

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

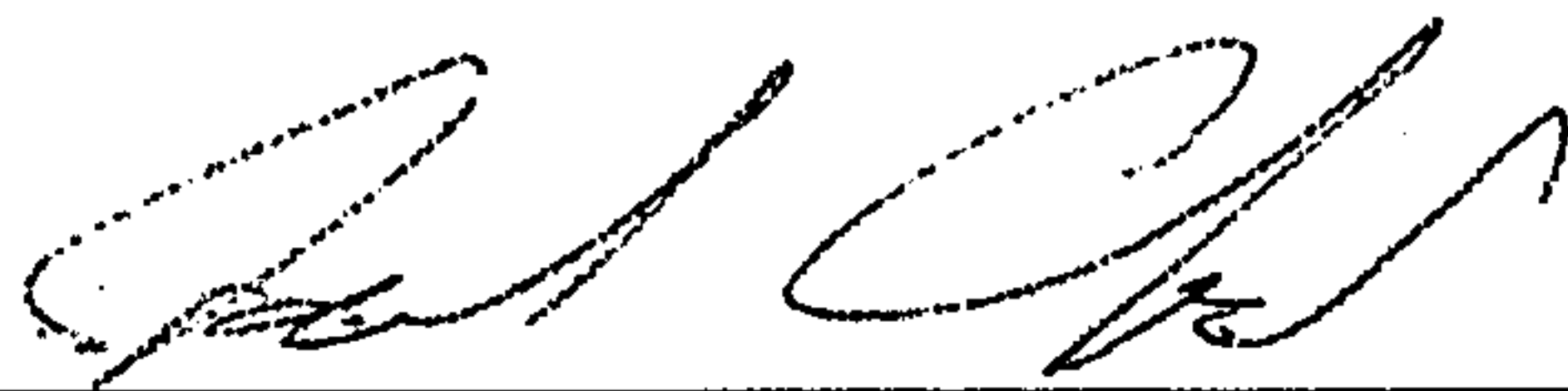
PROJECT # 1008111

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



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D Street Name Change (Local & Collector)
- L A **APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

APPLICATION INFORMATION:

Professional/Agent (if any): CARL A. GARCIA PHONE: 505-306-6289
 ADDRESS: 6062 STAUBACH AVE. NW FAX: —
 CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: CARLGAR01@gmail.com
 APPLICANT: MATT MONTANO PHONE: —
 ADDRESS: 5100 GUADALUPE TRL. NW. FAX: —
 CITY: ALBUQUERQUE STATE NM ZIP — E-MAIL: —
 Proprietary interest in site: — List all owners: —

DESCRIPTION OF REQUEST: SUBDIVISION OF A RESIDENTIAL LOT
PROJECT # 1008111 & 3

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. 119 Block: — Unit: —
 Subdiv/Addn/TBKA: MRGCD MAP32
 Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No 32
 Zone Atlas page(s): F-14 UPC Code: 101406104420930934

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1008111

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill?
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): .32
 LOCATION OF PROPERTY BY STREETS: On or Near: ON GUADALUPE TRAIL
 Between: GRIEGOS and DELMAR NW.
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: —

SIGNATURE [Signature] DATE 9.1.15
 (Print Name) CARL A. GARCIA Applicant: Agent:

FOR OFFICIAL USE ONLY

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>15DRB-70317</u>	<u>SP</u>	<u>—</u>	<u>\$ 0</u>
<input type="checkbox"/> All checklists are complete	<u>—</u>	<u>—</u>	<u>—</u>	<u>\$ —</u>
<input type="checkbox"/> All fees have been collected	<u>—</u>	<u>—</u>	<u>—</u>	<u>\$ —</u>
<input type="checkbox"/> All case #s are assigned	<u>—</u>	<u>—</u>	<u>—</u>	<u>\$ —</u>
<input type="checkbox"/> AGIS copy has been sent	<u>—</u>	<u>—</u>	<u>—</u>	<u>\$ —</u>
<input type="checkbox"/> Case history #s are listed	<u>—</u>	<u>—</u>	<u>—</u>	<u>\$ —</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	<u>—</u>	<u>—</u>	<u>—</u>	<u>\$ —</u>
<input type="checkbox"/> F.H.D.P. density bonus	<u>—</u>	<u>—</u>	<u>—</u>	<u>\$ —</u>
<input type="checkbox"/> F.H.D.P. fee rebate	<u>—</u>	<u>—</u>	<u>—</u>	<u>\$ —</u>
				Total
				<u>\$ 0</u>

Revised: 11/2014

Hearing date Sept 9, 2015

9-1-15

Project # 1008111

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.

- 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.

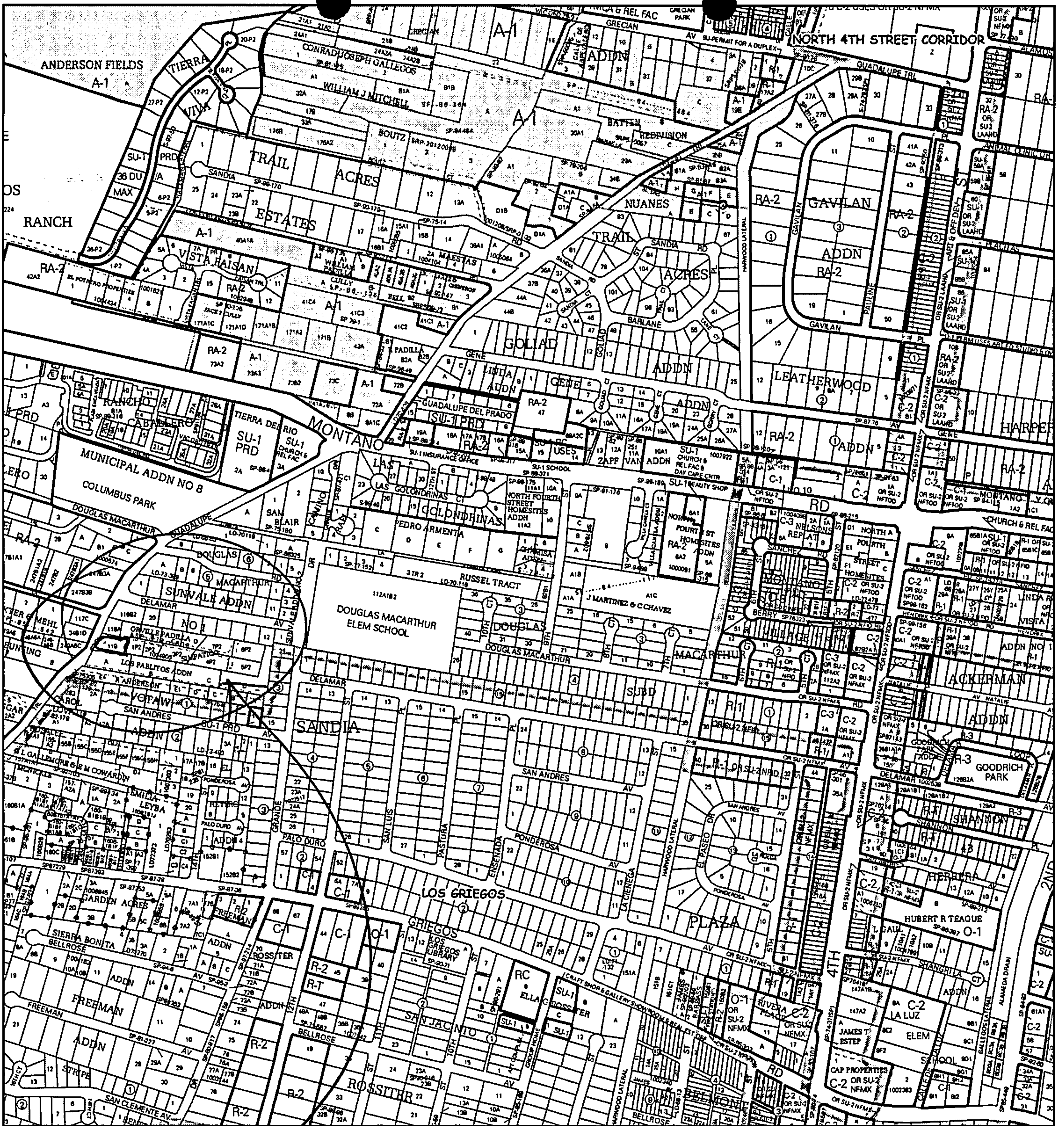
Carl A. Garcia
Applicant name (print)
Carl A. Garcia
Applicant signature / date



