CITY OF ALBUQUERQUE PLANNING DEPARTMENT September 9, 2015 **DRB** Comments

ITEM #9

PROJECT # 1008111

APPLICATION # 15-70317

RE: Tract 119, MRGCD Map 32

The submitted excerpt from the Zoning Code Section 14-16-2-6(D) is incomplete: the minimum lot size cited in (2) (a) is restricted and "...shall apply only where the Planning Director finds that such a lot size will not depart from a pattern of larger developed lots, which pattern constitutes the established character of the neighborhood." [(2) (b)]. The minimum lot size in Simpatico Subdivision is 6,000 square feet; other subdivisions north and south (Sunvale Addition No. 1, Los Pablitos Addition, Lands of R. Anderson) all have minimum lot sizes greater than 6,00 square feet. Property immediately across the street is zoned RA-2 with a minimum lot size of 10,890 square feet. As the Planning Director's representative on the Development Review Board, I find that the proposed lot size would depart from a pattern of larger developed lots, therefore a Lot Size Variance from the Zoning Hearing Examiner would need to be obtained for proposed Lot 2 prior to platting.

As noted in the email from the City Code Compliance Manager, the minimum lot area is calculated exclusive of easements for a private way or thoroughfare; the private roadway easement on the north side of the property also needs to be excluded from the net lot area.

Since the proposed access easement would provide driveways for two lots, the minimum width would be 22 feet per Table 23.2.2 of the Development Process Manual. This additional easement area, combined with the northern private roadway easement area, may require a Lot Size Variance for proposed Lot 1 as well.

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

CITY OF ALBUQUERQUE PLANNING DEPARTMENT June 17, 2015 DRB Comments

ITEM # 12

PROJECT # 1008111

APPLICATION # 15-70224

RE: Tract 119, MRGCD Map 32

'Flag lots are not allowed (the flag 'pole' does not meet minimum width requirements); per Sketch Plat comments in 2013, this Tract 119 would need to provide the proposed rear (easternmost) lot an access easement to Guadalupe Trail over the proposed front (westernmost) lot.

The minimum lot size in Simpatico and south (Lands of R. Anderson) is 6,000 sq ft – a Lot Size Variance would need to be obtained prior to platting.

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

CITY OF ALBUQUERQUE PLANNING DEPARTMENT August 28, 2013 DRB Comments

ITEM # 6

PROJECT # 1008111

APPLICATION # 13-70662

RE: Tract 119, MRGCD Map 32

The adjacent subdivision (Simpatico) already has the maximum number of lots allowed for the new access road; this Tract 119 would need to provide the proposed rear (easternmost) lot an access easement to Guadalupe Trail over the proposed front (westernmost) lot.

The minimum lot size in Simpatico and south (Lands of R. Anderson) are 6,000 sq ft – proposed easternmost lot would need to be enlarged or a Lot Size Variance would need to be obtained prior to platting.

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

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

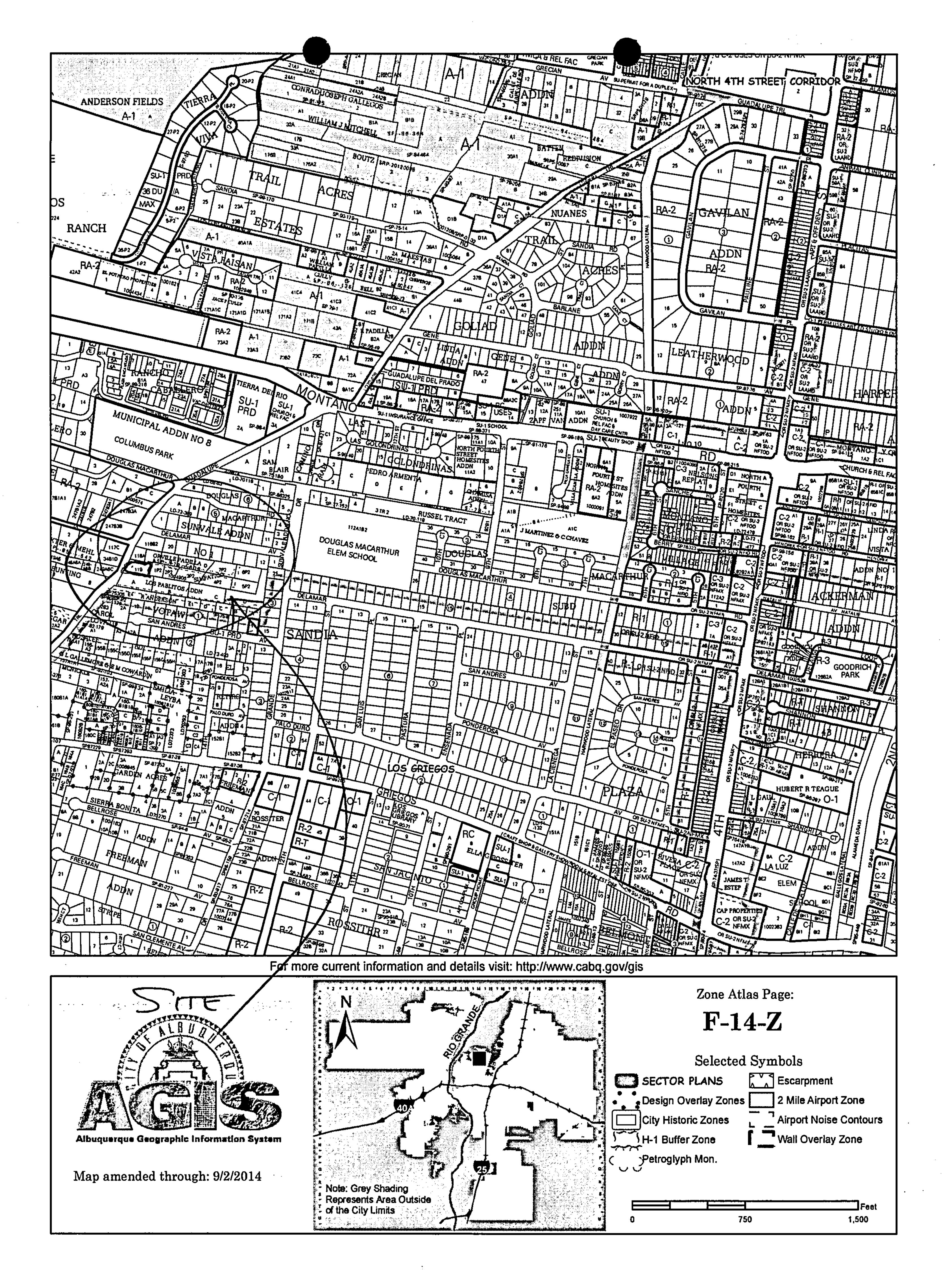
. ·	•	Supplemental Forr	n (SF)		•
	SUBDIVISION	S Z	ZONING & PL	_	
•	Major subdivision action Minor subdivision action	` •	Annexa	tion	•
	Vacation	V	Zone M	lap Amendment (Esta	ablish or Change
· .	Variance (Non-Zoning)		,	includes Zoning with	in Sector
	SITE DEVELOPMENT PLAN	P	•	oment Plans) on of Rank 2 or 3 Plan	n or similar
;	for Subdivision	•		nendment to Adopted	•
	for Building Permit Administrative Amendment (AA)	• • •	· Plan(s),	, Zoning Code, or Sub	od. Regulations
;	Administrative Approval (DRT, Ú		~		
•	IP Master Development Plan Cert. of Appropriateness (LUCC)) D	Street N	Name Change (Local	& Collector)
•	STORM DRAINAGE (Form D)	L A	APPEAL / PRO		· ·
· •	Storm Drainage Cost Allocation	Plan		n by: DRB, EPC, LUC , ZEO, ZHE, Board o	
PRINT C	OR TYPE IN BLACK INK ONLY. The Department Development Services (e applicant or agent Center 600 2 nd Stree	must submit the c	ompleted application	on in person to th
	st be paid at the time of application.		-	•	•
	TION INFORMATION:				
Profe	ssional Agent (if any):AR	A. GAR	LCJA.	PHONE: 5	705-306-62
	RESS: 6062 STAUBAG	▲		FAX:	
	AUBUQUERQUE	,		······································	
	ICANT: MATT MONTA			PHONE:	
	RESS: 5100 GUADALUPE		·.	FAX:	
	ALBURROUE	STATE N/C Z	•	' ^^ -MAIL:	<u> </u>
-	ietary interest in site:		,	-IVI/\IL.	
•					
	FION OF REQUEST: SUBDIVISI	•	10E-2		
-	100811			<u></u> · · · · · · · · · · · · · · · · ·	
is the	applicant seeking incentives pursuant to the	Family Housing Developr	nent Program? Y	es No.	
	RMATION: ACCURACY OF THE EXISTING	LEGAL DESCRIPTION	IS CRUCIAL! ATTAC	CH A SEPARATE SHE	ET IF NECESSARY.
	Tract No.	^ ^ ^	Block:		Jnit:
;	V/Addn/TBKA: MRGCD MA				· · · · · · · · · · · · · · · · · · ·
*	ng Zoning: <u>R-1</u>	Proposed zoning:_	72 - 1	MRGCD N	/lap No 32
Zone	Atlas page(s): F-14	UPC Code:	21406104	4209309	<u> 34</u>
CASE HIS	TORY:				
List a	ny current or prior case number that may be r	elevant to your applicatio	n (Proj., App., DRB-, A	.X_,Z_, V_, S_, etc.): _	
<u>.</u>	100811		· · · · · · · · · · · · · · · · · · ·		÷
	ORMATION:	4			
Within	city limits? Yes Within 10	00FT of a landfill?			
		oposed lots:	_ Total site area (ac	res):	• • • • • • • • • • • • • • • • • • •
	TION OF PROPERTY BY STREETS: On or	Near: <u>C)ル G</u> し	ADOLUPE	TRAIL	,
Betwe	en: Geres	and	Derma	e Nu	<u>, </u>
Check	if project was previously reviewed by: Sketch	Plat/Plan □ or Pre-appl	ication Review Team(I	PRT) □. Review Date	ð:
SIGNATUF	RE (. 1.0.)	• •		DATE 9.	1.15
/Print	Name) A.	Garcin		Annlicent C	A
· trinc	Ivallie)	3040 6 104		Applicant:	Agent: LSX
OR OFFIC	CIAL USE ONLY			Re	vised: 11/2014
_	NAL ROUTING Appli	cation case numbers	Ag	etion S.F.	Fees
•	cklists are complete 15	ORB-7031	コ	<u> </u>	\$
_	e #s are assigned		<u> </u>		\$
AGIS o	opy has been sent ——	<u></u>	<u> </u>	<u> </u>	\$
_	istory #s are listed within 1000ft of a landfill				\$ ¢
_	P. density bonus			<u> </u>	Total
F.H.D.	fee rebate Heari	ng date 500	1001°	5	\$
1/16	72 -		roject#	Q111	4.
1 / 1/2		1 . J PI	U] C U 1 1 1 1 1 1 1 1 1	1 () []]	

Staff 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.

