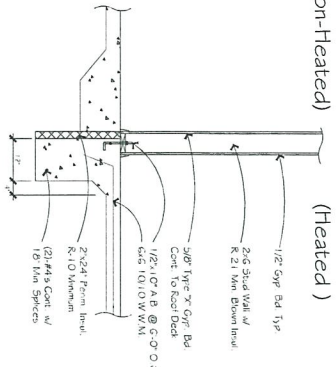
drawn by	E
reviewed by	E
date	07/02/01
project #	REAR PORCH
drawing name	ROOF FRAMING PLAN





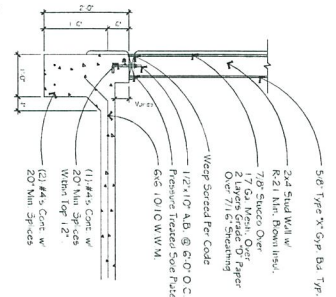
(Non-Heated)

(Heated)

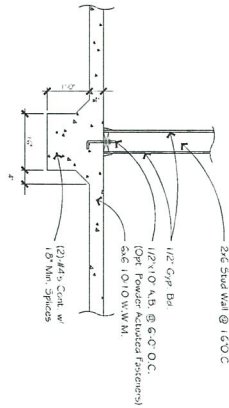


"A" - GARAGE/HOUSE SEPARATION
Scale: 3/4" = 1'-0"

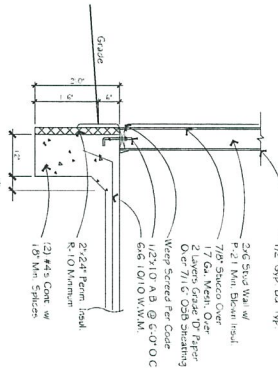
"B" - FOOTING @ GARAGE
(Non-Heated Area)
Scale: 3/4" = 1'-0"



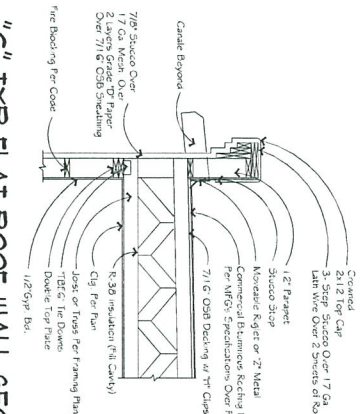
"E" - THICKENED SLAB
Scale: 3/4" = 1'-0"



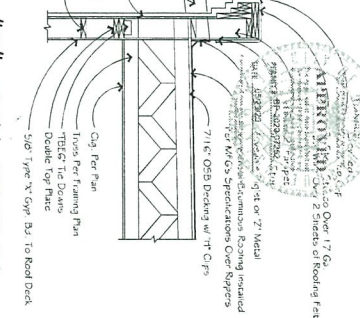
"F" - STANDARD FOOTING
(Heated Area)
Scale: 3/4" = 1'-0"



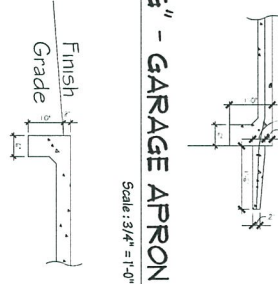
"C" TYP FLAT ROOF WALL SECTION
Scale: 3/4" = 1'-0"



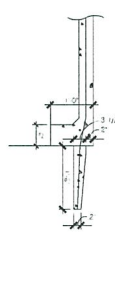
"D" - WALL SECTION @ GARAGE
Scale: 3/4" = 1'-0"



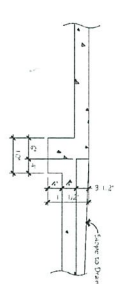
"H" - FLATWORK/PATIO EDGE
Scale: 3/4" = 1'-0"



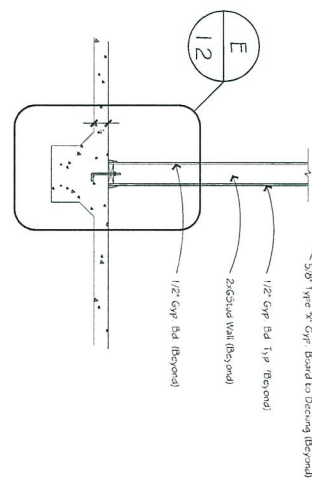
"G" - GARAGE APRON
Scale: 3/4" = 1'-0"



"I" - SECTION @ SHOWER
Scale: 3/4" = 1'-0"



"L" PITCHED TO FLAT SECTION
Scale: 3/4" = 1'-0"



ISLAR RESIDENCE
A CUSTOM RESIDENCE
7911 KIBO DRIVE NW
ALBUQUERQUE, NEW MEXICO, 87120

EricSpurlock
Custom Home Design

ERIC SPURLOCK
6100 SEAGULL LANE NE
SUITE 8-210
ALBUQUERQUE, NM 87109
TEL: (505) 275-6783

Planning Department
Brennon Williams, Director

Mayor Timothy M. Keller

March 31, 2020

David Soule, P.E.
Rio Grande Engineering
PO Box 93924
Albuquerque, New Mexico 87199

RE: **Lot 7 Block 7 Unit 2 SAD 227**
7911 Kibo Dr. NW
Grading and Drainage Plan
Engineers Stamp Date 3/12/20 (E10D060)
Pad Certification Date 3/26/20

Dear Mr. Soule,

Based upon the information provided in your submittal received 3/26/20, this plan is approved for Building Permit.

Please inform the builder/owner to attach a copy of this approved plan and this letter to the construction sets in the permitting process prior to sign-off by Hydrology.

Reiterate to the Owner/Contractor that a separate permit for a garden/retaining wall must be obtained, with the approved G&D plan dated 3/4/20.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist of this plan will be required.

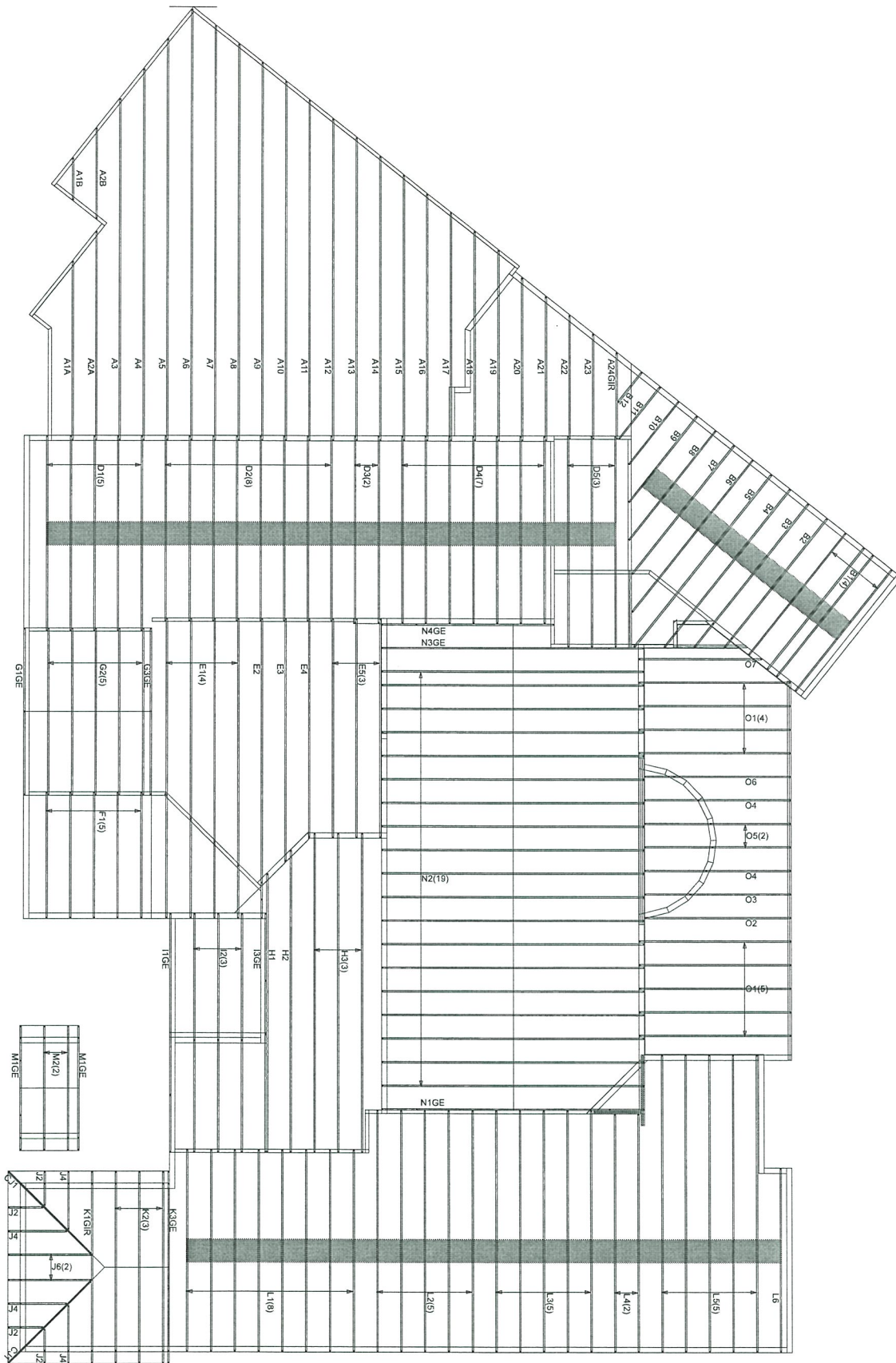
If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Hydrology
Planning Department

RR/EA
C: File E10D060





7801 Tiburon
Albuquerque, NM 87109
Phone: 1-505-823-2700

BUILDER: Otero Custom Homes

PROJECT: Islar Residence

ADDRESS: 7911 Kibo Dr NW, Albuquerque, NM, 87120

DATE: 1/28/2020

DRAWN BY: SD

SCALE: Not to Scale

JOB #: 1608516

THIS IS A TRUSS PLACEMENT DIAGRAM ONLY. These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See the individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor system and for the overall structure. The design of the truss support structure including headers, beams, walls, and columns is the responsibility of the building designer. For general guidance regarding bracing, consult "Bracing of wood trusses" available from the Truss Plate Institute, 583 D'Ointino Drive, Madison, WI 53179.

TRUSS LOADING
TCLL (PSF): 20
TCDL (PSF): 20
BCDL (PSF): 0
TL (PSF): 50
Wind Speed: 90
LL DEFL: L/240

REVISIONS

DATE	REMARKS



CITY OF ALBUQUERQUE

ENERGY PLAN REVIEW CHECKLIST

2009 New Mexico Energy Conservation Code

As Adopted by the Albuquerque Uniform Administrative Code

☒ Residential

☐ Commercial

Building ID: _____

Building Conditioned Floor Area: 4489 sq.ft.

Date: 3/22/19

Building Contact Name: LEO OTERO

Phone: 505) 319-3115 E-mail: otero.customhomes@yahoo.com

Building Address: 7911 Kebo Dr N.W.

Climate Zone: 4

Compliance Method (check all that apply):

☐ Prescriptive Path

☐ Trade-Off

☐ Performance Path

NOTE: (Trade-Off or Performance Path approach must attach documentation)

Compliance software Used: _____

Project Type:

☒ New Building

☐ Existing Building Addition

☐ Existing Building Renovation

Construction drawings and documentation available. Documentation Sufficiently demonstrates energy code compliance per section 103.2 of the 2009 International Energy Conservation Code (IECC)

HVAC loads calculations that comply with section 405.6 or 506.6 of the IECC:

Provide the following: • Heating system size(s): Btu: 220,000 K (Calculations must be provided if requested)
• Cooling system size(s): Btu: 96,000 K

A permit, license, or certificate inadvertently issued in conflict with the provisions of the Zoning Code or other City ordinances, rules or regulations is null and void. See, e.g., § 14-16-4-5, ROA 1994, § 6-5-3-6, ROA 1994, § 14-5-1-15, ROA 1994, § 14-6-5 (B), ROA 1004, and others. Also, a permit, license, or certificate issued based upon false or materially incorrect statement or omission in the application is null and void.

Design Professional / Owner Affidavit (If Applicable) (Must be completed before submission for request for permit)

As applicable to work performed under the associated application, I Gerardo Baltazar certify that the above structure is designed in accordance with the minimum Energy Conservation requirements of the New Mexico Energy Conservation Code for Building(s). Note the issuance of a permit shall not be construed to be approval of any violation of adopted code.

Company Name: Baltazar Heating and Cooling

Address: 708 Cordero Rd

City: Albuquerque

Zip: 87107

Phone: 505 3191350

E-mail: _____

Signature (Original): _____

Printed Name: Gerardo Baltazar

STATE OF New Mexico

COUNTY OF Bernalillo

Subscribed and Sworn to before me on this 22 day of March, 20 19.

Notary Public

My commission expires: 10-25-22



OFFICIAL SEAL
DEVIN C WILLIAMS
NOTARY PUBLIC-State of New Mexico

My Commission Expires 10-25-22





Matthew Langley <ml.esdesigns@gmail.com>

Fw: 7911 Kibo Drive NW Public Notice Inquiry

1 message

Salem Islar <islar1@yahoo.com>

Fri, Apr 3, 2020 at 1:51 PM

To: Matthew Langley <ml.esdesigns@gmail.com>

This satisfies Zoning #2

----- Forwarded Message -----

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>

To: islar1@yahoo.com <islar1@yahoo.com>

Sent: Friday, April 3, 2020 01:42:32 PM MDT

Subject: 7911 Kibo Drive NW Public Notice Inquiry

Dear Applicant,

See list of associations below regarding your Public Notice Inquiry. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Phone
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5058982114
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	hlhen@comcast.net	10592 Rio Del Sol NW	Albuquerque	NM	87114	5058903481
Molten Rock NA	Mary Ann	Wolf-Lyerla	maryann@hism.org	5608 Popo Drive NW	Albuquerque	NM	87120	5058992682
Molten Rock NA	Sandy	Levinson	sandy@aquilatravel.com	7909 Kibo Drive NW	Albuquerque	NM	87120	5059773373

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102



505-768-3334

dicarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Friday, April 03, 2020 8:26 AM
To: Office of Neighborhood Coordination <islar1@yahoo.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Other (please specify in field below)

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Requesting Public Notice Inquiry for building a residential home

Contact Name

Salem Islar

Telephone Number

516-270-7400

Email Address

islar1@yahoo.com

Company Name

Company Address

City

State

ZIP

Legal description of the subject site for this project:

Physical address of subject site:

7911 Kibo Drive NW ABQ NM 87120

Subject site cross streets:

Kibo Drive and Shiprock Place


Other subject site identifiers:

This site is located on the following zone atlas page:

E-10-Z

=====

This message has been analyzed by Deep Discovery Email Inspector.

 Page_E-10-Z.PDF
673K





Matthew Langley <ml.esdesigns@gmail.com>

Fw: Public Notice of Proposed Project

1 message

Salem Islar <islar1@yahoo.com>

Fri, Apr 3, 2020 at 2:30 PM

To: Matthew Langley <ml.esdesigns@gmail.com>

and this satisfies Zoning #3

----- Forwarded Message -----

From: Salem Islar <islar1@yahoo.com>

To: aboard111@gmail.com <aboard111@gmail.com>; hlhen@comcast.net <hlhen@comcast.net>; Mary Ann Wolf-Lyerla <maryann@hlsnm.org>; sandy@aquilatravel.com <sandy@aquilatravel.com>

Sent: Friday, April 3, 2020 02:29:37 PM MDT

Subject: Public Notice of Proposed Project

Good day,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a Neighborhood Association Representative that Salem Islar will be submitting an application for a Building Permit. Please see attachment for details.

Thank you.

Salem Islar



Public notice.pdf

95K





Matthew Langley <ml.esdesigns@gmail.com>

Fw: Variance request notification #1

1 message

Salem Islar <islar1@yahoo.com>
To: Matthew Langley <ml.esdesigns@gmail.com>

Fri, Mar 6, 2020 at 2:14 PM

This email thread shows that I notified the neighborhood association of my intent to build along with asking for 2 variances. We met, and the neighborhood association responded in the attached document. Thank you.

----- Forwarded Message -----

From: Salem Islar <islar1@yahoo.com>
To: Leo Otero <oterocustomhomes@yahoo.com>
Sent: Sunday, June 2, 2019, 02:04:25 PM MDT
Subject: Fw: Variance request notification

Hi Leo, here it is. Thank you.

----- Forwarded Message -----

From: Mary Ann Wolf-Lyerla <maryann@hlsnm.org>
To: "islar1@yahoo.com" <islar1@yahoo.com>
Cc: Lydia Ashanin <ltashanin@q.com>; Chris Davis <SportMom4U@aol.com>
Sent: Sunday, June 2, 2019, 01:40:31 PM MDT
Subject: Fwd: Variance request notification

Good afternoon Salem and Eneida,

I apologize for the delayed response, but it is attached.

Thank you,

Mary Ann

----- Forwarded Message -----

Subject: Variance request notification
Date: Wed, 15 May 2019 21:45:36 +0000 (UTC)
From: Salem Islar <islar1@yahoo.com>
Reply-To: Salem Islar <islar1@yahoo.com>
To: hlhen@comcast.net <hlhen@comcast.net>, aboard10@juno.com <aboard10@juno.com>, sportmom4u@aol.com <sportmom4u@aol.com>, maryann@hlsnm.org <maryann@hlsnm.org>

Good day,

Pursuant to city regulations, attached please find notice of our proposed variance request. I understand that Mr. Mel will be setting up a meeting to review and discuss the plans in person in the near future.

Thank you,
Salem Islar

 **MRNA_ltr_May23,2019for7911KiboNW.pdf**
132K



Association Name	First Name	Last Name	Email	Alternative Email	Address Line 1	City	State	Zip
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	hlhen@comcast.net		10592 Rio Del Sol NW	Albuquerque	NM	87114
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard10@juno.com	land@trna.org	5515 Palomino Drive NW	Albuquerque	NM	87120
Molten Rock NA	Christine	Davis	sportmom4u@aol.com		5615 Popo Drive NW	Albuquerque	NM	87120
Molten Rock NA	Mary Ann	Wolf-Lyerla	maryann@hlsnm.org		5608 Popo Drive NW	Albuquerque	NM	87120



RANDALL

Structural Engineering

12 November 2018

Client:

Eric Spurlock
Custom Home Design
6100 Seagull Lane NE Suite B-210
Albuquerque NM 87109

Project:

Islar Residence
7911 Kibo Drive NW
Albuquerque NM 87120

Attn: Eric Spurlock

At your request I have performed a lateral analysis for the above referenced structure. This structure is a new single story wood framed residence. The residence has an area of approximately 5,950 square feet including the garage and storage. The exterior walls will have a minimum 7/16" thick OSB or plywood sheathing on the exterior face. The nailing pattern of the sheathing conforms to the requirements in IRC Table R602.10.3 necessary to achieve a shear capacity of 221 pounds per lineal foot. This capacity is achieved using 8d nails at 6" o.c. at panel edges and 12" o.c. in the remaining field. This sheathing and nailing pattern is structurally acceptable at all locations except at 7 walls. The walls at the guest bedroom #4 and the study library are required to be sheathed with 7/16 inch thick OSB and attached with 8d nails at 4 inches on center edges and 12 inches on center field for a shear capacity of 322 plf. The sill plate attachment of these walls needs to be 1/2 inch diameter anchor bolts by 10 inches long at 30 inches on center. The walls located at the master suite, in-law suite #2, back of the garage, and both front walls of the garage are required to be sheathed with 7/16 inch thick OSB and attached with 8d nails at 3 inches on center edges and 12 inches on center field for a shear capacity of 414 plf. The sill plate attachment of these walls needs to be 1/2 inch diameter anchor bolts by 10 inches long at 24 inches on center. All of these shear walls are shown on sheet 8 of the contract drawings.

If you have any questions regarding this information please do not hesitate to call me.