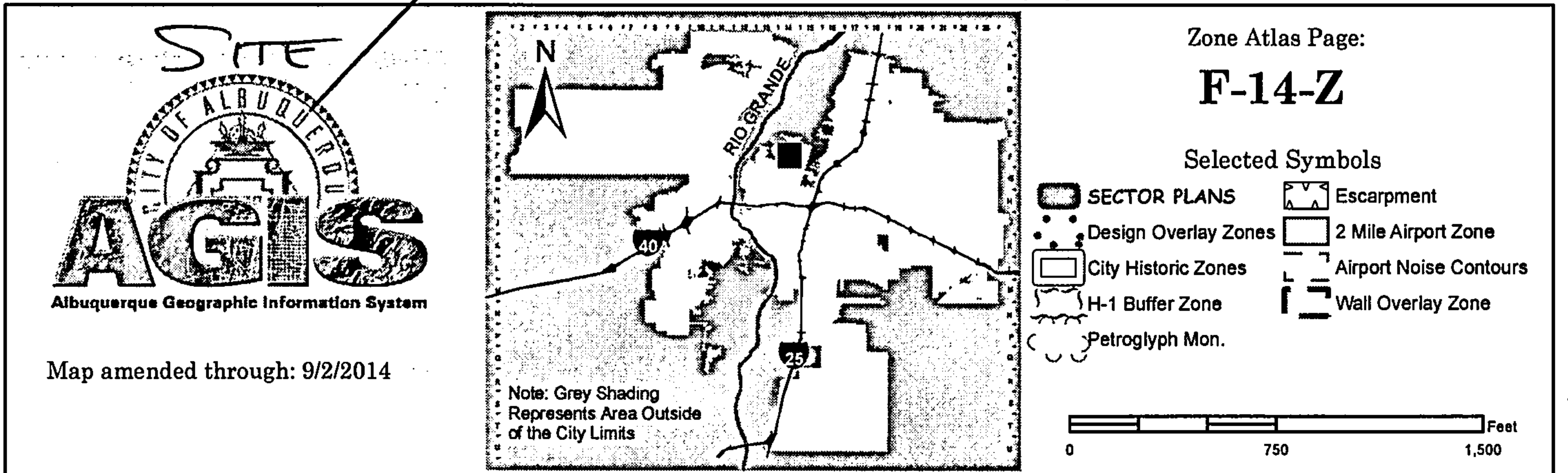
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
15 - DRB - 70317

Form revised **October 2007**
[Signature] 9-1-15
Planner signature / date
Project # 1008111



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



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.

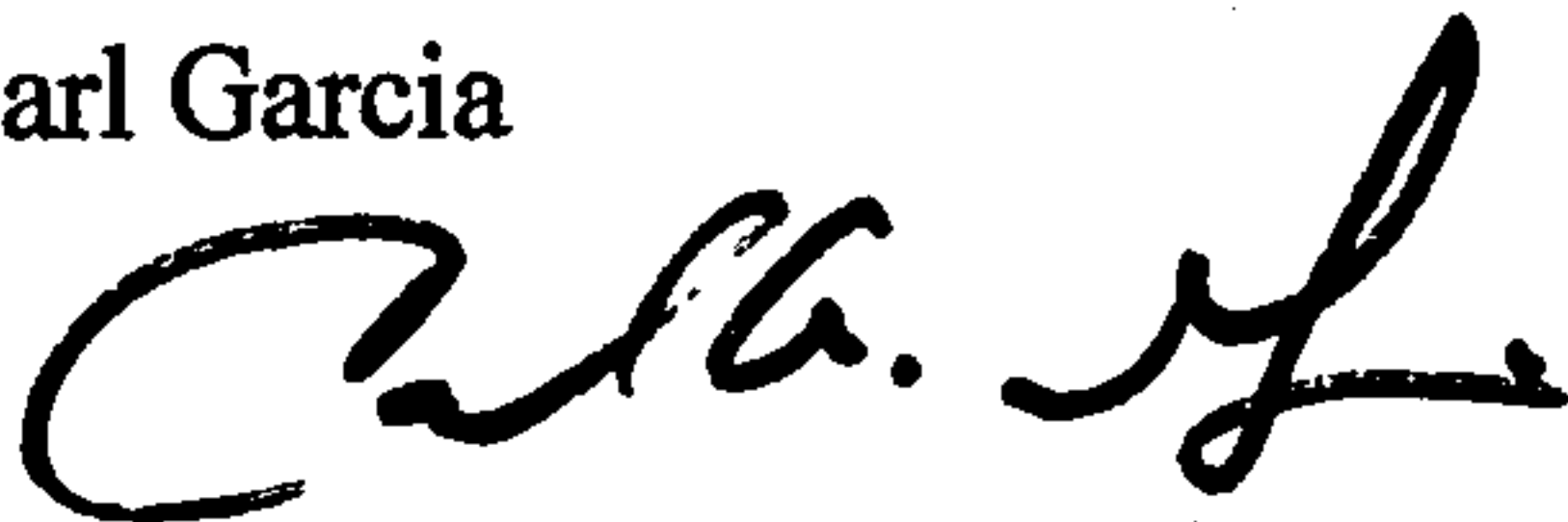
Possible Techniques

- 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 / HYDROLOGY SECTION

DATE: 8/24/15
CONFERENCE RECAP

ZONE ATLAS PAGE NO: _____
DRAINAGE FILE: _____
ZONING: _____
DRB: _____
SUBJECT: 1008111
STREET ADDRESS (IF KNOWN): _____
SUBDIVISION NAME: _____

APPROVAL REQUESTED:

ATTENDANCE: Carl Garcia + Rita Harmon

FINDINGS: Submit Conceptual G+D Plan.

Proposed Lot 1 should provide a private drainage Easement for the benefit of both Lots (Lot 2) for a pond on west side of existing structure. Access ~~and~~ can also be a drainage easement.

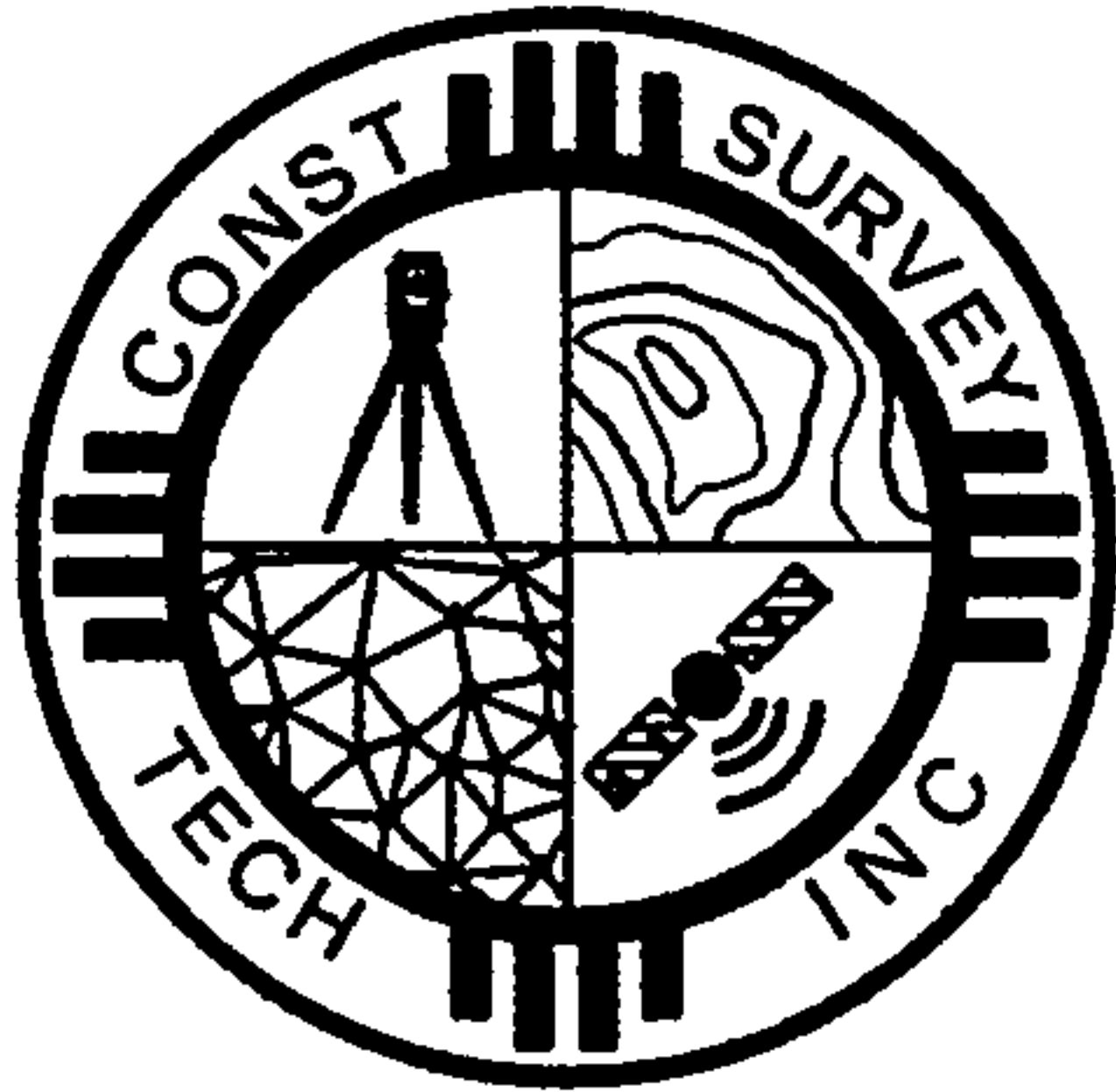
- This will be a "Special Case" where Plan checkers will be looking for some type of retainage before issuing a Building Permit.

