# A<sup>City of</sup> lbuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Updated 4/16/15

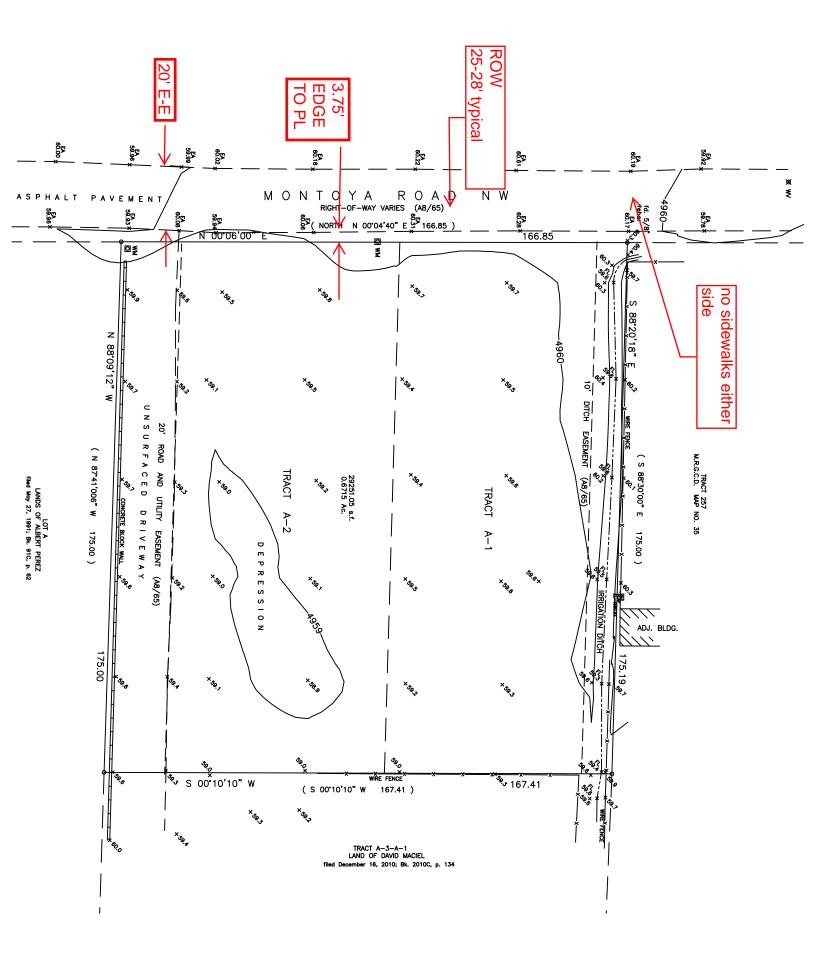
	21177		Supplemer							
	SUBD	IVISION  Major subdivision action		S	Z	ZONING 8	& PLANNIN nexation	IG		
	X	Minor subdivision action					moxadon			
		Vacation Variance (Non-Zoning)		V		Zo	ning, includ	es Zoning w	stablish or Change ithin Sector	
	SITE D	DEVELOPMENT PLAN		Р			velopment Flootion of Ra		an or similar	
		for Subdivision		-		Te	xt Amendm	ent to Adopt	ed Rank 1, 2 or 3	
		for Building Permit  Administrative Amendme	ent (AA)			Pla	an(s), Zonin	g Code, or S	Subd. Regulations	
		Administrative Approval	(DRT, ÚRT, etc.)	_						
		IP Master Development I Cert. of Appropriateness	(LLICC)	D					al & Collector)	
	STOR	M DRAINAGE (Form D) Storm Drainage Cost Allo		L	Α		cision by: D	RB, EPC, L	UCC, Planning I of Appeals, other	
Ρ	lanning Depa	PE IN BLACK INK ONL rtment Development Se paid at the time of applic	rvices Center, 600 2	nd St	reet N	IW, Albuqu	erque, NM	87102.		the
A	PPLICATION IN	FORMATION:								
	Professiona	I/Agent (if any):RIO_GE	RANDE ENGINEE	RIN	<b>I</b> G			PHONE:	505.321.90	99
		PO BOX 93924						5	05.872.0999	<del></del>