		•	•		approute; i	or annulation	n on FORM-S.
	SKETCH PLAT RE Scale drawing of	VIEW AND COM	AENT (DDo		•		•
:		ure concioneda entra a	بالالالمستحدة			Your attendar	ce is required.
	Site sketch with me improvements Zone Atlas man	18asurements show	pa of the trace	ed to fit into an 8.	.5" by 14" poci	ket) 6 copies	· · · · · · · · · · · · · · · · · ·
	Improvements	S. if there is any ovin	4:	Parking, blug. Se	tbacks, adjace	ent rights-of-wa	and street
		MID IDA Antira masses	1 14		an 8.5" by 14"	pocket) 6 con	ies
	renei nuelly desc	Fibing explaining -		- 4.11100			
	List any original a	nd/or related file our	iu justitying the	request			
1		Taron Toracca He Hull	iners on the co	over application			•
	EXTENSION OF MA	1 10D DD-1	·				
	EXTENSION OF MA	JOR PRELIMINA	RY PLAT	(DRB08)		V	
	. oquneu.			(rour a	ttendance is
-	Preliminary Plat re	ouced to 8.5" x 11"			•		
:	Zone Atlas map will Letter briefly descr	in the entire propert	y(ies) clearly o	utlined			
; ;				request		•	•
÷							-
;	Copy of the LATES List any original an	oncial DRB Noti	ce of approval	for Preliminary P	Plat Extension	racuset	
•	List any original an Extension of prelimin	do related tile num	bers on the co	ver application		roquest	
:	Extension of prelimin	ary plat approval e	xpires after o	ne year.	•		
•			;				
	MAJOR SUBDIVISION Proposed Final Pla	ON FINAL PLAT	APPROVAL (DRR49\	-	•	
•		1	~ U = L., * * *	1 49 Ami	Y	our attendanc	e is required.
•		- 1 11 G	IODY LANGUISIA - C	- • • • • • • • • • • • • • • • • • • •			
1	Design elevations Zone Atlas man with	& cross sections of	Derimeter wells	ee Ayreement to	or <u>Residential</u>	development	only
:	Zone Atlas map wit	th the entire property		o copies		_	
	Bring original Mylai	of plat to meeting	BISUITA Dropart	V OMBOLIO	T		•
• .	Bring original Mylar Copy of recorded S	iA ·	higheit	y owners and Ci	ty Surveyor's	signatures are	on the plat
	Lanuilli disclosure a	and EHD signature i	ing on the state				-
•	List any original and CDXF file and hard of	d/or related file num	bers on the cov	ver application	iuiin a landfill l	outter	
	DXF file and hard c	opy of final plat data	for AGIS is re	anited			
		4	•		•		
	MINOR SUBDIVISIO 5 Acres or more: Co	N PRFI IMINADY	EINIAI DI AT		•	•	• ·
	5 Acres or more: Co	ertificate of No Effor	TINAL PLA	APPROVAL (DRB16) Yo	ur attendanc	e is required.
•	Proposed Prelimina	ITV / Final Plat /folds	r or Approval			•	
-	Proposed Prelimina ensure property	Owner's and City's	u to fit into an 8	3.5" by 14" pocke	et) 6 copies fo	or unadvertised	d meetings
	Signed & recorded	owner's and City S Final Pre-Developme	urveyor's signa	itures are on the	plat prior to su	Jbmittal	· · · · · · · · · · · · · · · · · · ·
	Signed & recordedDesign elevations a	nd cross sections of	ent Facilities F	ee Agreement fo	r Residential	development (onlv
	Design elevations a Site sketch with me.	asurements showing	permeter wall	ls (11" by 17" ma	ximum) 3 cop	ies	
<u>:</u>	Site sketch with me improvements,	if there is any ovieti-	structures, pa	irking, Bldg. setb	acks, adjacent	t rights-of-way	and street
	Zone Atlas map with	if there is any existing the entire property	ig land use (fo	lded to fit into an	8.5" by 14" po	ocket) 6 copie	S
•	Leπer briefly describ	oing explaining and	institute the	united			
:	3 * · · · · · · · · · · · · · · · · · ·	OLDIMI IO DIBBITAN A	MALIER W	•			•
· -	Landfill disclosure a	nd EHD signature lie	naute property	owner's and City	y Surveyor's si	ignatures are o	on the plat
	ree (see schedule)			" broberty to with	thin a landfill b	uffer	•
· -	List any original and	or related file numb	ore on the acc	_ ••			
<u> </u>		www.comentary.com		· · · · · · · · · · · · · · · · · · ·			•
_	DXF file and hard co	of final plat data	for AGIS is see	?Г)			
		ry - mai piat data	ioi AGIO IS 160	uired.		•	•
	MENDMENT TO DE	Ci ibsiai a mar mar	. • 	•	•	•	•
F	MENDMENT TO PROLEASE NOTE: There	ELIMINARY PLA	(with mino	r changes) (DF	RB03) You	ur attendance	is required
a	LEASE NOTE: There a mendments. Significan	t charges are th	ons between s	ignificant and mir	nor changes w	ith regard to s	uhdivision
_	mendments. Significan Proposed Amended	Preliminant Dist 1-4	deemed by th	e DRB to require	public notice	and public hea	arina
!	Proposed Amended pocket) 6 copie	······································	astructure List	, and/or Grading	Plan (folded t	o fit into an 8.	5" by 14"
<u> </u>	_ Original Preliminan/	Plat Infractment		••	•	· .	, '
	 Original Preliminary Zone Atlas map with Letter briefly describe 	the entire property	ist, and/or Gra	ding Plan (folded	to fit into an 8	3.5" by 14" poc	cket) 6 conies
<u> </u>	Letter briefly describing	ng explaining and	instifue at				
	Bring original Mylar	of plat to meeting and	lusurying the re	equest			
	Bring original Mylar of List any original and/ mended preliminary of	or related file some	sure property	owner's and City	Surveyor's sig	gnatures are o	n the plat
A	mended preliminary p	lat annroval availa-	sis ou tue cove	rapplication	•	•	•
•	,	~PProval expire	s after one ye	ar			
			· -	•			
					•		÷
ı	٠,		•			•	
l, the	applicant, acknowledge	le that any	÷ .	•	•		
HIOH	iauon required but no	t submitted	•		1	—	ر (د ،
AAIGI (ins application will like	ly result in	.	<u></u>		MACIO	
aeferr	al of actions.	# ** ** ** **	:	1000	Applicant n	ame (print)	ALEUQUERQUE
			· -	ر در در			
			• •	F	Applicant signs	ature / date	HEW MEXICO
	, 1 - 1 •			Forn	Prevised Octo	2007	3=
_ :_	necklists complete	Application case	numbers		WCTC	/UCI ZUU/	~ .
	es collected	10-DRY	5-7031	7	3	<u> </u>	4-1-15
	ase #s assigned				, 5	Planner si	gnature / date
	elated #s listed		· ·	Project	:# (To	18/11	Samuel Condition



8/31/2015

City of Albuquerque
Planning Department
Development Review Board

This is a request for a subdivision of Lot 119 MRGCD Map 32. The proposal is to create two lots from one lot. The first lot to the west, along Guadalupe Trail NW will be 8964 square feet gross with an access/drainage easement leaving a net lot area of 6867 square feet. The second lot to the east will be granted access to Guadalupe Trail NW and drainage by the lot to the west and will be 5036 square feet.

The lot size is allowed by the Zoning Code Section 14-16-2-6 (D)

Lot Size.

- (2) (a) Lot standards in subdivisions for which plats are submitted after February 1, 1981, shall be:
 - 1. Minimum lot area of 5,000 square feet.
 - 2. Minimum lot width of 50 feet.

Please see attached email from Brennan Williams Code Compliance Manager.

Please see attached letter from Hydrology.

The request furthers the City goal of creating infill development as it will supply a new lot for development in the Established Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan. The Comprehensive Plan states the following;

5. DEVELOPING AND ESTABLISHED URBAN AREAS The Goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

Policy a The Developing Urban and Established Urban Areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

Possible Techniques 3) Control through zoning and subdivision review processes.

This request furthers the policy density policy of the Comprehensive Plan as defined by the R-1 Section of the Zoning Code, which allows for lots of 5,000 square feet to create the density designated by the zoning.

Policy d The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The proposed subdivision supports the existing neighborhood values and environmental conditions as it will add more housing to the area.

Policy e New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

Possible Techniques

- 1) Identify and remove unnecessary obstacles to appropriate infill development.
- 2) Identify incentives for inducing infill in appropriate areas through sub-area analysis and more efficient administration.

This project is appropriate infill development as it is residential in nature., and will prevent an additional house being built in an undeveloped outlying area.