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: Rita Harmon
NAME (PRINT): Curtis A. Cherrie

SIGNED: Carl Garcia
NAME (PRINT): CARL A. GARCIA

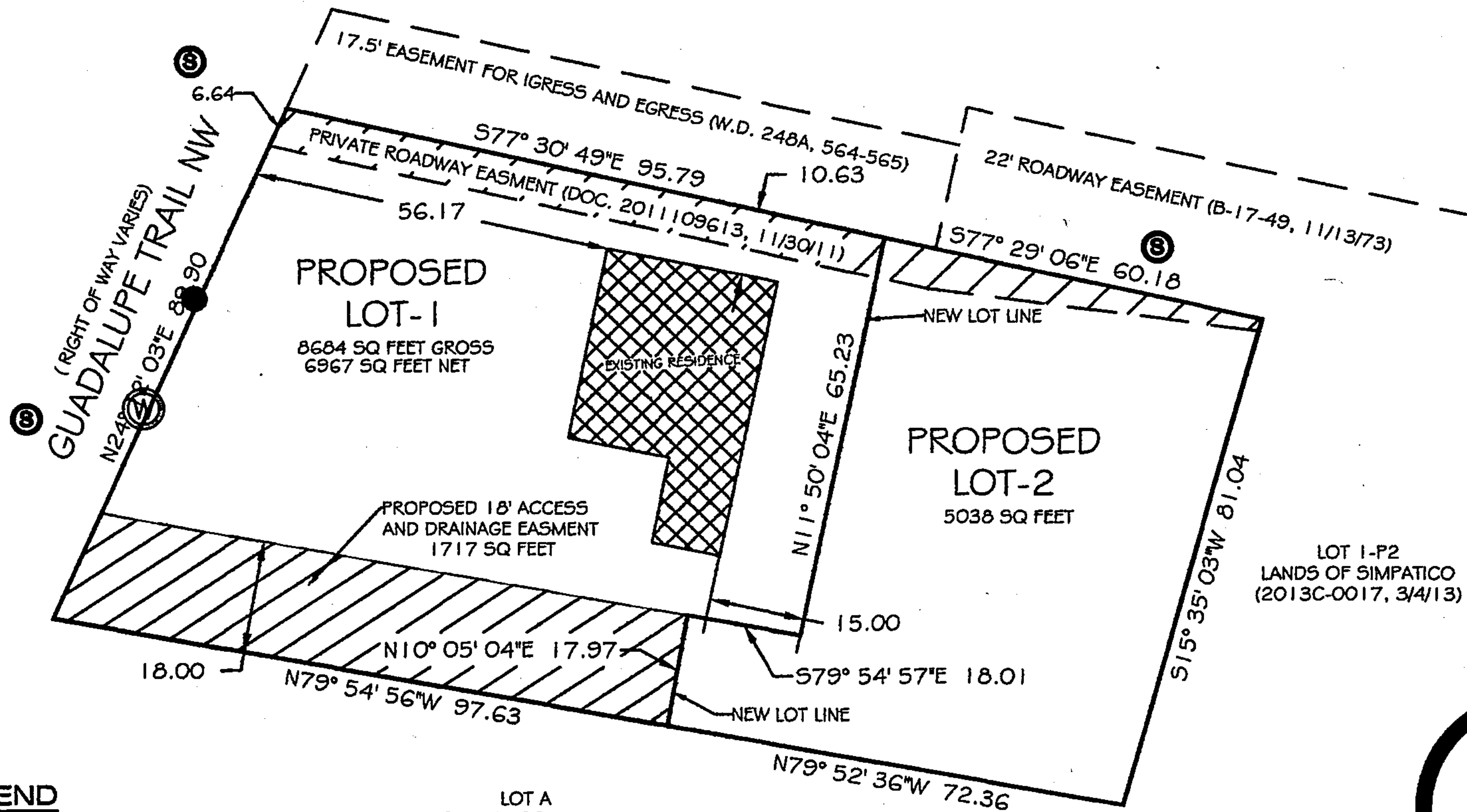
NOTE PLEASE PROVIDE A COPY OF THIS RECAP WITH YOUR DRAINAGE SUBMITTAL.



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

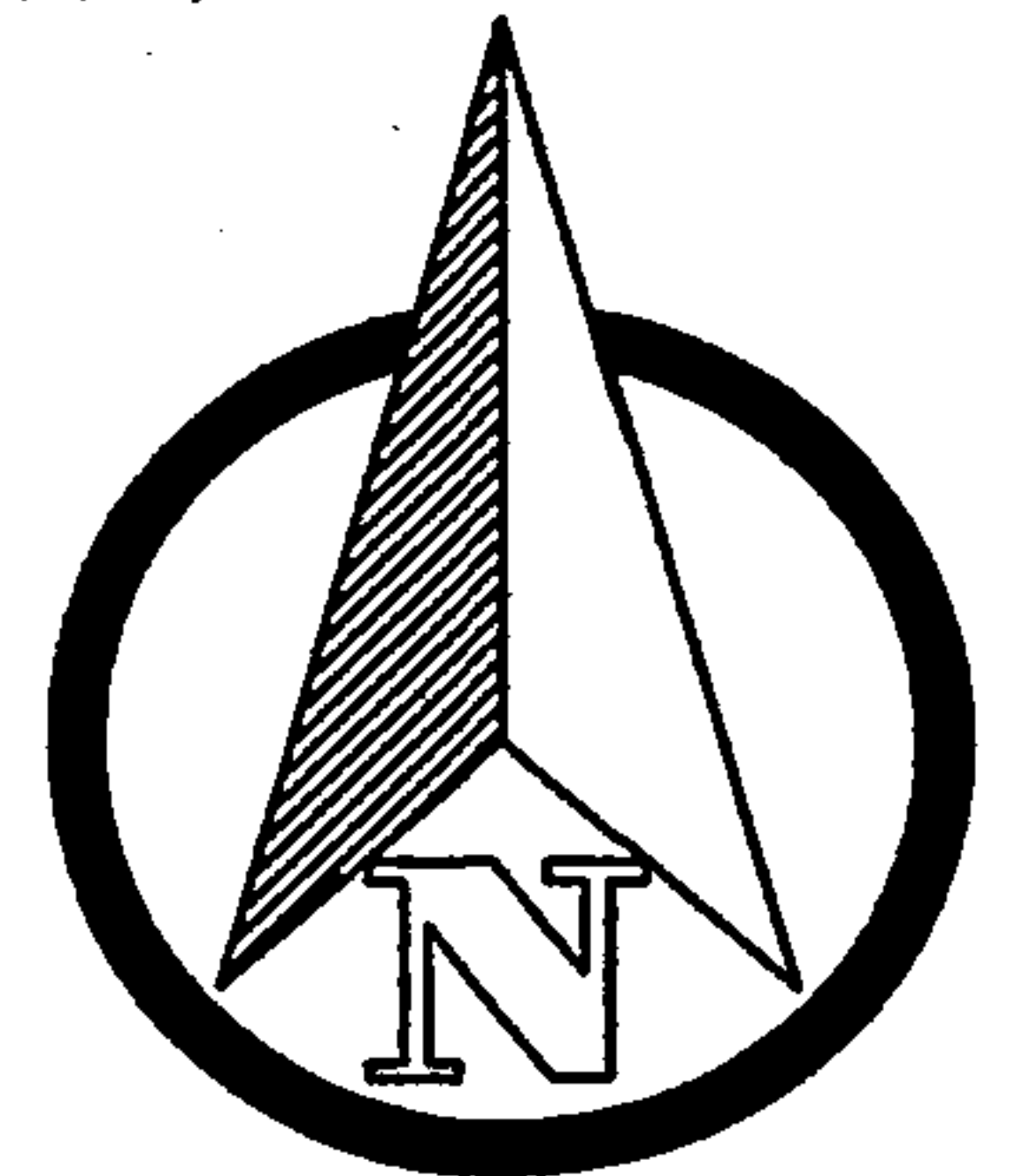
SKETCH PLAT REVIEW
 LOTS 1 & 2
 LANDS OF MATHEW MONTANO
 BEING A REPLAT OF
 TRACT 119
 M.R.G.C.D. MAP NO 32
 ZONE GRID F-14
 CURRENT ZONING R-1



LEGEND

- Ⓢ SANITARY SEWER MANHOLE
- Ⓜ WATER METER
- UTILITY POLE

LOT A
 LOS PABLITOS ADDITION
 (CG-147, 12/21/66)



SCALE 1"=30'

ORVILLE PADILLA REPLAT
 OF TRACT 118B M.R.G.C.D. MAP 32
 ALBUQUERQUE, NEW MEXICO

79 85389

State of New Mexico | SS
 County of Bernalillo | SS
 This instrument was filed for record on

235 NOV 13 1979
 At 10:00 clock in Recorder's Office
 of records of said County
[Signature]

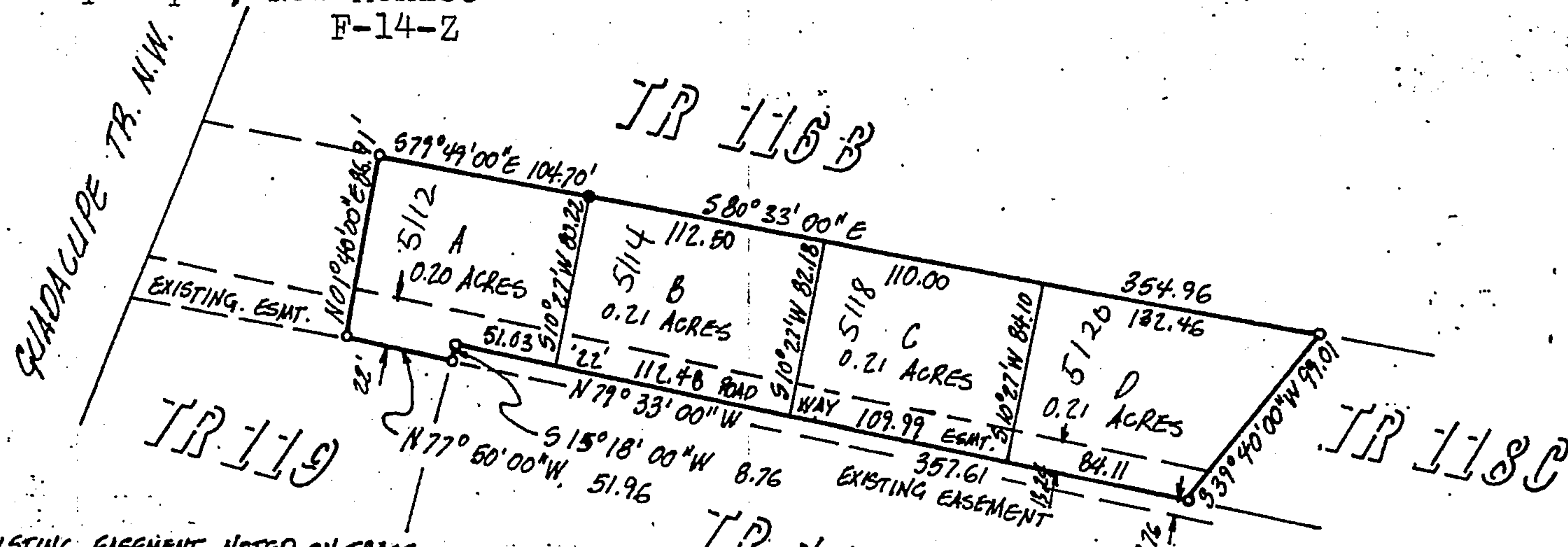
APPROVAL AND CONDITIONAL ACCEPTANCE
 as specified by Subsection 22 A 20 of
 the Albuquerque Subdivision Ordinance