	CITY: ALB	UQUERQUE	STATE N	M	ZIP	37199	E-MAIL:	david@riog	randeengineering.c	com
		EVERGREEN DEVE					PH	10NE:		
		3002 RIO BRAVO								
	CITY:ALI	BUQUERQUE	STATE $^{ m N}$	M	ZIP_	87105	E-MAIL:	jmahon	ey8@comcast	.net
	Proprietary in	terest in site: OWNER	1	List a	ll own	ers:				
DI		F REQUEST:PRELIM		PLA	T C	OMMENTS	}			
	Subdiv/Addn, Existing Zoni Zone Atlas pa  ASE HISTORY: List any curre  100473	FION: nits? X_Yes	SECTION 12,T Proposed UPC Cod may be relevant to your a	zonin e:1 applic	g: l 0 1 2 ation (	SU2-LD 10594521 Proj., App., D	R-LT L744093 RB-, AX_,Z_,	MRGC 0 , 1 0 1 2 0 V_, S_, etc.)	O Map No 05945316540	931
		OF PROPERTY BY STREETS								
	Between:									
		ect was previously reviewed b					Геат(PRT) □	□. Review [	Date:	
SI	GNATURE							DATE		
	(Print Name)	DAVID SOULE						Applicant: I	□ Agent: 🛎	
FO	R OFFICIAL U	SE ONLY							Revised: 11/2014	Į
	INTERNAL R	OUTING	Application case nu	mbei	rs		Action	S.F.	Fees	
	All checklists	are complete	-			_			\$	
		been collected				_			\$	
	All case #s at AGIS copy ha	<u> </u>	<u>-</u>			-			\$	
	Case history		<u>-</u>			=			\$	
		1000ft of a landfill	<del></del>			-		- <u></u> -	\$	
	F.H.D.P. den F.H.D.P. fee								Total	
Ц	ו .וו.ט.ד. Iee	ienale	Hearing date						\$	

