

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

- ☐ Major Subdivision action
☒ Minor Subdivision action
☐ Vacation
☐ Variance (Non-Zoning)

Supplemental form

ZONING & PLANNING

- ☐ Annexation
☐ County Submittal
☐ EPC Submittal
☐ Zone Map Amendment (Establish or Change Zoning)
☐ Sector Plan (Phase I, II, III)
☐ Amendment to Sector, Area, Facility or Comprehensive Plan
☐ Text Amendment (Zoning Code/Sub Regs)

SITE DEVELOPMENT PLAN

- ☒ ... for Subdivision Purposes
☐ ... for Building Permit
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

APPEAL / PROTEST of...

- ☐ Decision by: DRB, EPC, LUCC,
Planning Director or Staff, ZHE,
Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Desert Hills Congregation Jehovah's Witnesses Trust PHONE: 321-7632
ADDRESS: PHONE: 237-8421
CITY: Albuquerque STATE NM ZIP 87122 E-MAIL:
Proprietary interest in site: Owner/Developer List all owners: Desert Hills Congregation Jehovah's Witnesses Trust
AGENT (if any): Larry Read & Associates, Inc. PHONE: 237-8421
ADDRESS: 8100 Wyoming Blvd. NE Suite M Box 107 FAX: 237-8422
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: lread@readengineering.com

DESCRIPTION OF REQUEST:

Replat Lots 12 and 21 into one lot Titled 12A.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. ☐ No. ☒

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lots 12 and 21, Tract A Block: 29 Unit: B
Subdiv. / Addn. North Albuquerque Acres
Current Zoning: SU-2(IP) Proposed zoning: Same
Zone Atlas page(s): C-18-Z No. of existing lots: 2 No. of proposed lots: 1
Total area of site (acres): 1.78 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? X Yes. No but site is within 5 miles of the city limits. Within 1000FT of a landfill? No
UPC No. 101806445235410221 and 101806445233010212 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: South side of Alameda Ave.
Between: San Pedro and Louisiana

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): Z-87-42-1, DRB 1006573

07DRB-70080, 07DRB-70081

Check-off if project was previously reviewed by Sketch Plat/Plan X or Pre-application Review Team ☐ Date of review: 08/08/2007

SIGNATURE *Yanyu Li* DATE 5/15/17
(Print) Casey B. C. 10 Applicant ☒ Agent ☐

FOR OFFICIAL USE ONLY

INTERNAL ROUTING

- ☐ All checklists are complete
☒ All fees have been collected
☒ All case #s are assigned
☒ AGIS copy has been sent
☒ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers

17DRB - 70138

Action

PRF CUF

S.F.

Fees

\$ 375.00
\$ 20.00
\$
\$
\$
Total
\$ 395.00

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

Hearing date May 24 2017

V. J. J. 5-16-17
Planner signature / date

Project # 1006573

FORM S(3): 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.

☒ SKETCH PLAT REVIEW AND COMMENT (DRB22)

Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

☒ EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)

Your attendance is

required.

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.

☒ MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

☒ MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)

Your attendance is required.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (verify with DRB Engineer)
- DXF file and hard copy of final plat data for AGIS is required.

☒ AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)

Your attendance is required.

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.



Laura Reta (ASG) Applicant name (print)
Daphne 5/16/17 Applicant signature / date