Prepared By:

Jeremy F. Randall P.E., S.E.
President
(505) 463-0258



planning
SITE PLAN ADMINISTRATIVE REVIEW
1-8(B) IDO Height restriction conflicts with other regulation
BP# 2020 07262

APPLICATION INFORMATION			
Date: 4.27.20	Received By: 4.27.20		
Address of request: 7911 KIRBO DR. NW			
City/State/Zip: ALBUQUERQUE NM 87120			
PROPERTY OWNER INFORMATION			
Property Owner Name: SALEM ISLAR			
Address: 7911 KIRBO DR. NW			
City/State/Zip: ALBUQUERQUE NM 87120			
Phone:		Email:	
APPLICANT/AGENT INFORMATION			
Applicant/Agent Name (Owner letter of Authorization required): SALE ISLAR/SPURLOCK			
Business Name: ERIC SPURLOCK'S HOME DESIGN, LLC			
Address: 6100 SEAGULL LANE NE, SUITE B-210			
City/State/Zip: APO NM 87109			
Phone: 505.275.6783		Email: ESPURLOCK@ERICSPURLOCK.COM	
HEIGHT REQUEST (Include approved grading and drainage plan)			
1) Elevation at street edge: 5323.00		5) Elevation at lowest point of natural grade: 5322.00	
2) Elevation of fill at highest point front of lot: 24.56		6) Elevation at finished pad: 5325.25	
3) Elevation of fill at highest point rear of lot: 24.75		7) Building height from finished grade: 15'-0"	
4) Elevation of fill at highest point on lot: 5323.85			
APPLICANT-OWNER SIGNATURE			
By signing below I confirm that I am the owner or agent (with owner's letter of authorization) of above-listed address and all information contained in this application is true and correct to the best of my knowledge and only minimum fill will be added to comply with Hydrology's approved Grading and Drainage Plan.			
Owner/Agent Signature: [Signature]			Date: 4.27.20
OFFICIAL USE ONLY			
UPC Number: 101006208820830802			
Lot: 7	Block: 7	Zone: R-1D	Map Page: E10
Previous zone:		Landfill buffer: Yes (No)	
Subdivision: VOLCANO CLIFFS UNIT 2			
APO:	CPO: 12	HPO:	VPO: 2-SUB
Mapped Area: YES	Master Dev Plan: Yes (No)	Site Dev. Plan: Yes (No)	
UC - AC - MS - PT - MT - MX-FB: Yes (No)			
List any current or prior project and case history numbers: PR-2019-002524 PR-2019-002817			
ACTION TAKEN			
Per section 1-8 of the IDO, conflict with other regulation additional height		APPROVED	DISAPPROVED
Hydrology (Print name): Ernest Armijo		Signature: Ernest Armijo	Date: 5/11/2020
Planning (Print name): CARL GARCIA		Signature: [Signature]	Date: 5.21.2020

4/6/2020



PUBLIC NOTICE

AN APPLICATION FOR FUTURE DEVELOPEMENT OF THIS
PROPERTY (SITE PLAN - ADMINISTRATION) HAS BEEN FILED

WITH THE CITY OF ALBUQUERQUE.

islar1@yahoo.com

FOR MORE INFORMATION, CONTACT:

ALBERT S ISCAR (516) 270-7400

APPLICANT NAME

PHONE

EMAIL

REF. #

BP-2020-07262

DO NOT DEFACE OR REMOVE UNDER PENALTY OF LAW



Office of Neighborhood Coordination (ONC)

To obtain neighborhood association contact information please go to website below:

- www.cabq.gov/neighborhoods/resources
- Under "Developer Resources" click "Complete and submit the Public Notice Inquiry Form"
- Complete and submit the "Neighborhood Meeting Inquiry Form"
- Fill out and submit form-if completed correctly, you will receive a thank you confirmation email.
- ONC will send you an email with neighborhood contact information.

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from April 29 2020 To May 15 2020

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Albert Galen Liker
(Applicant or Agent)

4/27/20
(Date)

I issued 1 signs for this application, 04/28/2020 MARCELO IBARRA
(Date) (Staff Member)

PROJECT NUMBER: BP-2020-07262

Revised 2/6/19

7911 K.L. Drive NW
ABQ NM 87120



Office of Neighborhood Coordination (ONC)

To obtain neighborhood association contact information please go to website below:

- www.cabq.gov/neighborhoods/resources
- Under "Developer Resources" click "Complete and submit the Public Notice Inquiry Form"
- Complete and submit the "Neighborhood Meeting Inquiry Form"
- Fill out and submit form-if completed correctly, you will receive a thank you confirmation email.
- ONC will send you an email with neighborhood contact information.

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Salmon
(Applicant or Agent)

4/6/2020
(Date)

I issued _____ signs for this application, _____
(Date) (Staff Member)

PROJECT NUMBER: BP 2020-02762





CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
BUILDING SAFETY / ZONING DIVISIONS
APPLICATION FOR SIGN PERMIT

Updated 7/23/2013 MSM

DATE: 3 / 31 / 2020

PERMIT # BP-2020-07262

CONSTRUCTION ADDRESS:

7911 Kibo Dr. NW Albuquerque, NM 87120

PERMITTEE

NAME: Matthew Langley
ADDRESS: 6100 Seagull St
CITY/STATE/ZIP: Albuquerque, NM 87111
PHONE: 505-275-6783

PROPERTY OWNER (IF DIFFERENT FROM PERMITTEE)

NAME: Salem Islar
ADDRESS: 6412 Thunderbird cir.n.w.
CITY/STATE/ZIP: Albuquerque, NM 87120
PHONE: 516-270-7400

CONTRACTOR / INSTALLER

NAME: Otero Custom Homes L.L.C.
ADDRESS: 6157 Agate Ave. N.W.
CITY/STATE/ZIP: Albuquerque, NM 87120
PHONE: 505-319-3115
STATE LIC #: 03495 STATE TAX #: 0294-064-7001
CITY BUSINESS #: gb-98 VALUATION: \$ 583,570.00

OFFICIAL USE ONLY:

LOT(S): _____ BLOCK(S): _____

SUBDIVISION: _____

UPC #: _____

ZONE: _____ MAP: _____

H-1 ZONE / H-1 BUFFER ZONE OR CITY LANDMARK?

☐ YES

☐ NO

IF YES, LUCC APPROVAL REQ'D (ATTACH COPY OF CERT OF APP)

WITHIN 1000 FT. OF A FORMER LANDFILL SITE? ☐ YES ☐ NO

ZONING CODE:

APPROVED: _____ DATE: _____

DISAPPROVED: _____ DATE: _____

COMMENTS: _____

INTERNATIONAL BUILDING CODE:

APPROVED: _____ DATE: _____

DISAPPROVED: _____ DATE: _____

COMMENTS: _____

Building Safety Inspection Required? Yes ☒ No ☐ Electrical Inspection Required? Yes ☒ No ☐

I HEREBY ACKNOWLEDGE THAT THIS APPLICATION IS CORRECT AND I AGREE TO COMPLY WITH ALL CITY ORDINANCES. I UNDERSTAND THAT THIS PERMIT SHALL NOT BE VALID WITHOUT FULL KNOWLEDGE AND AGREEMENT OF THE PROPERTY OWNER. I UNDERSTAND THAT THE ISSUANCE OF THIS PERMIT SHALL NOT PREVENT ZONING ENFORCEMENT FROM THEREAFTER REQUIRING CORRECTION OF VIOLATIONS. FINALLY, I UNDERSTAND THAT THIS PERMIT IS NOT VALID UNTIL THE FEE IS PAID AND THAT THE WORK UNDER THIS PERMIT MUST BE COMPLETED WITHIN SIX (6) MONTHS, OR THE PERMIT MUST BE RENEWED.

X Matthew Langley
SIGNATURE

3/31/20
DATE

SIGN TYPE KEY:

1 = ON PREMISE
2 = OFF PREMISE

W = WALL
R = ROOF

F = FREESTANDING
C = CANOPY

M = MARQUEE
P = PROJECTING

	SIGN NO. 1	SIGN NO. 2	SIGN NO. 3	SIGN NO. 4	SIGN NO. 5	SIGN NO. 6
TYPE (SEE ABOVE)						
AREA (TOTAL sq. ft.)						
ILLUM / MOVING						
IBC REQUIRED (OFFICE USE ONLY)						



SITE PLAN ADMINISTRATIVE REVIEW
1-8(B) IDO Height restriction conflicts with other regulation
BP# 2020 07262

APPLICATION INFORMATION			
Date:	4.27.20		Received By: 4.27.20
Address of request:	7911 KIBO DR. NW		
City/State/Zip:	ALBUQUERQUE NM 87120		
PROPERTY OWNER INFORMATION			
Property Owner Name:	SALEM ISLAR		
Address:	7911 KIBO DR. NW		
City/State/Zip:	ALBUQUERQUE NM 87120		
Phone:		Email:	
APPLICANT/AGENT INFORMATION			
Applicant/Agent Name (Owner letter of Authorization required):	SALE ISLAR/SPURLOCK		
Business Name:	ERIC SPURLOCK CUSTOM HOME DESIGN, LLC		
Address:	6100 SEAGULL LANE NE, SUITE B-210		
City/State/Zip:	ABQ NM 87109		
Phone:	505.275.61783	Email: ESPURLOCK@ERICSPURLOCK.COM	
HEIGHT REQUEST (Include approved grading and drainage plan)			
1) Elevation at street edge:	5323.00	5) Elevation at lowest point of natural grade:	5322.00
2) Elevation of fill at highest point front of lot:	24.756	6) Elevation at finished pad:	5325.25
3) Elevation of fill at highest point rear of lot:	24.757	7) Building height from finished grade:	15'-0"
4) Elevation of fill at highest point on lot:	5323.85'		
APPLICANT-OWNER SIGNATURE			
By signing below I confirm that I am the owner or agent (with owner's letter of authorization) of above-listed address and all information contained in this application is true and correct to the best of my knowledge and only minimum fill will be added to comply with Hydrology's approved Grading and Drainage Plan.			
Owner/Agent Signature:			Date: 4.27.20
OFFICIAL USE ONLY			
UPC Number:			
Lot:	Block:	Zone:	Map Page:
Previous zone:		Landfill buffer: Yes No	
Subdivision:			
APO:	CPO:	HPO:	VPO:
Mapped Area:	Master Dev Plan: Yes No		Site Dev. Plan: Yes No
UC - AC - MS - PT - MT - MX-FB: Yes No			
List any current or prior project and case history numbers:			
ACTION TAKEN			
Per section 1-8 of the IDO, conflict with other regulation additional height		APPROVED	DISAPPROVED
Hydrology (Print name):	Signature:	Date:	
Planning (Print name):	Signature:	Date:	

4/6/2020





ICC
EVALUATION
SERVICE

In Cooperation with



Most Widely Accepted and Trusted

ICC-ES Evaluation Report

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ESR-1215

Reissued 11/2018

This report is subject to renewal 11/2020.

DIVISION: 04 00 00—MASONRY

SECTION: 04 71 00—MANUFACTURED BRICK MASONRY

SECTION: 04 73 00—MANUFACTURED STONE MASONRY

REPORT HOLDER:

ELDORADO STONE, LLC

EVALUATION SUBJECT:

ELDORADO STONE®, ELDORADO BRICK® AND ELDORADO ADOBE® VENEERS



"2014 Recipient of Prestigious Western States Seismic Policy Council (WSSPC) Award in Excellence"



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ICC-ES Evaluation Report

ESR-1215

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DIVISION: 04 00 00—MASONRY

Section: 04 71 00—Manufactured Brick Masonry

Section: 04 73 00—Manufactured Stone Masonry

REPORT HOLDER:

ELDORADO STONE, LLC

EVALUATION SUBJECT:

ELDORADO STONE®, ELDORADO BRICK® AND
ELDORADO ADOBE® VENEERS

1.0 EVALUATION SCOPE

1.1 Compliance with the following codes:

- 2015 *International Building Code*® (IBC)
- 2015 *International Residential Code*® (IRC)
- Other Codes (see Section 8.0)

Properties evaluated:

- Veneer strength and durability
- Surface burning characteristics
- Thermal Resistance

1.2 Evaluation to the following green code(s) and/or standards:

- 2016 California Green Building Standards Code (CALGreen), Title 24, Part 11
- 2015, 2012 and 2008 ICC 700 *National Green Building Standard*™ (ICC 700-2015, ICC 700-2012 and ICC 700-2008)

Attributes verified:

- See Section 3.0

2.0 USES

Eldorado Stone, Eldorado Brick and Eldorado Adobe Veneers are used as adhered, non-load-bearing exterior veneers or interior finishes on wood or light gage steel stud walls, concrete walls or concrete masonry walls.

3.0 DESCRIPTION

Eldorado Stone®, Eldorado Brick® and Eldorado Adobe® veneers are precast concrete products made to resemble natural stone, brick or adobe, respectively, in color and in texture. The concrete is composed of cement, aggregate, water, admixtures, and coloring. The veneer units are molded and cured at the plant. The average saturated weight of the installed veneer units does not exceed

15 pounds per square foot (73.2 kg/m²). Recognized patterns of veneer are listed in Table 1.

The precast veneer has a Class A finish rating in accordance with IBC Section 803.1.1 and complies with the flame-spread and smoke-development requirements of IRC Section R302.9. The stone veneer has an *R*-value of 0.43 when tested in accordance with ASTM C177 at an average thickness of 1.5 inches (38 mm).

The attributes of the precast veneers have been verified as conforming to the provisions of (i) CALGreen Section A4.405.1.3 for prefinished building materials and Section A5.406.1.2 for reduced maintenance; (ii) ICC 700-2015 and ICC 700-2012 Sections 602.1.6 and 11.602.1.6 for termite-resistant materials and Sections 601.7, 11.601.7, and 12.1(A).601.7 for site-applied finishing materials; and (iii) ICC 700-2008 Section 602.8 for termite-resistant materials and Section 601.7 for site-applied finishing materials. Note that decisions on compliance for those areas rest with the user of this report. The user is advised of the project-specific provisions that may be contingent upon meeting specific conditions, and the verification of those conditions is outside the scope of this report. These codes or standards often provide supplemental information as guidance.

4.0 INSTALLATION

4.1 General:

Installation of Eldorado Stone precast stone veneer must comply with this report, the manufacturer's published installation instructions, and the applicable code. The manufacturer's published installation instructions must be available at the jobsite at all times during installation. The veneer must be installed in accordance with the clearance requirements of IBC Section 1405.10.1.3 or IRC Section R703.12.1, as applicable. The veneer has been evaluated for application over backings of cement plaster, concrete or concrete masonry.

4.2 Preparation of Backing:

4.2.1 Cement Plaster Backings: Cement plaster backings may be applied over plywood, OSB or gypsum sheathing, supported by wood or steel studs; over open wood or steel studs; over concrete walls; and over concrete masonry walls, when installed as described in Sections 4.2.1.1 and 4.2.1.2.

4.2.1.1 Installation over Studs: For exterior installations, the cement plaster backing must be installed over a water-resistive barrier complying with IBC Section 1405.10.1.1 or IRC Section R703.12.3, as applicable. Also, flashing must be installed as required by IBC Section 1405.10.1.2 or IRC Sections R703.4 and R703.12.2, as

applicable, and weep screeds must be installed at the bottom of the stone veneer. The weep screeds must comply with, and be installed in accordance with, IBC Section 1405.10.1.2.1 or IRC Section R703.12.2, as applicable. In addition, the weep screeds must have holes with a minimum diameter of $\frac{3}{16}$ inch (4.8 mm) spaced at a maximum of 33 inches (838 mm) on center, as required by Section 12.1.6.2 of TMS 402/ACI 530/ASCE 5, which is referenced in IBC Section 1405.10.

Studs must be spaced no more than 16 inches (406 mm) on center. Lath must be a 2.5 lb/yd² (1.4 kg/m²) diamond mesh metal lath conforming to ASTM C847; a 3.4 lb/yd² (1.8 kg/m²), $\frac{3}{8}$ -inch thick ribbed lath conforming to ASTM C847; a 1.4 lb/yd² (0.760 kg/m²) galvanized woven wire mesh conforming to ASTM C1032; a welded wire lath complying with ASTM C933; or lath recognized in an ICC-ES evaluation report as a substitute for lath complying with ASTM C847. Lath may be self-furred or non-furred, provided furring or furring fasteners are used. When the cement plaster backing is installed over open studs, a paper back lath must be used. All lath must be installed over the water-resistive barriers by following lath manufacturer's installation guidelines and recommendations. Lath or mesh must be fastened to each of the wall studs as required by ASTM C1063 and IRC section R703.7.1. Fasteners must be spaced a maximum of 6 inches (153 mm) on center.

For attaching lath to wood studs, fasteners must be galvanized nails having a minimum shank diameter of 0.120-inch, a minimum head diameter of $\frac{7}{16}$ -inch (11.1 mm) and sufficient length to penetrate the studs a minimum of $\frac{3}{4}$ -inch (19.1 mm); wood screws of sufficient length to penetrate a minimum of $\frac{5}{8}$ inch (15.9 mm) into the studs; or minimum 16 gage staples with a crown width of $\frac{3}{4}$ inch (19.1 mm) and sufficient length to penetrate the studs a minimum of $\frac{3}{4}$ inch (19.1 mm). Wood studs must have a minimum specific gravity of 0.42. For attaching lath to steel studs, fasteners must be a minimum of #12 corrosion resistant pan head or pancake head self-drilling, tapping screws having sufficient length to protrude a minimum of $\frac{3}{8}$ inch (9.5 mm) through the stud. Steel studs must be a minimum of 33 mils thick.

A scratch coat of Type N or S mortar (cement plaster) complying with ASTM C926 must be applied over the lath to a thickness of $\frac{1}{2}$ inch to $\frac{3}{4}$ inch (12.7 to 19.1 mm). The scratch coat must be scored horizontally in accordance with the manufacturer's published installation instructions, and must be allowed to cure in accordance with IBC Section 2512.6, prior to the application of the veneer units.

4.2.1.2 Installation over Concrete and Masonry: The veneer units may be applied directly to concrete and masonry backing without lath, provided the concrete and masonry surface is clean and free of paints, repellents, contaminants and release agents (see Section 4.2.2). Where lath is used, apply one layer of water-resistive barrier over the wall, in accordance with the report holder's recommendations. The lath must be corrosion-resistant metal lath complying with ASTM C847, or 1.4 lb/yd² (0.760 kg/m²), corrosion-resistant, woven wire plaster base complying with ASTM C1032. The lath must be fastened to the wall in accordance with Section 7.10 of ASTM C1063, and IRC Section R703.6.1, as applicable. The fasteners must be spaced a maximum of 6 inches (152 mm) on center vertically and 16 inches (406 mm) on center horizontally. The gravity load (shear) capacity and negative wind load (pull-out) capacity of the proprietary fasteners must be justified to the satisfaction of the code official. The

scratch coat must be applied as described in Section 4.2.1.1.

4.2.2 Concrete and Masonry Backing: Concrete masonry and poured concrete wall surfaces must be prepared in accordance with Section 5.2 of ASTM C926, and IBC Section 2510.7, as applicable. Alternatively, a cement plaster backing may be installed as described in Section 4.2.1.

4.3 Application of Veneer Units:

Prior to the application of the veneer units, the scratch coat or other backing and the back of the veneer units must be moistened in accordance with the manufacturer's instructions. Veneer units must be installed in accordance with IBC Section 1405.10.1.4.3. Under the IRC, a minimum $\frac{1}{2}$ -inch-thick (12.7 mm) setting bed of Type N or S mortar must be applied to the back of the veneer units, and the veneer units must be pressed firmly in place, squeezing the mortar out around all veneer unit edges. For grouted patterns, joints between veneer units must be grouted and tooled in accordance with the veneer manufacturer's published installation instructions.

5.0 CONDITIONS OF USE

The precast stone veneer described in this report complies with, or is a suitable alternative to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

- 5.1 Installation must comply with this report, the manufacturer's published installation instructions and the applicable code. In the event of a conflict between the manufacturer's published installation instructions and this report, this report governs.
- 5.2 The use of the precast stone veneer has been evaluated for installation on walls with cement plaster, concrete or concrete masonry backings.
- 5.3 Expansion or control joints, used to limit the effect of differential movement of supports on the veneer system, are to be specified by the architect, designer or veneer manufacturer, in that order. Consideration must also be given to movement caused by temperature change, shrinkage, creep and deflection.
- 5.4 In jurisdictions adopting the IBC, the supporting wall must be designed to support the installed weight of the veneer system, including veneer, setting bed and cement plaster backing, as applicable. At wall openings, the supporting members must be designed to limit deflection to $\frac{1}{600}$ of the span of the supporting members.
- 5.5 In jurisdictions adopting the IRC, where the seismic provisions of IRC Section R301.2.2 apply, the average weight of the wall supporting the precast stone veneer, including the weight of the veneer system, must be determined. When this weight exceeds the applicable limits of IRC Section R301.2.2.2.1, an engineered design of the wall construction must be performed in accordance with IRC Section R301.1.3.