Project #

#### $\textbf{FORM S} (3) : \ \, \textbf{SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING} \\$

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

	<ul> <li>Scale drawing of the property</li> <li>Site sketch with measure improvements, if the Zone Atlas map with the Letter briefly describing,</li> </ul>	AND COMMENT (DRB22 sposed subdivision plat (folder ements showing structures, pere is any existing land use (for entire property(ies) clearly or explaining, and justifying the elated file numbers on the co	d to fit into an 8.5" by 14 arking, Bldg. setbacks, olded to fit into an 8.5" b utlined request	adjacent rights-of-way a	and street
	EXTENSION OF MAJOR	PRELIMINARY PLAT	(DRB08)	Your atte	ndance is
	<ul> <li>Letter briefly describing,</li> <li>Copy of DRB approved</li> <li>Copy of the LATEST Off</li> <li>List any original and/or r</li> </ul>	entire property(ies) clearly of explaining, and justifying the	request for Preliminary Plat Exte ver application	ension request	
		INAL PLAT APPROVAL (		Your attendance	is required.
	<ul><li>Signed &amp; recorded Final</li><li>Design elevations &amp; cro</li><li>Zone Atlas map with the</li><li>Bring original Mylar of pl</li></ul>	ded to fit into an 8.5" by 14" p Pre-Development Facilities I ss sections of perimeter walls entire property(ies) clearly of at to meeting, ensure propert	ee Agreement for Resi 3 copies utlined		
	Copy of recorded SIA	HD signature line on the Myl			
	List any original and/or r	elated file numbers on the co of final plat data for AGIS is re	ver application		
		RELIMINARY/FINAL PLA'		I6) Your attendance	is required
	x Proposed Preliminary / Fensure property own na Signed & recorded Final na Design elevations and cx Site sketch with measure improvements, if the X Zone Atlas map with the Letter briefly describing, x Bring original Mylar of pl na Landfill disclosure and Ex Fee (see schedule) x List any original and/or r Infrastructure list if required DXF file and hard copy of	rate of No Effect or Approval Final Plat (folded to fit into an her's and City Surveyor's sign Pre-Development Facilities Foross sections of perimeter water and ements showing structures, pare is any existing land use (for entire property(ies) clearly or explaining, and justifying the at to meeting, ensure propert EHD signature line on the Mylered (verify with DRB Engine of final plat data for AGIS is reformed to the street of the signature of	atures are on the plat pree Agreement for Resible (11" by 17" maximum arking, Bldg. setbacks, olded to fit into an 8.5" butlined request yowner's and City Survar if property is within a ever application eer)	rior to submittal idential development or n) 3 copies adjacent rights-of-way a by 14" pocket) 6 copies reyor's signatures are or landfill buffer	and street
	PLEASE NOTE: There are amendments. Significant chemology of the proposed Amended Prespocket) 6 copies Original Preliminary Plate Zone Atlas map with the Letter briefly describing, Bring original Mylar of plane.	MINARY PLAT (with min no clear distinctions between anges are those deemed by liminary Plat, Infrastructure List, and/or G entire property(ies) clearly or explaining, and justifying the at to meeting, ensure property elated file numbers on the co	significant and minor cl the DRB to require publ st, and/or Grading Plan rading Plan (folded to fit atlined request y owner's and City Surv	nanges with regard to suite notice and public heat (folded to fit into an 8.5 tinto an 8.5" by 14" poc	ubdivision ring. " by 14" ket) <b>6 copies</b>
		approval expires after one			
info with	he applicant, acknowledge or ormation required but not so n this application will likely erral of actions.	ubmitted	Appli	pplicant name (print) cant signature / date	ALBUQUERQUE NEW MEXICO
	Checklists complete	Application case numbers	Form rev	vised October 2007	-
	Fees collected Case #s assigned		Project #	Planner s	ignature / date
	Related #s listed		-		



Jack Cloud Chairman Development Review Board City of Albuquerque 600 2<sup>nd</sup> street NW Albuquerque, NM 87102

RE: Preliminary/ final plat Approval Project #1004732

Montoya street town homes

Dear Mr. Cloud:

Rio Grande Engineering requests DRB approval on the attached preliminary/final plat. The property is currently zoned SU2-LD- RLT. The net lot sizes do meet the minimum lot sizes required. Lots 1-4 will contain duplex units with shared drive ways. This project was approved in the same proposed configuration by the DRB. The Preliminary plat approval expired. We are presenting the same proposal for approval by the DRB, no changes have been made to the plat, no are any proposed for the previously approved infrastructure list

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE

RIO GRANDE ENGINEERING

PO Box 93924

ALBUQUERQUE, NM 87199

321-9099

**Enclosures** 

# INFRASTRUCTURE LIST

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST TO SUBDIVISION IMPROVEMENTS AGREEMENT EXHIBIT "A"

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Date Preliminary Plat Approved:

Date Site Plan Approved: Date Submitted:

Date Preliminary Plat Expires: 1 - 6-16

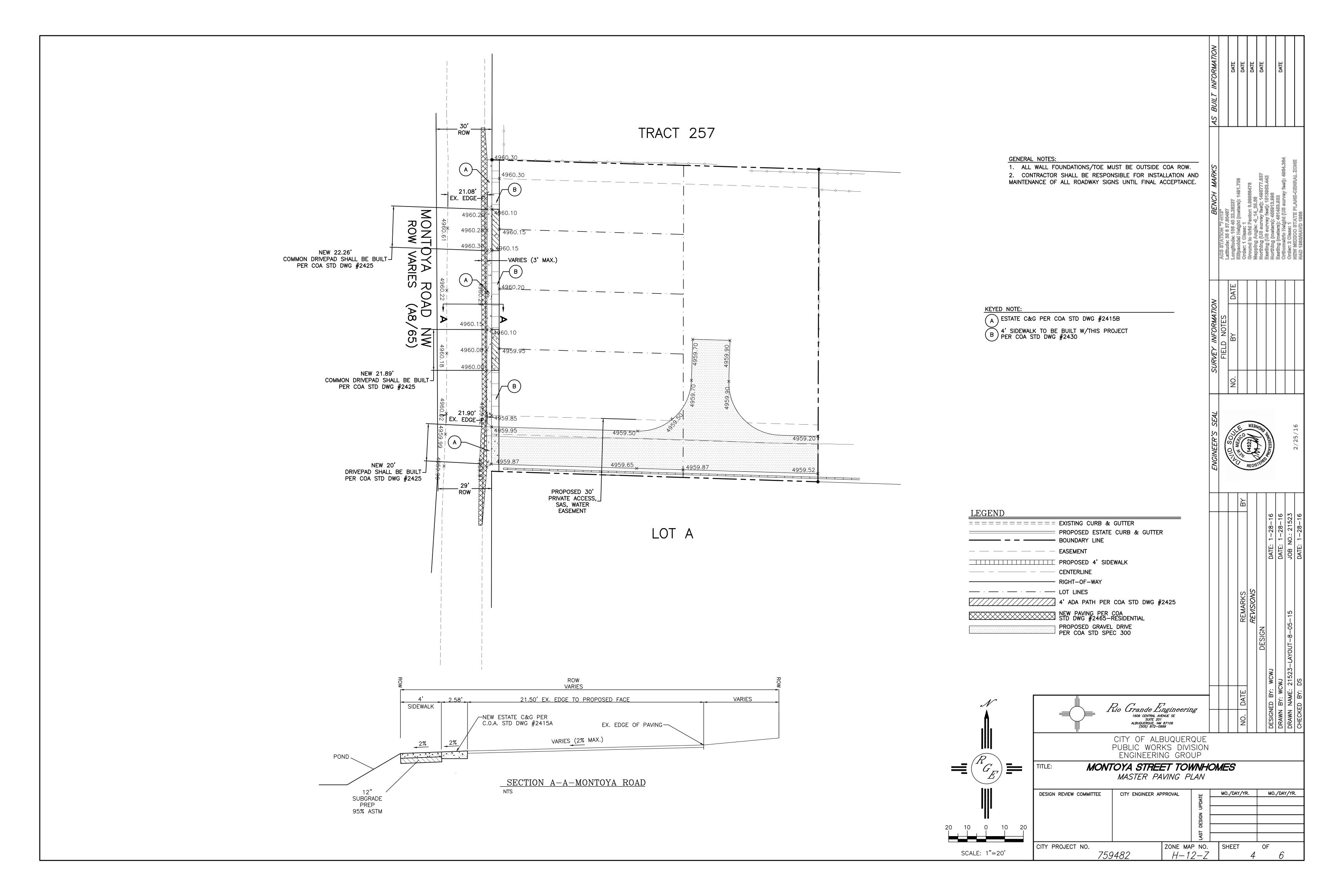
MONTOYA STREET TOWNHOME SUBDIVSION
PROPOSED NAME OF PLAT AND/OR SHEEDEWELS PRIENT SIZES.