Form revised October 2007

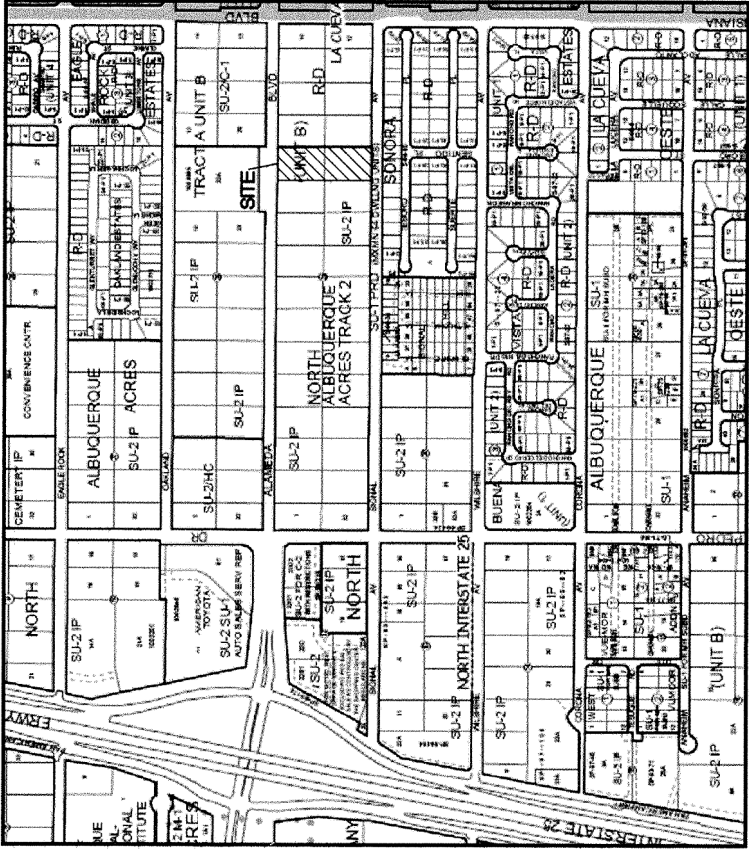
- ☒ Checklists complete
- ☒ Fees collected
- ☒ Case #s assigned
- ☒ Related #s listed

Application case numbers

17DRB - 70138

Vm 5-16-17 Planner signature / date

Project # 1006573



Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2006.
2. ALL DISTANCES ARE GROUND DISTANCES. U.S. SURVEY FOOT.
3. BENCHMARK-REFERENCES ACS MONUMENT 9-C18 HAVING AN ELEVATION OF 5229.79 (NAVD 1929)
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE GRID COORDINATES (GRID-NAD 27).
5. THE SUBJECT PROPERTY IS LOCATED WITHIN PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST. ELENA GALLEGOS GRANT.
6. LOT LINES BEING ELIMINATED BY PLAT ARE SHOWN AS THUS.....

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND HEREBY DEDICATE IN FEE SIMPLE TO THE CITY OF ALBUQUERQUE, THE NORTHERLY 30 FEET OF SIGNAL AVE. NE AND THE SOUTHERLY 30 FEET OF ALAMEDA BLVD., NE AS SHOWN HEREON AND DEDICATE THE ADDITIONAL RIGHT-OF-WAY FOR ALAMEDA BLVD. NE AS SHOWN HEREON IN FEE SIMPLE WITH WARRANTY COVENANTS AND GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL, POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED, SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED

DESERT HILLS CONGREGATION, JEHOVAH WITNESS TRUST

Don Borrego, Trustee 7-26-07
DON BORREGO, TRUSTEE DATE

Acknowledgment

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7/26/07

DON BORREGO, TRUSTEE
DESERT HILLS CONGREGATION, JEHOVAH WITNESS TRUST

Charles Calderon 3/8/2010
NOTARY PUBLIC MY COMMISSION EXPIRES



Legal

LOTS NUMBERED TWELVE (12) AND TWENTY-ONE (21), BLOCK NUMBERED TWENTY-NINE (29), TRACT LETTERED "A", UNIT LETTERED "B" OF NORTH ALBUQUERQUE ACRES AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 24, 1936.

Purpose of Plat

1. COMBINE 2 LOTS INTO 1
2. DEDICATE RIGHT OF WAY AS SHOWN HEREON

Subdivision Data

GROSS ACREAGE 2.0002 ACRES
ZONE ATLAS PAGE NO. C-18-2
NUMBER OF EXISTING TRACTS 2
NUMBER OF TRACTS CREATED 1
NUMBER OF TRACTS ELIMINATED 0
MILES OF FULL WIDTH STREETS 0.00
MILES OF HALF WIDTH STREETS 0.00
STREET DEDICATED TO THE CITY OF ALBUQUERQUE 0
DATE OF SURVEY JUNE 2007
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER 2007231442
ZONING SU-2IP