The applicant respectfully requests approval of this subdivision.

Carl Garcia

Enclosures

Email from Brennan Williams Code Compliance Manager

Notes from Hydrology, Rita Harmon

Mr. Garcia -

Thank you for your email. Yes, the minimum lot area for a proposed parcel in the R-1 zone is 5,000 square feet. The Zoning Code also necessitates a minimum lot width of 50 feet. As defined in Section 14-16-1-5 of the code, "lot width" means:

The length of a straight line between the points on each of the side lot lines which points are 50 feet from the front lot line; except for the purposes of determining the required side yard setbacks, these points are located either at the required minimum front or rear setback distance, whichever produces the least lot width.

Similarly, "lot area" is defined to mean:

The area of a lot exclusive of easements for a private way or thoroughfare.

Based upon your examples and our discussion on the phone, it appears that the proposed lot split will meet the minimum zoning code requirements for the R-1 zone. Please let me know if you have any other questions.

Sincerely,

Brennon Williams

Code Compliance Manager

Planning Department

City of Albuquerque

600 2nd St. NW, Suite 500

Albuquerque, NM 87102

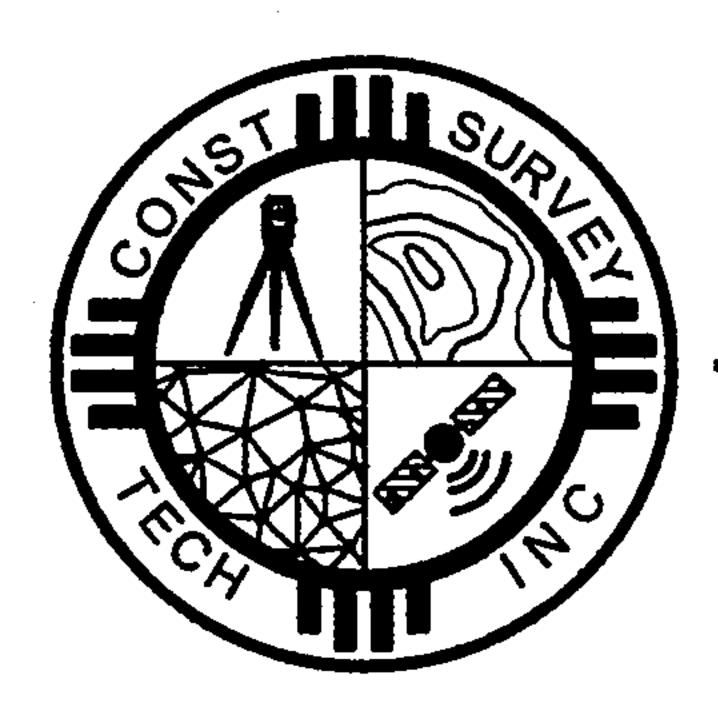
bnwilliams@cabq.gov

CITY OF ALBUQUERQUE PLANNING DEPARTMENT DEVELOPMENT SERVICE / HYDROLQGY SECTION

DATE: SZAZIONE CONFERENCE RECAP

ZONE ATLAS PAGE NO:
DRAINAGE FILE: ZONING:
DRB:
SUBJECT: 1008
STREET ADDRESS (IF KNOWN):
SUBDIVISION NAME:
APPROVAL REQUESTED:
ATTENDANCE: Can Gancia & Rita Harmon
FINDINGS: Submit Conceptual G+O Plan.
Proposed 61 Should provide
a private dvainage Easement for the
penefit of both Lots (lot 2) for a penefit of both Lots (lot 2) for a pond on west side of existing structure.
mand unest Side of existing structure
porter le a drainax
easument. Easument. This will be a "Special Case" where Plan This will be a "Special Case" where of
this will be looking for some type of checkers will be looking for some type of retainase before issuing a Building Permt
abodiers will be looking for some Type.
rations bathon require a Building Perint
THE UNDERSIGNED AGREES THAT THE ABOVE FINDINGS ARE SUMMARIZED ACCURATELY AND ARE SUBJECT TO CHANGE
IF FURTHER INVESTIGATION REVEALS THAT THEY ARE NOT REASONABLE OR THAT THEY ARE BASED ON INACCURATE INFORMATION.
SIGNED: SIGNED:
NAME (PRINT): Curtis A. Gherrie NAME (PRINT): CARC A. GARCIA
AIDSPACIA

^{**}NOTE** PLEASE PROVIDE A COPY OF THIS RECAP WITH YOUR DRAINAGE SUBMITTAL.



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 SKETCH PLAT REVIEW

LOTS | \$ 2

LANDS OF MATHEW MONTANO

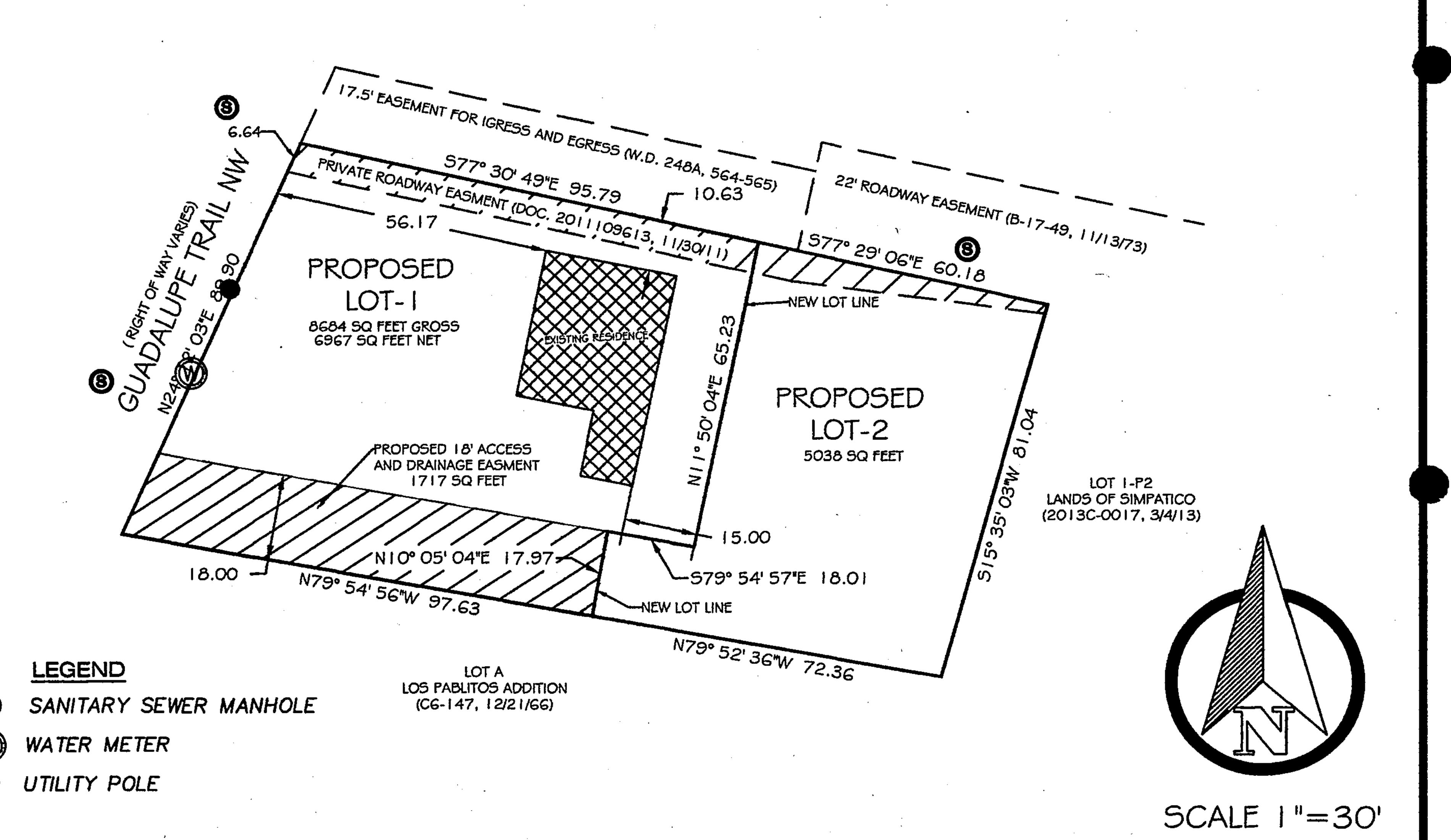
BEING A REPLAT OF

TRACT | 19

M.R.G.C.D. MAP NO 32

ZONE GRID F-14

CURRENT ZONING R-1



OF TRACT 1188 M.R.G.C.D. MAP 32 ALBUQUERQUE, NEW MEXICO APPROVAL AND CONDITIONAL ACCEPTANCE State of New Mexico as specified by Subsection 22 A 20 of County of Bernathio ! the Albuquerque Subdivision Ordinance The instrument was that for record on Plat No. 5P-79-608 AL OCICE IN DECEMBER 1 of records of said Commiss the Planning Director Property Management Albuquerque, New Mexico F-14-Z 579°49'00'E 104.70' LEXISTING. ESMT. S. - 51.03 vi) 22' 112.48 ROAD US WAY 109.99 ESMITST N770 50'00 W. 51.96 -515°18'00 W 357.61 EXISTING EASEMENT EXISTING EASEMENT NOTED ON TRACT 1. EXISTING EASEMENT NOTED ON TRACT

118 A 15 17' WIDE ON PERPENDICULAR AND 15 A RONDWAY BUSHT. 2. NEW EASEMENT IS DEDICATE ON THIS PLAT OF 22' WIDE MESURING FROM EXISTING ROADWAY ESMT. GOING THROUGH TRACT. 118 E [22' ROADWAY EASEMENT] & COTS A" TO D" INCCUSIVE OF ORVILLE PADILLA REPLAT. SCALE: 1'= 100'... The foregoing Replat of a certain parcel of land situate within Section 32, Township 11 North New Mexico, and being more particularly described by metes and bounds Survey as follows: Beginning at the Northwest corner of the parcel herein described; whence the One Quarter corn common to Sections 31 & 32, T 11 N, R 3 E, N.M.P.M., Bernalillo County, New Mexico, bears ?