6.0 EVIDENCE SUBMITTED

- 6.1 Data in accordance with the ICC-ES Acceptance Criteria for Precast Stone Veneer (AC51), dated June 2013 (editorially revised September 2014).
- 6.2 Report of testing of surface-burning characteristics in accordance with ASTM E84.
- 6.3 Report of testing on thermal resistance in accordance with ASTM C177.

7.0 IDENTIFICATION

- 7.1 Boxes of precast stone veneer units are identified with the manufacturer's name (Eldorado Stone), the pattern name, the manufacturing date and location, and the evaluation report number (ESR-1215).
- 7.2 The report holder's contact information is the following:

ELDORADO STONE, LLC
1200 INDUSTRY STREET
EVERETT, WASHINGTON 98203
(425) 407-0107
www.eldoradostone.com

8.0 OTHER CODES

8.1 Evaluation Scope:

In addition to the codes referenced in Section 1.0, the products described in this report were evaluated for compliance with the following codes:

- 2012 *International Building Code*® (2012 IBC)
- 2012 *International Residential Code*® (2012 IRC)
- 2009 *International Building Code*® (2009 IBC)
- 2009 *International Residential Code*® (2009 IRC)
- 2006 *International Building Code*® (2006 IBC)
- 2006 *International Residential Code*® (2006 IRC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)[†]

[†]The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

The Eldorado Stone products described in this report comply with, or are suitable alternatives to what is specified in, the codes listed above, subject to the provisions of Sections 8.2 through 8.7.

8.2 Uses:

See Section 2.0.

8.3 Description:

See the first paragraph of Section 3.0 and the following: The precast veneer has a Class A finish rating in accordance with 2012 and 2009 IBC Section 803.1.1 (2006 IBC Section 803.1) and complies with the flame-spread and smoke-development requirements of 2012 and 2009 IRC Section R302.9 (2006 IRC Section R315). The stone veneer has an *R*-value of 0.43 when tested in accordance with ASTM C177 at an average thickness of 1.5 inches (38 mm).

8.4 Installation:

8.4.1 General: See Section 4.1, and the following: Under the 2012 IBC and 2012 IRC, the veneer must be installed in accordance with the clearance requirements of 2012 IBC Section 1405.10.1.3 and 2012 IRC Section R703.12.1, as applicable.

8.4.2 Preparation of Backing:

8.4.2.1 Cement Plaster Backings: See Section 4.2.1.

8.4.2.1.1 Installation over Studs: Replace the first paragraph of Section 4.2.1.1 with the following: For exterior installations, the cement plaster backing must be installed over a water-resistive barrier complying with 2012 IBC Section 1405.10.1.1; 2009 and 2006 IBC Sections 1404.2 and 2510.6; or 2012, 2009 and 2006 IRC Sections R703.2 and R703.6.3, as applicable. Also, flashing must be installed as required by 2012 IBC Sections 1405.4 and 1405.10.1.2; 2009 IBC Section 1405.4; 2006 IBC Section 1405.3; or 2012, 2009 and 2006 IRC Section R703.8, as applicable, and weep screeds must be installed at the bottom of the stone veneer. The weep screeds must comply with, and be installed in accordance with, 2012 IBC Section 1405.10.1.2; 2009 and 2006 IBC Section 2512.1.2; 2012 IRC Section R703.12.2; or 2009 and 2006 IRC Section R703.6.2.1, as applicable. In addition, the weep screeds must have holes with a minimum diameter of $\frac{3}{16}$ inch (4.8 mm) spaced at a maximum of 33 inches (838 mm) on center, as required by Section 6.1.6.2 of TMS 402-11, which is referenced in 2012 IBC Section 1405.10; Section 6.1.5.2 of TMS 402-08, which is referenced in 2009 IBC Section 1405.10; or Section 6.1.5.2 of ACI 530-05, which is referenced in 2006 IBC Section 1405.9, as applicable.

For additional requirements, see the remaining paragraphs of Section 4.2.1.1.

8.4.2.1.2 Installation over Concrete and Masonry: See Section 4.2.1.2.

8.4.2.2 Concrete and Masonry Backing: See Section 4.2.2.

8.4.3 Application of Veneer Units: See Section 4.3.

8.5 Conditions of Use:

See Section 5.0.

8.6 Evidence Submitted:

See Section 6.0.

8.7 Identification:

See Section 7.0.

TABLE 1—RECOGNIZED PATTERNS

PRODUCT	PATTERNS
Eldorado Stone®	Ashlar, Bluffstone, Broken Top, Castlestone, Cliffstone, Coarsed Stone, Coastal Ledge, Coastal Reef, Cobblestone, Country Rubble, Cut Coarse Stone, Cypress Ridge, European Ledge, Fieldledge, Hillstone, Ledgercut ₃₃ , Limestone, Mountain Ledge, Mountain Ledge Panel, River Rock, Roughcut, Rustic Ledge, Shadow Rock, Stacked Stone, Top Rock, Weather Edge,
Eldorado Brick®	Modena Brick, Roma Brick, Tundra Brick, Via Brick,
Eldorado Adobe®	Camino Adobe, Capistrano Adobe

ICC-ES Evaluation Report

ESR-1215 CBC and CRC Supplement

Reissued November 2018

This report is subject to renewal November 2020.

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DIVISION: 04 00 00—MASONRY

Section: 04 71 00—Manufactured Brick Masonry

Section: 04 73 00—Manufactured Stone Masonry

REPORT HOLDER:

ELDORADO STONE, LLC

EVALUATION SUBJECT:

ELDORADO STONE®, ELDORADO BRICK® AND ELDORADO ADOBE® VENEERS

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Eldorado Stone®, Eldorado Brick® and Eldorado Adobe® Veneers, recognized in ICC-ES master evaluation report ESR-1215, have also been evaluated for compliance with CBC Chapters 8, 14, 21, 21A and 25 and CRC Chapters 3 and 7.

Applicable code editions:

- 2013 *California Building Code*® (CBC)
- 2013 *California Residential Code*® (CRC)

2.0 CONCLUSIONS

2.1 CBC:

The Eldorado Stone®, Eldorado Brick® and Eldorado Adobe® Veneers, described in Sections 2.0 through 7.0 of the master evaluation report ESR-1215, comply with CBC Sections 803.1.1, 1404.4, 2101.2.6, and 2101A.2.6, provided the design and installation are in accordance with the *International Building Code*® (IBC) provisions noted in the master report and the additional requirements of CBC Sections 1405.1.1, 1405.3 and 1410, as applicable.

The products recognized in this supplement have not been evaluated under CBC Chapter 7A for use in the exterior design and construction of new buildings located in any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland–Urban Interface Fire Area.

2.2 CRC:

The Eldorado Stone®, Eldorado Brick® and Eldorado Adobe® Veneers, described in Sections 2.0 through 7.0 of the master evaluation report ESR-1215, comply with the flame spread and smoke developed requirements of CRC Section R302.9 and with CRC Section R703, provided the design and installation are in accordance with the *International Residential Code*® (IRC) provisions noted in the master report and the additional requirements of CRC Sections R301.1.3 and R702.7.

The products recognized in this supplement have not been evaluated under CRC Section R327 for use in the exterior design and construction of new buildings located within any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland–Urban Interface Fire Area.

The products recognized in this supplement have not been evaluated for compliance with the *International Wildland–Urban Interface Code*®.

This supplement expires concurrently with the master report, reissued November 2018.

ICC-ES Evaluation Report

ESR-1215 FBC Supplement

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DIVISION: 04 00 00—MASONRY

Section: 04 71 00—Manufactured Brick Masonry

Section: 04 73 00—Manufactured Stone Masonry

REPORT HOLDER:

ELDORADO STONE, LLC

EVALUATION SUBJECT:

ELDORADO STONE®, ELDORADO BRICK® AND ELDORADO ADOBE® VENEERS

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Eldorado Stone, Eldorado Brick and Eldorado Adobe Veneers, recognized in ICC-ES master report ESR-1215, have also been evaluated for compliance with the codes noted below.

Applicable code editions:

- 2014 *Florida Building Code—Building*
- 2010 *Florida Building Code—Building*
- 2014 *Florida Building Code—Residential*
- 2010 *Florida Building Code—Residential*

2.0 CONCLUSIONS

The Eldorado Stone, Eldorado Brick and Eldorado Adobe Veneers, described in Sections 2.0 through 7.0 of the master evaluation report ESR-1215, comply with the 2014 and 2010 *Florida Building Code—Building* and the 2014 and 2010 *Florida Building Code—Residential*, provided the design and installation are in accordance with the *International Building Code*® (IBC) provisions noted in the master report, provided that the veneer has a clearance to the final earth grade on the exterior of the building as required by Section 1403.7 of the 2014 or 2010 *Florida Building Code—Building* or Section R704 of the 2010 *Florida Building Code—Residential* or Section R318.7 of the 2014 *Florida Building Code—Residential*, as applicable.

Use of the Eldorado Stone, Eldorado Brick and Eldorado Adobe Veneers for compliance with the High-Velocity Hurricane Zone provisions of the 2014 and 2010 *Florida Building Code—Building* and the 2014 and 2010 *Florida Building Code—Residential* has not been evaluated, and is outside the scope of this evaluation report.

For products falling under Florida Rule 9N-3, verification that the report holder's quality assurance program is audited by a quality assurance entity approved by the Florida Building Commission for the type of inspections being conducted is the responsibility of an approved validation entity (or the code official when the report holder does not possess an approval by the Commission).

This supplement expires concurrently with the master report, reissued November 2018.



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ESR-2564

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ICC-ES Evaluation Report

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DIVISION: 09 00 00—FINISHES
SECTION: 09 24 00—PORTLAND CEMENT PLASTERING

REPORT HOLDER:

PAREX USA, INC.

EVALUATION SUBJECT:

**PAREX USA FIBER REINFORCED STUCCO: LA HABRA-FASTWALL,
TEIFS ONE COAT, PAREX ARMOURWALL, EL REY FASTWALL AND MERLEX INSULEX**



*"2014 Recipient of Prestigious Western States Seismic Policy Council
(WSSPC) Award in Excellence"*



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DIVISION: 09 00 00—FINISHES

Section: 09 24 00—Portland Cement Plastering

REPORT HOLDER:

PAREX USA, INC.

EVALUATION SUBJECT:

PAREX USA FIBER REINFORCED STUCCO: LA HABRA-FASTWALL, TEIFS ONE COAT, PAREX ARMOURWALL, EL REY FASTWALL AND MERLEX INSULEX

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2015, 2012, 2009 and 2006 *International Building Code*® (IBC)
- 2015, 2012, 2009 and 2006 *International Residential Code*® (IRC)

Properties evaluated:

- Structural
- Durability
- Fire-resistance-rated construction
- Types I through IV (noncombustible) construction.

For evaluation for compliance with codes adopted by Los Angeles Department of Building and Safety (LADBS), see [ESR-2564 LABC and LARC Supplement](#).

2.0 USES

The Parex USA Fiber Reinforced Stucco are cementitious exterior wall coverings installed on exterior walls of wood or steel stud construction, and over walls of concrete, concrete masonry or insulated concrete foam (ICF) construction. The systems are alternatives to the exterior wall coverings specified in IBC Chapter 25, and IRC Section R703. The systems may be used to construct one-hour fire-resistance-rated and noncombustible wall assemblies when installed in accordance with Sections 4.4 and 4.5, respectively, of this report.

3.0 DESCRIPTION

3.1 General:

The Parex USA Fiber Reinforced Stucco are proprietary mixtures of portland cement, sand (if applicable), fibers, water and proprietary additives reinforced with wire fabric or metal lath, and are applied to substrates of

expanded polystyrene (EPS), extruded polystyrene (XPS) and polyisocyanurate foam plastic insulation boards, concrete or concrete masonry (with or without lath), wood structural panels, fiberboard and gypsum sheathing.

3.2 Materials:

3.2.1 One Coat Stucco—Concentrated: The stucco mixes for the Parex USA Fiber Reinforced Stucco Concentrated Assemblies (LaHabra Fastwall 100, Teifs One Coat, Parex Armourwall 100, El Rey Fastwall 100 and Merlex Insulex) are identified as La Habra Fastwall Stucco Concentrate; Teifs One Coat Concentrate; Parex 210 ArmourWall Stucco Base Concentrate; El Rey FastWall Concentrate; and Merlex Insulex Concentrate, respectively. The mixes are factory-prepared mixtures of Type I or Type II portland cement complying with ASTM C150, chopped fibers, and proprietary additives. The stucco mixtures are packaged in 80-pound (36 kg) bags. Four and one-half to 6 gallons (17 to 22.7 L) of water and 200 to 240 pounds (90.7 to 108.9 kg) of sand complying with Section 3.2.2 of this report are added to each 80-pound (36.3 kg) bag in the field, and mixed in accordance with the manufacturer's recommendations.

3.2.2 One Coat Stucco—Sanded: The stucco mixes for the Parex USA One Coat Stucco Sanded Systems (LaHabra Fastwall 100, Teifs One Coat, Parex Armourwall 100, and El Rey Fastwall 100) are identified as La Habra Fastwall Stucco Sanded; Teifs One Coat Sanded; Parex 202 ArmourWall Stucco Base Sanded; and El Rey FastWall Sanded, respectively. The mixes are provided in premixed 80-pound (36.3 kg) bags, which are mixed in the field with 1.3 to 1.5 gallons (4.92 to 5.67) of water per bag.

3.2.3 Sand: Sand must be clean and free from deleterious amounts of loam, clay, silt, soluble salts and organic matter. Sampling and testing must comply with ASTM C144 or ASTM C897. Sand must be natural sand graded in accordance with ASTM C144 or C897 within the following limits:

RETAINED ON U.S. STANDARD SIEVE	PERCENT RETAINED BY WEIGHT ± 2 PERCENT	
	Min.	Max.
No. 4 (4.75 mm)	0	0
No. 8 (2.36 mm)	0	10
No. 16 (1.18 mm)	10	40
No. 30 (600 mm)	30	65
No. 50 (300 mm)	70	90
No. 100 (150 mm)	95	100
No. 200 (75 mm)	97	100

3.2.4 Insulation Board:

3.2.4.1 Expanded Polystyrene: EPS board must have a nominal density of 1.5 pounds per cubic foot (24 kg/m³); a Class A flame-spread index of 25 or less and a smoke-developed index of 450 or less; and must comply with ASTM C578 as Type II board. Boards installed without sheathing over open framing must be 1 inch to 1½ inches (2.5 to 3.8 mm) thick and must be provided with ⅜-inch-high (9.5 mm) tongues with compatible grooves for horizontal joints. See Figure 1 for joint details. All boards must be recognized in a current ICC-ES evaluation report. See Section 7.2 for board identification. Over solid substrates, a square-edge foam plastic board with a minimum ½-inch (12.7 mm) thickness and a minimum nominal density of 1 pcf (16 kg/m³) is permitted except when installation is as part of the water-resistive barrier over wood-based sheathing as described in Section 3.2.10.1, which requires 1-inch-thick (25.4 mm) EPS boards with tongue-and-groove edges.

When installation is over solid sheathing, as described in Section 4.3, the boards must have minimum ¼-inch-wide-by-⅜-inch-deep (6.4 mm by 3.2 mm) vertical grooves spaced a maximum of 12 inches (305 mm) on the back face of the board. As an alternate to the vertical grooves on the foam plastic board, installation of flat-faced board over a solid sheathing may incorporate the Tyvek StuccoWrap water-resistive barrier recognized in [ESR-2375](#), or a three-dimensional drainage mat recognized in [ESR-1935](#).

3.2.4.2 Extruded Polystyrene: The board must have a minimum density of 1.5 pcf (24 kg/m³) and must comply with ASTM C578 as a Type IV or V board. See Section 3.2.4.1 for other details and requirements.

3.2.4.3 Polyisocyanurate Foam Board: Polyisocyanurate foam plastic board must comply with ASTM C1289 as Type II board. Polyisocyanurate foam plastic board must have a nominal density of 2 pcf (32 kg/m³) and a maximum flame-spread index of 25 or less and a smoke-developed index of 450 or less. The foam plastic board must be 1 inch to 1½ inches (25 to 38 mm) thick, have all squared joints installed at horizontal and vertical edges supported by framing or blocking, and be limited to nonfire-resistive-rated and combustible construction. All boards must be recognized in a current ICC-ES evaluation report. See Section 7.2 for board identification. Over solid substrates, a square-edge foam plastic board is permitted, with the same requirements set forth in Section 3.2.4.1.

3.2.4.4 Use over Solid Sheathing: When foam plastic insulation boards are used over solid sheathing with a code-complying water-resistive barrier, the following foam plastic boards may be used:

- Parex Water Master Expanded Polystyrene as recognized in [ESR-2562](#).
- One-inch TeifsChannelBoard as recognized in [ESR-1935](#).
- TeifsDrainBoard as recognized in [ESR-1935](#).
- One-inch-thick (25.4 mm) EPS foam, complying with ASTM C578, Type I, insulation board with ¼-inch-by-¼-inch (6 mm by 6 mm) vertical grooves spaced at 3 inches (76 mm) on center.
- One-inch (25.4 mm)-thick, flat-faced, foam plastic insulation board with either Tyvek Stucco Wrap, recognized in [ESR-2375](#), as the water-resistive barrier or having a three-dimensional drainage mat, recognized in [ESR-1935](#), placed between the foam and the water-resistive barrier.

- Foam plastic board having minimum ½-inch-wide-by-¼-inch-deep (12.7 mm by 6.4 mm) vertical grooves spaced a maximum of 12 inches (305 mm) on the back face of the boards, as recognized in [ESR-1788](#).

3.2.5 Lath:

3.2.5.1 Wire Fabric Lath: Wire fabric lath must comply with the ICC-ES Acceptance Criteria for Metal Plaster Bases (Lath) (AC191). Minimum No. 20 gage [0.035 inch (0.89 mm)], 1-inch-opening (25.4 mm), galvanized steel, woven-wire fabric must be used. Lath must be furred when applied over all substrates. Furring must comply with the following requirements:

- When maximum total coating thickness is ½ inch (12.7 mm) or less, the body of the lath must be furred a minimum of ⅜ inch (3.2 mm) from the substrate after installation.
- When the total coating thickness is greater than ½ inch (12.7 mm), minimum No. 17 gage [0.058 inch (1.47 mm)] by 1½-inch (38 mm), woven-wire fabric lath must be used. The body of the lath must be furred a minimum of ¼ inch (6.4 mm) from the substrate after installation.

3.2.5.2 Metal Lath: Metal lath must comply with AC191 and, as applicable, IBC Table 2507.2 or IRC Section R703.6. Furring requirements are as set forth in Section 3.2.45.1.

3.2.6 Gypsum Board: Water-resistant treated core gypsum sheathing must comply with ASTM C79 or ASTM C1396. Gypsum wallboard must comply with ASTM C36 or ASTM C1396.

3.2.7 Fiberboard: Minimum ½-inch-thick asphalt-impregnated fiberboard must comply as ASTM C208, Type IV, wall sheathing.

3.2.8 Wood Structural Panels: The panels must be minimum ⅜-inch-thick (9.5 mm) plywood or OSB for studs spaced 16 inches (406 mm) on center, and must be minimum 7/16-inch-thick (11.1 mm) plywood or OSB for studs spaced 24 inches (610 mm) on center. Plywood must be exterior-grade or Exposure 1 plywood complying with U.S. Department of Commerce Product Standard PS-1 or UBC Standard 23-2, as applicable; and OSB must be Exposure 1 complying with U.S. Department of Commerce Product Standard PS-2 or UBC Standard 23-3, as applicable.

3.2.9 Caulking: Caulking materials must be either acrylic latex complying with ASTM C834, or polyurethane, polyurethane modified, polysulfide, or silyl-terminated polyether elastomeric sealants complying with ASTM C920.