TRACT 1A AND 2A DAVID MACIEL SUBDIVISION EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

SIA	process and/c include those well as the rel will be incorpored as a required as a required as a reconstruction.
COA DRC	rollowing is a summary of PUBLIC/PRIVATE Infrastructure required to be process and/or in the review of the construction drawings, if the DRC Ch. include those items in the listing and related financial guarantee. Likewis well as the related portions of the financial guarantees. All such revisions will be incorporated administratively. In addition, any unforeseen items were required as a condition of project acceptance and close out by the City.
Size	//PRIVATE Infrastruicon drawin construction drawin drelated financial guarantees y. In addition, any ucceptance and closs
Type of Improvement	rollowing is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may well as the related portions of the financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.
	juaranteed for the above de ant items and/or unforeseenes that appurtenant or non & Chair, the User Departmun which are necessary to con which are necessary to con which are necessary to constants.
1	velopment. This Listing is not necess in items have not been included in the essential items can be deleted from ent and agent/owner. If such approve omplete the project and which norma
	Isting is not necessarily a complete listing. During the SIA een included in the infrastructure listing, the DRC Chair may an be deleted from the listing, those items may be deleted as er. If such approvals are obtained, these revisions to the listing and which normally are the Subdivider's responsibility will be

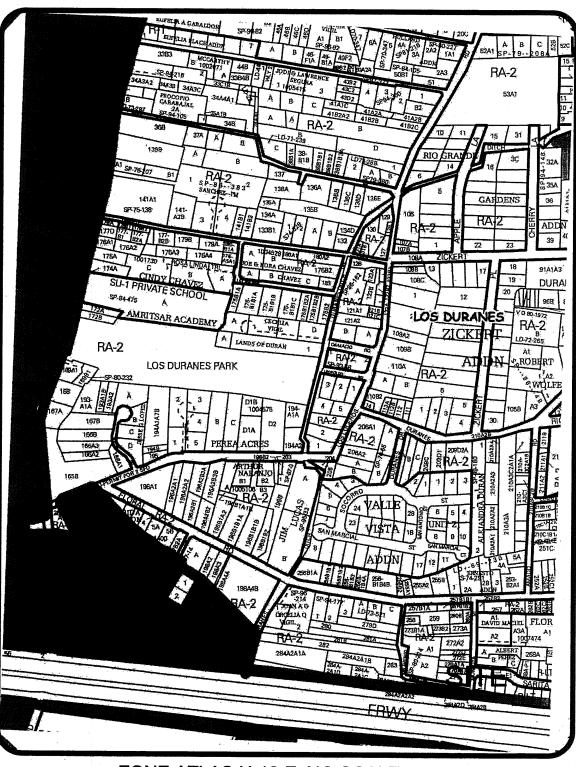
											Sequence #
											Project #
							na	6' 7"	22' E-E		Size
							Fire hydrant and valve	Estate curb including 4' wide Sidewalk east	Compacted Gravel roadway		Type of Improvement
PAGE 1 OF 3							Montoya Road	Montoya Road	Private Access Easement	PHASE 1	Location
							Main	north property line	Montoya Road		From
	,						Hydrant	south property line	east property line		То
		_			_	_			_	inspector	Private
		_	_	_		_		_	-	Inspector	City
		_	_	_	-	,	_		1	Engineer	City Cnst
											_

		REVISION DATE		MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION:	SIGNATURE - date	The brance Engineer	NAME (print)	AGENT / OWNER	ω	2	1 Engineers Certification of Grading		SIA COADRC Size Sequence # Project #
		DRC CHAIR	DESIGN RE	To the second	10	TRANSPORTA	DRB CHAIR - date				Engineers Certification of Grading required prior to release of SIA and Financial Guarantee		Type of Improvement
PAGE_2_OF_2_		USER DEPARTMENT	DESIGN REVIEW COMMITTEE REVISIONS	1-06-16 ER-date	DEMENT date	116	1-6-16	DEVELOPMENT REVIEW BOARD MEMBER			NOTES		Location F.
	DOES NAMED	AGENT /OWNER		- date	AMAPUA - date	AMAPOA NEW JERAK I MENI - Gate	and S. Dumont 1-6-16	D MEMBER APPROVALS					From To Private Inspector
							16					, ,	City City Cnst Inspector Engineer









ZONE ATLAS H-12-Z NO SCALE

#### **PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO CREATE 5 LOTS FROM 2 LOTS, GRANT PRIVATE ACCESS & DRAINAGE EASEMENT, PUBLIC WATER AND SEWER EASEMENT AND PEDESTRIAN EASEMENT. VACATE EXISTING ROADWAY EASEMENT.

