

1. **Project# 1007992**  
09DRB-70301 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

ALDRICH LAND SURVEYING INC agent(s) for AMAFCA request(s) the above action(s) for all or a portion of **PORTIONS OF 1-4 AT SNOW VISTA DIVERSION CHANNEL DRAINAGE ROW, I AT AMOLE - HUBBELL-BORREGA DRAINAGE ROW, TRACT A OF EL RANCHO GRANDE I UNIT 9-B, PARCEL 5-B OF EL RANCHO GRANDE I, REDONDO RD SW AND DE ANZA DR SW** located on 98TH ST SW AND SNOW VISTA SW AND UNSER BLVD SW AND BENAVIDES SW AND DENNIS CHAVEZ SW containing approximately 99.0291 acre(s). (M/N-9 & N/P-10) *[Deferred from 10/28/09]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR DIMENSIONAL EXHIBIT FOR RIGHT-OF-WAY AND TO PLANNING FOR AGIS DXF AND RIGHT-OF-WAY CHANGES.**

**NO ACTION IS TAKEN ON THESE CASES:**  
**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

3. ~~**Project#-1008055**~~  
09DRB-70339 SKETCH PLAT REVIEW  
AND COMMENT

PHILIP G LOVATO JR request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 39, **RIDGECREST ADDITION**, zoned R-1, located on CREST AVE SE BETWEEN JACKSON SE AND TRUMAN SE containing approximately 0.1466 acre(s). (L-17)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

4. Other Matters: None.

ADJOURNED:

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1008055**

**AGENDA ITEM NO: 4**

**SUBJECT:**

Sketch Plat/Plan

**ACTION REQUESTED:**

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

PO Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

Albuquerque

NM 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED *discussed* X; WITHDRAWN

www.cabq.gov

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

**SIGNED:** Bradley L. Bingham PE  
City Engineer/AMAFCA Designee  
924-3986

**DATE:** October 30, 2009

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
November 4, 2009  
DRB Comments**

**ITEM # 4**

**PROJECT # 1008055**

**APPLICATION # 09DRB-70339**

**RE: Lot 1, Block 39, Ridgecrest Addition**

Refer to comments from Transportation Development. It is not clear if there is a 60 foot right of way for Jackson Street or 50 feet, which would be the minimum standard. However, there is also a minimum standard property line setback from the curb of 10 feet, so it appears the right of way on this side of the street needs to be retained.



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Jack Cloud AICP, DRB Chairman  
924-3880/ jcloud@cabq.gov



Supplemental form

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

### STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

### 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)
- Street Name Change (Local & Collector)
- L A 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICATION INFORMATION:

Professional/Agent (if any): Philip PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: Philip G. Lovato Jr. PHONE: 505-934-6099  
 ADDRESS: 4802 Crest Ave S.E. FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: 1cfootball2@msn  
 Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Vacate Right of Way

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

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

Lot or Tract No. 1 Block: 39 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Ridgecrest Division  
 Existing Zoning: R1 Proposed zoning: None MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s) L17 UPC Code: 101705641102340320

### CASE HISTORY:

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

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? no  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): .14664782  
 LOCATION OF PROPERTY BY STREETS: On or Near Jackson Crest  
 Between: Jackson and Truman

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE 10-27-09

(Print) Philip G. Lovato Jr. Applicant:  Agent:

### FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>09DRB-70339</u>	<u>SK</u>		\$ <u>9</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>November 4, 2009</u>			Total \$ <u>9</u>

[Signature] 10-27-09 Project # 1008055  
 Planner signature / date

**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.

Philip G. Lovato Jr.  
Applicant name (print)  
[Signature]  
Applicant signature / date

