

8. **Project# 1008590**
10DRB-70331 SKETCH PLAT REVIEW
AND COMMENT

CARTESIAN SURVEYS INC agent(s) for REED CLUDLE request(s) the above action(s) for all or a portion of Lot(s) 15-22, Block(s) 32, **TIJERAS PLACE**, zoned C-2, located on CENTRAL AVE BETWEEN SAN MATEO AND MADEIRA containing approximately .7087 acre(s). (K-18) **THE ABOVE ITEM WAS HEARD AND COMMENTS WERE PROVIDED.**

9. **Project# 1008592**
10DRB-70337 SKETCH PLAT REVIEW
AND COMMENT

CHRISTINE LOPEZ request(s) the above action(s) for all or a portion of Lot(s) B, Block(s), Tract(s), **ROSSITER ELLA G REPLAT**, zoned R-1, located on ON GREIGOS BETWEEN 6TH ST & 9TH ST containing approximately .7592 acre(s). (F-14) **THE ABOVE ITEM WAS HEARD AND COMMENTS WERE PROVIDED.**

10. Other Matters: None

ADJOURNED: 9:45

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
December 8, 2010
DRB Comments**

ITEM # 9


PROJECT # 1008592

APPLICATION # 10-70337

RE: Lot B, Ella G. Rossiter Replat

This appears to be a 'portion of' Lot B – it needs to be shown that this property was deeded off prior to 1973, or all of Lot B would need to be replatted.

If the two northern lots take access off of Griegos, then you can use a 15 foot Access Easement on the southeast lot (only) to serve the southwest lot, with some widening at the cul de sac, however frontage on the cul de sac needs to be verifiec.



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



9

December 8, 2010

DRB PROJECT: #1008592

AGENT: n/a

APPLICANT: Christine Lopez

PROJECT LOCATION/ADDRESS: Tract B of Plat of Lands of Ella G. Rossiter

PROJECT DESCRIPTION: Divide one existing lot into four lots

ABCWUA COMMENTS: A dedicated private water and sewer easement must be included in the "Family Road". Separate services for the three new lots, including all water and sewer taps, and meter boxes must be constructed before final plat approval.

UTILITY DEVELOPMENT SECTION

HEARING DATE: 12-8-10(SK)

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

X APPLICANT: Christine Lopez PHONE: 604-7530
 ADDRESS: 10843 Wolf Creek SE FAX: _____
 CITY: Albuq. STATE NM ZIP 87123 E-MAIL: Christine.Lopez7725@yahoo.com
 Proprietary interest in site: Owner List all owners: Christine Lopez

DESCRIPTION OF REQUEST: Sketch plat for lot split

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. 834 GREIGOS Lot B Block: 000 Unit: _____
 Subdiv/Addn/TBKA: ROSSITER - ELLAG REPLAT
 Existing Zoning: R-1 Proposed zoning: _____ MRGCD Map No. _____
 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.): NA

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: 1 No. of proposed lots: 4 Total area of site (acres): 0.7572
 LOCATION OF PROPERTY BY STREETS: On or Near: GREIGOS
 Between: 6th St and 9th St

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

SIGNATURE Christine M Lopez DATE Nov 24, 2010
 (Print) Christine M Lopez Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers

DRB 070337

Action

SK

S.F.

53

Fees

\$ 0

Hearing date

12-8-10

Total

\$ 0

R. S. S.

Planner signature / date

Project #

1008592

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.

x Christine Lopez
Applicant name (print)
x Christine Lopez
Applicant signature / date