Range 3 East, New Mexico Principal Meridian, Rernalillo County, New Mexico, being identified as Tract 118b as shown on Middle Rio Grande Conservancy District Property Map No. 32, Bernalillo Coun

N 52° 24' 00" W, 655.00 feet distance; thence S 79° 49' 00" E, 104.70 feet distance along the Nort. Boundary of Tract 118b and common South Boundary of Tract 116b to an angle point ; thence S 80° 33' 00" E, 354.96 feet distance continuing along common boundary Tract 118b & 116b to the Northeast corner of the parcel herein described; thence S 39° 40' 00", 99.01 feet distance along East houndary of tract 118b and common West boundary of Tract 118c to the Southwest corner of the parcel herein described; thence N 79° 33' 00" W, 357.61 feet distance along the South boundary of · Tract 118 b and common North boundary of Tract 118e to a point; thence S 15° 18', 00" W, 8.76 feet distance to the point; thence N 77° 50' 00" W, 52,50 feet distance along the South boundary of Trac 118b and common North boundary of Tract 119 to the Southwest corner of the parcel herein described; thence N 09° 48' 00" E, 86.91 feet distance along the West boundary of Tract 118b and Common East boundary of Tract 118a to the Northwest corner and place of beginning and containing 0.83 acres mor or less.

Surveyed and Platted as shown hereon and now comprising of Lot lettered "A" to "D" inclusive of ORVILLE PADILLAS REPLAT of Tract 118b M.R.G.C.D. Map 32, Bernalillo County, New Mexico, is with the free consent and in accordance with the wishes and desires of the undersigned owner and proprietor thereof and said owner and proprietor does hereby dedicated all easements as shown herec and indicated by dashed line and dimensioned or noted on the plat together with the right of ingress and egress and the right to trim interfering trees.

Kinned & Falle

STATE OF NEW MEXICO) COUNTY OF BERNALILLO)

Uctober, 1979 the foreoging instrument was extracted before me by commission expires

Fracts G. Benavidez, New Mexico Registered Land Surveyor No. 4252 do hereby certify that that the same is true and correct to ... the best of me knowledge.

Frank G. Benavidez N.M.R.L.S.



•

.

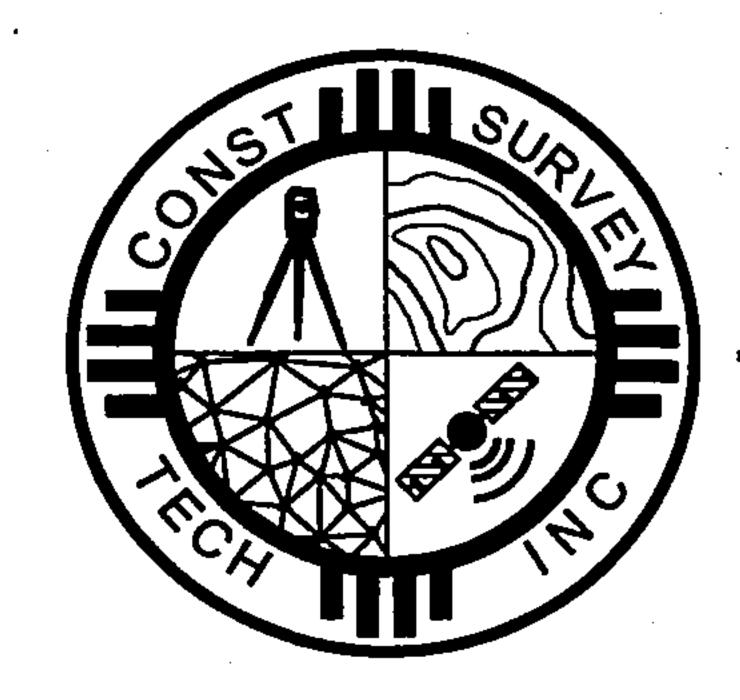
•

.

•

•

•



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 SKETCH PLAT REVIEW

LOTS | \$ 2

LANDS OF MATHEW MONTANO

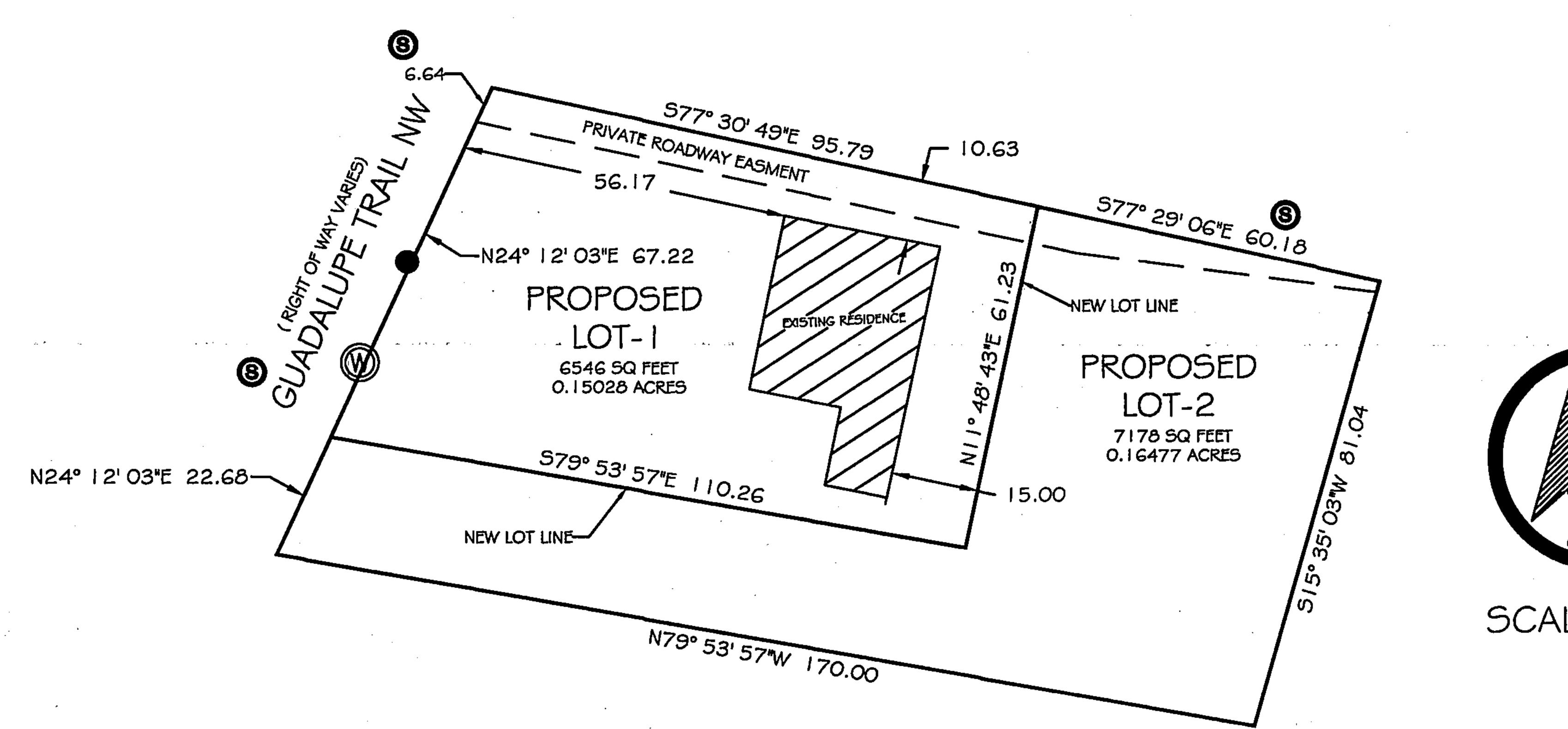
BEING A REPLAT OF

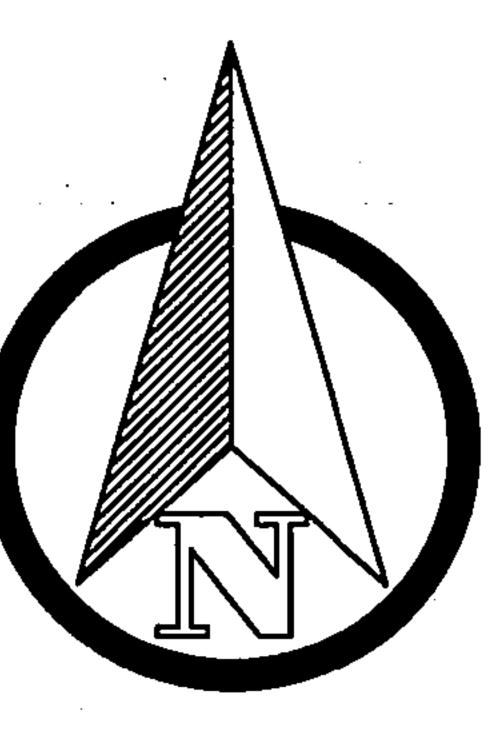
TRACT | 19

M.R.G.C.D. MAP NO 32

ZONE GRID F- 14

CURRENT ZONING R- 1





SCALE 1"=30"