Plat No. SP-79-608

Approval 10-26-79 City F-14

G. Davenport by Rex Key
 Planning Director

R. Edwell 10-26-79
 Property Management
 Albuquerque, New Mexico
 F-14-Z



- NOTE:
- EXISTING EASEMENT NOTED ON TRACT 118A IS 17' WIDE ON PERPENDICULAR AND IS A ROADWAY ESMT.
 - NEW EASEMENT IS DEDICATE ON THIS PLAT OF 22' WIDE MEASURING FROM EXISTING ROADWAY ESMT. GOING THROUGH TRACT 118E (22' ROADWAY EASEMENT) & LOTS A TO D INCLUSIVE OF ORVILLE PADILLA REPLAT.

The foregoing Replat of a certain parcel of land situate within Section 32, Township 11 North Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being identified as Tract 118b as shown on Middle Rio Grande Conservancy District Property Map No. 32, Bernalillo County, New Mexico, and being more particularly described by metes and bounds Survey as follows:

Beginning at the Northwest corner of the parcel herein described; thence the One Quarter corner common to Sections 31 & 32, T 11 N, R 3 E, N.M.P.M., Bernalillo County, New Mexico, bears N 52° 24' 00" W, 655.00 feet distance; thence S 79° 49' 00" E, 104.70 feet distance along the North 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" W, 99.01 feet distance along East boundary 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 118b 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 Tract 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 more 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 hereon 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.

OWNER *[Signature]* *[Signature]*

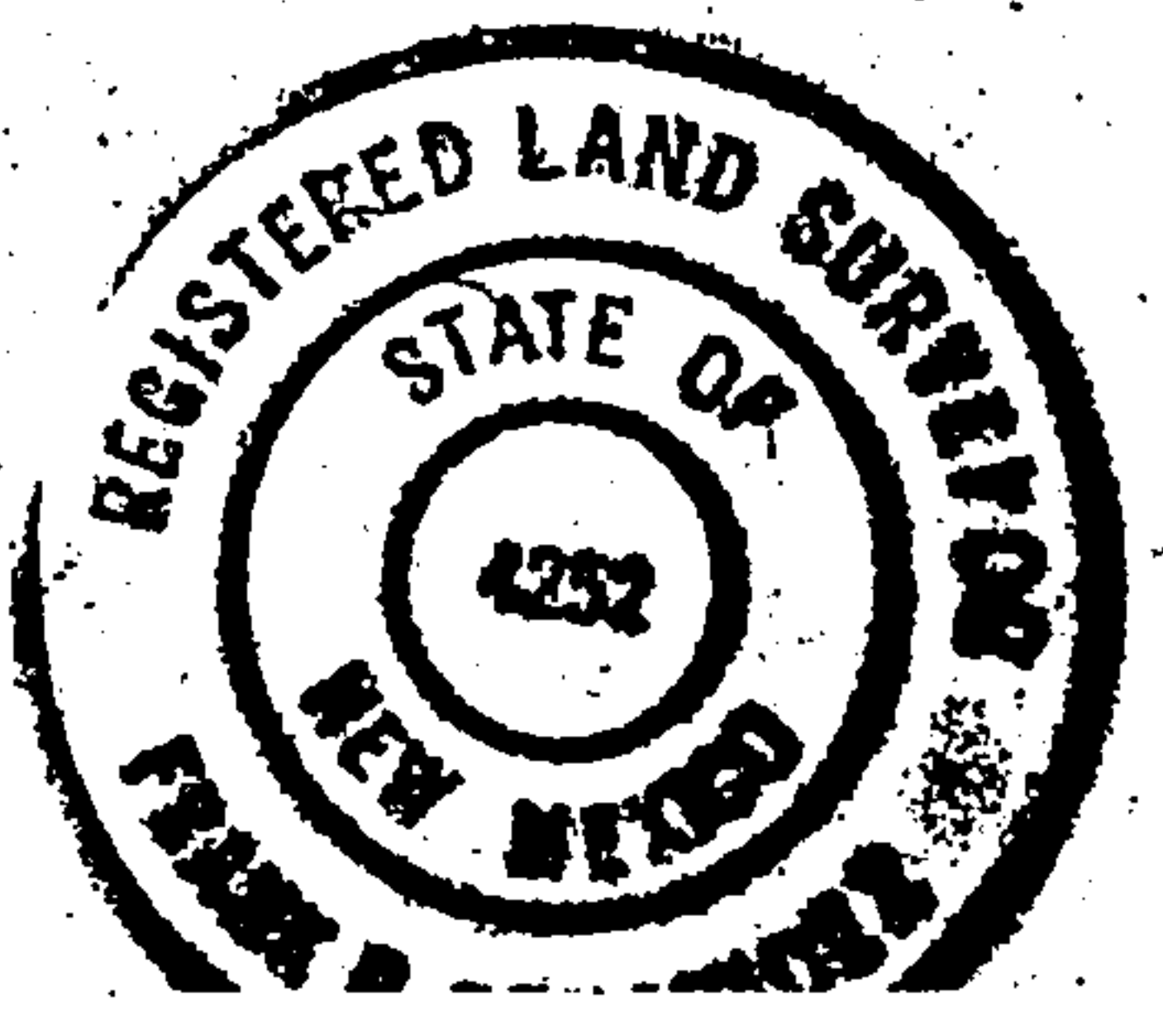
STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

On this 17th day of October, 1979 the foregoing instrument was
 acknowledged before me by Orville J. & Connie J. Padilla
 My commission expires April 22, 1979 *[Signature]*
 Notary Public

I, Frank G. Benavidez, New Mexico Registered Land Surveyor No. 4252 do hereby certify that this plat was made by me or under my direct supervision and that the same is true and correct to the best of me knowledge.