Plat of
Lot 12-A, Block 29
North Albuquerque Acres
Tract A, Unit B
comprised of
Lots 12 and 21, Block 29
North Albuquerque Acres Unit A, Tract B
City of Albuquerque
Bernalillo County, New Mexico
June 2007

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number

Application Number

Plat approvals:

PNM Electric Services	Date
PNM Gas Services	Date
QWest	Date
Comcast	Date

City approvals:

W. B. P. Jr. 7-26-07
City Surveyor Date

Traffic Engineer Date

Water Utilities Development Date

Parks and Recreation Department Date

AMAFCA Date

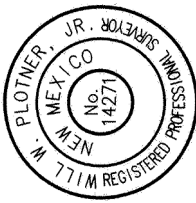
City Engineer Date

DRB Chairperson, Planning Department Date

Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

Will Plotner Jr. 7/25/07
WILL PLOTNER JR. DATE
N.M.P.S. No. 14271



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

***Lots 12 and 21, Block 29
North Albuquerque Acres Unit A, Tract B
City of Albuquerque
Bernalillo County, New Mexico
June 2007***

Bernalillo County, New Mexico

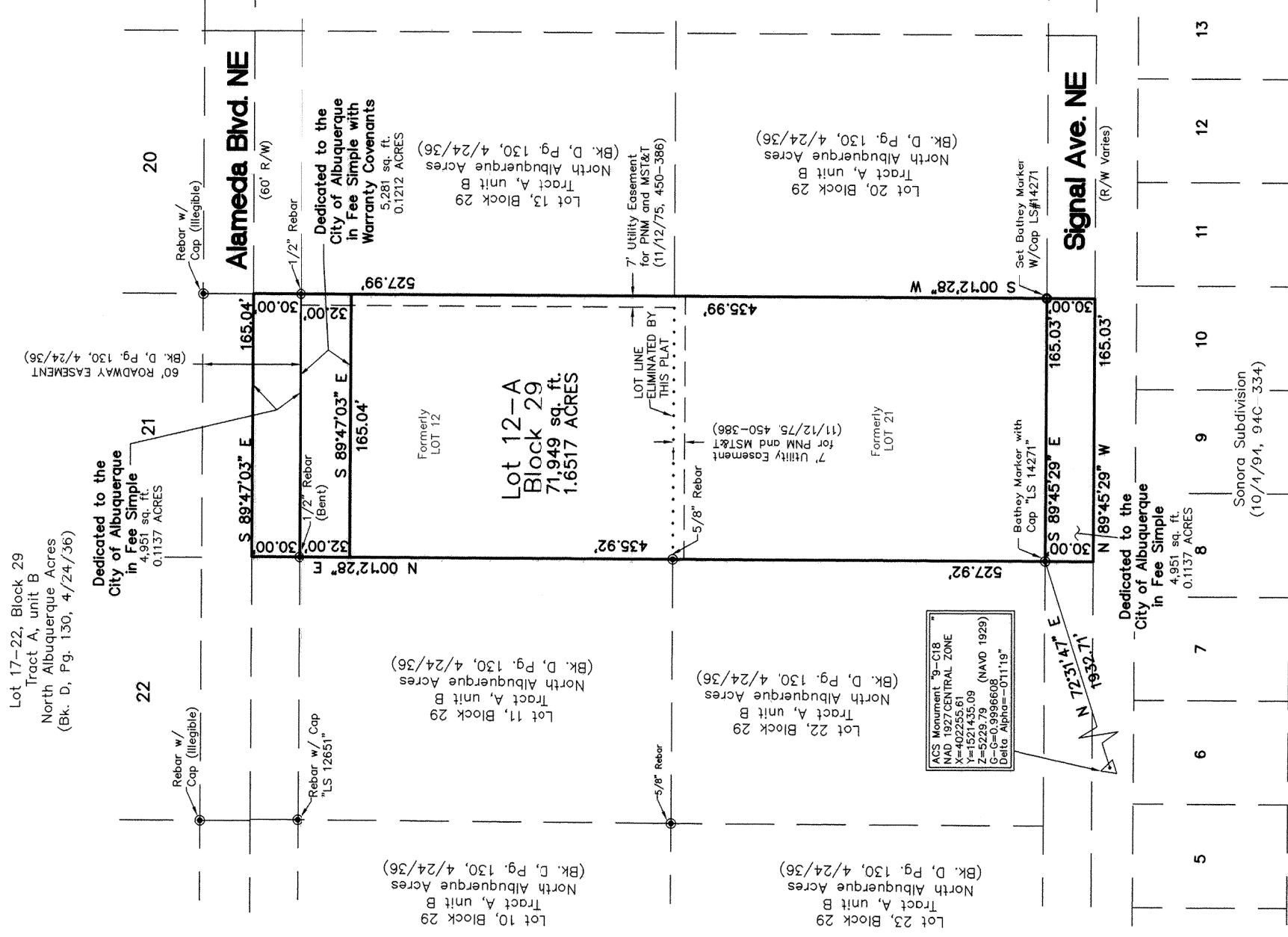
June 2007

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED, RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

N 90°00'00" E MEASURED BEARING AND DISTANCES
FOUND AS INDICATED
SET AS INDICATED

(IN FEET)

1 inch = 60 ft.



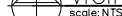
CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-02

Sheet 2 of 2
062665



AS-1 scale: NTS



LARRY READ & ASSOCIATES, Inc.

Civil Engineers

Site ! Drainage ! Utility Design

May 15, 2017

Development Review Board
City of Albuquerque Planning Department
Second Street and Lomas Blvd. NW
Albuquerque, New Mexico

RE: Kingdom Hall, Unit
Desert Hills Congregation
Jehovah Witness

The church building, associated parking, and perimeter walls was constructed in 2007 and 2008 on 2 standard North Albuquerque Acres lots (lot 12 and lot 21, Block 29, Tract A, Unit B). The site plan placed the church building on Lot 21 and associated parking on Lot 12 without any type of agreement between the 2 lots or a replat to join the 2 lots.