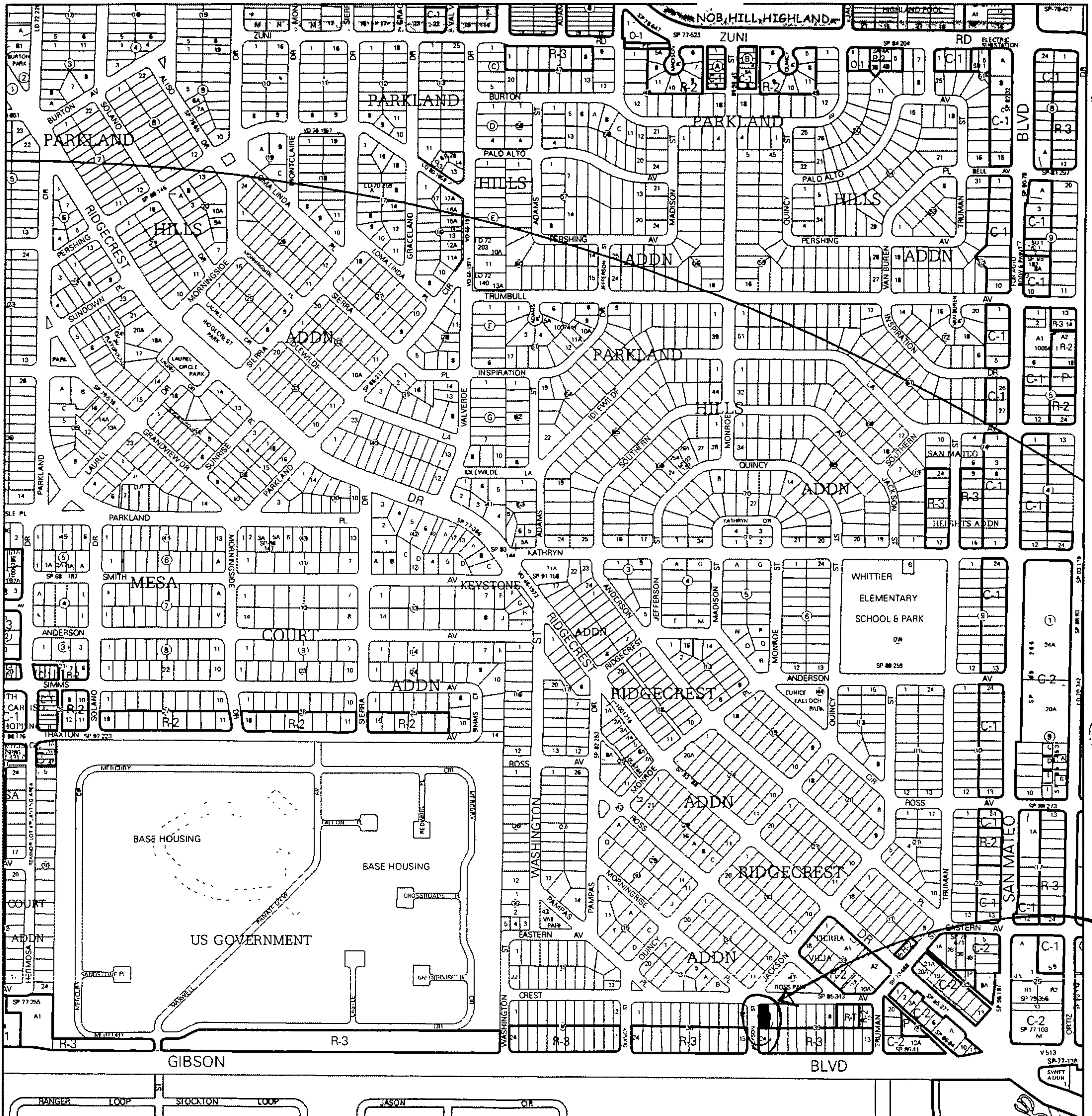


Form revised **October 2007**


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

Application case numbers  
09DRB - - 70339  
\_\_\_\_\_  
\_\_\_\_\_

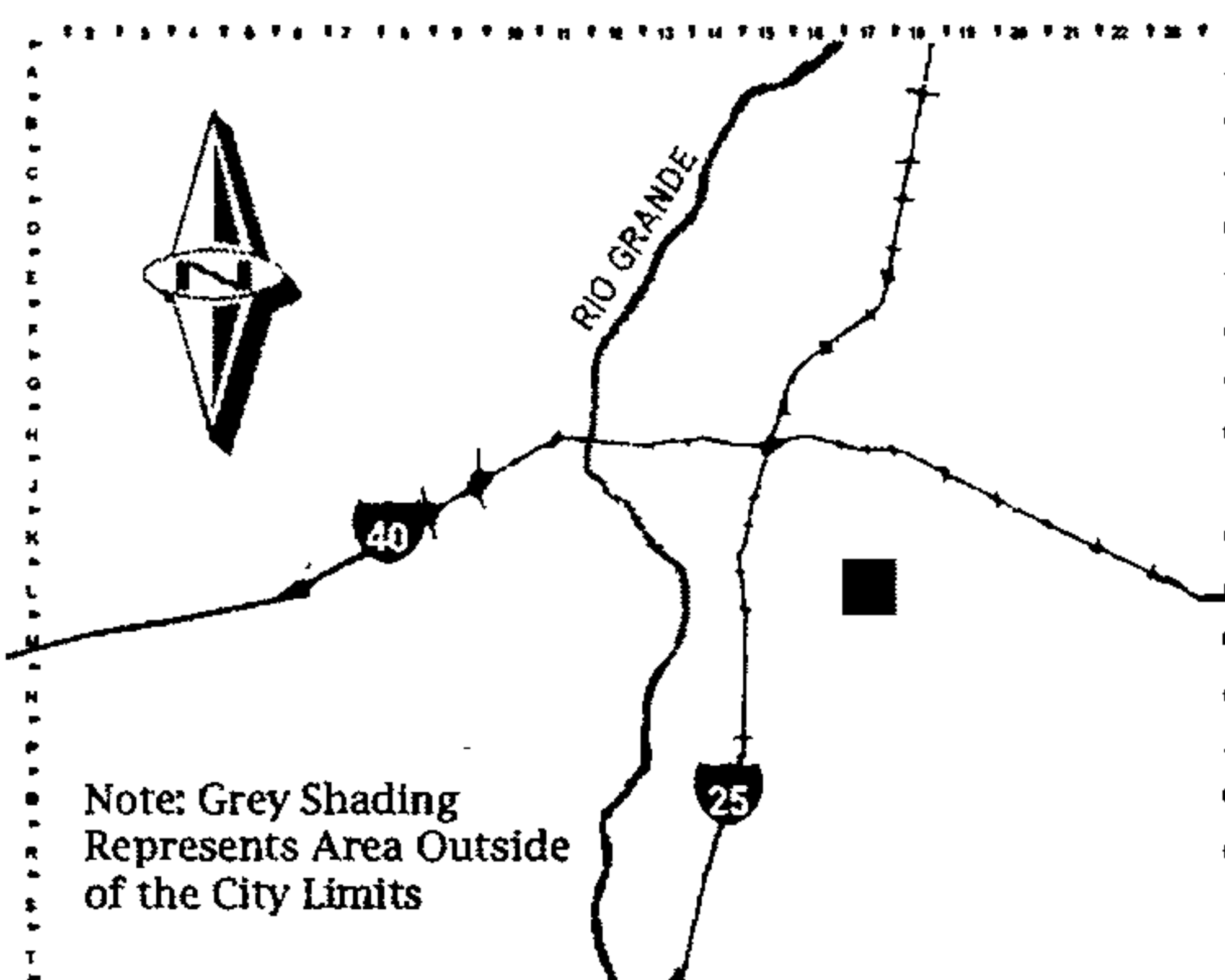
[Signature] 10 27 09  
Planner signature / date  
Project # 1008055



For more current information and more details visit <http://www.cabq.gov/gis>





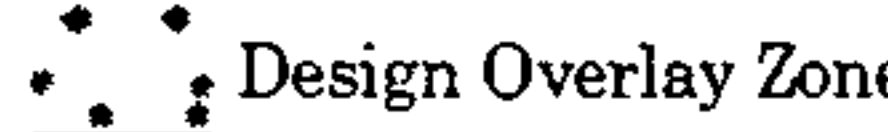
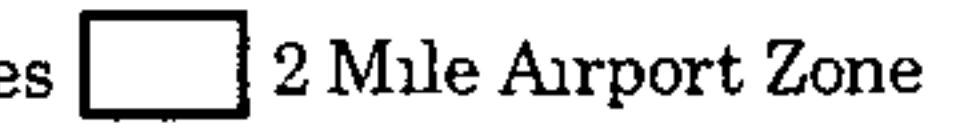