Acity of Albuquerque

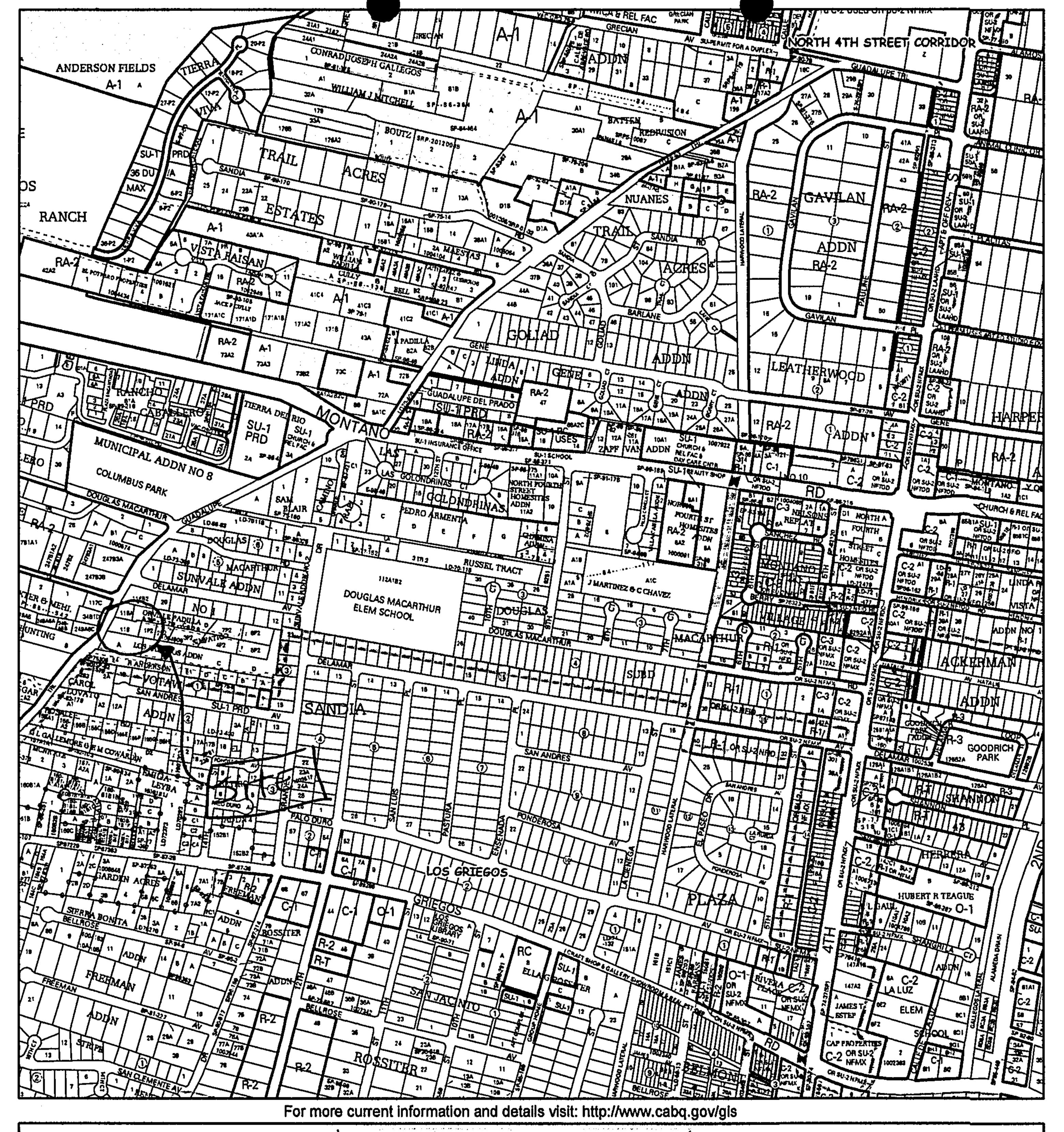


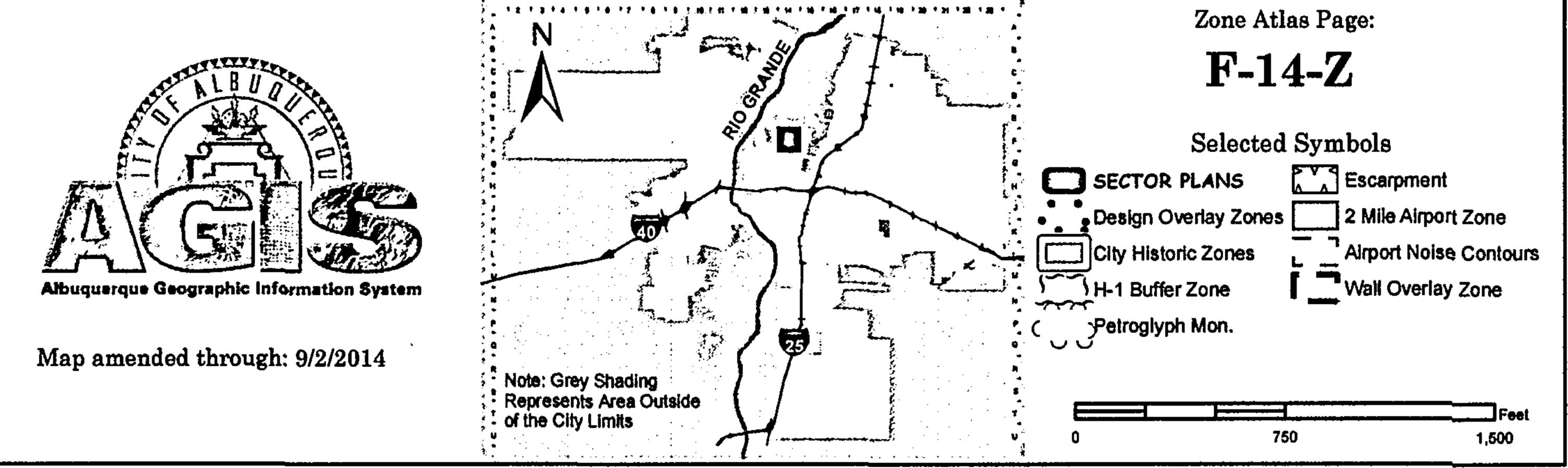
DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental Form	(SF)	
SUBDIVISION	S Z	ZONING & PLANNING Annexation	3
Major subdivision action Minor subdivision action		AIIIEXAUUII	
Vacation Variance (Non-Zoning)	V	Zoning, includes	ndment (Establish or Change s Zoning within Sector
SITE DEVELOPMENT PLAN	Þ	Development Pl Adoption of Rar	ans) nk 2 or 3 Plan or similar
for Subdivision for Building Permit		Text Amendme	nt to Adopted Rank 1, 2 or 3 Code, or Subd. Regulations
Administrative Amendment/Appro	val (AA) .	Street Name Ch	nange (Local & Collector)
Cert. of Appropriateness (LUCC)	. L A	APPEAL / PROTEST	of
STORM DRAINAGE (Form D) Storm Drainage Cost Allocation P	Plan ,	Decision by: DF Director, ZEO, Z	RB, EPC, LUCC, Planning ZHE, Board of Appeals, other
PRINT OR TYPE IN BLACK INK ONLY. The Planning Department Development Services C Fees must be paid at the time of application.	enter, 600 2'" Street	NW, Albuquerque, NM 8	3/102.
APPLICATION INFORMATION:	•		
APPLICATION INFORMATION: Professional/Agent (if any): Construction ADDRESS: Look Central	on Survey	Technologies,I	CPHONE: 917 - 8921
ADDRESS: 1606 Central	5E	V	FAX:
CITY: Albuquerque	STATE NM ZI	P_87120E-MAIL:_	NMSorvey Oce GAM
APPLICANT: MATTHEW MOSE	pho	PH(ONE:505-363-290
ADDRESS:		FA	X:
CITY:	STATEZ	PE-MAIL:_	
	List all o	wners:	· · · · · · · · · · · · · · · · · · ·
Proprietary interest in site:	1 2-7 154	2 Co40.	
SITE INFORMATION: ACCURACY OF THE EXISTING Lot or Tract No. 119 MRGCD			PARATE SHEET IF NECESSARY. Unit:
Subdiv/Addn/TBKA:	······································		<u>つ</u>
Existing Zoning: K-	Proposed zoning:_ UPC Code:		MRGCD Map No <u> </u>
Zone Atlas page(s): F-14	OPC_Code		
CASE HISTORY: List any current or prior case number that may be r	elevant to your application	n (Proj., App., DRB-, AX_,Z_,	v_, s_, etc.): <u>1008111</u>
CASE INFORMATION: Within city limits? Yes Within 10	000FT of a landfill?		
	roposed lots:		0,32ac
LOCATION OF PROPERTY BY STREETS: On or		_	·
Between: Moutano	and	xcredoc_	
Check if project was previously reviewed by: Sketch	h Plat/Plan □ or Pre-app		1. Review Date:
SIGNATURE TO MARKET TO THE	·	<u> </u>	
(Print Name) Ticharea	10050		Applicant: ☐ Agent: ☑
FOR OFFICIAL USE ONLY	· :		Revised: 4/2012
	lication case numbers	Action	S.F. Fees
All checklists are complete All fees have been collected	150 - 1000		
All case #s are assigned			<u> </u>
AGIS copy has been sent Case history #s are listed	•		<u> </u>
Case history #s are listed Site is within 1000ft of a landfill			<u> </u>
T FHDP density bonus		17 7~10	Total
	ring date June	11,4(1)	\$
6-17		Project #) () (5111
	ature & Date		