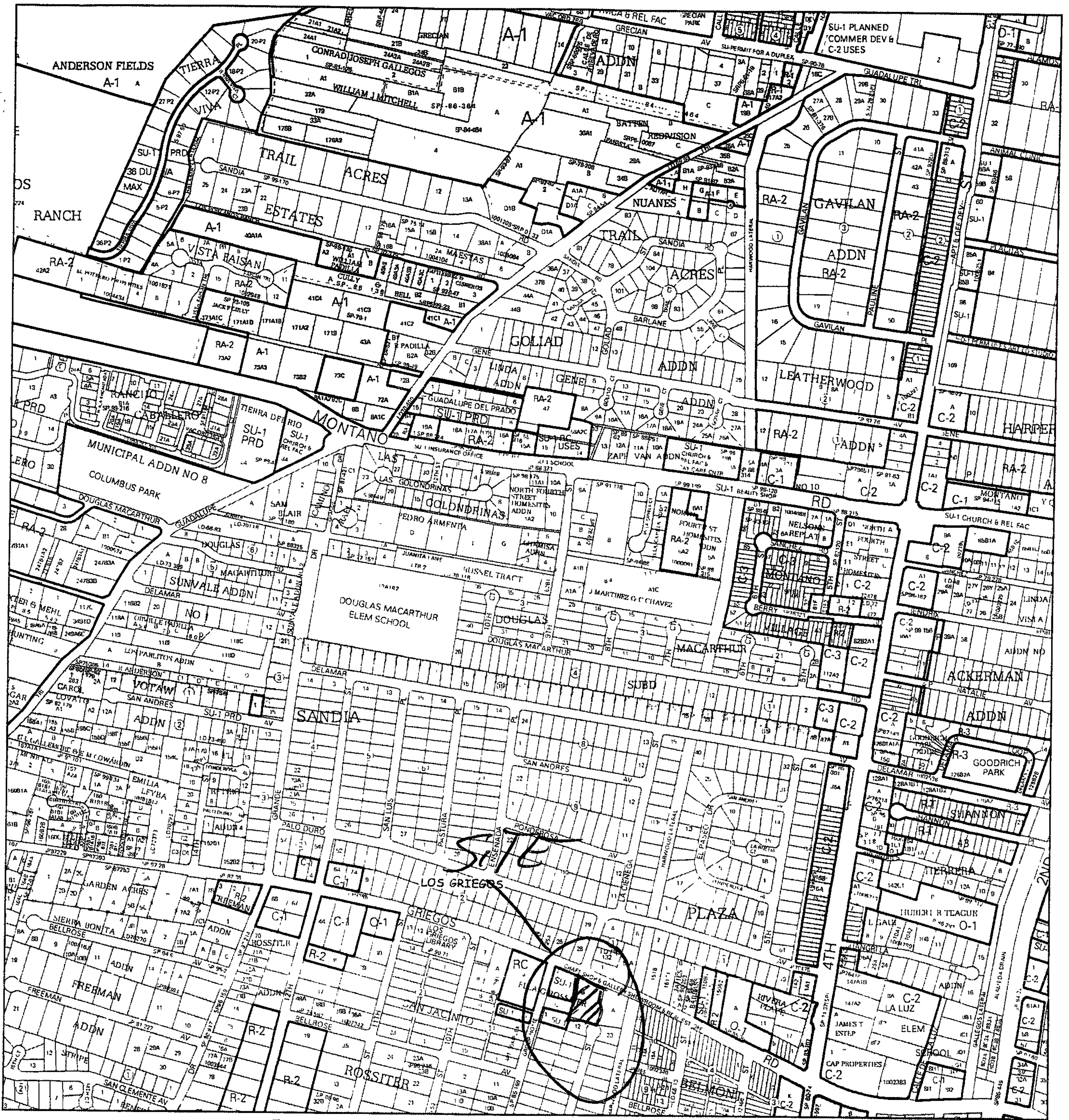


Form revised October 2007

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

Application case numbers
10085 - 070337

Planner signature / date
[Signature]
 Project # 1008512



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

Map amended through: 6/5/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
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

Christine Lopez
10843 Wolf Creek SE
Albuquerque, NM 87123

City of Albuquerque
Planning Department Development Services Center
602 2nd Street NW
Albuquerque, NM 87102

To Whom It May Concern:

This letter is written in regards to a tract of land being a portion of Tract B of Plat of LANDS of ELLA G.ROSSITER situate in Section 32, T.11 N., R.3 E., N.M.P.M., Bernallillo County, New Mexico—704 Griegos North West.