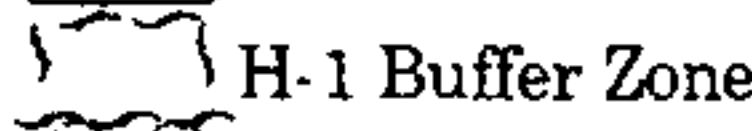
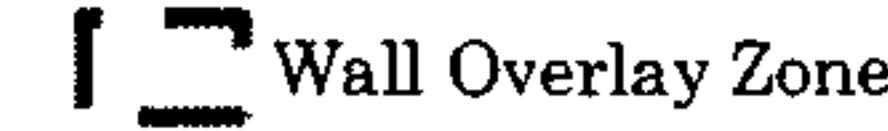
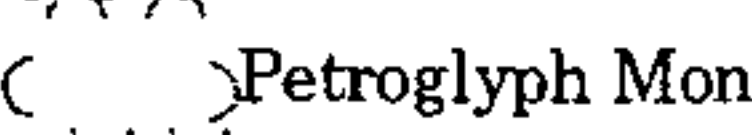
Map amended through: 6/5/2009



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**L-17-Z**

Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

0 750 1,500 Feet

To: DRB

I am requesting to vacate Right of Way where my garage is at. It has been there for Approx 60 years. I recently purchase this house from the original owner and am trying to refinance.

Thank You

Philip G. Lovato Jr. 10-27-09





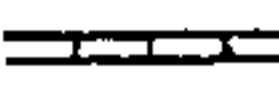

DATE: 08/03/07  
 SCALE: 1"=30'  
 CREW: AR, MW  
 DRAWN: JMP  
 JOB NO. 072640

# CARTESIAN SURVEYS INC.

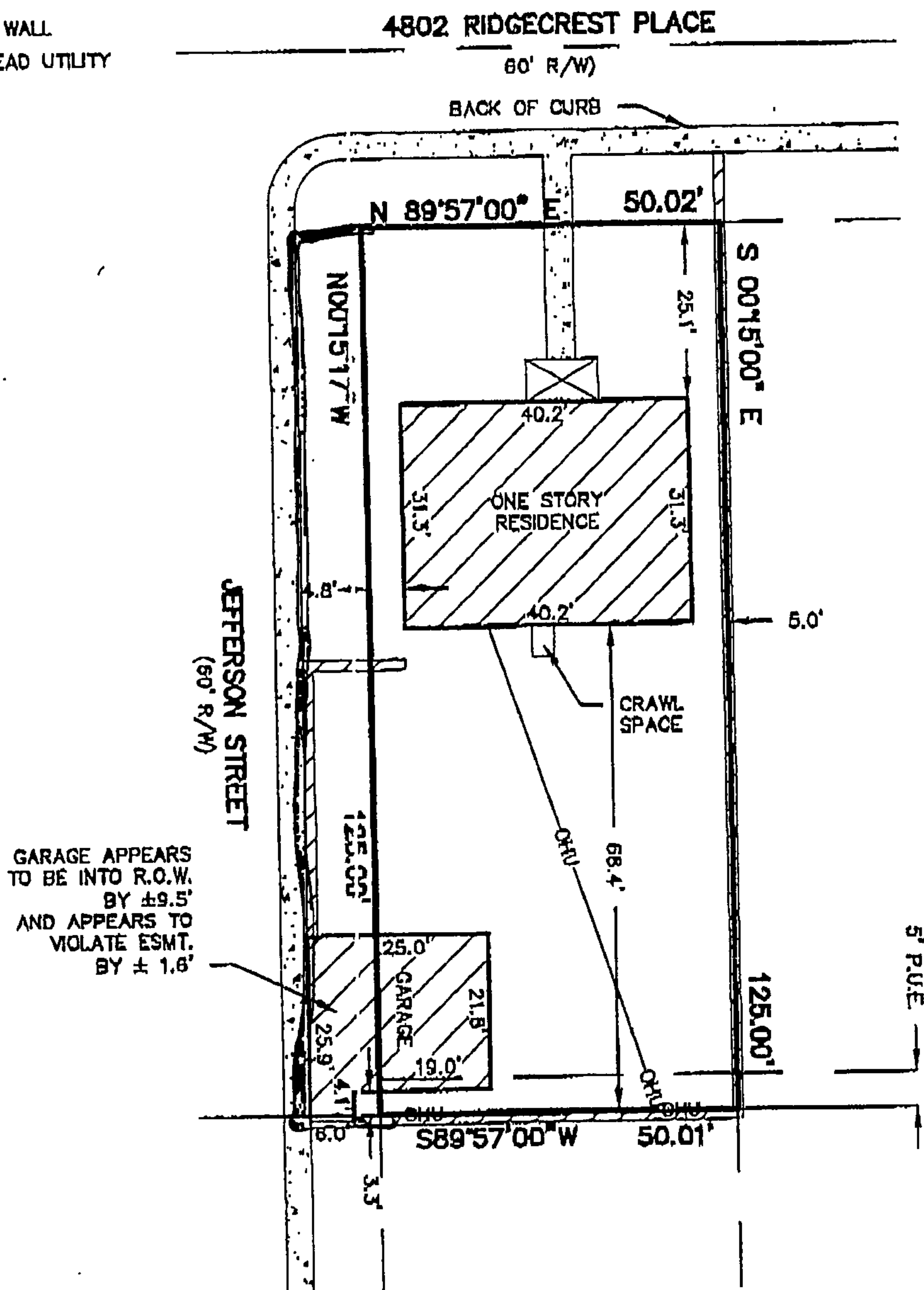
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244