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

X	SKETCH PLAT REVIEW AND COMMENT (DRB22) Scaled site sketch and related drawings showing proposed ladjacent rights-of-way and street improvements, etc. (fol Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining, and justifying the reques List any original and/or related file numbers on the cover approximately 8 DAYS after the Tuesday noon filing	Ided to fit into an 8.5" b st olication	by 14" pocket) 6 copies.
	SiTE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping C Scaled site plan and related drawings (folded to fit into an 8.8 Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining, and justifying the reques Letter of authorization from the property owner if application Copy of the document delegating approval authority to the D Completed Site Plan for Subdivision Checklist Infrastructure List, if relevant to the site plan Fee (see schedule) List any original and/or related file numbers on the cover app Meetings are approximately 8 DAYS after the Tuesday noon filing Your attendance is required.	Center: Certificate of No.5" by 14" pocket) 6 co	pies ent
	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT	(DRB17)	Maximum Size: 24"
	 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping C Site plan and related drawings (folded to fit into an 8.5" by 14 Site Plan for Subdivision, if applicable, previously approved Solid Waste Management Department signature on Site Plan Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining, and justifying the request Letter of authorization from the property owner if application Copy of the document delegating approval authority to the D Infrastructure List, if relevant to the site plan Completed Site Plan for Building Permit Checklist Copy of Site Plan with Fire Marshal's stamp Fee (see schedule) List any original and/or related file numbers on the cover app Meetings are approximately 8 DAYS after the Tuesday noon filin Your attendance is required. 	4" pocket) 6 coples or simultaneously subrat it is submitted by an age RB	nitted. 6 copies.
	AMENDED SITE DEVELOPMENT PLAN FOR BUILDING AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVIS Proposed amended Site Plan (folded to fit into an 8.5" by 14" DRB signed Site Plan being amended (folded to fit into an 8. Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining, and justifying the request Letter of authorization from the property owner if application Infrastructure List, if relevant to the site plan Completed Site Plan for Building Permit Checklist (not require Fee (see schedule) List any original and/or related file numbers on the cover applications are approximately 8 DAYS after the Tuesday noon filin Your attendance is required.	Procket) 6 copies 5" by 14" pocket) 6 co t is submitted by an age red for amendment of so	Maximum Size: 24" x 36" pies ent SDP for Subdivision)
I, to information with the second sec	FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUIL FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUB Site plan and related drawings (folded to fit into an 8.5" by 14 Approved Grading and Drainage Plan (folded to fit into an 8. Solid Waste Management Department signature on Site Plan Zone Atlas map with the entire property(ies) clearly outlined Letter carefully explaining how each EPC condition has been Infrastructure List, if relevant to the site plan Copy of Site Plan with Fire Marshal's stamp (not required for List any original and/or related file numbers on the cover approximately 8 DAYS after the Tuesday noon filin Your attendance is required. The applicant, acknowledge that any sermation required but not submitted in this application will likely result in the serral of actions.	DIVISION (DRB06) 4" pocket) 6 copies 5" by 14" pocket) 6 co n for Building Permit met and a copy of the SDP for Subdivision) clication g deadline. Bring the Applica	ples e EPC Notification of Decision
NAME OF THE PARTY	Checklists complete Fees collected Case #s assigned Related #s listed Application case numbers -7022 Application case numbers -7022 Application case numbers -7022	Project #	October 2007 6-17-15 Planner signature / dat





RHD Engineering, LLC

Richard H. Dourte
4305 Purple Sage Ave. NW
Albuquerque, NM 87120
(505)288-1621
rhdengineering@outlook.com

June 9, 2015

To: DRB Members

Re: Sketch Plat for Tract 119 MRGCD Map no. 32

On behalf of Construction Survey Technologies, Inc. I am providing this letter of letter briefly describing this sketch plat request.

The owner desires to replat Tract 119 into two lots.

Your consideration is appreciated...

Sincerely,

Richard Dourte, PE RHD Engineering, llc

• .

.

·

•

·

·

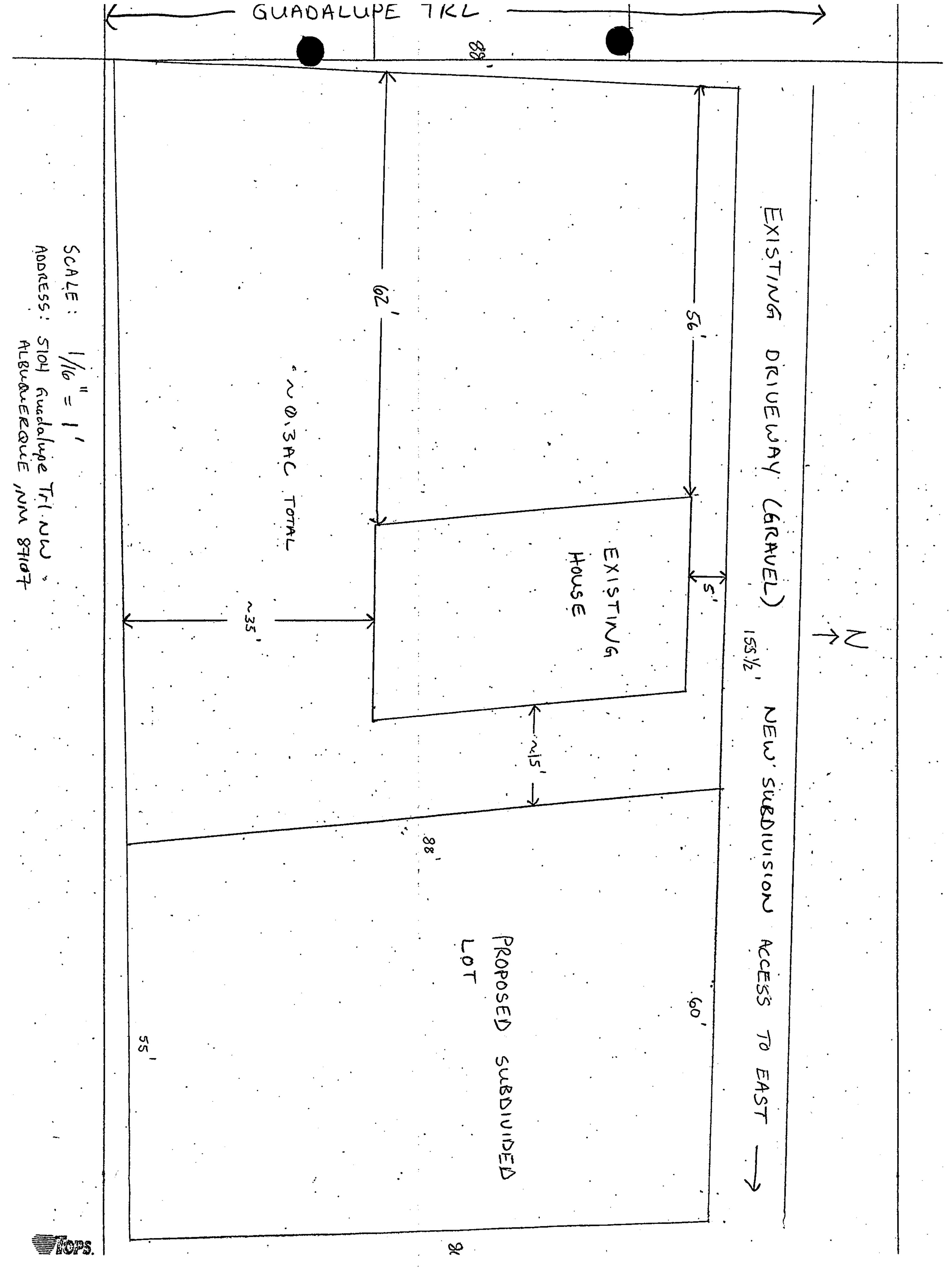
•

•

.

.

 \cdot .



0.3AC TOTAL

EXISTING.

ر ح ح

.