[Signature]
 Frank G. Benavidez N.M.R.L.S. No. 4252

FRANK G. BENAVIDEZ, SURVEYOR
 3200 RICHMOND DR, N.E.
 ALBUQUERQUE, NEW MEXICO
 OCTOBER 11, 1979

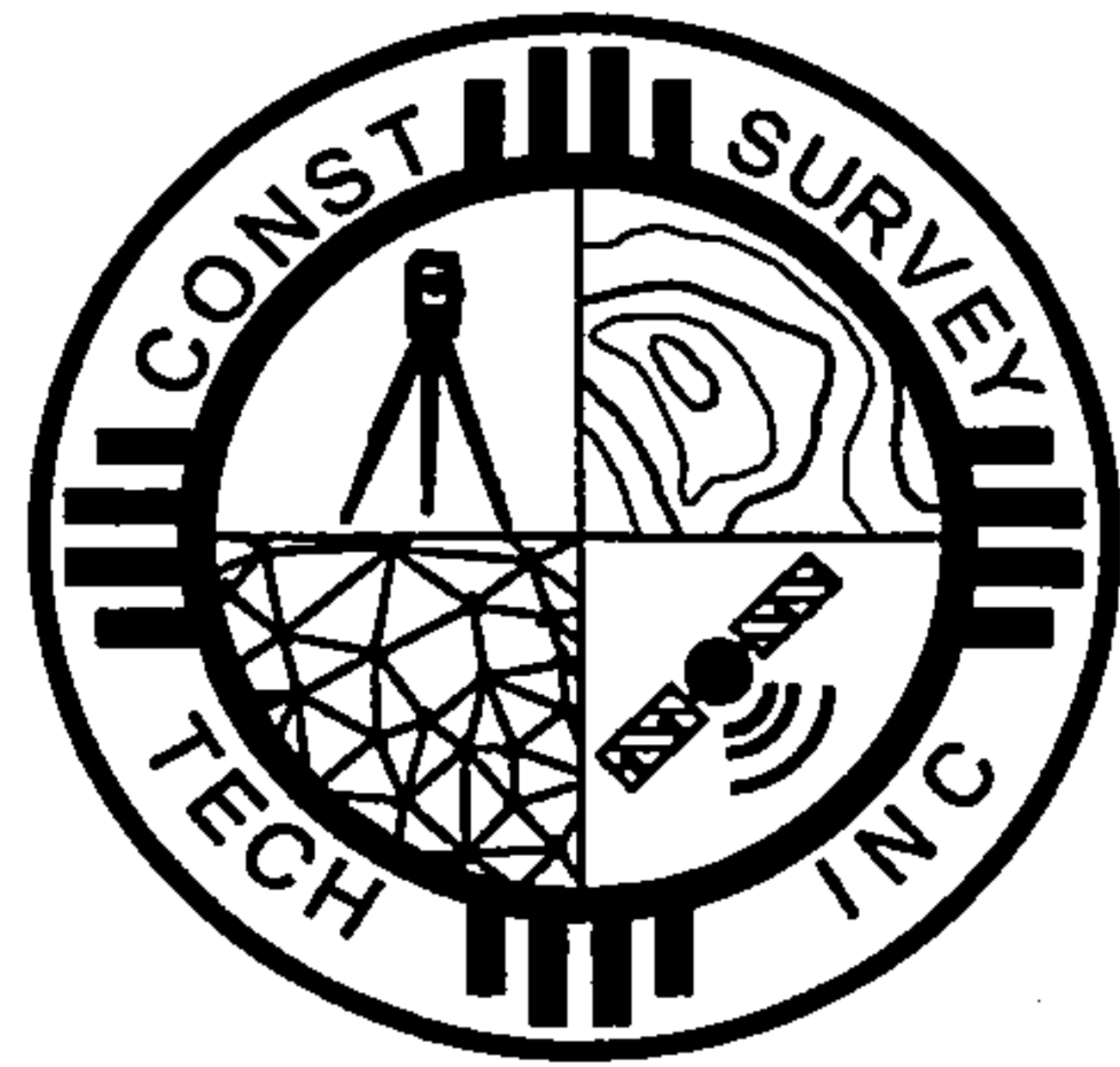


PROJECT #

1008111

September 9, 2015

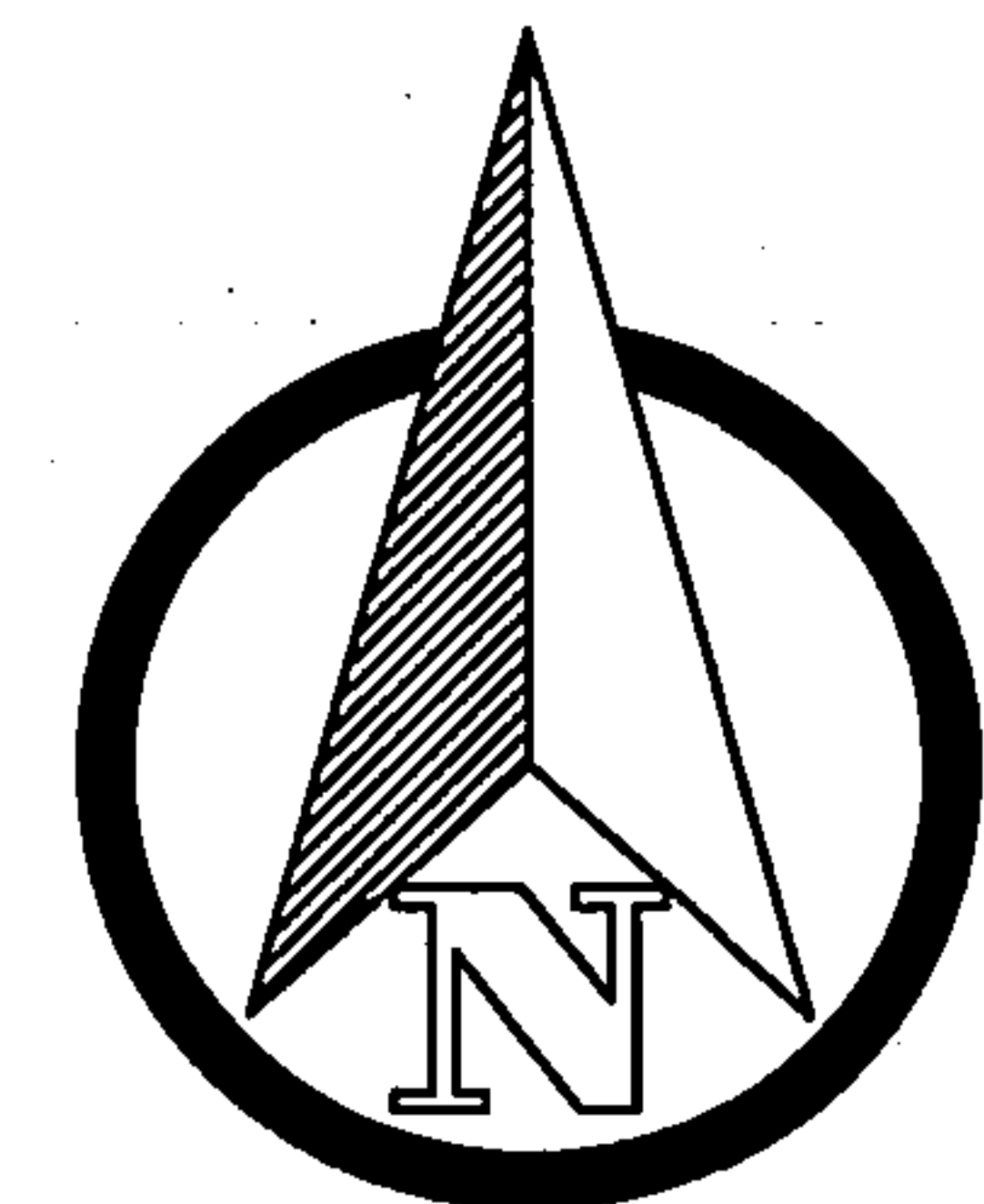
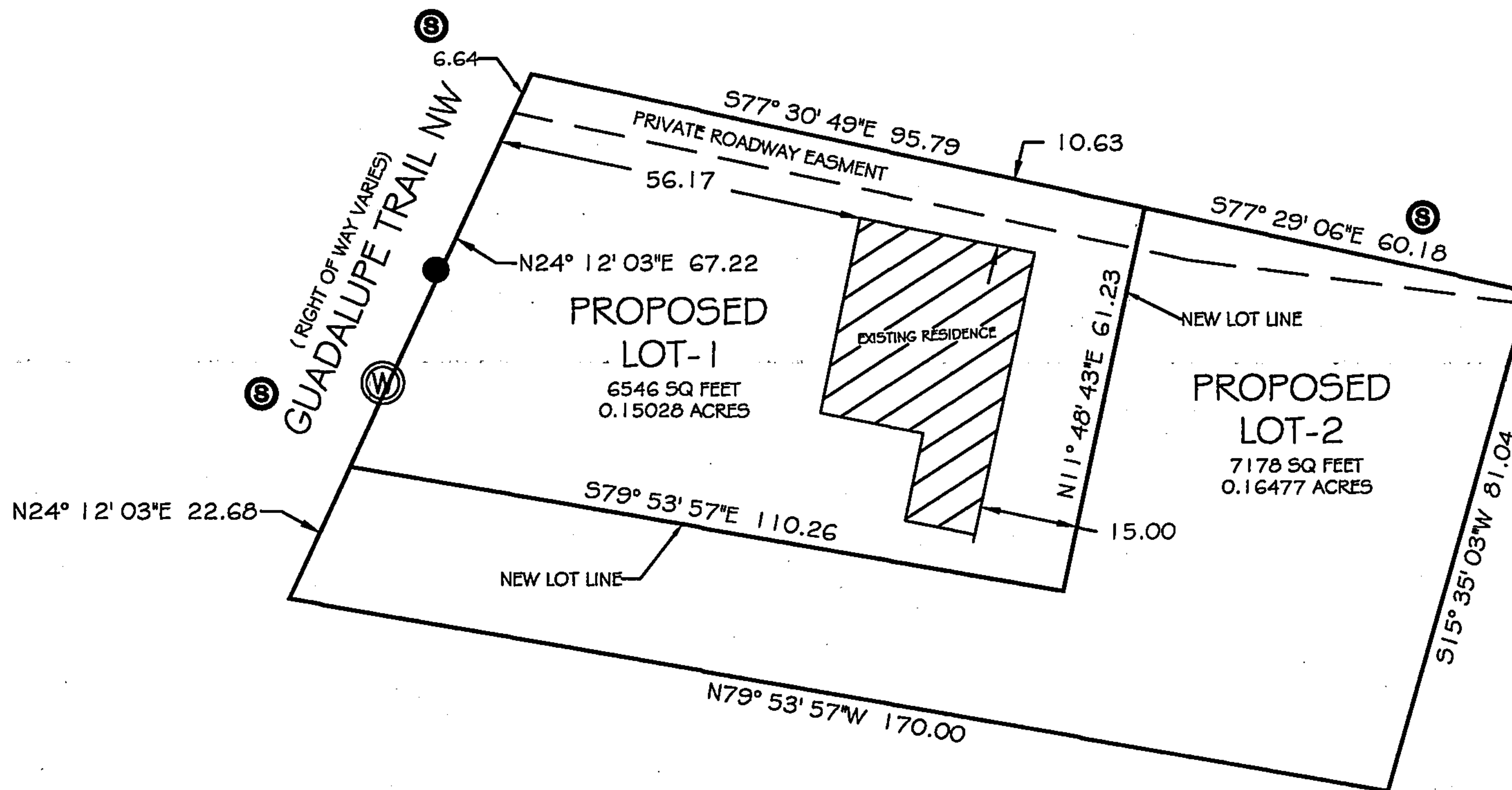
SK



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 1 & 2
LANDS OF MATHEW MONTANO
BEING A REPLAT OF
TRACT 119
M.R.G.C.D. MAP NO 32
ZONE GRID F-14
CURRENT ZONING R-1



SCALE 1"=30'



Supplemental Form (SF)

SUBDIVISION	S Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action		<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action		
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Subdivision		
<input type="checkbox"/> for Building Permit		
<input type="checkbox"/> Administrative Amendment/Approval (AA)		
<input type="checkbox"/> IP Master Development Plan	D	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L A	APPEAL / PROTEST of...
STORM DRAINAGE (Form D)		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Storm Drainage Cost Allocation Plan		

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.