3.2.10 Weather Protection:

3.2.10.1 Water-resistive Barrier: A water-resistive barrier is required and must comply with IBC Section 1404.2, or IRC Section R703.2, as applicable. Minimum No. 15, asphalt nonperforated felt complying as Type I in accordance with ASTM D226 (IBC or IRC); or material recognized in a current ICC-ES evaluation report as complying with the ICC-ES Acceptance Criteria for Water-resistive Barriers (AC38); or a water-resistive coating described in [ESR-2045](#), is required, as applicable.

When applied over any wood-based sheathing, the barrier must be either: (a) a minimum of two layers of Grade D kraft building paper as set forth in 2012, 2009 and 2006 IBC Section 2510.6, or 2015 IRC Section R703.7.3 [2012, 2009 and 2006 IRC Section R703.6.3]; a minimum of two layers of water-resistive barrier complying with

ASTM E2556 Type I as set forth in 2015 IBC Section 2510.6; or (b) under the 2012, 2009 and 2006 IBC or the IRC, one layer of EPS or XPS insulation board having horizontal tongue-and-groove edges as described in Section 3.2.4.1, over one layer of Grade D kraft building paper having a minimum water-resistance rating of 60 minutes, or an equivalent water-resistive barrier recognized in a current ICC-ES evaluation report; under the 2015 IBC one layer of EPS or XPS insulation board having horizontal tongue-and-groove edges as described in Section 3.2.4.1, over one layer of water-resistive barrier complying with ASTM E2556, Type II.

When Parex Water Master House Wrap 366, a Grade D asphalt-saturated kraft building paper with a 60-minute water-resistance rating, is used, installation must be as described in [ESR-1027](#).

When Parex USA WeatherSeal is used as the water-resistive barrier, installation must be in accordance with [ESR-2045](#).

When Tyvek StuccoWrap, recognized in [ESR-2375](#), is used as the water-resistive barrier, vertically grooved insulation boards, as described in Section 3.2.4.4, are not required. The Tyvek StuccoWrap must be installed as described in [ESR-2375](#).

3.2.10.2 Vapor Retarder: Protection against condensation must be provided in accordance with 2015, 2012 and 2009 IBC Section 1405.3 or 2006 IBC Section 1403.2, as applicable. Under the 2015 and 2012 IRC vapor retarder must be provided in accordance with IRC Section R7002.7, unless its omission is permitted under the exceptions in IRC Section R702.7. Under the 2009 IRC, a vapor retarder must be provided in accordance with Section R601.3, unless its omission is permitted under the exceptions in Section R601.3. Under the 2006 IRC, a vapor retarder must be provided in accordance with Section R318.1, unless its omission is permitted under the exceptions in 2006 IRC Section R318.1.

3.2.10.3 Flashing: Flashing complying with 2015, 2012 and 2009 IBC Section 1405.4, 2006 IBC Section 1405.3, 2015 IRC Section R703.4, or 2012, 2009 and 2006 IRC Section R703.8, as applicable, must be provided. Where membrane flashing is used, flashing must be a self-adhering, flexible rubberized asphalt and polyethylene material, a minimum of 0.020-inch (0.51 mm) thick, shingle-lapped with the water-resistive barrier.

3.2.11 Trim and Accessories: All trim, weep screeds and corner reinforcement must be corrosion-resistant.

4.0 INSTALLATION

4.1 General:

The exterior cementitious coating is applied by hand-troweling or machine-spraying, in one coat or two coats, to a minimum $\frac{3}{8}$ -inch (9.5 mm) thickness, unless noted otherwise. Nominal thickness around penetrations is $\frac{3}{8}$ inch (9.5 mm), backed by framing or blocking. The lath must be embedded in the minimum coating thickness and therefore cannot be exposed. The finish coat must be applied in accordance with the manufacturer's instructions. Flashing, corner reinforcement, metal trim and weep screeds must be installed as shown in Figure 2.

The coating must be applied at ambient air temperatures between 40°F and 120°F (4.4°C and 49°C) by applicators listed by Parex USA, Inc. The water-resistive barrier must be applied as set forth in Section 3.2.10.1. An installation card, similar to that illustrated in Figure 3, must be at the jobsite with the name of the applicator and the product to be used, before any water-resistive barrier or exterior sheathing is installed. Also see Section 5.6 of this report.

4.2 Application over Open Framing: Foam Plastic Insulation Board:

The water-resistive barrier, as set forth in Section 3.2.10.1, is placed over open studs spaced a maximum of 24 inches (610 mm) on center. The EPS, XPS, or polyisocyanurate foam plastic insulation board, as described, respectively, in Sections 3.2.4.1, 3.2.4.2, and 3.2.4.3, must be attached using galvanized staples, roofing nails, or screws. Vertical butt joints must be staggered at least one stud space from adjacent courses, and must occur directly over studs.

The lath must then be applied tightly over the insulation board and fastened through the board and water-resistive barrier to wood studs using No. 11 gage galvanized roofing nails or No. 16 gage corrosion-resistant staples spaced a maximum of 6 inches (152 mm) on center, with a minimum 1-inch (25.4 mm) penetration into the studs. Staples must have a minimum crown width of $\frac{7}{16}$ inch (11.1 mm). The wood species must have a minimum specific gravity of 0.42. Care must be taken to avoid over-driving fasteners.

The Parex USA Fiber Reinforced Stucco System may also be applied over minimum No. 20 gage [minimum 0.0359-inch (0.91 mm)] steel studs spaced a maximum of 24 inches (610 mm) on center. The lath must be fastened through the insulation board and water-resistive barrier to the metal studs using minimum No. 8, Type S, drywall screws with 1-inch-diameter (25.4 mm) washers, or No. 8 screws having $\frac{3}{8}$ -inch-diameter (9.5 mm) pan heads, at 6 inches (152 mm) on center to all studs and track. Screws must penetrate the stud a minimum of $\frac{1}{2}$ inch (12.7 mm).

Lath must be applied with 1¹/₂-inch (38 mm) end and side laps. Wall bracing in accordance with 2015 IBC Section 2308.6, 2012, 2009 and 2006 IBC Section 2308.9.3, IRC Sections R602.10, or an acceptable alternate, is required. Square wall corners and parapet corners must be covered with metal corner reinforcement. For round wall, bull nose and parapet corners, metal reinforcement is optional when construction is in accordance with Figure 2. Weep screed must comply with, and be installed at the bottom of the wall in accordance with, IBC Section 2512.1.2, 2015 IRC Section R703.7.2.1, or 2012, 2009 and 2006 IRC Section R703.6.2, as applicable. Galvanized steel, J-shaped trim pieces are installed at other areas where foam is exposed. At windows and doors, flashing as described in Section 3.2.10.3 of this report is required. Butting J-trim and approved metal edges, when installed, must be flashed in accordance with the code. Holes for hose bibbs, electrical panels, and other penetrations of substrate surfaces, except those caused by fasteners, must also be flashed in accordance with the code. The coating must then be applied as described in Section 4.1.

4.3 Application over Solid Backing:

4.3.1 General: When the optional insulation board is installed over solid sheathing, the drainage system must be provided by using one of the following systems:

- a. One layer of water-resistive barrier as described in Section 3.2.10.1, over sheathing and Parex Water Master Grooved (vertically grooved) EPS Board, with installation as described in [ESR-2562](#).
- b. One layer of water-resistive barrier as described in Section 3.2.10.1, over sheathing and TeifsChannelboard (vertically grooved foam board), with minimum thickness of 1 1/4 inches (31.7 mm) and maximum thickness of 4 inches (102 mm), and installation as described in [ESR-1935](#).
- c. One layer of water-resistive barrier as described in Section 3.2.10.1 over sheathing and TeifsDrainboard



(vertically grooved foam board), with minimum thickness of $1\frac{1}{2}$ inches (38 mm) and maximum thickness of 4 inches (102 mm), and installation as described in [ESR-1935](#).

- d. One layer of water-resistive barrier as described in Section 3.2.10.1 over sheathing; drainage mat as described in [ESR-1935](#); and EPS flat-faced foam plastic insulation board, with installation as described in [ESR-1935](#).
- e. Tyvek StuccoWrap with installation as described in [ESR-2375](#), and $1\frac{1}{2}$ -inch-thick (38 mm) TeifsDrainboard, with installation as described in [ESR-1935](#).
- f. One layer of DuPont Tyvek StuccoWrap, with installation as described in [ESR-2375](#), and 1-inch-thick (25.4 mm), flat-faced foam plastic insulation board with a nominal density of 1 pcf (17.7 kg/m³).

4.3.2 Fiberboard: Minimum $1\frac{1}{2}$ -inch-thick (12.7 mm) fiberboard, as described in Section 3.2.7, is installed directly over wood or steel studs spaced a maximum of 24 inches (610 mm) on center. The fiberboard is temporarily held in place using corrosion-resistant staples, roofing nails (for wood studs) or self-tapping screws (for steel studs). A water-resistive barrier must be applied over the fiberboard, as set forth in Section 3.2.10.1 of this report, prior to installation of lath or optional foam board.

The lath must be attached to the studs through the sheathing, with fasteners and spacing as described in Section 4.2 of this report or as described for fiberboard in 2015 IBC Table 2304.10.1, 2012, 2009 and 2006 IBC Table 2304.9.1 or IRC Table R602.3(1), as applicable, whichever is more restrictive. All walls must be braced in accordance with the applicable code. Exposed sheathing edges must be protected with trim. Openings in the substrate surface must be flashed in accordance with the code, and the coating must be applied in accordance with Section 4.1. The fiberboard, optional foam plastic insulation board, lath and coating may be applied to minimum No. 20 gage [0.0359 inch (0.91 mm)] steel studs spaced a maximum of 24 inches (610 mm) on center, provided the fasteners and their placement are as set forth in Section 4.2 for steel studs.

4.3.3 Gypsum Sheathing: Minimum $1\frac{1}{2}$ -inch-thick (12.7 mm), water-resistant treated core gypsum sheathing, described in Section 3.2.6 of this report, must be installed directly over wood studs spaced a maximum of 24 inches (610 mm) on center. Gypsum sheathing must be fastened in accordance with ASTM C1280 (IBC), or IRC Table R702.3.5, as applicable. Water-resistant treated core gypsum sheathing or water-resistant exterior fiber-reinforced gypsum sheathing, as described in Section 3.2.6 of this report, must be fastened in accordance with the applicable evaluation report. A water-resistive barrier must be applied over the gypsum sheathing in accordance with Section 3.2.10.1 before application of lath or optional insulation board. The lath must be attached to the studs through the sheathing with fasteners and spacing as described for insulation board in Section 4.2. All walls must be braced in accordance with the applicable code. Openings in the substrate surface must be flashed in accordance with the code, and the coating must be applied as described in Sections 4.1 and 4.2.

4.3.4 Wood-based Sheathing: Wood-based sheathing must be applied directly to wood or steel studs under conditions set forth in Section 3.2.8 and 2015 IBC Table 2308.6.3(3), 2012, 2009 and 2006 IBC Table 2308.9.3(3), or IRC Table R602.3(3), as applicable. The water-resistive

barrier, optional foam plastic insulation board, wire fabric lath, and coating must be applied as described in Section 4.3.2 for fiberboard. Installation to minimum No. 20 gage [0.0396 inch (0.91 mm)] steel studs spaced a maximum of 24 inches (610 mm) on center is as described in Section 4.3.2 for fiberboard. Application of the stucco system is as set forth in Section 4.3.2 of this report.

4.3.5 Concrete and Masonry:

4.3.5.1 Direct Application without Lath: Surface preparation of cast-in-place or precast concrete and masonry shall be straight and true within $\frac{1}{4}$ inch (6.4 mm) in 10 feet (3048 mm) and shall be in accordance with Section 2510.7 of the IBC. Surfaces shall be clean and free from any deleterious materials. Surfaces shall be adequately rough to have good absorption for proper bonding. Cast-in-place or precast concrete that has smooth or nonabsorbent solid surfaces shall be prepared to receive stucco by sandblasting, wire brushing, acid etching, or chipping. The coating shall be applied directly to the prepared surface at a minimum thickness of $\frac{3}{8}$ inch (9.5 mm) in accordance with Section 4.1 of this report.

4.3.5.2 Application with Lath: Lath and furring used to receive stucco shall be installed and conform with ASTM C1063. Fasteners used to install the lath shall be recognized in an ICC-ES evaluation report. The lath shall be fastened in vertical rows, a maximum of 24 inches (609.6 mm) on center. Fastener spacing in each row shall be a maximum of 6 inches (152.4 mm). The coating shall be applied in accordance with Section 4.1 of this report.

4.4 One-hour Fire-resistive Wall Assemblies

The assemblies described in this section are rated for exposure to fire from both sides, unless otherwise noted.

4.4.1 First Assembly:

4.4.1.1 Interior Face: One layer of $\frac{5}{8}$ -inch-thick (15.9 mm), Type X gypsum wallboard, water-resistant backer board, or veneer base is applied vertically or horizontally to the interior face of minimum nominally 2-by-4 wood studs spaced a maximum of 24 inches (610 mm) on center. The wall board must be attached using $1\frac{1}{8}$ -inch-long (48 mm), $\frac{1}{4}$ -inch-diameter-head (6.4 mm), 6d coated nails at 7 inches (178 mm) on center, with attachment to studs, plates and blocking. All wallboard joints must be backed with minimum nominally 2-by-4 wood framing, and taped and treated with joint compound. Fastener heads must also be treated with joint compound in accordance with ASTM C840 or GA-216.

4.4.1.2 Exterior Face: One layer of minimum $\frac{5}{8}$ -inch-thick (15.9 mm), Type X, water-resistant core gypsum sheathing, 48 inches (1219 mm) wide, must be applied parallel to studs using $1\frac{3}{4}$ -inch-long (44.5 mm), No. 11 gage [0.148-inch (3.8 mm) shaft diameter] galvanized roofing nails having $\frac{7}{16}$ -inch- or $\frac{1}{2}$ -inch-diameter (11.1 mm or 12.7 mm) heads, spaced at 4 inches (102 mm) on center at board edges and 7 inches (178 mm) on center at intermediate studs and top and bottom plates. Nails must penetrate framing a minimum of 1 inch (25.4 mm). A water-resistive barrier must be applied over the sheathing in accordance with Section 3.2.10.1. The lath and wall coating must then be applied without insulation board as described in Section 4.1.

4.4.1.3 Axial Load Design: The wood stud axial design stress for the wall assembly calculated in accordance with Sections 3.6 and 3.7 of ANSI AWC NDS (2015 and 2012 IBC and IRC), or Sections 3.6 and 3.7 of ANSI AF&PA NDS-05 (2009 and 2006 IBC and IRC) is limited to $0.78 F'_c$, and the maximum stress must not exceed $0.78 F'_c$ at a maximum l_e/d ratio of 33.

4.4.2 Second Assembly:

4.4.2.1 Interior Face: One layer of $5/8$ -inch-thick (15.9 mm), Type X gypsum wallboard, complying with ASTM C1396, is applied horizontally to the interior face of minimum nominally 2-by-4 wood studs spaced a maximum of 16 inches (406 mm) on center. The wallboard is fastened with $1^{5/8}$ -inch-long (41.3 mm), 5d gypsum wallboard nails having minimum 0.086-inch (2.18 mm) shank diameters and $1^{5/64}$ -inch-diameter (23.8 mm) heads, spaced at 6 inches (152 mm) on center to studs, plates and blocking. All wallboard joints must be backed by minimum nominally 2-by-4 wood framing and taped and treated with joint compound complying with ASTM C840 or GA-216. Fastener heads must also be treated with joint compound in accordance with ASTM C840 or GA-216.

4.4.2.2 Exterior Face: Minimum $3^{5/8}$ -inch-thick (92 mm), paper-faced, R-13, mineral wool batt insulation, having a 1.94 pcf (31 kg/m³) density, must be installed in the wall cavity. A water-resistive barrier, described in Section 3.2.10.1, must be applied over the exterior face of framing in accordance with IBC Section 1404.2 or IRC Section 703.2, followed by 1-inch-thick (25.4 mm), 1.5 pcf density (24 kg/m³) EPS board installed in accordance with Section 4.2 of this report. The lath must then be installed horizontally and attached in accordance with Section 4.2, except that $2^{1/2}$ -inch-long (63.5 mm), No.11 gage nails having $3/8$ -inch-diameter (9.5 mm) heads must be used. The lath requires 2-inch (51 mm) overlaps. The Parex USA Fiber Reinforced Stucco must then be applied to a minimum $3/8$ -inch (9.5 mm) thickness, in accordance with Section 4.1.

4.4.2.3 Axial Design: The axial loads applied to the wall assembly are limited to the least of the following:

- 1,100 pounds (4893 N) per stud.
- A maximum of 46 percent of the load calculated in accordance with Sections 3.6 and 3.7 of ANSI AWC NDS (2015 and 2012 IBC and IRC), or Sections 3.6 and 3.7 of the ANSI/AF&PA NDS-05 (2009 and 2006 IBC and IRC).
- Design stress based on 0.78 F'_c calculated in accordance with Sections 3.6 and 3.7 of ANSI AWC NDS (2015 and 2012 IBC and IRC), Sections 3.6 and 3.7 of the ANSI/AF&PA NDS-05 (2009 and 2006 IBC and IRC).
- Design stress of 0.78 F'_c at a maximum l_e/d ratio of 33 calculated in accordance with Sections 3.6 and 3.7 of ANSI AWC NDS (2015 and 2012 IBC and IRC), or Sections 3.6 and 3.7 of the ANSI/AF&PA NDS-05 (2009 and 2006 IBC and IRC).

4.4.3 Third Assembly:

4.4.3.1 Interior Face: One layer of $5/8$ -inch-thick (15.9 mm), Type X gypsum wallboard complying with ASTM C36 or ASTM C1396 must be attached horizontally to the interior face of minimum nominally 2-by-4 wood studs spaced a maximum of 24 inches (610 mm) on center. The wallboard must be attached to studs and perimeter framing using $1^{5/8}$ -inch-long (41.3 mm), galvanized steel cupped-head nails spaced a maximum of 8 inches (203 mm) on center. All wallboard joints must be backed by minimum nominally 2-by-4 wood framing and covered with paper tape and treated with joint compound complying with ASTM C840 or GA-216. Fastener heads must also be treated with joint compound complying with ASTM C840 or GA-216.

4.4.3.2 Exterior Face: Any of the following substrates

may be used independently or in combination with one another:

- One layer of minimum $1/2$ -inch-thick (12.7 mm), water-resistant core gypsum sheathing.
- One layer of minimum $7/16$ -inch-thick (11.1 mm) OSB.
- One layer of minimum $1^{5/32}$ -inch-thick (11.9 mm) plywood.

The substrates must be as described in Sections 3.2.6 through 3.2.8, and must be installed on wood framing as described in Section 4.3. The water-resistive barrier must be installed over the sheathing in accordance with Section 3.2.10.1. The lath and wall coating must be applied as described in Section 4.1. Foam plastic insulation is not permitted in this assembly.

4.4.3.3 Axial Load Design: The allowable axial loading for this system is limited to the least of the following:

- 1,100 pounds (499 kg) per stud.
- A maximum of 46 percent of the load calculated in accordance with Sections 3.6 and 3.7 of the ANSI AWC NDS (2015 and 2012 IBC and IRC), or Sections 3.6 and 3.7 of the ANSI/AF&PA NDS-05 (2009 and 2006 IBC and IRC).
- Design stress of 0.78 F'_c at a maximum l_e/d ratio of 33 calculated in accordance with Sections 3.6 and 3.7 for ANSI AWC NDS (2015 and 2012 IBC and IRC) Sections 3.6 and 3.7 of the ANSI/AF&PA NDS-05 (2009 and 2006 IBC and IRC).

4.4.4 Fourth Assembly:

4.4.4.1 Interior Face: One layer of $5/8$ -inch-thick (15.9 mm), Type X gypsum wallboard, complying with ASTM C1396, is applied vertically to the interior face of minimum nominally 2-by-4 wood studs spaced a maximum of 24 inches (609 mm) on center. The wallboard is fastened with $1^{5/8}$ -inch-long (41.3 mm), 5d gypsum wallboard nails having minimum 0.086-inch (2.18 mm) shank diameters and $1^{5/64}$ -inch-diameter (23.4 mm) heads, spaced at 8 inches (203 mm) on center to studs, plates and blocking. All wallboard joints must be backed by minimum nominally 2-by-4 wood framing and taped and treated with joint compound complying with ASTM C840 or GA-216. Fastener heads must also be treated with joint compound in accordance with ASTM C840 or GA-216.