OSED SUBBINIDE

25

Tops

8

Albuquerque



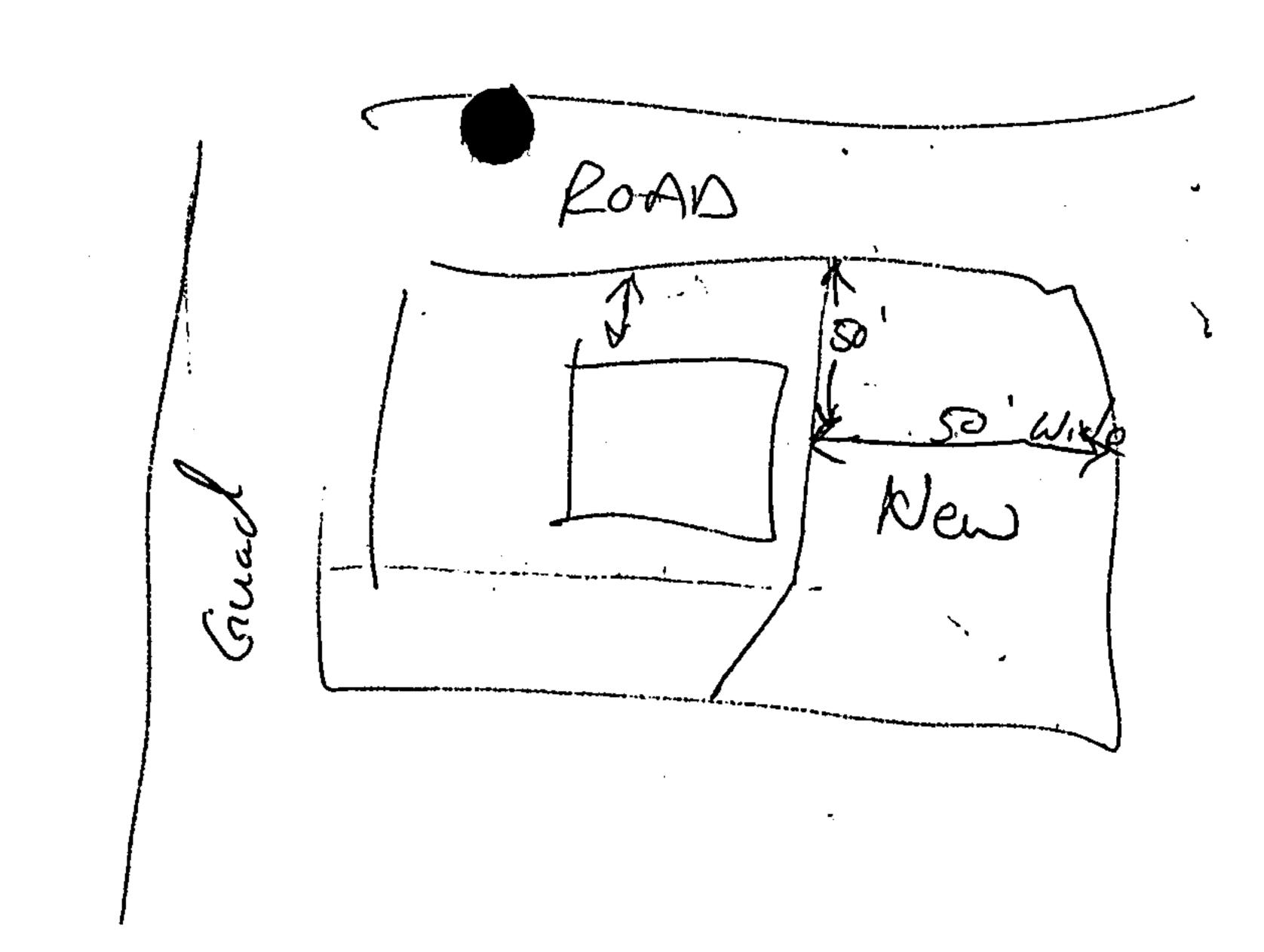
DEVELOPMENT/ PLAN REVIEW APPLICATION

•	-		Suppleme	ental i	Form (SF)	
	SUBDIVIS	ION ajor subdivision action	•	S	Z	ZONING & PLANNING	•
	i. A	nor subdivision action				Annexation	
		cation riance (Non-Zoning)		٧		Zoning, includes Zon	ent (Establish or Change ing within Sector
	SITE DEV	ELOPMENT PLAN		P		Development Plans) Adoption of Rank 2 of	r 3 Plan or similar
		Subdivision		_		Text Amendment to A	Adopted Rank 1, 2 or 3
		Building Permit ministrative Amendm	ent/Approval (AA)			Plan(s), Zoning Code	e, or Subd. Regulations
	IP	Master Development	Plan	D		Street Name Change	(Local & Collector)
		rt. of Appropriateness	•	L	Α	APPEAL / PROTEST of	
		RAINAGE (Form D) orm Drainage Cost All				Decision by: DRB, El Director, ZEO, ZHE,	PC, LUCC, Planning Board of Appeals, other
Pla	anning Departme	ent Development Se	rvices Center, 600 2	''" Sti	reet N	ust submit the completed ap IW, Albuquerque, NM 87102 forms for submittal requirem	
	PLICATION INFOR		Total to oupp		Jillai i	· · · · · · · · · · · · · · · · · · ·	Citto.
		nt (if any):	/A			· Dida	ANIE.
	ADDRESS:	, , , , , , , , , , , , , , , , , , ,	<u></u>	· · ·			ONE:
							\ :
	CIII	······································	SIATE_		ZIP_	E-MAIL:	<u> </u>
	ΔΡΡΙΙΟΔΝΤ	Matthew N	1-1-5				505-844-9961 Days 505-363-2906 Eve.
			Guadalupe Tr		14	PHONE: _	505-363-2906 Eve.
	ADDRESS	1550 Naucho					
	CITY: FILOU	juerjue	STATE /	UM	ZIP_	87107 E-MAIL: Ma	monta 680 garail. Com
		t in site: Buyer		List <u>a</u>	ll own	ers:	
DES	SCRIPTION OF REC	QUEST:	· · · · · · · · · · · · · · · · · · ·				
			·				
	Is the applicant see	eking incentives pursuar	nt to the Family Housing	Devel	opmen	t Program? Yes No.	
SIT					•	CRUCIAL! ATTACH A SEPARAT	E SHEET IF NECESSARY.
	Lot or Tract No					Block:	Unit:
	Subdiv/Addn/TBKA	: MR. GED	MAP 32		-		
	Existing Zoning:	R-/	Proposed	zonin	α·	1 A S	RGCD Map No
	Zone Atlas page(s)	F-14	•	'	<u> </u>	406 104 420 936	
~ ^ ^ ^			UPU Code	e. <u>/</u>	<u> </u>	AUBIUI 720 150	
CAS	E HISTORY: List any current or	prior case number that i	may be relevant to your a	applica	ation (F	Proj., App., DRB-, AX_,Z_, V_, S_,	etc.): 100811
CAS	SE INFORMATION: Within city limits?		Nithin 1000FT of a landfi	?	NO		
	No. of existing lots		No. of proposed lots:			Total site area (acres):	.3AC
	LOCATION OF PR		: On or Near:			Trl New Delamar	5104 Guadaluse Trl N
	Between:				ME	III NEW DELONGER	
			· · · · · · · · · · · · · · · · · · ·	ınd	-		·
	Check if project was	s previously reviewed by	y: Sketch Plat/Plan □ or	Pre-a	pplicati	on Review Team(PRT) Review	ew Date:
SIG	VATURE	olle / Callen				DATE	8/20/2013
	(Print Name)	Matthew 1	Montaño				int: 🖾 Agent: 🗆
FOR	OFFICIAL USE O	NLY					Revised: 4/2012
TQ II	NTERNAL ROUTI	NG	Application ages mus	h	_		•
	All checklists are co	omplete	Application case num	10ers 70(06	Action S	.F. Fees
	III fees have been III case #s are assi		-			. ————————————————————————————————————	Ψ
	GIS copy has bee						\$
	ase history #s are	listed					<u> </u>
	ite is within 1000ft. .H.D.P. density bo						<u> </u>
	HD.P. fee rebate		Haaring date		7		Total
	Bo		Hearing date	y	· or	01010	\$
- (25		8-20-13	-	Proje	ct# 1008111	

Staff signature & Date

Submit by Tuesday 12 Noon Review on Wednesday

R-1 Goff Front Width Good ft² (Mea 50 ft Front Width 5000 ft²



- Scaled Drawing w/ Existing house - Pictures

15' Wide Driveway, Deduct easement At From 10t size

Lorenzo Pino (Zoning) Jack Cloud (DRB Chair)

1,7

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)

Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies Your attendance is required. 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) required. Your attendance is 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) Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies Your attendance is required. Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only — Design elevations & cross sections of perimeter walls 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 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) PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision Your attendance is required. 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.

Matthew Montano
Applicant name (print)
Applicant signature / date



		والمراوات		
Ą	Checklists complete	Application case numbers	Form revised Octo	ber 2007
ą.	Fees collected	Application case numbers 13 - DRB - 70602		8-20-13
_	Case #s assigned Related #s listed		Project# 1009	Planner signature / date
_)