APPLICATION INFORMATION:

Professional/Agent (if any): Construction Survey Technologies, Inc PHONE: 917-8921
 ADDRESS: 1606 Central SE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: N.M.Surveyor@GMAIL.COM

APPLICANT: MATTHEW MONTANO PHONE: 505-363-2906
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Replat 1 lot into 2 lots.

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. 119, MRGCD MAP NO 32 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: R-1 Proposed zoning: SAME MRGCD Map No 32
 Zone Atlas page(s): F-14 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1008111

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 0.32ac
 LOCATION OF PROPERTY BY STREETS: On or Near: GUADALUPE TRAIL
 Between: Montano and Gregas

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Richard Douste DATE 6-9-15
 (Print Name) RICHARD DOUSTE Applicant: Agent:

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>ISDRB - 70224</u>	<u>SK</u>		\$ <u>0</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 type="checkbox"/> Site is within 1000ft of a landfill	_____	_____		\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u>0</u>

Hearing date June 17, 2015

[Signature] 6-17-15 Staff signature & Date Project # 1008111

Revised: 4/2012

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

SKETCH PLAT REVIEW AND COMMENT (DRB22)

Maximum Size: 24" x 36"

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (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
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)

Maximum Size: 24" x 36"

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled site plan and related drawings (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
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- 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 application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)

(DRB17)

Maximum Size: 24" x 36"

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
- 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 is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- 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 application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) **Maximum Size: 24" x 36"**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) **Maximum Size: 24" x 36"**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
- DRB signed Site Plan being amended (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
- Letter of authorization from the property owner if application is submitted by an agent
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
- Solid Waste Management Department signature on Site Plan for Building Permit
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan
- Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

Richard Doore
Applicant name (print)
[Signature] 6-9-15
Applicant signature / date

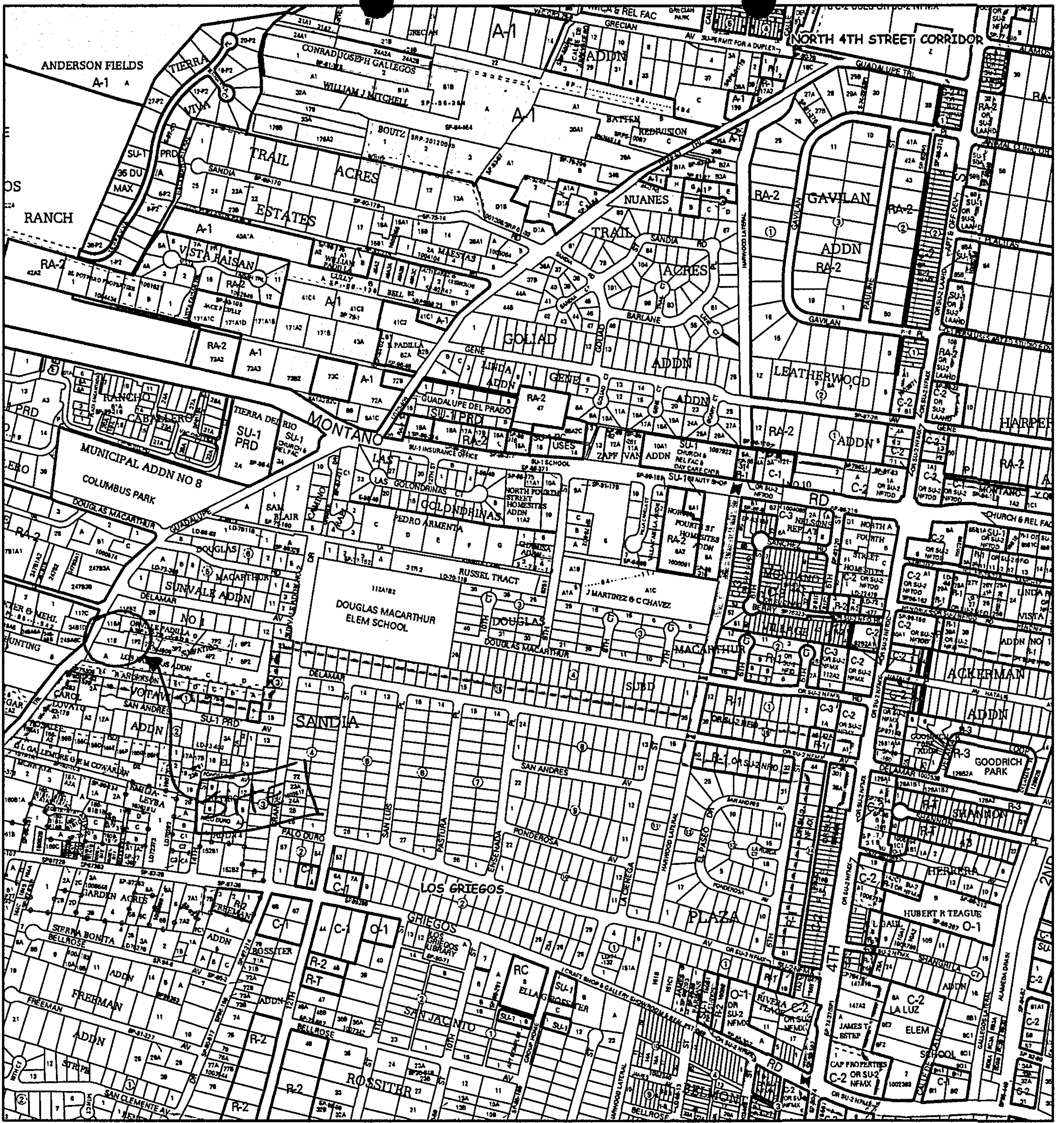


Form revised October 2007

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

Application case numbers
15DRB-70224

[Signature] 6-17-15
Planner signature / date
Project # 100811



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

AGIS
Albuquerque Geographic Information System

Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-14-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

June 9, 2015

To: DRB Members

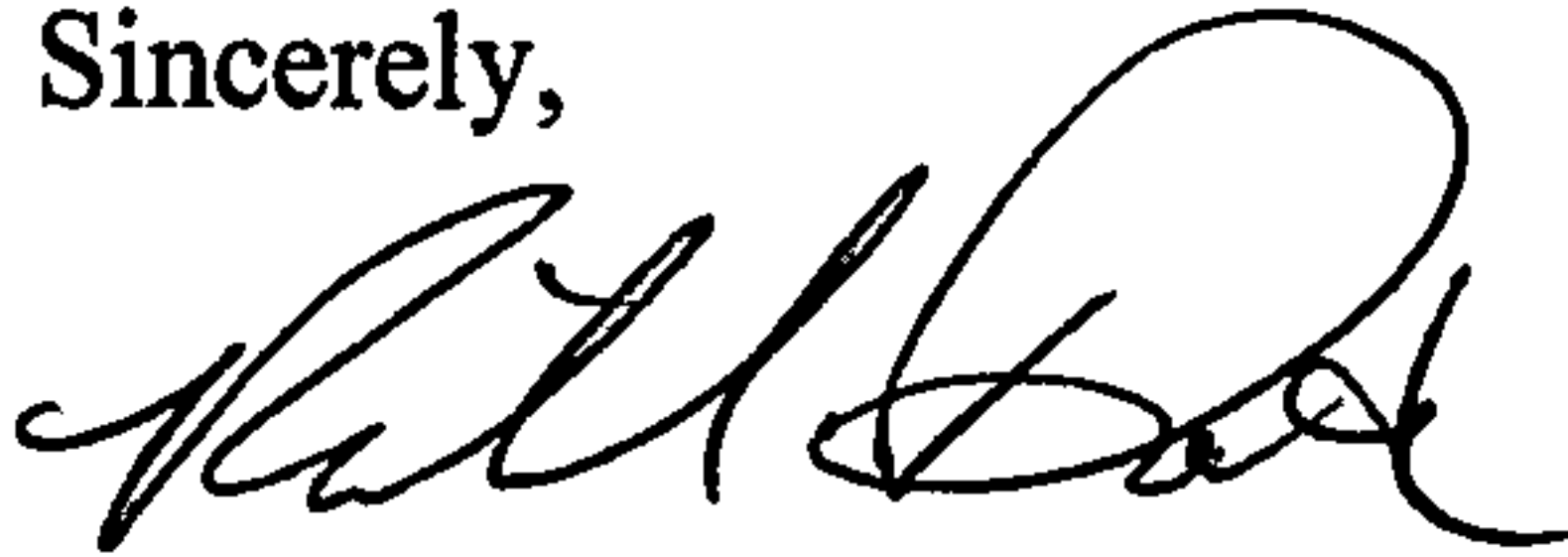
Re: Sketch Plat for Tract 119 MRGCD Map no. 32