## IMPROVEMENT LOCATION REPORT LOT 1, BLOCK 39, RIDGECREST ADDITION CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

### LEGEND

-  COVERED AREA
-  CONCRETE
-  BLOCK WALL
-  OVERHEAD UTILITY

- NOTE:** 1. THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OUTSIDE OF THE 500-YEAR FLOODPLAIN, AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED NOVEMBER 19, 2003, MAP NO. 35001C0 362E.
2. THIS LOT IS SUBJECT TO THE CONDITIONS OF TITLE AFFECTING THE INSURED PREMISES AS CONTAINED ON THE NOTES ON THE RECORDED PLAT.
3. THIS IS NOT A BOUNDARY SURVEY.



GARAGE APPEARS TO BE INTO R.O.W. BY ±9.5' AND APPEARS TO VIOLATE ESMT. BY ± 1.6'



*Will Plotner*  
 NMRPS No. 14271

### LEGAL DESCRIPTION

LOT NUMBERED ONE (1) IN BLOCK NUMBERED THIRTY-NINE (39) OF THE RIDGECREST ADDITION, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 12, 1931, IN PLAT BOOK D, FOLIO 82.

THIS IS TO CERTIFY: TO TITLE COMPANY: LANDAMERICA ALBUQUERQUE TITLE; TO UNDERWRITER: COMMONWEALTH LAND TITLE INSURANCE COMPANY

TO LENDER: NEW MEXICO EDUCATORS FEDERAL CREDIT UNION that on AUGUST 3RD, 20 07, I, Will W. Plotner, Jr., N.M.P.S. No. 14271, made an inspection of the premises situated at LOT 1, BLOCK 39, RIDGECREST ADDITION, BERNALILLO County, New Mexico briefly described as (Address if applicable) 4802 RIDGECREST PLACE, S.E.

PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following plat (include filing information if plat is filed).  
 SEE LEGAL DESCRIPTION

NOTE: The error of closure is less than one foot of error for every 10,000 feet along the perimeter of the legal description provided. Easements shown hereon are as listed in the Title Commitment No. 6211004074 provided by the Title Company. Improvement location is based on previous property surveys. No monuments were set. This tract is subject to all easements, restrictions and reservations of record which pertain. This report is not to be relied on for the establishment of fences, buildings or other future improvements.

**THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE (THIS INCLUDES BUILDING PERMITS)**

- I FURTHER CERTIFY as to the existence of the following at the time of my last inspection:
1. Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas, or all pipe lines on or crossing said premises (show location, if none visible, so indicate):
  2. Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises:
  3. Evidence of cemeteries or family burial grounds located on said premises (show location):
  4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location):
  5. Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs in common or joint garages:
  6. Apparent encroachments. If the building, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises, specify all such (show location):
  7. Specific physical evidence of boundary lines on all sides: SEE ABOVE SKETCH
  8. Is the property improved? (If structure appears to encroach on adjoiners show approximate distances): YES
  9. Indications of recent building construction, alterations or repairs: SEE ABOVE SKETCH
  10. Approximate distance of structure from at least two lot lines must be shown. SEE ABOVE SKETCH

\* NOT APPLICABLE, UNLESS INDICATED OTHERWISE ON THE ABOVE SKETCH  
 setback and setback violations are not shown hereon.



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