Albuquerque

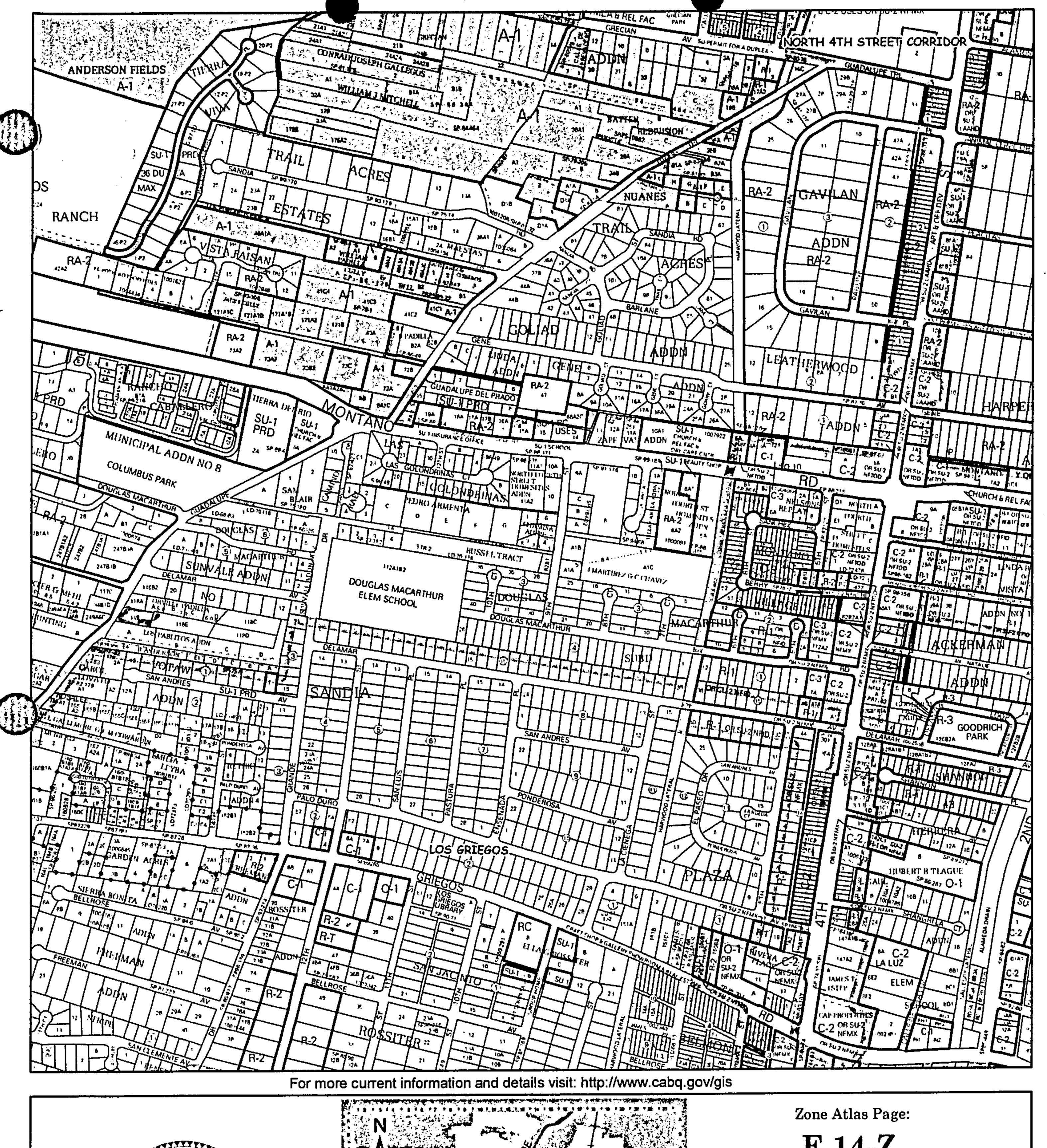


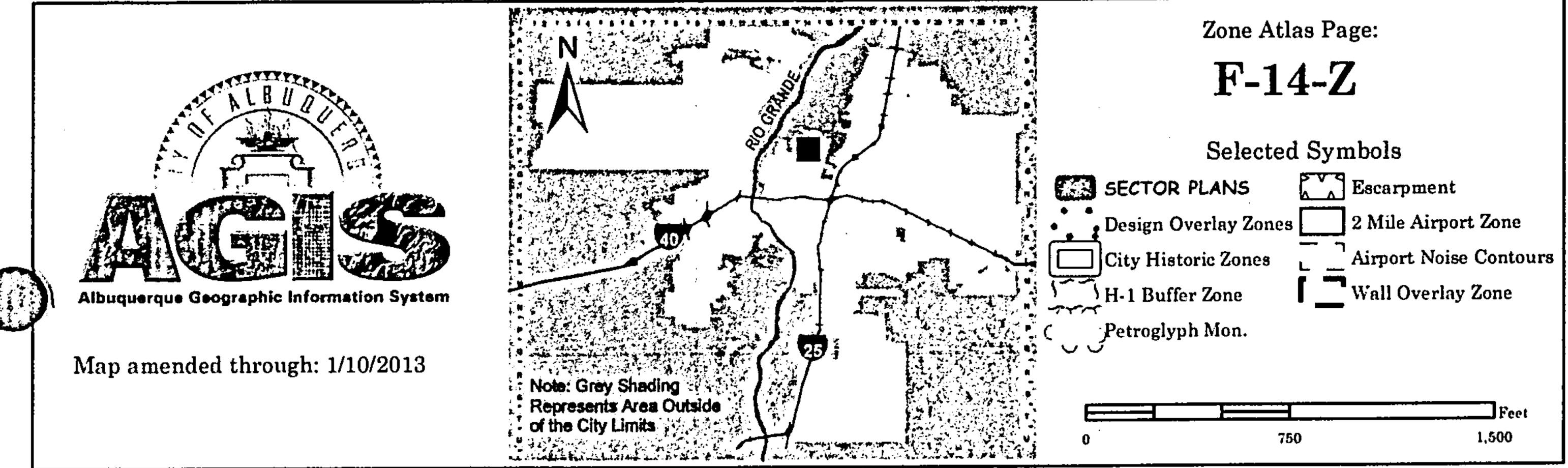
DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION Major subdivision action	Supplemental Form (SF) S Z ZONING & PLANNIN	· ~
Major subdivision action	S Z ZONING & PLANNIN	IG ·
1 A A7	Annexation	-
Minor subdivision action		
Vacation Variance (Non-Zoning)	***************************************	endment (Establish or Change es Zoning within Sector
· · · · · · · · · · · · · · · · · · ·	Development I	•
SITE DEVELOPMENT PLAN for Subdivision	•	ank 2 or 3 Plan or similar
for Subdivision for Building Permit		ent to Adopted Rank 1, 2 or 3 g Code, or Subd. Regulations
Administrative Amendment/A	pproval (AA)	,,
IP Master Development Plan		hange (Local & Collector)
Cert. of Appropriateness (LU	L A APPEAL / PROTEST	of
STORM DRAINAGE (Form D) Storm Drainage Cost Allocation		RB, EPC, LUCC, Planning ZHE, Board of Appeals, other
anning Department Development Service	The applicant or agent must submit the completes Center, 600 2 nd Street NW, Albuquerque, NM	87102.
	n. Refer to supplemental forms for submittal req	uirements.
PLICATION INFORMATION:		
Professional/Agent (if any):	· · · · · · · · · · · · · · · · · · ·	PHONE:
ADDRESS:		FAX:
CITY:	STATE ZIPE-MAIL:_	
APPLICANT: Nather Von	tañoPH	505-844-9961 Day ONE: <u>505-363-2806: Ev</u>
ADDRESS: 1530 Raucho Gu	adalique Tri Niw FA	X:
CITY: Albunieren	STATE NIM ZIP 87107 E-MAIL:	Managata Ason and of
Proprietary interest in cite: R	List all owners:	INTERIOR DE MINETERIOR
•	List <u>all</u> owners:	
SCRIPTION OF REQUEST:	· · · · · · · · · · · · · · · · · · ·	
Lot or Tract No/_9 Subdiv/Addn/TBKA:MR_ & CD/	MAP 3 2	Unit:
Existing Zoning: R-/	Proposed zoning:	MDCCD Man No 3 2
	UPC Code: 101 406 104 420	MIRGOD Map NO
Zone Atlas nage(s): F-14		USA USI
Zone Atlas page(s): F-14	UPU Code: / U 7 70 8 / U7 720	930 934
SE HISTORY:		
SE HISTORY:	be relevant to your application (Proj., App., DRB-, AX_,Z_, \	
SE HISTORY: List any current or prior case number that may be the second		
SE HISTORY: List any current or prior case number that may to the second secon	be relevant to your application (Proj., App., DRB-, AX_,Z_, \	
SE HISTORY: List any current or prior case number that may be the second secon	ne relevant to your application (Proj., App., DRB-, AX_,Z_, \	s_, etc.): <u>1008111</u>
SE HISTORY: List any current or prior case number that may be the second secon	nroposed lots: Total site area (correct)	/_ S_, etc.): 1008[1]
List any current or prior case number that may be seen to be seen	ne relevant to your application (Proj., App., DRB-, AX_,Z_, \	/_ S_, etc.): 1008111
SE HISTORY: List any current or prior case number that may be the	pe relevant to your application (Proj., App., DRB-, AX_,Z_, \ 1000FT of a landfill? Total site area (acres): or Near: Guadalupe Tr(Near Delana and and	
SE HISTORY: List any current or prior case number that may be the	pe relevant to your application (Proj., App., DRB-, AX_,Z_, \ 1000FT of a landfill? Total site area (acres): or Near: Guadalupe Tr(Near Delana	
SE HISTORY: List any current or prior case number that may be the serious of the	Perelevant to your application (Proj., App., DRB-, AX_,Z_, No., 1000FT of a landfill? Total site area (acres): or Near: Guadalupe Tr(Near Delander) and and etch Plat/Plan	
List any current or prior case number that may be seen to be seen	Perelevant to your application (Proj., App., DRB-, AX_,Z_, No., 1000FT of a landfill? Total site area (acres): or Near: Guadalupe Tr(Near Delama and and and and and and are rearresplication Review Team(PRT) □.	
List any current or prior case number that may to the second seco	Total site area (acres): or Near: and and etch Plat/Plan	
List any current or prior case number that may to the composition of t	Total site area (acres): or Near: and and etch Plat/Plan	
List any current or prior case number that may to the set of the s	pe relevant to your application (Proj., App., DRB-, AX_Z_, No. 1000FT of a landfill? Total site area (acres): or Near:	
List any current or prior case number that may to the control of t	Total site area (acres): or Near: and and etch Plat/Plan	
List any current or prior case number that may be any current or prior case number that may be all fees have been collected. List any current or prior case number that may be all checklists are complete. List any current or prior case number that may be all checklists are complete. Within city limits? Yes	pe relevant to your application (Proj., App., DRB-, AX_Z_, Value of a landfill?	
List any current or prior case number that may be all checklists are complete All case #s are assigned	pe relevant to your application (Proj., App., DRB-, AX_Z_, Value of a landfill?	
List any current or prior case number that may the List a	pe relevant to your application (Proj., App., DRB-, AX_Z_, Value of a landfill?	
SE HISTORY: List any current or prior case number that may be a listed within city limits? Yes Within No. of existing lots: No. of exis	pe relevant to your application (Proj., App., DRB-, AX_Z_, Value of a landfill?	
SE HISTORY: List any current or prior case number that may be a seen to be a seen	pe relevant to your application (Proj., App., DRB-, AX_Z_, Value of a landfill?	
List any current or prior case number that may be the complete of the complete	Total site area (acres): or Near:	
SE HISTORY: List any current or prior case number that may the second s	per relevant to your application (Proj., App., DRB-, AX_Z_, No., 1000FT of a landfill?	
SE HISTORY: List any current or prior case number that may the second	Total site area (acres): or Near:	

TING (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) Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies Your attendance is required. 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) Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies Your attendance is required. Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only Design elevations & cross sections of perimeter walls 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 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) PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision Your attendance is required. 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 Montano with this application will likely result in Applicant name (print) deferral of actions. ALEUQUENQUE 6120113 NEW MEXICO Applicant signature / date

Form revised October 2007 Checklists complete Application çase numbers Fees collected 8-20-13 Case #s assigned Planner signature / date Related #s listed Project#





DRB Committee,

I am submitting this request to subdivide the lot as proposed in the included documents. The existing lot is zoned R-1 and is ~0.3ac. There is currently a subdivision shown in the attached imagery that is due South that has smaller R-1 lots. I am mentioning this because the lot I am proposing to subdivide likely will not create a substandard lot. I am wanting to create this subdivision to help improve the neighborhood by remodeling and adding onto the existing home as well as create a second home on the newly created lot.

Thank You,

Matthew Montano

5104 Guadalupe Trl

Proposed Subdivision



Exisiting Subdivision with Smaller Lots (R-1)

·

.

.

.

3