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

PROJECT #

1118001

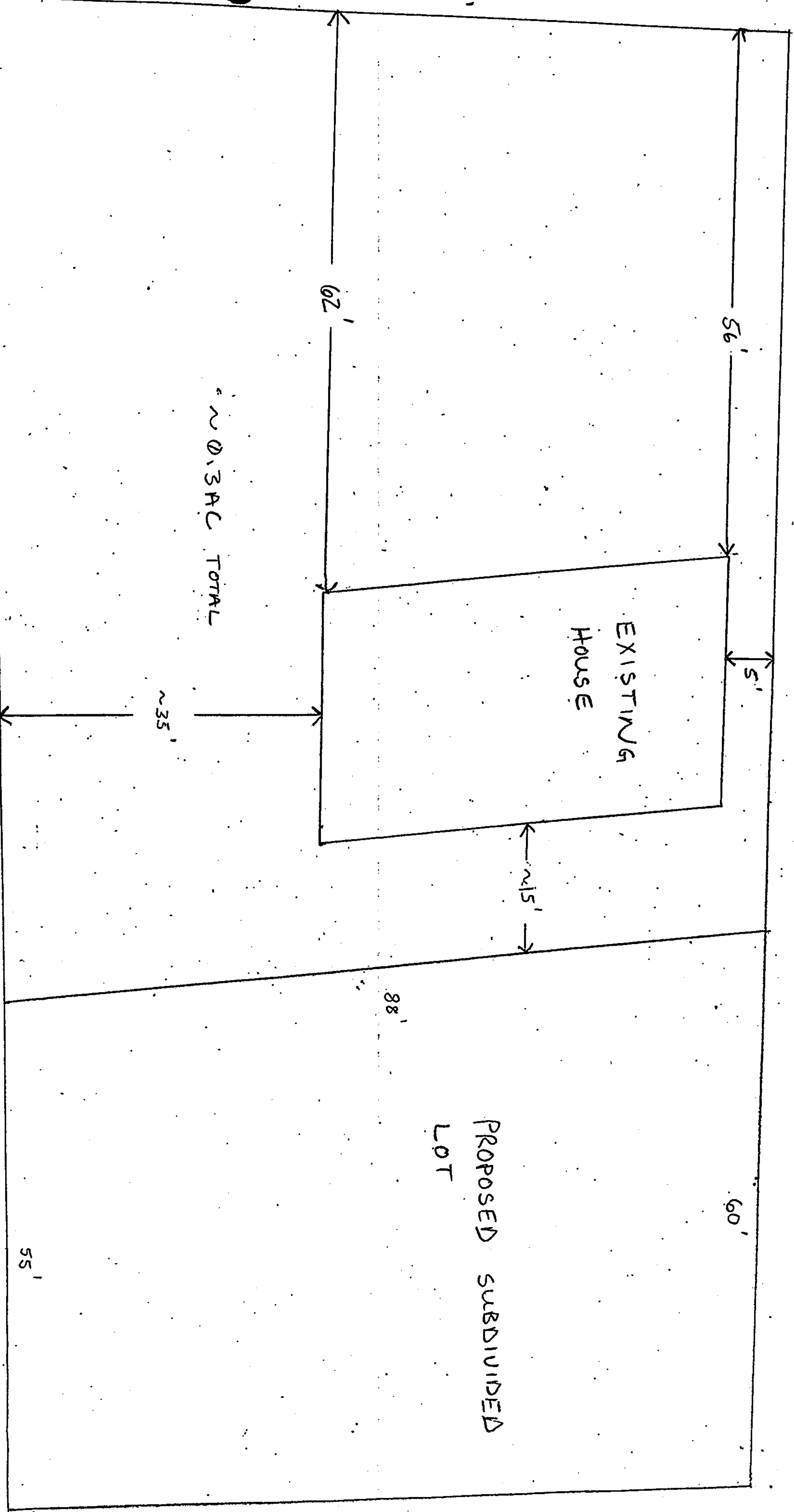
June 17. 2015

SK

GUADALUPE TRK

N
↓

EXISTING DRIVEWAY (GRAVEL) 15 1/2' NEW SUBDIVISION ACCESS TO EAST →



~0.3AC TOTAL

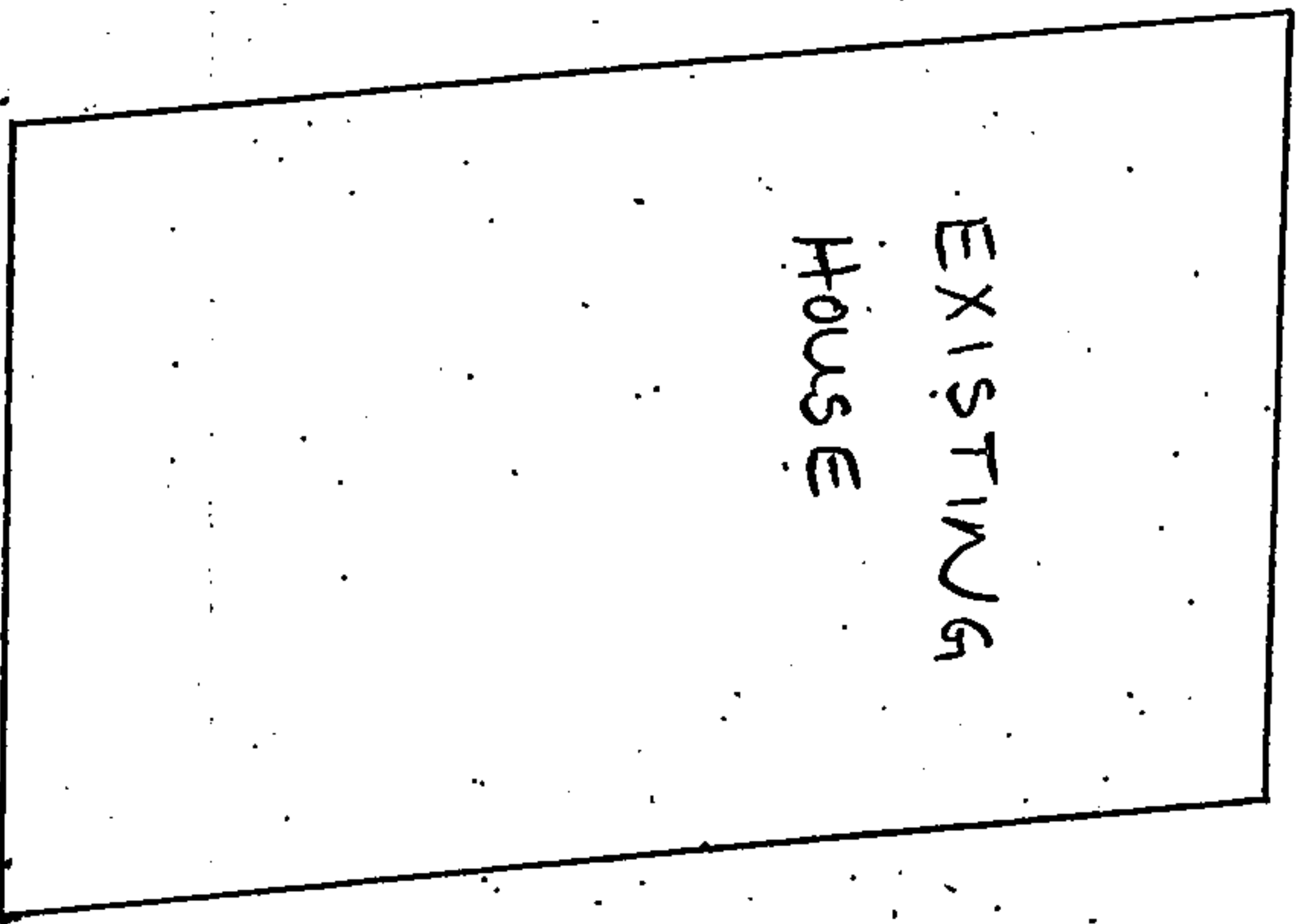
~35'

PROPOSED SUBDIVIDED LOT

SCALE: 1/16" = 1'
ADDRESS: 5104 Guadalupe Trl NW
ALBUQUERQUE, NM 87107

N
↓

155 1/2'



~ 0.3 AC TOTAL

88'

88'

PROPOSED SUBDIVIDED
LOT

60'

55'

SCALE : 1/16" = 1'
ADDRESS : 5104 Guadalupe Trl. NW
ALBUQUERQUE, NM 87107



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

APPLICATION INFORMATION:

Professional/Agent (if any): N/A PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: Matthew Montano PHONE: 505-844-9961 Days
505-363-2906 Eve.
 ADDRESS: 1530 Rancho Guadalupe Trl NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: mmontano8@gmail.com
 Proprietary interest in site: Buyer List all owners: _____

DESCRIPTION OF REQUEST:

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. 119 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: MRGCD MAP 32
 Existing Zoning: R-1 Proposed zoning: _____ MRGCD Map No 32
 Zone Atlas page(s): F-14 UPC Code: 101 406 104 420 930 934

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1008111
N/A

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 0.3 AC
 LOCATION OF PROPERTY BY STREETS: On or Near: Guadalupe Trl Near Delamar 5104 Guadalupe Trl NW
 Between: _____ and _____ 87107

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 8/20/2013
 (Print Name) Matthew Montano Applicant: Agent:

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 DRB - 70662</u>	<u>SP</u>	_____	\$ <u>0</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 type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>Aug. 28, 2013</u>				Total \$ <u>0</u>
Staff signature & Date <u>8-20-13</u>				Project # <u>1008111</u>