4.4.4.2 Exterior Face: Minimum $7/16$ -inch-thick (11.1 mm), APA-rated OSB sheathing must be applied using minimum #6d, $1^{7/8}$ -inch-long (47.6 mm) coated sinker nails spaced maximum 8 inches (203 mm) on center around the perimeter and in the field. Water-resistive barrier must be installed over sheathing in accordance with Section 3.2.10.1. Insulation board with a maximum 1.66 pcf must be installed over the water resistive barrier with the long edge perpendicular to studs. Lath installed using minimum $3/8$ -inch (9.8 mm) J-metal flange casing bead. The Parex USA Fiber Reinforced Stucco must be mixed in accordance with section 3.2.1 and the manufacturer's recommendations, and must be applied to a minimum $3/8$ -inch (9.5mm) thickness in accordance with section 4.1 of this report.

4.4.4.3 Axial Design The axial loads applied to the wall assembly are limited to the least of the following:

- 1,050 pounds (4671 N) per stud.
- A maximum of 44 percent of the load calculated in accordance with Sections 3.6 and 3.7 of ANSI AWC NDS (2015 and 2012 IBC and IRC), or Sections 3.6 and 3.7 of the ANSI/AF&PA NDS-05 (2009 and 2006 IBC and IRC).

- Design stress based on $0.78 F'_c$ calculated in accordance with Sections 3.6 and 3.7 of ANSI AWC NDS (2015 and 2012 IBC and IRC), or Sections 3.6 and 3.7 of ANSI/AF&PA NDS-05 (2009 and 2006 IBC and IRC).
- Design stress of $0.78 F'_c$ at a maximum l_e/d ratio of 33 calculated in accordance with Sections 3.6 and 3.7 of ANSI AWC NDS (2015 and 2012 IBC and IRC), or Sections 3.6 and 3.7 of ANSI/AF&PA NDS-05 (2009 and 2006 IBC and IRC).

4.5 Noncombustible Construction: (Types I, II III and IV):

The Parex USA Fiber Reinforced Stucco may be installed on exterior walls of Type I, II, or IV construction under the IBC, as described in Sections 4.5.1 and 4.5.2. An exception is that recognition is limited to use in exterior walls of buildings having a maximum height of 40 feet (12.2 m) above grade under the 2015 and 2012 IBC as indicated in 2015 and 2012 IBC Section 1403.5.

4.5.1 With Foam Plastic: The stucco system with foam plastic must be installed as noted in Sections 4.5.1.1 through 4.5.1.6.

4.5.1.1 Interior Finish: One layer of $5/8$ -inch-thick (15.9 mm), Type X gypsum wall board complying with ASTM C79 or ASTM C1396 must be applied vertically to steel framing with all edges blocked. Fasteners must be No. 8 by $1\frac{1}{4}$ -inch-long (31.7 mm) buglehead screws at 8 inches (203 mm) on center at board joints and 12 inches (305 mm) on center at intermediate locations. All joints must be taped and treated with joint compound complying with ASTM C840 or GA-216. Intermediate fasteners must also be treated with compound complying with ASTM C840 or GA-216.

4.5.1.2 Steel Framing: Minimum $3\frac{5}{8}$ -inch-deep (92 mm), minimum No. 20 gage [0.0359-inch (0.91 mm)] steel studs spaced a maximum of 16 inches (406 mm) on center.

4.5.1.3 Openings: Wall openings must be framed with minimum 0.125-inch-thick (3.2 mm) tubular aluminum or steel framing.

4.5.1.4 Exterior Finish: One layer of minimum $1\frac{1}{2}$ -inch-thick (12.7 mm) water-resistant core gypsum sheathing, complying with ASTM C79 or ASTM C1396, must be applied horizontally or vertically and attached to the steel framing using No. 8 by $1\frac{1}{4}$ -inch-long (31.7 mm), bugle head screws spaced 8 inches (203 mm) on center at all framing locations.

4.5.1.5 Stud Cavity: At floor levels, mineral wool batt insulation designed for fire blocking applications must be friction-fitted into each cavity. The insulation must have a minimum 4-pound-per-cubic-foot (64 kg/m³) density, and must be 4 inches (102 mm) thick and must be approximately 6 to 8 inches (152 to 203 mm) wide. The insulation must be long enough to achieve a friction fit within a stud cavity.

4.5.1.6 Stucco System: Where a water-resistive barrier is required, the stucco system includes one layer of water-resistive barrier described in Section 3.2.10.1, having a flame-spread index of 25 or less and a smoke-developed index of 450 or less. The water-resistive barrier must be installed over the sheathing in accordance with IBC Section 1404.2, or IRC Section R703.2, as applicable. One-inch-thick (25.4 mm) EPS insulation board with a nominal 1.5 pcf density must be installed horizontally in running bond over the sheathing. The lath, insulation board and water-resistive barrier are positively fastened to the

steel framing using No. 8 by $2\frac{1}{2}$ -inch-long (63.5 mm), wafer-head, self-drilling screws spaced at a maximum of 8 inches (203 mm) on center to all framing members. The Parex USA Fiber Reinforced Stucco must be mixed in accordance with Section 3.2.1 and the manufacturer's recommendations, and must be applied to a minimum $3/8$ -inch (9.5 mm) thickness in accordance with Section 4.1 of this report.

4.5.2 Without Foam Plastic: The Parex USA Fiber Reinforced Stucco must be applied over gypsum sheathing and steel studs, in accordance with Section 4.3.3, without the foam plastic board.

4.6 Miscellaneous:

4.6.1 Inspection Requirements: Building department inspection is required on lath installation prior to application of the coating, as required by the applicable code.

4.6.2 Control Joints: Control joints must be installed as specified by the architect or designer.

4.6.3 Curing: Moist curing must be provided for a minimum of 24 hours after coating application. The length of time and most effective procedure for moist curing will depend on climatic and job conditions.

4.6.4 Soffits: The system may be applied to soffits, provided the coating is applied over metal lath complying with Section 3.5.2 in lieu of wire fabric lath. Metal lath fastening must comply with IBC Section 2510.3, or 2015 IRC Section R703.7.1 [2012, 2009 and 2006 IRC Section 703.6.1], as applicable, except the fastener length must be increased by the thickness of any substrate.

In the absence of details, conventional three-coat plastering details must be used.

4.6.5 Sills: The systems may be applied to sills at location such as windows and other similar areas. Sills having depths of 6 inches (152 mm) or less may have the coating and lath applied to any substrate permitted in this report, provided the coating, lath, water-resistive barrier and substrate are installed in accordance with the applicable sections of this report. Sills having depths exceeding 6 inches (152 mm) must have substrates of solid wood or plywood. The substrate is fastened in accordance with 2015 IBC Table 2304.10.1[2012, 2009 and 2006 IBC Table 2304.9.1] or IRC Section R602.3, as applicable, and a double layer of Grade D water-resistive barrier must be applied over the substrate. The coating, lath and optional foam plastic insulation board must be applied in accordance with Section 4.2 of this report.

5.0 CONDITIONS OF USE

The Parex USA Fiber Reinforced Stucco (LaHabra-Fastwall, Teifs One Coat, Parex Amourwall 100, El Rey Fastwall and Merlex Insulex) described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

- 5.1 Materials and methods of installation must comply with this report and the manufacturer's instructions. The manufacturer's published installation instructions must be available at the jobsite at all times during installation. In the event of a conflict between the installation instructions and this report, this report governs.
- 5.2 Installation is by a plastering contractor listed by Parex USA, Inc.
- 5.3 Except as noted in Section 4.5, the coating system is limited to Type V Construction, and structures

constructed in accordance with the IRC. The system with metal lath is limited to Type V, or construction permitted by the IRC, except as noted in Section 4.5 of this report. Under the 2015 and 2012 IBC, the system is limited to use on exterior walls of buildings having a maximum height of 40 feet (12.2 m) above grade for Types I, II, III and IV construction as indicated in 2015 and 2012 IBC Section 1403.5.

- 5.4 The systems are recognized as one-hour fire-resistive assemblies when installation complies with Section 4.4 of this report.
- 5.5 The interior of the building must be separated from the foam plastic insulation board with a thermal barrier complying with the applicable code, such as $\frac{1}{2}$ -inch (12.7 mm) regular gypsum wallboard mechanically attached in accordance with the applicable code.
- 5.6 An installation card, such as that shown in Figure 3, must be left at the jobsite for the owner, and a copy must be filed with the building department.
- 5.7 When installation is in accordance with this report, the allowable positive and negative wind load for the system installed over wood or steel studs spaced a maximum of 24 inches on center is 32 psf (1532 Pa). Systems installed over steel studs using No. 17 gage by $1\frac{1}{2}$ -inch (38 mm) woven-wire fabric lath, or 3.4-pound-per-square-yard (1.29 kg/m²) metal lath, have a 50 psf (2394 Pa) positive and negative allowable wind load. Support framing must be adequate to resist the required wind load and must be designed for a maximum deflection of $\frac{1}{360}$ of span.
- 5.8 Foam plastic must not be placed on exterior walls of wood construction located within 6 inches (152 mm) of the ground in areas where hazard of termite damage is very heavy in accordance with 2015 IBC Section 2603.8 [2012 IBC Section 2603.9 (2009 and 2006 IBC Section 2603.8)], or 2015, 2012 and 2009 IRC Section R318 [2006 IRC Section R320.5].

6.0 EVIDENCE SUBMITTED

- 6.1 Data in accordance with the Acceptance Criteria for Cementitious Exterior Wall Coatings (AC11), dated January 2013 (editorially revised December 2015).

6.2 Reports of fire tests per ASTM E119.

6.3 Noncombustible tests per ASTM E136.

6.4 Multi-Story Fire Evaluation per Uniform Building Code™ (UBC) Standard 17-6.

7.0 IDENTIFICATION

- 7.1 The factory-prepared mixes are delivered to the jobsite in water-resistant bags with labels bearing the following information:
 - a. The name and address of Parex USA, Inc., and the evaluation report number (ESR-2564).
 - b. Name of the product.
 - c. Weight of the packaged mix.
 - d. Storage instructions.
 - e. Maximum amount of water and sand that may be added, and conditions that must be considered in determining the actual amounts added.
 - f. Curing instructions.

7.2 Foam plastic insulation boards must be identified in accordance with the applicable ICC-ES evaluation report. Additionally, the board density must be noted. When application is to walls required to be of noncombustible construction (Types I, II, III and IV), one edge of each board, or face of each piece, package or container must bear the foam plastic evaluation report number, the name of Parex USA, Inc., and the evaluation report number (ESR-2564).

7.3 The report holder's contact information is the following:

PAREX USA, INC.
4125 EAST LA PALMA AVENUE, SUITE 250
ANAHEIM, CALIFORNIA 92807
(800) 537-2739
www.parexusa.com

NOTES:

1. When using sheathing other than foam plastic, these details shall apply. If other than 1" thick substrates are used, grounds must be altered to maintain proper plaster thickness.
2. A water resistive barrier complying to the code, is applied behind the foam substrates and over other substrates.
3. Framing represents metal or wood.
4. Sheathing, framing, water resistive barriers, lath, casing beads and other trim are "By Others".

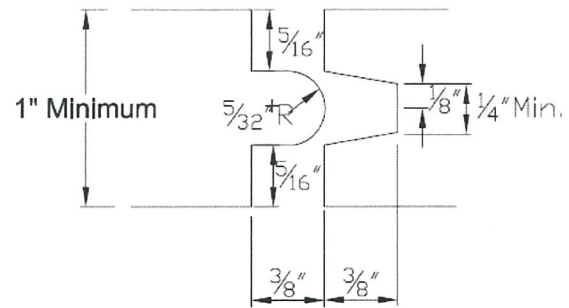
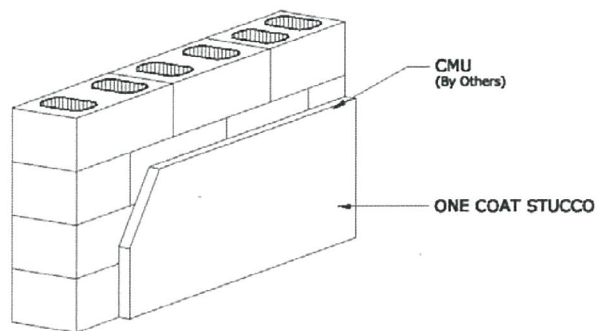
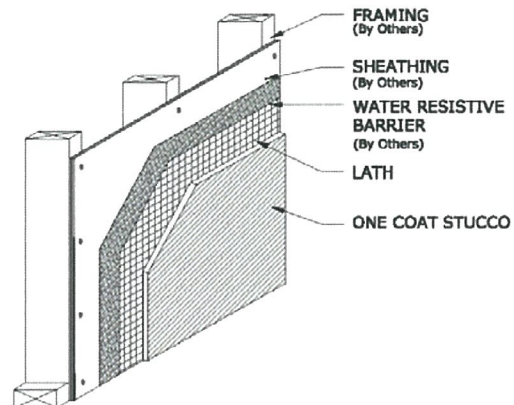


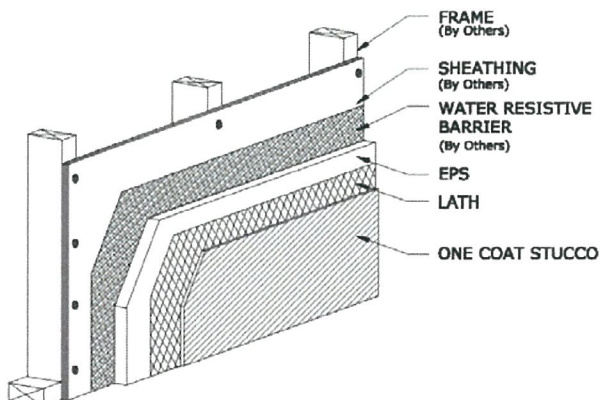
FIGURE 1—TONGUE-AND-GROOVE PROFILE



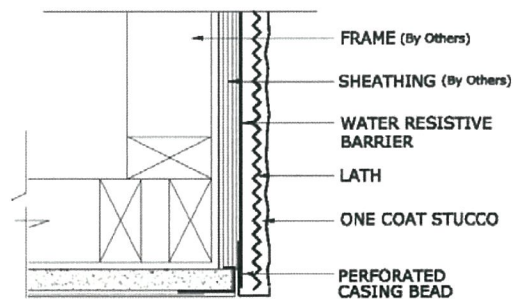
One Coat Stucco over CMU



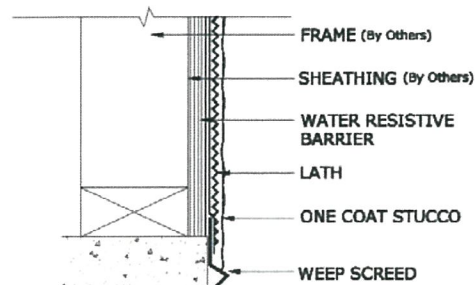
One Coat Stucco Components



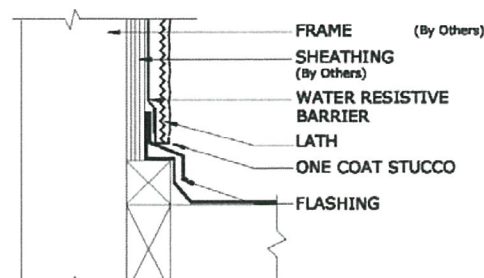
One Coat Stucco Components with EPS



Soffit



Termination above Grade



Termination at Roof

FIGURE 2—TYPICAL INSTALLATION DETAILS



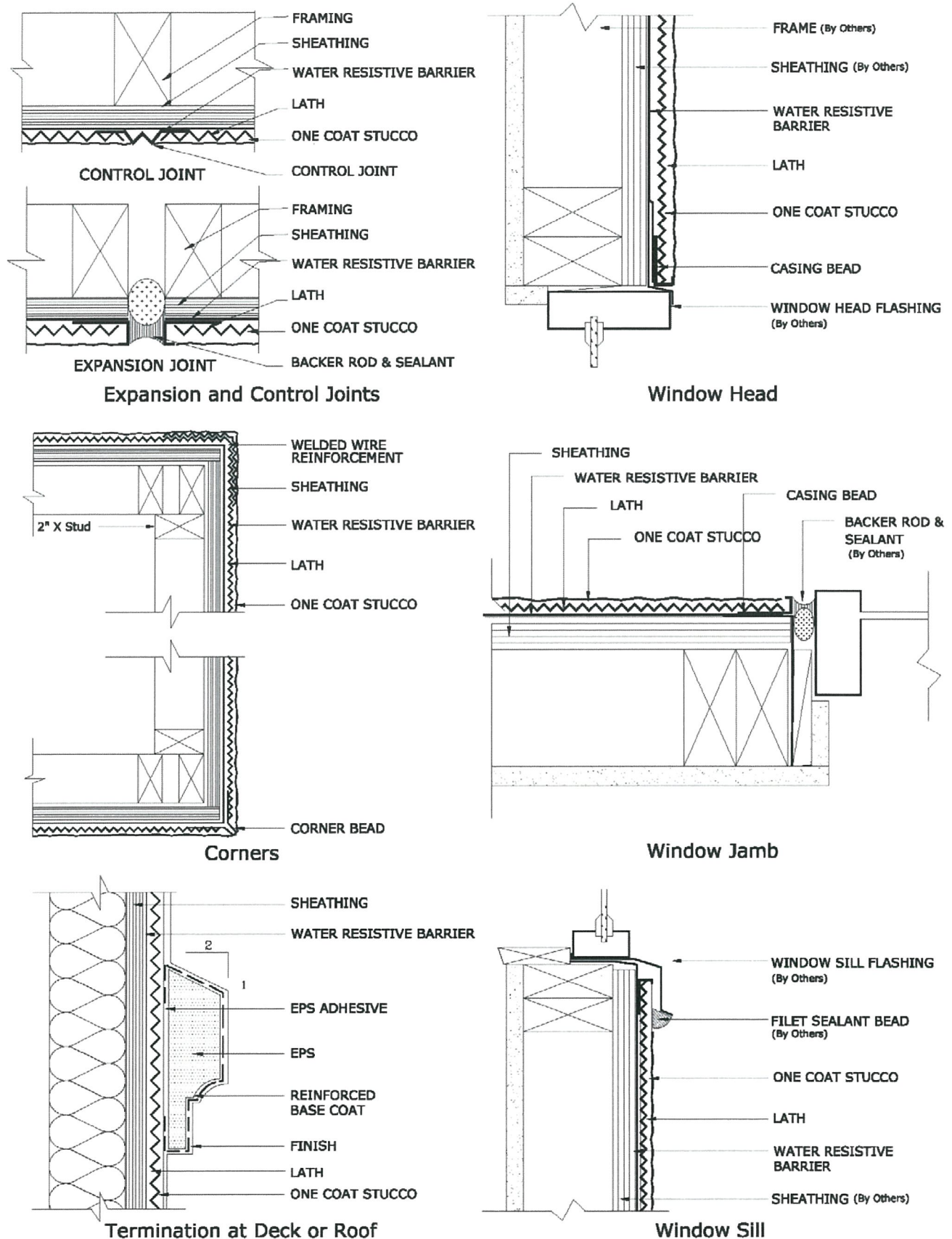
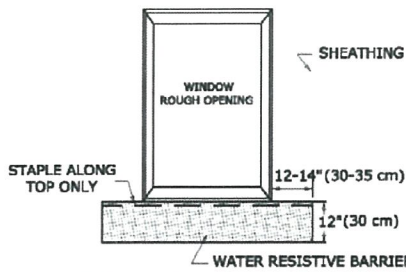
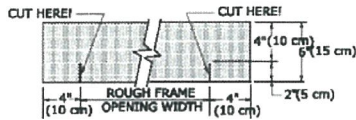


FIGURE 2—TYPICAL INSTALLATION DETAILS (Continued)



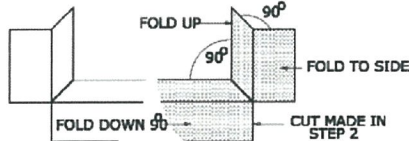
STEP 1: BUILDING PAPER UNDER SILL

Cut water resistive barrier to approximate size shown and staple at bottom of the rough opening. **IMPORTANT!** Water resistive barrier should only be stapled along the top edge.