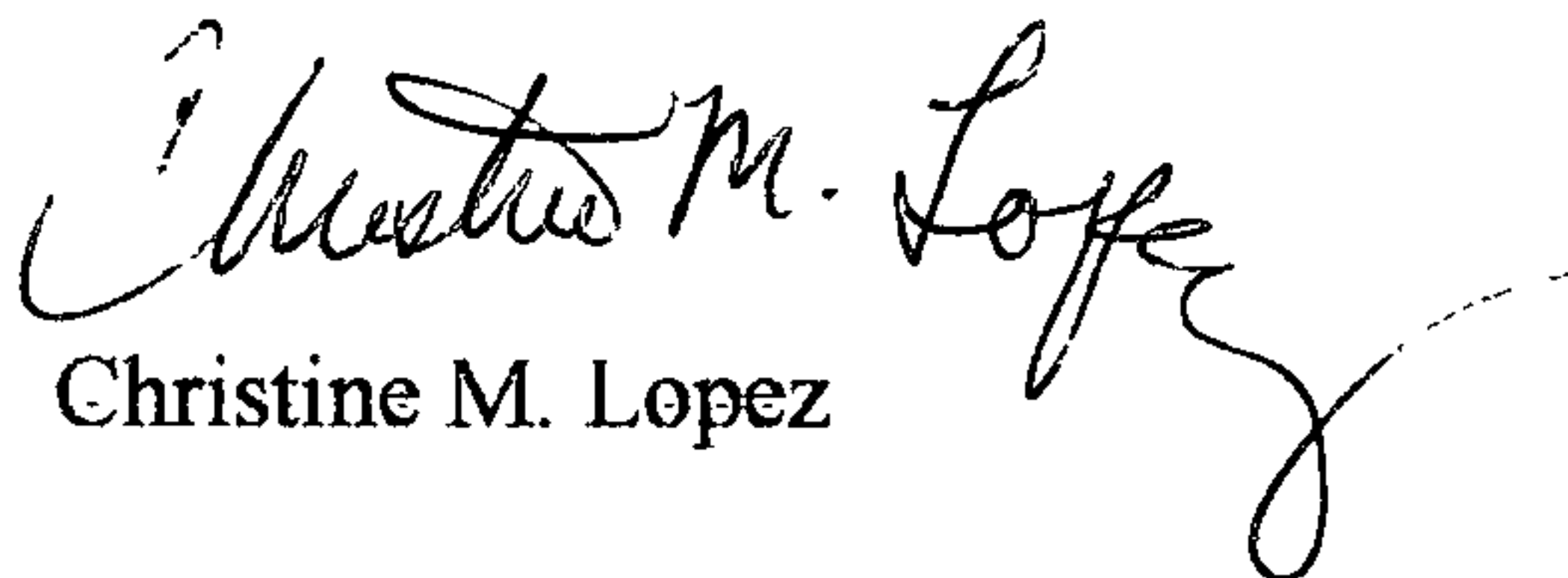
In these tough economic times, it has become necessary for me to request a “re-plat” of my lot as described above. I wish to divide the land into four equal lots; one for each of my three children and one for me to utilize. The land is currently zones R-1 and is considered “vacant” because it does not have any existing structures on it.

The reason for the division is based on current economics because my children are finding it hard to find land and houses to meet their financial needs. This request will give them hope and positive direction in making a housing investment that will last the rest of their lives.

I have drawn a division of the 0.7592 acres to the best of my ability. The two lots that are located on the north side of the lot have complete access to Griegos Road. I have allotted a 25 foot “family road” to the south of the lot for access for two of the lots located there. There is already a sidewalk drive through easement located on that south side. If 25 feet is too much or too little easement for a road, please let me know.

Thank you for your consideration and review of this request. If you have any questions, you may reach me at 604-7530 or at the address listed above.

Sincerely,


Christine M. Lopez

Griegos Road

1 inch = 24 feet