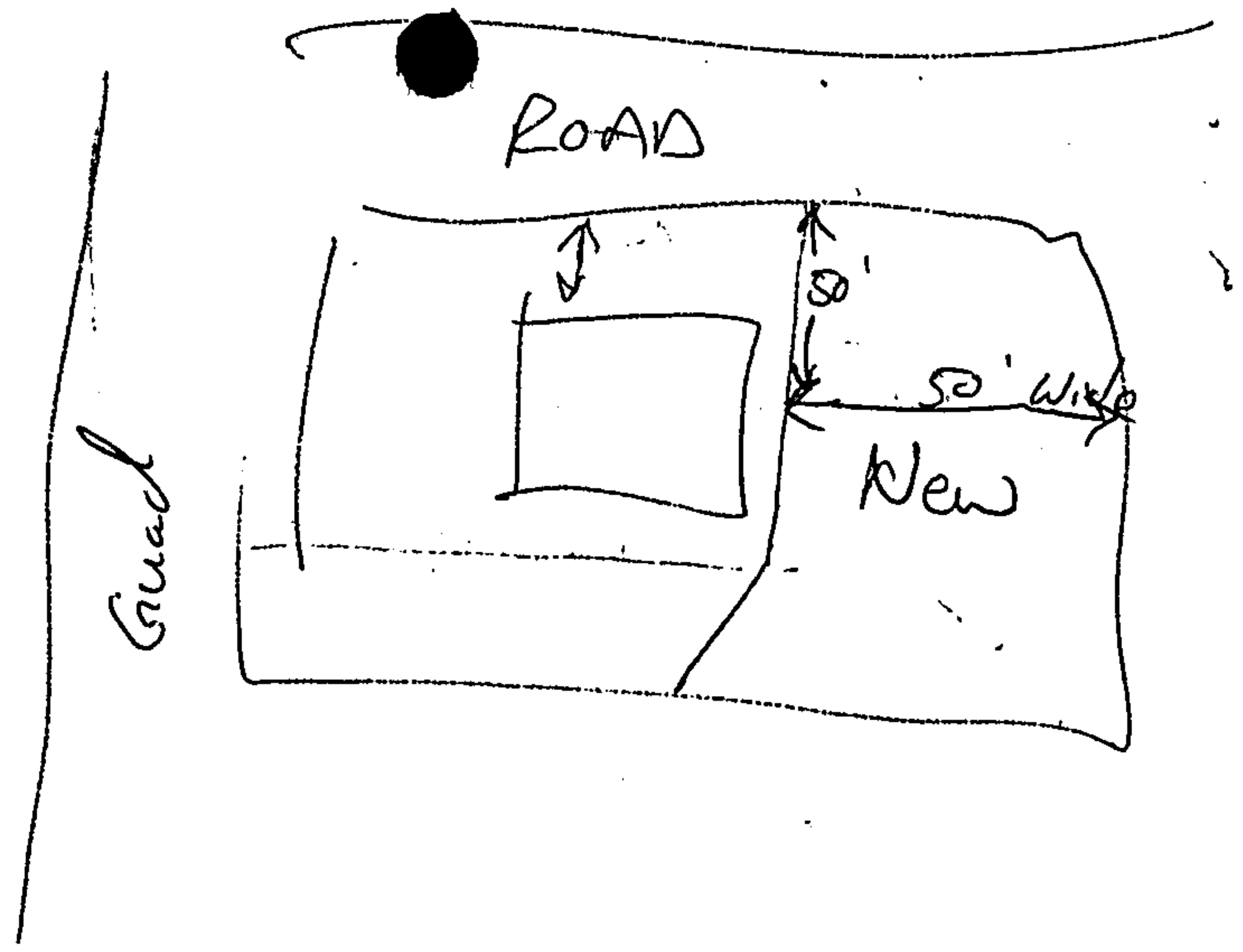
Revised: 4/2012

Submit by Tuesday 12:00pm

Review on Wednesday

R-1 60ft Front Width
6000 ft² (Mea)

50ft Front Width
5000 ft²



- Scaled Drawing w/ existing house
- Pictures

15' Wide Driveway, Deduct easement ft² from lot size

Lorenzo Piro (Zoning)

Jack Cloud (DRB Chair)

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.

- 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.

Matthew Montano
Applicant name (print)
Matthew Montano 8/20/13
Applicant signature / date



Form revised October 2007

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

Application case numbers
13 - DRB - 70662

[Signature] 8-20-13
Planner signature / date
Project # 1008111



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

APPLICATION INFORMATION:

Professional/Agent (if any): N/A PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: Matthew Montano PHONE: 505-844-9961 Days
505-363-2800 Eve.
 ADDRESS: 1530 Rancho Guadalupe Trl NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: mmontano08@gmail.com
 Proprietary interest in site: Buyer List all owners: _____

DESCRIPTION OF REQUEST:

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. 119 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: MRGCD MAP 32
 Existing Zoning: R-1 Proposed zoning: _____ MRGCD Map No 32
 Zone Atlas page(s): F-14 UPC Code: 101 406 104 420 930 934

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1008111
N/A

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 0.3 AC
 LOCATION OF PROPERTY BY STREETS: On or Near: Guadalupe Trl Near Delamar 5104 Guadalupe Trl NW
87107
 Between: _____ and _____

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Matthew Montano DATE 8/20/2013
 (Print Name) Matthew Montano Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 DRB - 70662</u>	<u>SP</u>	_____	\$ <u>0</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 type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total \$ <u>0</u>

Hearing date Aug. 28, 2013

8-20-13
 Staff signature & Date

Project # 1008111

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.

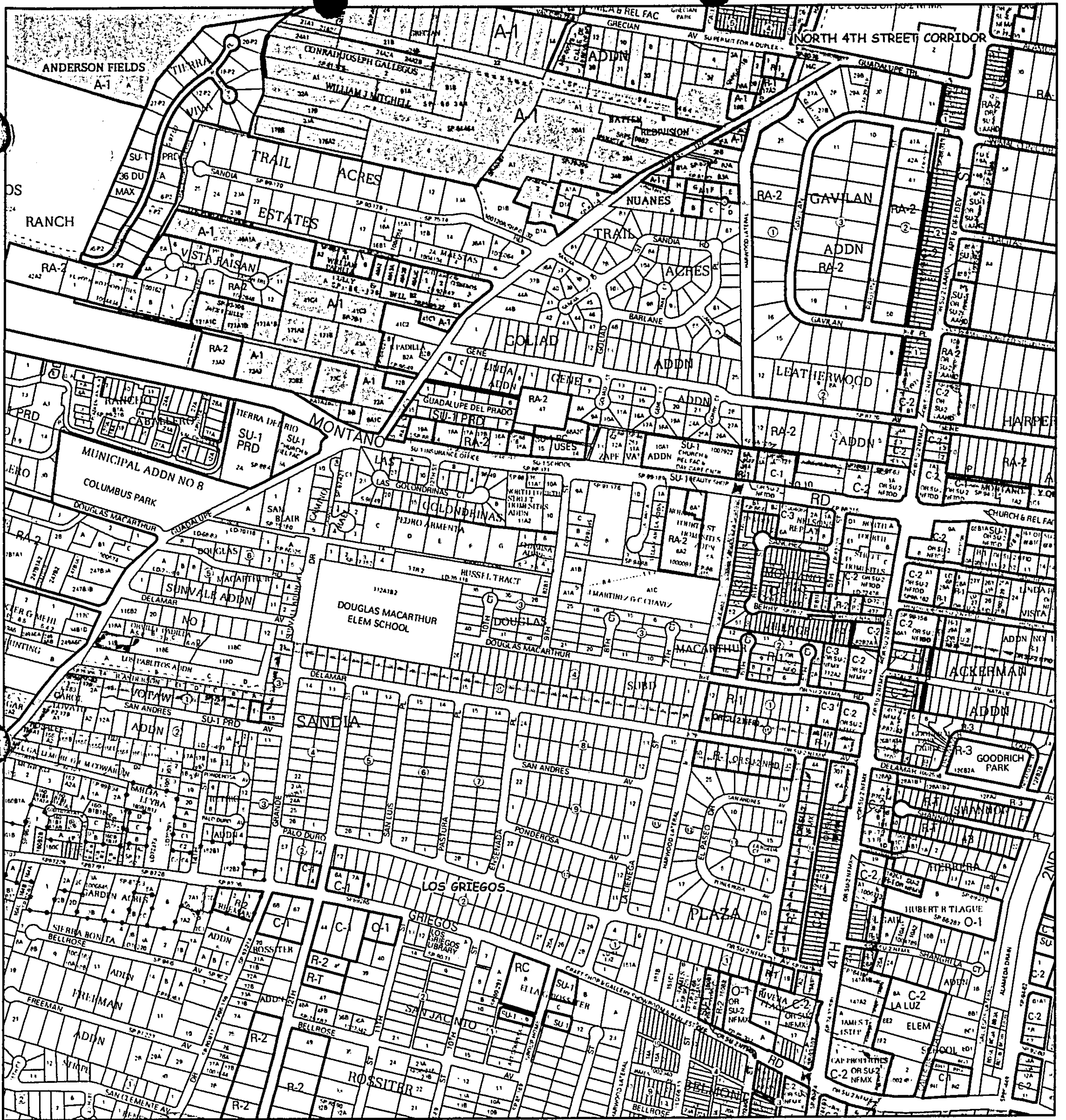
Matthew Montano
 Applicant name (print)
 Matthew Montano 8/20/13
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 13 - DRB - 70662

8-20-13
 Planner signature / date
 Project # 1008111



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-14-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

Map amended through: 1/10/2013

8/20/2013

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



Existing Subdivision with Smaller Lots (R-1)

AUGUST 28. 2013