#### NOTES

- 1. BEARINGS ARE GRID BASED---NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
- 2. ALL DISTANCES SHOWN ARE GROUND DISTANCES
- 3. ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
- 4. BEARINGS AND DISTANCES IN ( ) ARE RECORD

#### SUBDIVISION DATA:

DRB#
ZONE ATLAS INDEX NO. H-12-Z
DATE OF FIELD SURVEY: AUGUST 2015
TOTAL NO. OF TRACTS EXISTING 2
TOTAL NO. OF LOTS CREATED 5
TOTAL NO. OF TRACTS CREATED 1
GROSS SUBDIVISION ACREAGE 0.67493
MILEAGE OF PRIVATE STREETS CREATED 0.00

#### DOCUMENTS USED:

PLAT BOOK A8 PAGE 065

#### **SOLAR COLLECTION NOTE:**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

#### LEGAL DESCRIPTION:

TRACTS A-1 AND A-2, LAND OF DAVID MACIEL, WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 10 TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE LAND DIVISION PLAT OF LAND OF DAVID MACIEL, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN PLAT BOOK A8, PAGE 65.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGED OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

#### DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

#### FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS LETTERED A AND B OF THE CORRECTED GLENDALE ESTATES UNIT 1, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNERS HEREBY GRANT ALL EASEMENTS SHOWN HEREON AND DEDICATE ALL RIGHT OF WAY IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS TO THE CITY OF ALBUQUERQUE BY THIS PLAT. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

ACKNOWLEDGMENT

STATE OF New Melses

SS.

COUNTY OF BOMES

NOTARY PUBLIC:

MY COMMISSION EXPIRES:

MANAGER

MANAGER

MONTARY PUBLIC:

MY COMMISSION EXPIRES:

MANAGER

MANAGER

MONTARY PUBLIC:

MY COMMISSION EXPIRES:

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MY COMMISSION EXPIRES:

MANAGER

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #:

BERNALILLO COUNTY TREASURE'S OFFICE:

### SHEET INDEX

PAGE 1. COVER
PAGE 2 SUBDIVISION PLAT

## PLAT OF MONTOYA STREET TOWNHOMES

LOTS 1-5
BEING A RE-PLAT OF TRACTS A-1 AND A-2

LAND OF DAVID MACIEL
PROJECTED SECTION 12, T 10 N, R 2 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2015

Loven M. Risonhowe	1 P.S.	*	10	19/15
CITY SURVEYOR		4 ·	7	DATE
TRAFFIC ENGINEERING, TRANSPOR	TATION DIVISION		<b>i</b>	DATE
UTILITIES DEVELOPMENT				DATE
,				*
PARKS AND RECREATION DEPARTM	ENT			DATE
A.M.A.F.C.A.	· .			DATE
ABCWUA				DATE
CITY ENGINEER				DATE
ORB CHAIRPERSON, PLANNING DEP	ARTMENT		N	DATE
REAL PROPERTY DIVISION			is .	DATE
ITH IT (ADDDO) (A)	•			,
JTILITY APPROVALS:				
PNM ELECTRIC SERVICES		. •		DATE
IEW MEXICO GAS				DATE
WEST CORPORATION D.B.A. CENTU	JRY LINK QC	-		
•	- <del></del>			DATE

#### SURVEYOR'S CERTIFICATE:

I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF DECISION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THE OWNER AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACCOSTA, NMPL 200, 21082 DATE



#### CONSTRUCTION SURVEY TECHNOLOGIES, INC

MAILING: PO BOX 65395, ALBUQUERQUE, NM 87193 505-917-8921 OFFICE: 1606 CENTRAL AVE SE, SUITE 101, ALBUQUERQUE, NM 87106 NMSURVEYOR@GMAIL.COM

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