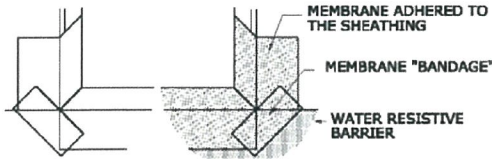
STEP 2: OPTIONAL CUTTING FLASHING MEMBRANE

Cut a piece of flashing membrane 8" (20 cm) longer than the rough opening width. make two small cuts 2" (5 cm) long through the membrane as shown. **NOTE:** 2"x 6" (5 x 15 cm) framing requires 12" (30 cm) wide flashing membrane. Cuts made in the membrane should be 6" (15 cm) long.



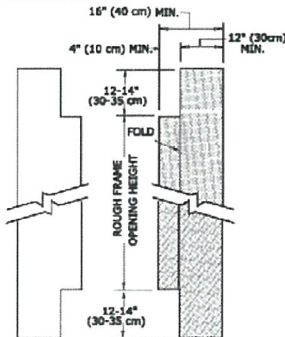
STEP 3 -OPTIONAL: FOLDING FLASHING MEMBRANE

Fold membrane to conform with rough opening. Peel protective backer from membrane, to expose adhesive.



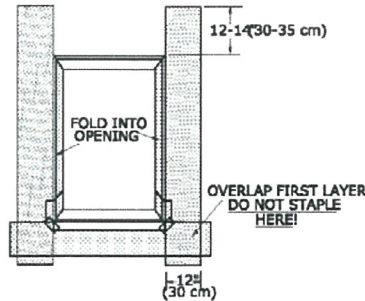
STEP 4 -OPTIONAL: INSTALL FLASHING MEMBRANE

Install the "self sticking" membrane at the rough opening. Membrane should lap over the previously installed "bandages" and water resistive barrier



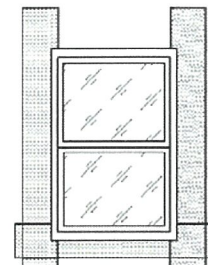
STEP5: CUTTING WEATHER BARRIER FOR JAMBS

Cut water resistive barrier to fit rough opening jamb.



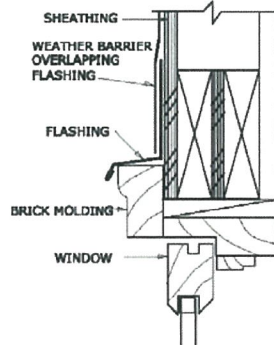
STEP 6: JAMBS

Fold water resistive barrier into rough opening. Bottom leg must overlap first layer as shown. Do not staple immediately below the sill/ jamb corners.

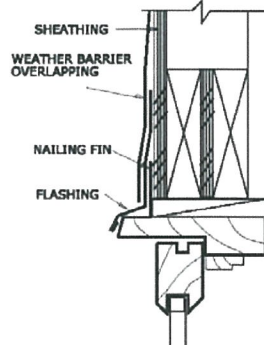


STEP 7: INSTALLING WINDOW

After the strips of water resistive barrier have been installed at the sill and jamb as shown, the window can be installed.



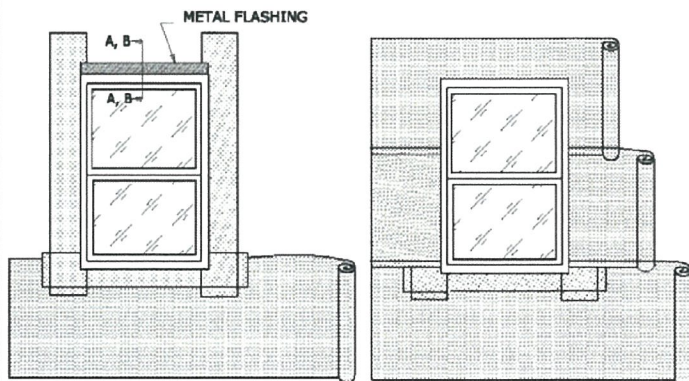
SECTION A-A
WOOD WINDOW WITH BRICK MOLDING



SECTION B-B
WINDOW WITH NAILING FIN

STEP 8: INSTALLATION OF METAL FLASHING

Length of the flashing is dependent on the type of window used. Sections A-A and B-B illustrate two types of windows. Flashing should be installed as illustrated. for any unusual condition please contact Parex Technical Services.



STEP 9 : INSTALLING ROLLS OF WEATHER BARRIER

Install water resistive barrier horizontally in shingle fashion. Each succeeding course overlaps the previous by 2" (5 cm) min. Continue to lap courses as shown for positive drainage. At vertical splices, lap the water resistive barrier a minimum of 6" (15 cm). Vertical splices in the water resistive barrier should not occur within 2' (61 cm) of the window jamb. Succeeding courses lap over the remainder of the water resistive barrier strips and the metal flashing at the head.

NOTE: The previously installed strips at the sill overlaps the horizontally installed water resistive barrier below the sill.

FIGURE 2—TYPICAL INSTALLATION DETAILS (Continued)

INSTALLATION CARD

LaHabra Wall or Parex 210-One Coat System

Parex USA, Inc.

Project Address

Evaluation Report ESR-2564

Date Completed _____

Plastering Contractor

Name: _____

Address: _____

Telephone No. () _____

Approved contractor number as issued by ParexLahabra Inc.

This is to certify that the exterior coating system on the building exterior at the above address has been installed in accordance with the evaluation report and the manufacturer's instructions.

Signature of authorized representative of plastering contractor

Date _____

FIGURE 3—EXAMPLE OF INSTALLATION CARD



ICC-ES Evaluation Report

ESR-2564 LABC and LARC Supplement

Issued April 2019

This report is subject to renewal October 2020.

www.icc-es.org | (800) 423-6587 | (562) 699-0543

A Subsidiary of the International Code Council®

DIVISION: 09 00 00—FINISHES

Section: 09 24 00—Portland Cement Plastering

REPORT HOLDER:

PAREX USA, INC.

EVALUATION SUBJECT:

PAREX USA FIBER REINFORCED STUCCO: LA HABRA-FASTWALL, TEIFS ONE COAT, PAREX ARMOURWALL, EL REY FASTWALL AND MERLEX INSULEX

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Parex USA Fiber Reinforced Stucco: La Habra-Fastwall, Teifs One Coat, Parex Armourwall, El Rey Fastwall and Merlex Insulex, described in ICC-ES master evaluation report [ESR-2564](#), have also been evaluated for compliance with the codes noted below as adopted by the Los Angeles Department of Building and Safety (LADBS).

Applicable code editions:

- 2017 *City of Los Angeles Building Code* (LABC)
- 2017 *City of Los Angeles Residential Code* (LARC)

2.0 CONCLUSIONS

The Parex USA Fiber Reinforced Stucco: La Habra-Fastwall, Teifs One Coat, Parex Armourwall, El Rey Fastwall and Merlex Insulex, described in Sections 2.0 through 7.0 of the master evaluation report [ESR-2564](#), comply with the LABC Chapter 25 and the LARC Section R703, and are subjected to the conditions of use described in this supplement.

3.0 CONDITIONS OF USE

The Parex USA Fiber Reinforced Stucco: La Habra-Fastwall, Teifs One Coat, Parex Armourwall, El Rey Fastwall and Merlex Insulex described in this evaluation report must comply with all of the following conditions:

- All applicable sections in the master evaluation report [ESR-2564](#).
- The design, installation, conditions of use and identification are in accordance with the 2015 *International Building Code*® (2015 IBC) and the 2015 *International Residential Code*® (2015 IRC) provisions noted in the master evaluation report [ESR-2564](#).
- The design, installation and inspection are in accordance with additional requirements of LABC Chapters 16 and 17, as applicable.
- The Parex USA Fiber Reinforced Stucco: La Habra-Fastwall, Teifs One Coat, Parex Armourwall, El Rey Fastwall and Merlex Insulex have not been evaluated under the LABC Chapter 7A or the LARC Section R337 for use in the exterior design and construction of new buildings located in any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland-Urban Interface Area.

This supplement expires concurrently with the master report, reissued October 2018 and revised April 2019.

ICC-ES Evaluation Report

ESR-2564 FBC Supplement

Reissued October 2018

Revised April 2019

This report is subject to renewal October 2020.

www.icc-es.org | (800) 423-6587 | (562) 699-0543

A Subsidiary of the International Code Council®

DIVISION: 09 00 00—FINISHES

Section: 09 24 00—Portland Cement Plastering

REPORT HOLDER:

PAREX USA, INC.

EVALUATION SUBJECT:

PAREX USA FIBER REINFORCED STUCCO: LA HABRA-FASTWALL, TEIFS ONE COAT, PAREX ARMOURWALL, EL REY FASTWALL AND MERLEX INSULEX

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Parex USA Fiber Reinforced Stucco, recognized in ICC-ES master evaluation report ESR-2564, has also been evaluated for compliance with the codes noted below.

Applicable code editions:

- 2017 *Florida Building Code—Building*
- 2017 *Florida Building Code—Residential*

2.0 CONCLUSIONS

The Parex USA Fiber Reinforced Stucco, described in Sections 2.0 through 7.0 of the master evaluation report ESR-2564, complies with the *Florida Building Code—Building* and the *Florida Building Code—Residential*, provided the design and installation are in accordance with the 2015 *International Building Code*® (IBC) provisions noted in the master report, under the following conditions:

Installation must meet the requirements of Section 1403.8 of the *Florida Building Code—Building* or Section R318.7 of the *Florida Building Code—Residential*, as applicable.

- For buildings being designed and constructed to the *Florida Building Code—Residential*, the provisions of Section R301.2.1.1 must be used.

Use of the Parex USA Fiber Reinforced Stucco for compliance with the High-Velocity Hurricane Zone provisions of the *Florida Building Code—Building* and the *Florida Building Code—Residential* has not been evaluated, and is outside the scope of this supplemental report.

For products falling under Florida Rule 9N-3, verification that the report holder's quality-assurance program is audited by a quality-assurance entity approved by the Florida Building Commission for the type of inspections being conducted is the responsibility of an approved validation entity (or the code official, when the report holder does not possess an approval by the Commission).

This supplement expires concurrently with the master report, reissued October 2018 and revised April 2019.



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

Salem Islar requests a variance of 5 ft to the required 5 ft garage setback from front façade for Lot 7, Block 7, Volcano Cliffs Unit 2, located at 7911 Kibo DR NW, zoned R-1D [Section 14-16-3-4(M)(5)(c)]

Special Exception No:..... **VA-2019-00206**
Project No: **Project#2019-002524**
Hearing Date: 08-20-19
Closing of Public Record: 08-20-19
Date of Decision: 09-04-19

On the 20th day of August, 2019, Leo Otero, agent for property owner Salem Islar (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 5 ft to the required 5 ft garage setback from front façade (“Application”) upon the real property located at 7911 Kibo DR NW (“Subject Property”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 5 ft to the required 5 ft garage setback from front façade.
2. The City of Albuquerque Integrated Development Ordinance, Section 14-16-6-6(N)(3)(a) (Variance-Review and Decision Criteria) reads: “... an application for a Variance-ZHE shall be approved if it meets all of the following criteria:
 - (1) *There are special circumstances applicable to the subject property that are not self-imposed and that do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid. Such special circumstances of the property either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property, or practical difficulties result from strict compliance with the minimum standards.*
 - (2) *The Variance will not be materially contrary to the public safety, health, or welfare.*
 - (3) *The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.*
 - (4) *The Variance will not materially undermine the intent and purpose of the IDO or the applicable zone district.*
 - (5) *The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.”*
3. The Applicant bears the burden of ensuring there is evidence in the record supporting a finding that the above criteria are met under Section 14-16-6-4(N)(1).
4. Eric Spurlock, agent for Salem Islar, property owner appeared and gave evidence in support of the application.
5. Salem Islar, property owner also appeared and gave evidence in support of the Application.

6. The address of the subject property is 7911 Kibo Dr. NW.
7. All property owners within 100 feet of the subject property and the affected neighborhood association were notified.
8. Westside Coalition of Neighborhood Association and Molten Rock Neighborhood Association are the affected neighborhood associations.
9. A letter from Mary Ann Wolf-Lyerla, President of the Molten Rock Neighborhood Association, dated July 29, 2019, was submitted in opposition to the Application.
10. The primary reason given for MRNA's opposition is "equity and fairness for those who designed their homes to scrupulously observe the setback covenants".
11. The NA also expressed "grave concerns that permitting these variances opens the door to future and potentially more egregious requests".
12. The subject property is currently zoned R-1D.
13. The subject property is within Character Protection Overlay (CPO-12) and within View Protection Overlay (VPO-2).
14. The subject property is currently undeveloped.
15. The proposed project is construction of a new single-family residence.
16. The variance requested is from Section 14-16-3-4(M)(5)(c): *Character Protection Overlay Zone: Volcano Mesa CPO-12: Other Development Standards: Residential Garage Access; Table 3-4-1: Allowable Garage Types in Volcano Mesa.*
17. The proposed project is designed with a 4-vehicle side entry garage.
18. The front façade of the house faces south and the entry of the garage is westerly.
19. The side wall of the garage is parallel to the front façade.
20. The variance is needed to allow the 4-vehicle garage to fit the project.
21. The shape of the subject lot is irregular and wedge shaped.
22. A site plan and accompanying photographs were submitted in support of the Application.
23. The original Application included variance requests for side and front setback requirements, however, the site plan was redesigned and these variance requests are withdrawn and this hearing is only for the garage setback requirement from the front façade.
24. The original design of the project was completed prior to the enactment of the IDO.
25. The garage setback requirements were imposed through the Character Protection Overlay of Volcano Mesa (CPO-12) of the IDO.
26. The IDO and CPO became effective May 2019.
27. Eric Spurlock, 4404 Magnolia Dr. NE, appeared and gave testimony in support of the Application.
28. He is the designing architect on the project.
29. He and the Applicant listened to the MRNA and made modifications on the proposed plan to include a 2 feet offset to break the front façade.
30. The south sidewall of the garages would be set back and would include additional landscaping to further break the front façade.
31. A modified site plan dated July 2, 2019 and renderings of all views of the house were submitted in support of the Application.
32. Sandra Levinson, 7909 Tebo Dr. NW, appeared and gave testimony in opposition to the Application.
33. She is in the MRNA and has been a resident of the neighborhood for 10 years.

34. The NA's primary objection is a general one, stating "the Code is the Code" and everyone else has been required to follow the covenants and restrictions and does not feel it fair to make any exceptions.
35. The concerns of the NA is that if one variance is granted, it will open it up for more outrageous requests.
36. Applicant in reply stated that the proposed plan has been modified to keep the front façade from appearing monolithic and additional landscaping would be added to keep it interesting.
37. Applicant also stated the request made does not impact adjacent properties or anyone else, and would be the minimum necessary to prevent economic hardship.
38. There are special circumstances applicable to the Subject Property that are not self-imposed and that do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid, as required by Section 14-16-6-6(N)(3)(a)(1).
39. The variance will not be contrary to the public safety, health and welfare of the community as required by Section 14-16-6-6(N)(3)(a)(2).
40. The variance will not cause significant adverse material impacts on surrounding properties or infrastructure improvements in the vicinity as required by Section 14-16-6-6(N)(3)(a)(3).
41. The variance will not materially undermine the intent and purpose of the IDO or applicable zone district as required by Section 14-16-6-6(N)(3)(a)(4).
42. The variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties as required by Section 14-16-6-6(N)(3)(a)(5).
43. The proper "Notice of Hearing" signage was posted for the required time period as required by Section 14-16-6-4(K)(3).
44. The Applicant has authority to pursue this Application.

DECISION:

APPROVAL of a variance of 3 ft to the required 5 ft garage setback from front façade.

CONDITIONS:

Applicant stipulated to a 2 foot setback, with landscaping added.

APPEAL:

If you wish to appeal this decision, you must do so by September 19, 2019 pursuant to Section 14-16-6-4(U), of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Stan Harada, Esq.
Zoning Hearing Examiner

cc: ZHE File
Zoning Enforcement
Salem Islar, 6412 Thunderbird Cir NW, 87120
Leo Otero, 6157 Agate Ave NW, 87120
Sandra Levinson, 7909 Kibo DR NW, 87120
Eric Spurlock, 4404 Magnolia DR NE, 87111

REQUEST FOR SPECIAL EXCEPTION

☒ Variance ☐ Conditional Use ☐ Other

Interpreter: ☐ Yes ☒ No

VA# 2019-00206

PR# 2019-002524

Date: <u>06/12/2019</u>		Received By: <u>MARCELO IBARRA</u>	
Address of Request: <u>7911 KIBO DR NW</u>			
City: <u>ALBUQUERQUE</u>	State: <u>NM</u>	Zip: <u>87120</u>	
Lot: <u>7</u>	Block: <u>7</u>	Zone: <u>R-1D</u>	Map pg. <u>E10</u>
Subdivision: <u>VOLCANO CLIFFS UNIT 2</u>		UPC# <u>101006208820830802</u>	
Property Owner(s): <u>SALEM ISLAR</u>			
Mailing Address: <u>6412 THUNDERBIRD CIR NW</u>			
City: <u>ALBUQUERQUE</u>	State: <u>NM</u>	Zip: <u>87120</u>	
Phone: <u>(516) 270-7400</u>	Email: <u>Isar1@yahoo.com</u>		
Agent: <u>LEO OTERO</u>			
Mailing Address: <u>6151 AGAT AVE NW</u>			
City: <u>ALBUQUERQUE</u>	State: <u>NM</u>	Zip: <u>87120</u>	
Phone: <u>(505) 319-3115</u>	Email: <u>otero.customhomes@yahoo.com</u>		
Request for exception to IDO Section: <u>14-16-3-4(M)(S)(C) TABLE 3-4-1(C)</u>			
Description of request: <u>A VARIANCE OF 5FT TO THE REQUIRED 5FT GARAGE SET BACK FROM FRONT FACADE.</u>			
Hearing Date: <u>JULY 16, 2019</u>		Fee Total: <u>210-</u>	

A Completed Application Requires:

- ☒ Copy of relevant IDO section
- ☐ Letter of authorization (if agent representation)
- ☐ Proof of Pre-application Meeting (not required for a variance)
- ☒ Proof that neighborhood meeting requirements were met
- ☒ Proof that public notice requirements were met
- ☒ Photos (site and existing structures)
- ☒ Site plan
- ☐ Justification letter
- ☐ Sign posting

Approved for acceptance by: 

Date: 6/12/19

ZONING OFFICIAL USE ONLY

Case history number(s) from AGIS: <u>1002984</u>			
APO:	CPO# <u>12</u>	HPO#	VPO# <u>2</u>
Wall variances not allowed in low-density residential dev. in these 2 areas per 5-7(D)(3)(e):			
1) CPO 3 and 2) Monte Vista / College View Historic Dist. - Mapped Area			
2) CPO-8 states walls no more than 3 feet high, but may request a variance			

- a. A covered porch or stoop at least 5 feet in depth with a floor area of at least 100 square feet and at least 6 feet clear in any direction.
- b. A walled courtyard with an entry feature, including but not limited to a gate, easily visible from the public right-of-way and a minimum of 6 feet wide and height between 6 feet, 8 inches and 8 feet, placed within the appropriate setback, connected by a courtyard wall at least 4 feet and no more than 5 feet high, and both designed and finished to complement the house in color and architectural style. Notwithstanding Subsection 14-16-5-7(D)(3)(d) (Exceptions to Maximum Wall Height), any wall or entry feature provided to meet this standard shall not require a Variance – ZHE.
- c. A façade facing a public street containing at least 25 percent of its surfaces in clear, transparent windows and/or doors, with the lower edge of window sills no higher than 30 inches above the finished floor.

3-4(M)(5)(b) Building Design Standards

1. Exterior Finishes
Wall finishes may be stucco, masonry, adobe, and/or native stacked stone (or synthetic equivalent). Plain block, wood, and reflective panels shall not be used as an exterior finish. Veneer materials shall extend around exterior corners at least 1 foot. Brick coping and trims as per traditional New Mexico architectural styles are encouraged. Steel and synthetic wood substitutes are allowed for trim and detailing.
2. Roofs
 - a. Reflective roofs are prohibited.
 - b. Mansard roofs are prohibited.
 - c. Parapets shall hide flat roofs.
3. Where there is no setback from the property line, gutters and downspouts shall drain to the street or water harvesting area to avoid impact to abutting lots.

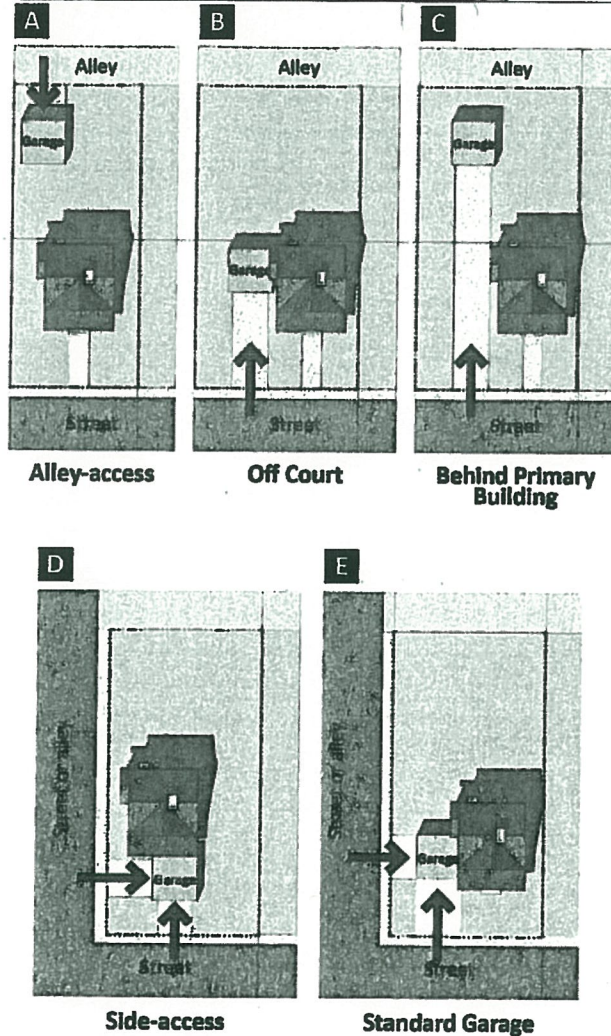
3-4(M)(5)(c) Residential Garage Access

1. Where alleys are available, residential garages for detached dwellings shall be accessed via the alley. On streets designated collector or lower, residential garages on corner lots shall be accessed from an alley or side street.
2. Townhouses shall use rear-loaded garages.
3. Garage types are limited by lot width, as described in Table 3-4-1 and illustrated below.
4. Garage Types D and E may be accessed from either front or side.

5. Driveway access, including drive pad but exclusive of wings, is limited to 20 feet wide for Garage Types B, C, D, and E, except where providing access from alleys.

Table 3-4-1: Allowable Garage Types in Volcano Mesa

Lot Width	Allowable Garage Types	Front Garage Setback from Front Façade (front-loaded), minimum	Side Garage Setback from Property Line (side-accessed), minimum	Rear Garage Setback from Property Line (rear-loaded), minimum
< 40 ft.	A, D	10 ft.	5 ft.	2 ft.
≥ 40 ft.	A, B, C, D, E	5 ft.	5 ft.	2 ft.



3-4(M)(5)(d) Residential Garage Design

In addition to setback requirements in Table 5-1-1 and garage design standards in Subsection 14-16-5-11(C)(2), the following provisions apply:

Association Name	First Name	Last Name	Email	Alternative Email	Address Line 1
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	hlhen@comcast.net		10592 Rio Del Sol NW
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard10@juno.com	land@trna.org	5515 Palomino Drive NW
Molten Rock NA	Christine	Davis	sportmom4u@aol.com		5615 Popo Drive NW
Molten Rock NA	Mary Ann	Wolf-Lyerla	maryann@hlsnm.org		5608 Popo Drive NW

*Email sent 5/15/19 -
See next page*

Subject: Variance request notification

From: Salem Islar (Islar1@yahoo.com)

To: hlhen@comcast.net; aboard10@juno.com; sportmom4u@aol.com; maryann@hlsnm.org;

Date: Wednesday, May 15, 2019 3:45 PM

Good day,

Pursuant to city regulations, attached please find notice of our proposed variance request. I understand that Mr. Mel will be setting up a meeting to review and discuss the plans in person in the near future.

Thank you,
Salem Islar

Attachments

- Islar Letter 5-8-19.docx (52.44KB)
- Scan.pdf (645.07KB)

Molten Rock Neighborhood Association

SAD227

Albuquerque, NM 87120

June 2, 2019

Salem and Eneida Islar

6412 Thunderbird Circle NW

Albuquerque, NM 87120

Dear Salem and Eneida:

Molten Rock Neighborhood Association held a special meeting on May 23, 2019 at 7:30 pm at the request of Salem Islar to discuss his request for a variance to the required building setbacks on their lot located at 7911 Kibo NW. Eric Spurlock, Designer gave an overview of the project that included a four car garage, meeting all ADA requirements, and having a large backyard pool and patio. Eric stated that based on current house design, he was requesting a three foot variance on the west side setback (12ft instead of 15ft) and five foot variance on the east side setback (10ft instead of 15ft) and a ten foot variance on the front setback (15ft instead of 25ft). Eric acknowledged that at the time of the design he was not aware of the required setbacks of fifteen feet from the property line for side and back and twenty-five feet in the front property line.

Salem Islar stated that variance request was driven by the the need to design the home to meet ADA requirements to accommodate two elderly parents and a four car garage. The home also is designed to have a large back yard pool and patio. Salem did say that currently neither parent is handicapped, but they designed it to accommodate future accessibility needs.

After a short question and answer session the meeting was adjourned at 8:30PM. MRNA residents present were told that a brief survey would be emailed to them requesting to vote for or against the proposed request.

After reviewing the votes returned by MRNA attendees; it is the position of MRNA that we DO NOT support the above requested variance for front and side property setbacks. A key concern is equity and fairness for those who designed their homes to scrupulously observe the setback covenants. In addition we have grave concerns that permitting these variances opens the door to future and potentially more egregious requests. Also the ADA requirements are that ADA does not cover strictly residential private apartments and homes. If, however, a place of public accommodation, such as a doctor's office or day care center, is located in a private residence, the portions of the residence used for that purpose are subject to the ADA's requirements. See more about this at: <https://adata.org/faq/does-ada-cover-private-apartments-and-private-homes>.

Please know we appreciate your situation and thank you for coming to us with your request. While we must decline, we hope you can understand our decision.

We look forward to welcoming you to our neighborhood.

Sincerely,



Mary Ann Wolf-Lyerla
MRNA president

Owner	Owner Address	Owner Address 2
SNOW DOROTHY GERALDINE TRUSTEE SNOW TRUST	3609 CALLE MONTOSA CT NW	ALBUQUERQUE NM 87120
SANCHEZ JOE A & ALICIA G	1705 SOPLO RD SE	ALBUQUERQUE NM 87123
TORRES-ARTHUR F & VANGHITSNOVEN DE TORRES KATHERINE L TR-TORRES FARMAT	582 EAST LAKE DR SE	RIO RANCHO NM 87124
UNITED STATES OF AMERICA % PETROGLYPH NATL MONUMENT	6001 UNSER BLVD NW	ALBUQUERQUE NM 87120
ARGUETA-EDWARD & GRETA CIVIL	5804 YANCEY DR	COLORADO SPRINGS CO 80924
LESLEY PATRICK B	2133 GAZELLE RD NE	RIO RANCHO NM 87124
MARTINEZ DAVID & DANIEL L	11516 WOODMAR LN NE	ALBUQUERQUE NM 87111
VER PLOEGH JAMES H & MARY L	8008 KIBO DR NW	ALBUQUERQUE NM 87120
SEGURA DAVID & BETTY D	7908 KIBO NW	ALBUQUERQUE NM 87120
GRIEGO MAURICE & MARY	1745 S LEMON ST	ALBUQUERQUE NM 87120
GILL HAROLD S & LEVINSON SANDRA L	7909 KIBO DR NW	ALBUQUERQUE NM 87120
DOURTE RICHARD H & CHRISTINE	4305 PURPLE SAGE AVE NW	ALBUQUERQUE NM 87120

Med 350-4545

Eric Spurlock Custom Home Design, LLC
6100 Seagull Lane NE Suite B-210
Albuquerque, NM 87109
505-275-6783
E-mail: espurlock@ericspurlock.com



Date: 05-06-19

Dear Neighbors,

Enclosed is a site and floor plan for our home to be built on 7911 Kibo Dr. NW.

We are notifying of our request for variance due to recent changes to the codes for our overlay zone, which affect us all.

Our home was professionally designed, and this will maintain or raise appraisals and resales in our neighborhood.

The new setback requirements are now 15'-0" side yards, 25'-0" front yards (from property line not from the street) and lastly 20'-0" rear yard setbacks.

The entire subdivision is not currently following any of the new setback requirements as we have already had our home designed last year to fit the previous setback requirements.

Here is a list of the variances we are submitting a request for:

- 1) We are asking for a variance to allow us:
 - 10'-0" side yard setbacks due to the shape of our lot.
 - 15'-0" front yard setback from property line which will be 34'-6" from the street sided of the curb.

The entire home requires handicapped access, which caused more open floor space. This makes it impossible to reduce the footprint of our home with 4-bedrooms and library. Due to the size of the Public Utility Easement and the swimming pool we cannot move the home any more to the rear.

- 2) Secondly, we are requesting that we be able to leave the side entry garages without setting them back an additional 5'-0" from the face of the home, which is required by the new code requirements.

We have our 2 mothers who will be living with us, causing 4 cars to need parking. Reducing our garages to a 3-car unit will cause us to have to leave one car parked in front of the home on a daily basis.

We humbly request that you allow us the variances, so we can start our construction. You will have (10) days to respond to this letter by E-Mail or written correspondence.

Respectfully,

Homeowners: Salem Islar and Encida Islar

Email: islar1@yahoo.com

Mailing address: 6412 Thunderbird Circle NW, ABO, NM 87120

=====

ALBUQUERQUE
1135 BROADWAY BLVD NE
ALBUQUERQUE, NM, 87101-0001
340127-0101
(800)275-8777
05/15/2019 04:46 PM

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Product	Qty	Unit Price	Price
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First-Class Mail Letter	1	\$0.55	\$0.55
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(Domestic)
(ALBUQUERQUE, NM 87107)
(Weight:0 Lb 0.50 Oz)
(Estimated Delivery Date)
(Friday 05/17/2019)

First-Class Mail Letter	1	\$0.55	\$0.55
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(Domestic)
(ALBUQUERQUE, NM 87111)
(Weight:0 Lb 0.50 Oz)
(Estimated Delivery Date)
(Friday 05/17/2019)

First-Class Mail Letter	1	\$0.55	\$0.55
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(Domestic)
(ALBUQUERQUE, NM 87120)
(Weight:0 Lb 0.50 Oz)
(Estimated Delivery Date)
(Friday 05/17/2019)

First-Class Mail Letter	1	\$0.55	\$0.55
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(Domestic)
(ALBUQUERQUE, NM 87123)
(Weight:0 Lb 0.50 Oz)
(Estimated Delivery Date)
(Friday 05/17/2019)

First-Class Mail Letter	1	\$0.55	\$0.55
-------------------------	---	--------	--------

(Domestic)
(ALBUQUERQUE, NM 87120)
(Weight:0 Lb 0.50 Oz)
(Estimated Delivery Date)
(Friday 05/17/2019)

Total: \$2.75

Cash \$3.00
Change (\$0.25)

USA letter

ALBUQUERQUE
1135 BROADWAY BLVD NE
ALBUQUERQUE, NM, 87101-0001
340127-0101
(800)275-8777
05/16/2019 12:50 PM

Product	Qty	Unit Price	Price
Neon Celebrate!	1	\$0.55	\$0.55
Total:			\$0.55
Cash			\$0.55

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Sign up for FREE @
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Refunds for guaranteed services only.
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<https://postalexperience.com/Pos>

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or scan this code with
your mobile device:



or call 1-800-410-7428.

YOUR OPINION COUNTS

Receipt #: 840-58700056-3-3864668-1
Clerk: 23





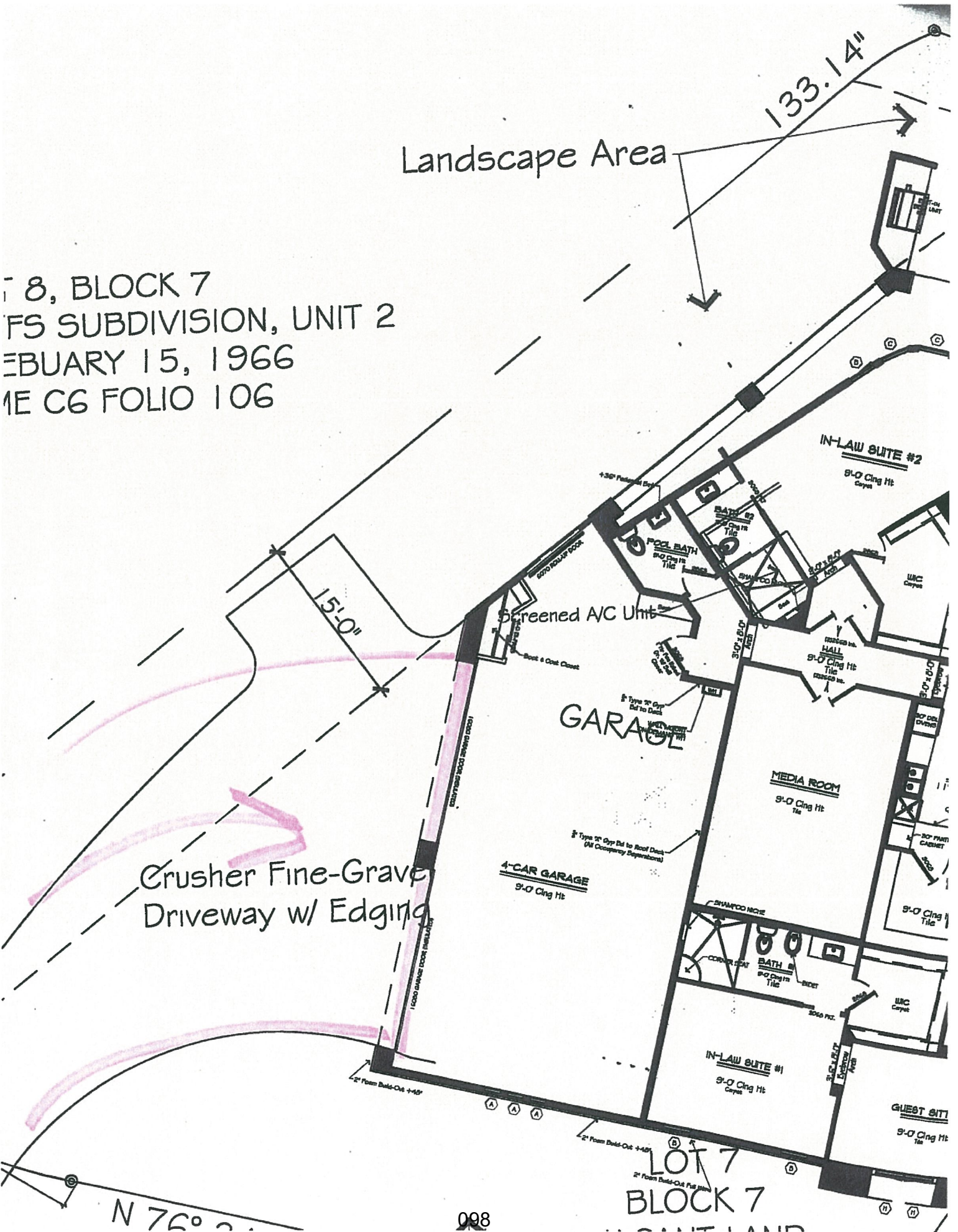


8, BLOCK 7
FS SUBDIVISION, UNIT 2
EBUARY 15, 1966
ME C6 FOLIO 106

Landscape Area

133.14"

Crusher Fine-Grave
Driveway w/ Edging



Eric Spurlock Custom Home Design, LLC

6100 Seagull Lane NE Suite B-210

Albuquerque, NM 87109

505-275-6783

E-mail: espurlock@ericspurlock.com



To: City of Albuquerque

RE: A variance request recently been made aware of new overlay requirements that will affect the house plans for 7911 Kibo Dr. NW. This home was designed and planned in early 2018, following those enforced by the Neighborhood Control Committee of the Volcano Cliffs Subdivision. These required 15'-0" setback from the property line as the garage was side entry.

We currently have a front yard setback of 15'-0" including side entry garages with 9 clerestory windows, needed for the handicap accessibility of two aging mothers who drive and live with us.

The 15'-0" front yard setback is from the property line; however, the home is setback 35'-6" from the curb bordering the street.

Our sided yard setbacks are 10'-0" on the east side of our home which is 17'-6" away from the neighbor's structure. We are 12'-0" off the west side of our property making us nearly 30'-0" from that neighbor's house.

Finally, we are installing an exercise pool between the public utility easement and the home causing us to have 22'-4" and 28'-8" rear yard setbacks. This does not allow us to move the house to the rear and further.

Therefore, we are requesting a setback variance on front and sides of our home.

The 5'-0" required off-set of the garages from the face of the home is not a viable option. We need a 4-car garage with handicap access for the 4 adult drivers, all who are adding. We have 9 clerestory windows that add architectural interest to the front and side facades. This home already has various offsets and a large courtyard on the street façade.

We are asking for a variance on not having a 5'-0" offset on the garage facade.

None of these variances will obstruct or inhibit views of any surrounding structures nor interfere with public safety and integrity of the existing subdivision.

Respectfully,

A handwritten signature in black ink, appearing to read "E. Spurlock", with a long horizontal stroke extending to the right.

Eric Spurlock, A.I.B.D.
Licensed Professional Building/Home Designer

Agent for Homeowners and Builders, Otero Homes

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 7/12/19 To 7/26/19

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Leo Otero
(Applicant or Agent)

6/12/19
(Date)

I issued 1 signs for this application, 6/12/19, MARCELO IBARRA
(Date) (Staff Member)

PROJECT NUMBER: PR-2019-002524

iNovah

Receipt

RETAIN THIS COPY FOR
YOUR RECORDS

June 12, 2019

Received on behalf of:

LEO OTERO - CU33686763

Receipt Number: R182278

Received Date: June 12, 2019

Payment Amount: \$210.00

Reference Number:

Description	Invoice	Authorization #	Tracking #	Tax Paid	Amount Paid
Application Fee			94731890		\$210.00
Total:					\$210.00

Tax Registration #:

Cash Handling Area/ iNovah

Receipting Office:

Payment Method: iNovah



CITY OF ALBUQUERQUE INVOICE

LEO OTERO

6157 AGATE AVE NW

Reference NO: VA-2019-00206

Customer NO: CU-33686763

Date	Description	Amount
6/12/19	Application Fee	\$210.00

Due Date: 6/12/19

Total due for this invoice:

\$210.00

Options to pay your Invoice:

1. Online with a credit card: <http://posse.cabq.gov/posse/pub/lms/Default.aspx>
2. In person: Plaza Del Sol, 600 2nd St. NW, Albuquerque, NM 87102

PLEASE RETURN THE BOTTOM PORTION OF THIS INVOICE NOTICE WITH PAYMENT



City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Date: 6/12/19
Amount Due: \$210.00
Reference NO: VA-2019-00206
Payment Code: 130
Customer NO: CU-33686763

LEO OTERO
6157 AGATE AVE NW
ALBUQUERQUE, NM 87120



130 0000VA201900206001025467094731890000000000000210000CU33686763

5. ~~For~~ ~~Refer~~
6412 Thunderbird Cr. NW
Albuquerque, NM 87120

Ver Ploegh, James H. and Mary L.
8008 Kibo Drive NW
Albuquerque New Mexico 87120

9
S. Isaiar
6412 Thunderbird Cr. NW
Albuquerque, NM 87120

Sanchez, Joe A. and Alicia G.
1705 Soplo Road SE
Albuquerque New Mexico 87123

Luz Ibar
 6412 Thunderbird Dr. NW
 Albuquerque, NM 87120

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☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.35

Total Postage and Fees \$6.85



Sent to **OS Farms Inc**
 Street and Apt. No., or PO Box No. **31 Bryantine Road**
 City, State, ZIP+4[®] **Logan NM 88426-9711**

OS Farms Inc.
31 Bryantine Road
Logan, New Mexico 88426-9711

9
Luz Belar
6412 Thunderbird Cir. NW
Albuquerque, NM 87120

Patrick B. Lesley
6539 Desert Spirits Road NW
Albuquerque, New Mexico 87114-6110

7018 1130 0002 3428 0754

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Certified Mail Fee \$3.50 Extra Services & Fees (check box, add fee) <input type="checkbox"/> Return Receipt (hardcopy) \$0.00 <input type="checkbox"/> Return Receipt (electronic) \$0.00 <input type="checkbox"/> Certified Mail Restricted Delivery \$0.00 <input type="checkbox"/> Adult Signature Required \$0.00 <input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	Postage \$0.55 Total Postage and Fees \$6.85
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PS Form 3800, April 2015 PSN 7530-02-000-9037 See Reverse for Instructions	

ALBUQUERQUE NM 87101
05/08/2015

9

Luz Islar
6412 Thunderbird Ct. NW
Albuquerque, NM 87120

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Return Receipt (hard copy) \$2.80

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.85

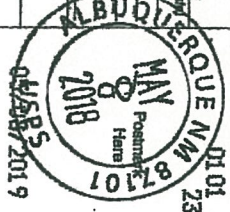
Sent to Segura Family

Street and Apt. No., or PO Box No. 7908 Kibo Drive NW

City, State, ZIP+4[®] ALB NM 87120-3273

PS Form 3800, 0101, 0101, 0101, 0101, 0101, 0101, 0101, 0101, 0101

Segura Family
7908 Kibo Drive NW
Albuquerque, New Mexico 87120-3273



9-5-18
6412 Thunderbird Ck. NW
Albuquerque, NM 87120

Dourte, Richard H. and Christine
4305 Purple Sage Avenue NW
Albuquerque New Mexico 87120

Luz Jalar
6412 Thunderbird Dr. NW
Albuquerque, NM 87120

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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.85

Sent to Dorothy Geraldine Snow

Street and Apt. No., or P.O. Box No. 3609 Calle Montosa Court NW

City, State, ZIP+4® ALB NM 87120-2371



Dorothy Geraldine Snow
3609 Calle Montosa Court NW
Albuquerque, New Mexico 87120-2371



Martinez, David and Daniel L.
11516 Woodmar Lane NE
Albuquerque New Mexico 87111

5
Lefar
6412 Thunderbolt Cr. NW
Albuquerque, NM 87120

Worthen, Mary Louise
2408 Claremont Avenue NE
Albuquerque New Mexico 87107-1832

#4

Sanchez, Suzanna A.

From: Salem Islar <islar1@yahoo.com>
Sent: Tuesday, July 16, 2019 11:32 AM
To: Sanchez, Suzanna A.
Subject: Re: Notice to Public
Attachments: image001.jpg; 7911 Kibo mailings.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Ms. Sanchez,

Attached please find copy of public notice I sent out, the addresses of the 9 neighbors on the block and behind me that I mailed the letter to, and the receipt from the post office. Please let me know if you need anything else for my August 20 meeting

Thank you,
Salem

On Friday, July 12, 2019, 11:19:31 AM MDT, Sanchez, Suzanna A. <suzannasanchez@cabq.gov> wrote:

Can you also add the correct hearing date on the yellow notice sign you were given?

From: Salem Islar [<mailto:islar1@yahoo.com>]
Sent: Friday, July 12, 2019 10:05 AM
To: Sanchez, Suzanna A.
Subject: Re: Notice to Public

Good morning - received - thank you

On Friday, July 12, 2019, 10:01:42 AM MDT, Sanchez, Suzanna A. <suzannasanchez@cabq.gov> wrote:

Please use the form that is title Public Notice and fill in a hearing date of August 20, 2019. Keep a copy of the letter you send out and also a receipt from the post office.

Please let me know if you have any questions.

Suzie



SUZIE SANCHEZ

zhe administrative assistant

o505.924.3894

esuzannasanchez@cabq.gov

cabq.gov/planning

This message has been analyzed by Deep Discovery Email Inspector.

This message has been analyzed by Deep Discovery Email Inspector.

PUBLIC NOTICE

Date: 7/12/19

To Whom This May Concern:

I am requesting approval from the Zoning Hearing Examiner within the City of Albuquerque for a conditional use or variance to allow A VARIANCE of the 25 Foot front property line to 15 foot AND exclusion of the 5 foot garage setback (summary of request).

Property owner Salen Islar
Agent if applicable _____
Property Address 7911 Kibo Drive NW, Albuquerque, NM, 87120 (zip code).

A Hearing will be held on August 20 (date), 2019 (year) beginning at 9:00AM at the Plaza Del Sol Hearing Room, Basement Level on 600 Second Street, NW in Albuquerque, NM.

→ This is a date change from July 16

Please contact me with questions pertaining to this request.

Thank you,

Applicant Name Salen Islar

Email islar1@yahoo.com

Phone Number 516-270-7400

For more information, please contact the ZHE Administrative Assistant Suzie Sanchez at 505-924-3894 or suzannasanchez@cabq.gov.

Please note: "You may submit written comments to the Zoning Hearing Examiner up to 6 days before the hearing (5pm on the Wednesday before the hearing). Written comments received after that deadline will not be taken into consideration for this application.

Richard Dourte
4305 Purple Sage Avenue NW
ABQ NM 87120

James Ver Ploegh
8008 Kibo Drive NW
ABQ NM 87120

David Segura
7908 Kibo Drive NW
ABQ NM 87120-3273

Dorothy Snow
3809 Calle Montosa Court NW
ABQ NM 87120-2371

Patrick Lesley
6539 Desert Spirits Road
ABN NM 87114-8110

David Martinez
11516 Woodmar Lane NE
ABQ NM 87111

OS Farms
31 Bryantine Road
Logan NM 88426-9711

Harold Gil
7909 Kibo Drive NW
ABQ NM 87120

Joe Sanchez
1706 Soplo Road SE
ABQ NM 87123

=====

ALBUQUERQUE
1135 BROADWAY BLVD NE
ALBUQUERQUE, NM
87101-0001
3401270101

07/12/2019 (800)275-8777 12:07 PM

=====

Product Description	Sale Qty	Final Price
Neon Celebrate!	9	\$4.95
Total		\$4.95
Cash		\$20.00
Change		(\$15.05)

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Bill #: 840-58700056-1-3669800-2
Clerk: 20

410

Molten Rock Neighborhood Association

SAD227

Albuquerque, NM 87120

July 29, 2019

Salem and Eneida Islar
6412 Thunderbird Circle NW
Albuquerque, NM 87120

Dear Salem and Eneida:

Molten Rock Neighborhood Association does not approve of your public request dated 7-12-2019. The variance number VA-2019-0206, requesting a fifteen feet variance on the front (south) property line instead of the twenty-five feet property line (15ft instead of 25ft) and exclusion of the five foot garage setback.

A key concern is equity and fairness for those who designed their homes to scrupulously observe the setback covenants. In addition we have grave concerns that permitting these variances opens the door to future and potentially more egregious requests.

Please know we appreciate your situation and thank you for coming to us with your request. While we must decline, we hope you understand our decision. We look forward to welcoming you to our neighborhood.

Sincerely,



Mary Ann Wolf-Lyerla
MRNA president

#16

Sanchez, Suzanna A.

From: Sandy Levinson <sandy@aquilatravel.com>
Sent: Friday, July 19, 2019 3:44 PM
To: Sanchez, Suzanna A.
Cc: Mary Ann Wolf-Lyerla
Subject: 7911 Kibo Drive Request for Variance response from Neighborhood association
Attachments: Scan1314.pdf

Hi Suzie,

Thank you so much for your time today in answering my questions regarding the hearing on August 20 and the Request for variance for the above property. I did have on file a copy of the letter our President Mary Ann Wolf Lyerla sent those that attended and responded to her e mail after the neighborhood meeting. I hope this is what was needed for your file. Please feel free to contact myself or our President Mary Ann if there is anything else we need to provide.

Sincerely,
Sandy Levinson
505 977 3373 cell number
7909 Kibo Drive NW

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This message has been analyzed by Deep Discovery Email Inspector.

Molten Rock Neighborhood Association

SAD227

Albuquerque, NM 87120

June 2, 2019

Salem and Eneida Islar

6412 Thunderbird Circle NW

Albuquerque, NM 87120

Dear Salem and Eneida:

Molten Rock Neighborhood Association held a special meeting on May 23, 2019 at 7:30 pm at the request of Salem Islar to discuss his request for a variance to the required building setbacks on their lot located at 7911 Kiba NW. Eric Spurlock, Designer gave an overview of the project that included a four car garage, meeting all ADA requirements, and having a large backyard pool and patio. Eric stated that based on current house design, he was requesting a three foot variance on the west side setback (12ft instead of 15ft) and five foot variance on the east side setback (10ft instead of 15ft) and a ten foot variance on the front setback (15ft instead of 25ft). Eric acknowledged that at the time of the design he was not aware of the required setbacks of fifteen feet from the property line for side and back and twenty-five feet in the front property line.

Salem Islar stated that variance request was driven by the the need to design the home to meet ADA requirements to accommodate two elderly parents and a four car garage. The home also is designed to have a large back yard pool and patio. Salem did say that currently neither parent is handicapped, but they designed it to accommodate future accessibility needs.

After a short question and answer session the meeting was adjourned at 8:30PM. MRNA residents present were told that a brief survey would be emailed to them requesting to vote for or against the proposed request.

After reviewing the votes returned by MRNA attendees; it is the position of MRNA that we DO NOT support the above requested variance for front and side property setbacks. A key concern is equity and fairness for those who designed their homes to scrupulously observe the setback covenants. In addition we have grave concerns that permitting these variances opens the door to future and potentially more egregious requests. Also the ADA requirements are that ADA does not cover strictly residential private apartments and homes. If, however, a place of public accommodation, such as a doctor's office or day care center, is located in a private residence, the portions of the residence used for that purpose are subject to the ADA's requirements. See more about this at: <https://adata.org/faq/does-ada-cover-private-apartments-and-private-homes>.

Please know we appreciate your situation and thank you for coming to us with your request. While we must decline, we hope you can understand our decision.

We look forward to welcoming you to our neighborhood.

Sincerely,



Mary Ann Wolf-Lyerla
MRNA president

Sanchez, Suzanna A.

From: Salem Islar <islar1@yahoo.com>
Sent: Thursday, August 08, 2019 11:39 AM
To: Patten-Quintana, Lorena
Cc: Sanchez, Suzanna A.
Subject: Re: ZHE Agenda for August 20th

Follow Up Flag: Follow up
Flag Status: Completed

Thank you ma'am - I will be there.

On Thursday, August 8, 2019, 11:09:09 AM MDT, Patten-Quintana, Lorena <lpatten-quintana@cabq.gov> wrote:

Mr. Islar,

I met with your agent yesterday. He presented a new site plan and said the new plan would not require a 5' variance. The application before us at this time, and scheduled for an August 20 hearing, is your request for a 5' variance. If you would like to appear at the hearing, scheduled for August 20 you may do so. If you have questions and would like to discuss this, please call me.

Suzie – please place a copy of this correspondence in the file. Thanks!



LORENA PATTEN-QUINTANA

zhe planner

urban design & development
o505.924.3940

elpatten-quintana@cabq.gov

cabq.gov/planning

From: Salem Islar [mailto:islar1@yahoo.com]
Sent: Thursday, August 08, 2019 10:58 AM
To: Patten-Quintana, Lorena
Cc: Sanchez, Suzanna A.
Subject: Re: ZHE Agenda for August 20th

Good morning ladies,

I just wanted to share what happened on this matter. When my contractor was applying for the two variance requests that I need he was told by a gentleman named Robert (who filled out the attachment) that the other variance regarding my front setback was not needed, because we were in compliance. Based on that information my contractor and architect (Eric Spurlock) only applied for the one remaining variance - the 5 foot offset on the garage. After Ms. Patten-Quintana's email to me from Monday I had my contractor go back to confirm about the other variance. Now we are being told that we need to have a variance request on the front 25 foot setback. Had we not been told otherwise we would have applied for both at the same time and paid all fees and followed all procedures. We acted based upon Robert's information. I'm respectfully saying that I don't believe it is fair to have to wait another two months to hear this last variance because of an error in information given to us. Nonetheless I will follow the procedures - I believe I have until September 5 to make the October 15 deadline. We will submit another application, pay another fee, do another mailing and change the yellow sign on the property. I believe those are my responsibilities and I will make sure they are completed. I do feel though, that Mr. Harada could hear my petition about the erroneous information, even if I have to wait until the end after everyone else has completed their business and pay the additional fee at that time. I understand what Ms. Sanchez said about having to take out an ad in the journal reflecting this new variance but all my neighbors have been informed of all the variances that I requested from the very start.

I realize this is not your issue, and I thank you for your time.

Respectfully,
Salem Islar

On Monday, August 5, 2019, 9:34:56 AM MDT, Patten-Quintana, Lorena <lpatten-quintana@cabq.gov> wrote:

Good Morning Gentlemen,

The application letter (justification) signed by Eric Spurlock stated, "We are asking for a variance on not having a 5'-0" offset on the garage façade." The application and the fee charged reflects one variance. We will hear that request on August 20th. For the additional variances listed on your notice to the neighbors, you must apply for them separately. Please contact Suzie at 924-3894 for deadline dates.



LORENA PATTEN-QUINTANA

zhe planner

urban design & development
o505.924.3940

elpatten-quintana@cabq.gov

cabq.gov/planning

From: Sanchez, Suzanna A.
Sent: Friday, August 02, 2019 3:07 PM
To: Patten-Quintana, Lorena
Subject: FW: ZHE Agenda for August 20th

From: Salem Islar [mailto:islar1@yahoo.com]
Sent: Friday, August 02, 2019 2:51 PM
To: Sanchez, Suzanna A.
Subject: Re: ZHE Agenda for August 20th

Thank you Ms. Sanchez - I just want to make sure that it is known that we were also always asking for a variance of 10 feet from the required 25 foot front setback from property line (right now the plans show a 15 foot setback) as well as the 5 foot variance of the garage façade that is stated in the agenda. . I am reattaching the public notice that I sent to you on July 16 that shows the requests. I just want to make sure that everything is in order for the hearing. Thank you very much

Salem Islar

| On Friday, August 2, 2019, 2:21:41 PM MDT, Sanchez, Suzanna A. <suzannasanchez@cabq.gov> wrote:

Dear Applicant or Agent,

Please see the attached agenda for your ZHE hearing that will be held on August 20th beginning at 9:00AM.

Thank you,



SUZIE SANCHEZ
zhe administrative assistant
o505.924.3894
esuzannasanchez@cabq.gov
cabq.gov/planning

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This message has been analyzed by Deep Discovery Email Inspector.

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Sent: Thursday, August 08, 2019 10:58 AM
To: Patten-Quintana, Lorena
Cc: Sanchez, Suzanna A.
Subject: Re: ZHE Agenda for August 20th
Attachments: image001.jpg; Exception.pdf

Follow Up Flag: Follow up
Flag Status: Completed

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August 20th. For the additional variances listed on your notice to the neighbors, you must apply for them separately. Please contact Suzie at 924-3894 for deadline dates.



LORENA PATTEN-QUINTANA

zhe planner

urban design & development
o505.924.3940

elpatten-quintana@cabq.gov

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Subject: FW: ZHE Agenda for August 20th

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Sent: Friday, August 02, 2019 2:51 PM
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Subject: Re: ZHE Agenda for August 20th

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Salem Islar

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Thank you,



SUZIE SANCHEZ
zhe administrative assistant
o505.924.3894
esuzannasanchez@cabq.gov
cabq.gov/planning

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Sanchez, Suzanna A.

From: Salem Islar <islar1@yahoo.com>
Sent: Friday, August 02, 2019 2:51 PM
To: Sanchez, Suzanna A.
Subject: Re: ZHE Agenda for August 20th
Attachments: image001.jpg; 7911 Kibo.pdf

Follow Up Flag: Follow up
Flag Status: Completed

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Thank you,



SUZIE SANCHEZ

zhe administrative assistant
o 505.924.3894

esuzannasanchez@cabq.gov

cabq.gov/planning

This message has been analyzed by Deep Discovery Email Inspector.

Agenda Item #6

VA-2019-00206

PR-2019-002524

Salem Islar requests a variance of 5 ft to the required 5 ft garage setback from front façade for Lot 7, Block 7, Volcano Cliffs Unit 2, located at 7911 Kibo DR NW, zoned R-1D [Section 14-16-3-4(M)(5)(c)]

Ownership:

Owner: ISLAR ALBERT S & LUZ E

Owner Address: 6412 THUNDERBIRD CIR NW
ALBUQUERQUE NM 87120-2158

Situs Address: 7911 KIBO DR NW,
ALBUQUERQUE NM 87120

Legal Description: * 007 007 VOLCANO CLIFF

Zone District/Purpose: R-1D/ The purpose of the R-1 zone district is to provide for neighborhoods of single-family homes on individual lots with a variety of lot sizes and dimensions. Primary land uses include single-family detached homes on individual lots, with limited civic and institutional uses to serve the surrounding residential area.

Allowable Use: n/a

Applicable Comp Plan Designation(s): Area of Consistency; [MPOS within 330'(5-2)]

Applicable Overlay Zones: VPO-2, CPO-12

Applicable Use-Specific Standard(s): n/a

Applicable Dimensional/Development Standards:

Table 3-4-1: Allowable Garage Types in Volcano Mesa				
Lot Width	Allowable Garage Types	Front Garage Setback from Front Façade (front-loaded), minimum	Side Garage Setback from Property Line (side-accessed), minimum	Rear Garage Setback from Property Line (rear-loaded), minimum
< 40 ft.	A, D	10 ft.	5 ft.	2 ft.
≥ 40 ft.	A, B, C, D, E	5 ft.	5 ft.	2 ft.

Prior Approval Conditions: No prior special exceptions listed

Traffic Recommendations: No objection

Correspondence: Letter in opposition

Planning Recommendation: This matter should proceed to a public hearing where the Zoning Hearing Examiner will hear additional evidence and make a written decision pursuant to applicable provisions of Section 14-16-6-4.



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
INTER-OFFICE MEMORANDUM

August 6, 2019

To: Lorena Patten-Quintana, ZHE Planner

From: Ernest Armijo, P.E. Transportation Senior Engineer

Subject: COMMENTS FOR THE ZHE HEARING OF August 20, 2019

The Transportation Development Review Services Section has reviewed the zone hearing requests, and submits the attached comments.

VA-2019-00206

PR-2019-002524

Address: 7911 Kibo Dr. NW

Transportation Review: No Objection

After review of the provided application, Transportation has no objection to the request for a variance of 5 ft. to the required 5 ft. setback from the front facade.

Planning Department
Brennon Williams, Interim Planning Director
Development Review Division
600 2nd Street NW – 3rd Floor
Albuquerque, NM 87102

REVISED NOTICE OF APPEAL

June 29, 2020

TO WHOM IT MAY CONCERN:

The Planning Department received an appeal on June 5, 2020. You will receive a Notice of Hearing as to when the appeal will be heard by the **Land Use Hearing Officer**. If you have any questions regarding the appeal please contact Alfredo Salas, Planning Administrative Assistant at (505) 924-3370.

Please refer to the enclosed excerpt from the City Council Rules of Procedure for Land Use Hearing Officer Rules of Procedure and Qualifications for any questions you may have regarding the Land Use Hearing Officer rules of procedure.

Any questions you might have regarding Land Use Hearing Officer policy or procedures that are not answered in the enclosed rules can be answered by Crystal Ortega, Clerk to the Council, (505) 768-3100.

CITY COUNCIL APPEAL NUMBER: AC-20-7
PLANNING DEPARTMENT CASE FILE NUMBER:
BP-2020-07262 - PR-2019-002524/VA-2020-00150

AGENT: John J. Campbell Esq.
5600 Eubank Blvd. NE
Albuquerque NM, 87102

APPLICANT: Mike Gill & Sandy Levinson
7909 Kibo NW
Albuquerque NM, 87111

cc: Crystal Ortega, City Council, City county bldg. 9th floor
Kevin Morrow/Legal Department, City Hall, 4th Floor-
Building Safety File
Salem Islar, 6412 Thunderbird Cir. NW, 87120, islar1@yahoo.com
Custom Home Design LLC, espurlock@ericspurlock.com
Matthew Langley, 6100 Seagull NE, Suite B-210, Albuquerque NM, 87111