The purpose of this request is to obtain Preliminary and Final Plat approval to joint Lots 12 and 21 into one lot 12A and to dedicate 30-feet on the south end of Lot 12 to the City of Albuquerque as Right of Way for Alameda Ave.

If you have any questions or require additional information please contact me.

Regards
Larry Read & Associates, Inc.



Larry D. Read, PE

Current DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

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

Date Submitted: MAY 16, 2017

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: _____

DRB Application No.: _____

**KINGDOM HALL DESERT HILLS CONGREGATION JEHOVAS WITNESSES
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**LOTS 12 AND 21, BLOCK 29, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following 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 include those items in the listing and related 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 well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing 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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		16'	ARTERIAL PAVEMENT	ALAMEDA AVE.	EAST PROPERTY LINE	WEST PROPERTY LINE	/	/	/
		STD	MEDIAN CURB AND GUTTER	ALAMEDA AVE CENTER	LEFT TURN LANE DRIVE TO LOT 12		/	/	/
		6'	CONCRETE SIDEWALK	SOUTH ROW LINE ALAMEDA AVE.	EAST PROPERTY LINE	WEST PROPERTY LINE	/	/	/
		STD	CURB AND GUTTER	ALAMEDA AVE SOUTH SIDE	EAST PROPERTY LINE	WEST PROPERTY LINE	/	/	/
		8"	WATER MAIN	ALAMEDA AVE	EAST PROPERTY LINE	WEST PROPERTY LINE	/	/	/
		8"	SEWER LINE	ALAMEDA AVE	EAST PROPERTY LINE	WEST PROPERTY LINE	/	/	/
		4'					/	/	/
		8"					/	/	/
		6."					/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

1 _____

2 _____

3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

LARRY D. READ, PE

NAME (print)

DRB CHAIR - date

PARKS & RECREATION - date

LARRY READ & ASSOC., INC.

FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

Larry Read 5/25/17

SIGNATURE - date

UTILITY DEVELOPMENT - date

- date

CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER